REGULAR MEETING
PLAN COMMISSION/ZONING BOARD OF APPEALS
JUNE 15, 2026 - 7:00 PM
GOWER MIDDLE SCHOOL
7941 MADISON STREET – BURR RIDGE, IL 60527

The Plan Commission/Zoning Board of Appeals hears requests for zoning text amendments, rezoning, special uses, and variations and forwards recommendations to the Board of Trustees. The Commission also reviews all proposals to subdivide property and is charged with Village planning, including the updating of the Comprehensive Plan for Land Use. All Plan Commission actions are advisory and are submitted to the Board of Trustees for final action.

I. ROLL CALL

II. APPROVAL OF JUNE 1, 2026 MEETING MINUTES

III. PUBLIC HEARINGS

A. Z-09-2026: 120-122 Burr Ridge Parkway (HS Spa Group II LLC); Special Use and Findings of Fact

Request for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21.

B. Z-08-2026: 6221 S Madison Street (Blentlinger/6221 S Madison Holdings LLC); Special Use for a Planned Unit Development with deviations from Zoning Ordinance and Subdivision Ordinance regulations, Variations, Preliminary Plan for a PUD, and Preliminary Plat of Subdivision, and Findings of Fact

The petitioner requests: (1) a special use for a Planned Unit Development (PUD) in accordance with Zoning Ordinance Sections VI.F.2.h and XIII.L with exceptions and deviations from Subdivision and Zoning Ordinances regulations; (2) variations pursuant to Zoning Ordinance Section XIII.H.3 for: (a) a minimum PUD lot area of 4.73 acres instead of the required R-3 PUD minimum of 40 acres; and (b) a minimum PUD lot width of approximately 215 feet of frontage instead of the required R-3 PUD minimum of 800 feet; (3) Preliminary Plan approval for a PUD in accordance with Zoning Ordinance Section XIII.L.2.c.; and (4) Preliminary Plat of Subdivision approval.

IV. CORRESPONDENCE

A. Board Reports
June 8, 2026

B. Building Reports
May 2026

V. OTHER CONSIDERATIONS

A. Previous Zoning Case Discussion: ***Z-02-2026 - EV Charging Stations (Village of Burr Ridge); Text Amendment and Findings of Fact***

On March 23, 2026 an Ordinance was approved amending the Burr Ridge Zoning Ordinance to (1) classify EV charging stations as an accessory use in all zoning districts, including the Office Districts; (2) define transportation electrification technologies; and (3) to flex minimum parking requirements to accommodate EV chargers. As part of the approval, the Plan Commission requested that they be directed by the Board to further review the text amendment within 90 days after adoption to allow for additional refinement. Staff is requesting direction from the Plan Commission on whether they wish to further evaluate accessibility, design, location, etc., in regard to electric vehicle charging stations.

VI. PUBLIC COMMENT

In accordance with the Plan Commission/Zoning Board of Appeals Rules of Procedure, up to thirty (30) minutes shall be allocated for public comment which may be extended by the presiding officer. Each person shall be granted no more than three (3) minutes per meeting to address the Commission, unless such time limit is extended by the presiding officer.

VII. FUTURE MEETINGS

June 22 Village Board
Commissioner Petrich is the scheduled representative.

July 6 Plan Commission

A. Z-10-2026/V-04-2026: 15W400 North Frontage Road (Finkbiner Equipment Company); Special Uses, Special Use Amendment, Variation, Text Amendment and Findings of Fact

Requests for (1) a special use for a fence in a non-residential district; (2) a variation to permit parking within the front yard; and (3) a text amendment, special use, and special use amendment to permit a service yard extension for outdoor storage, in accordance with Zoning Ordinance Section IV.J, X, XI.C, and Ordinance A-25-03-71.

B. V-05-2026: 9S175 Drew Avenue: 9S175 Drew Avenue (Zontini); Variation and Findings of Fact

Request for a variation from Zoning Ordinance Section IV.H. to allow more than the permitted amount of detached accessory buildings on a property.

C. PC-03-2026: 6900 Veterans Blvd. and 451 Commerce St. (Village of Burr Ridge); Comprehensive Plan Amendment, CNH Subarea Master Plan

In accordance with Article 11, Division 12, sections 11-12-5, 11-12-6, and 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-5, 65 ILCS 5/11-12-6, and 65 ILCS 5/11-12-7), the Village of Burr Ridge Plan Commission will hold a public hearing to consider a recommendation from the Burr Ridge Comprehensive Plan Update Committee for an amendment to Ordinance 869, the Burr Ridge Comprehensive Plan, as amended, to adopt a subarea master plan and change the future land use recommendation for the properties commonly known as Case New Holland (CNH) and Burr Ridge Public Works Facility.

July 13 Village Board
Commissioner Broline is the scheduled representative.

July 20 Plan Commission
No cases have been scheduled.

July 27 Village Board
Commissioner Stratis is the scheduled representative.

August 3 Plan Commission
No cases have been scheduled.

VIII. ADJOURNMENT

VILLAGE OF BURR RIDGE PLAN COMMISSION/ZONING BOARD OF APPEALS

MINUTES FOR REGULAR MEETING OF JUNE 1, 2026

I. ROLL CALL

The meeting of the Plan Commission/Zoning Board of Appeals was called to order at 7:00 p.m. at Gower Middle School, 7941 Madison Street, Burr Ridge, Illinois by Chairman Trzupek.

ROLL CALL was noted as follows:

PRESENT: 6 – Irwin, Parrella, Petrich, Broline, Morton, and Trzupek
ABSENT: 1– Stratis

Village Administrator Evan Walter, Community Development Director Janine Farrell, Trustee Guy Franzese, and Planner Ella Stern were also present.

II. APPROVAL OF PRIOR MEETING MINUTES

A. APPROVAL OF APRIL 20, 2026 MEETING MINUTES

A **MOTION** was made by Commissioner Petrich and **SECONDED** by Commissioner Morton to approve the minutes of the April 20, 2026 meeting.

ROLL CALL VOTE was as follows:

AYES: 5 – Petrich, Morton, Parrella, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Irwin

MOTION CARRIED by a vote of 5-0 with one abstention.

B. APPROVAL OF MAY 4, 2026 MEETING MINUTES

Chairman Trzupek noted that, at the bottom of page 6, the petitioner had stated to the Commission that he received an email from JD Real Estate and was advised that they were not interested. Chairman noted that neither the Commission nor staff had received any documentation or proof of that correspondence.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Broline to approve the minutes of the May 4, 2026 meeting, as amended.

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Broline, Parrella, Petrich, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Irwin

MOTION CARRIED by a vote of 5-0 with one abstention.

III. PUBLIC HEARINGS

Chairman Trzupek introduced the public hearings on the agenda. Chairman Trzupek requested to swear in all those wishing to speak on such matters on the meeting agenda and a swearing in of such individuals was conducted.

A. Z-06-2026: 8101 County Line Road (Mittal); Rezoning and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated that the request was for a rezoning from the R-1 Residential District to the R-3 Residential District. Stern noted that the two parcels were adjacent but shared the same address. Stern noted that parcel one was approximately 5 acres and parcel two was approximately 14 acres. Stern stated that the R-1 district required a minimum lot area of 5 acres and a minimum lot width of 220 feet. Stern noted that the R-3 district required a minimum lot area of 20,000 square feet and a lot width of 100 feet. Stern noted that the properties were within the County Line Road Overlay District. Stern noted that the Overlay District required properties to be at least 40,000 square feet and have a minimum lot width of 130 feet. Stern noted that no subdivision was proposed as part of the zoning request; however, the concept plan, shown on the screen, was included in the submitted materials to illustrate what may be constructed and requested in the future under the proposed R-3 zoning district. Stern stated that the Comprehensive Plan recommended single-family residential uses for the parcels and the surrounding area. Stern noted that the Comprehensive Plan encouraged lot sizes to be 30,000 square feet or larger. Stern displayed an illustration of the zoning map showing nearby properties and their zoning designation. Stern stated that five public comments were received. Stern noted that one public comment was included in the packet, and four additional comments were received after the packet was published. Stern noted that the additional comments were distributed to the Commission before the meeting, and hard copies were also provided.

Michael Roth, legal counsel for the petitioner, introduced himself. Roth stated that the request was for a rezoning from the R-1 Residential District to the R-3 Residential District. Roth discussed the property location, existing conditions, and application materials submitted with the petition. Roth discussed the Comprehensive Plan and surrounding zoning districts and subdivisions, stating that the proposed R-3 zoning would be consistent with the single-family residential character of the surrounding area. Roth noted that numerous nearby properties were zoned R-3 or R-2B and argued that the proposed zoning was compatible with surrounding development patterns. Roth referenced the concept plan submitted with the application, noting it was for illustrative purposes only and not part of the rezoning request. Roth stated that the concept plan reflected lot sizes comparable to those found in nearby subdivisions. Roth discussed characteristics of the property, including the presence of a creek on the site, which he stated would limit the developable area and overall density. Roth reiterated that the proposed rezoning would be compatible with surrounding properties and consistent with the area.

Eric Isaacs, of RBI Planning, introduced himself. Isaacs presented the concept plan, noting it was intended to demonstrate a potential development under R-3 zoning regulations. Isaacs explained that the plan included two lots fronting County Line Road and discussed the environmentally sensitive areas, including the creek corridor and wetlands, which limited development on a portion of the property. Isaacs stated that the concept plan included a primary access point just south of the existing drive and a secondary emergency access connection to Cross Creek. Isaacs noted that preliminary stormwater detention was shown based on existing site conditions and would be refined through future engineering analysis. Isaacs stated that only two proposed lots would back up to properties in the Bridle Path subdivision and that the proposed lots averaged more than 28,000 square feet.

Roth stated that the petitioner had met with neighboring property owners and homeowner associations to understand their concerns regarding the proposed rezoning. Roth noted that one of the primary concerns raised was access to any future development. Roth stated that the petitioner was committed to providing primary access to the development directly from County Line Road. Roth acknowledged that the conceptual plan was not under consideration for approval but stated that any future subdivision or planned unit development would require Village approval. Roth stated that access would require the construction of a bridge over the creek on the property. Roth stated that the petitioner remained committed to addressing neighborhood concerns and facilitating a high-quality development.

Chairman Trzupek stated that the zoning request was only for the rezoning of the parcels and asked for public comment

Zed Francis, president of the Bridle Path HOA, introduced himself. Francis noted that the HOA submitted a public comment, included in the staff report packet. Francis confirmed that Dr. Mittal had reached out to the neighbors, and they had met with him. Francis noted that the request for R-3 zoning was not consistent with the Comprehensive Plan and the surrounding zoning. Francis noted that R-2B zoning surrounded the parcels. Francis discussed the topographic characteristics, noting that the site could potentially support an attractive residential subdivision through a detailed review of a development plan or Planned Unit Development process rather than through a rezoning. Commissioner Francis referenced a previous zoning case involving property located behind the Village Pump center.

Don Chappel, 7901 South County Line Road, introduced himself. Chappel noted that his property was zoned R-2A. Chappel stated that 8101 County Line Road was more consistent with the surrounding R-2, R-2A, and R-2B zoning districts than with the proposed R-3 zoning classification. Chappel described the property as heavily wooded, noting that significant tree removal would likely be required to accommodate a higher-density development. Chappel noted that he did not support the proposed R-3 zoning and suggested that the property should be protected as a unique natural area.

Emmanuel Vacchiano, 8110 Woodside Lane, introduced himself. Vacchiano noted that

his property was the only parcel in Burr Oaks Glen South Subdivision, immediately adjacent to 8101 County Line Road. Vacchiano noted that while Burr Oaks Glen South was zoned R-3, it was approved in the 1980s, and his lot was around 25,000 square feet. Vacchiano stated he had lived adjacent to the subject property for 21 years and was familiar with the character of the area. Vacchiano noted that the request was for rezoning rather than a specific development plan, but expressed concern that R-3 zoning could allow a future higher-density development with smaller lots, inconsistent with the character of nearby subdivisions. Vacchiano suggested the Commission maintain development patterns compatible with the surrounding neighborhoods. Vacchiano reiterated that he was opposed to the R-3 zoning request.

Guy Franzese, President of the Burr Oaks Glen South Homeowners Association, introduced himself. Franzese stated that the Board of Directors submitted a letter of public comment earlier in the day, noting they had only received notice of the request on Friday. Franzese stated that they opposed the rezoning of the property from R-1 to R-3. Franzese noted an error in the presentation, stating that an R-1-zoned property was located adjacent to the subject property to the south. Franzese noted that the parcel was approximately 10 acres of undeveloped land located at the corner of County Line Road and German Church Road. Franzese noted Burr Oaks Glen South had approximately 80 homes through a planned unit development, and the average lot size was around 18,000 to 19,000 square feet. Franzese stated that the petitioner had indicated that nearby subdivisions, including Cross Creek and Bridle Path, contained average lot sizes of approximately 26,000 to 28,000 square feet. Franzese expressed concern that rezoning the property to R-3 could allow smaller lots through a future planned unit development, resulting in development inconsistent with the surrounding neighborhoods. Franzese noted that the connection shown on the conceptual plan would create an incompatible transition between existing larger-lot homes and a potential future development with smaller lots.

There were no additional public comments. Chairman Trzupek asked for Commissioner discussion.

Commissioner Irwin stated that he was opposed to the R-3 zoning request.

Commissioner Parrella noted that she was opposed to the R-3 zoning request, but would be open to considering R-2, R-2A, or R-2B.

Chairman Trzupek noted that the Commission could recommend an alternative zoning classification, such as R-2, R-2A, or R-2B, but that consideration of a more restrictive zoning district would require additional public notice. Chairman Trzupek suggested that the Commissioners' review be limited to the zoning classification requested by the petitioner.

Commissioner Petrich stated that, based on the surroundings, he was opposed to the R-3 zoning request.

Commissioner Broline stated that he was opposed to the R-3 zoning request. Commissioner Broline noted that he did not believe the presence of the creek on the property justified smaller lot sizes.

Commissioner Morton echoed the comments of his fellow Commissioners. Commissioner Morton noted that the Comprehensive Plan provided guidance and that preserving the County Line Corridor, with large estate lots, was very important. Commissioner Morton stated that the concept plan showed an average lot size of approximately 28,000 square feet. Commissioner Morton noted that the petitioner could have prepared a concept plan that met the R-2B lot-size standard and stated concern with rezoning the property to R-3 without a specific development proposal. Commissioner Morton stated that he was opposed to the R-3 zoning request.

Roth addressed the standards for a rezoning and explained how the proposed rezoning satisfied each of the five applicable standards. This information was included in the petition.

Chairman Trzupek stated that while any future planned unit development would be subject to Village review and approval, the underlying zoning classification would establish the baseline development standards for the property. Chairman Trzupek expressed concern that R-3 zoning could permit smaller lot sizes through a future planned unit development. Chairman Trzupek noted that, although a small portion of the property adjoins an R-3-zoned area, the subject property was predominantly surrounded by lower-density residential zoning districts. Chairman Trzupek stated that he could not recall a prior rezoning recommendation involving a property with such limited adjacency to R-3 zoning and such extensive adjacency to larger-lot residential districts.

Commissioner Irwin noted that the recent development trend in the Village had been toward larger lot sizes in new residential developments.

Commissioner Morton noted in the Findings of Fact, letter “c,” the petitioner raised the question of the suitability of the property for the uses permitted under the zoning classification, noting R-1 was out of character. Commissioner Morton stated that, while the existing R-1 zoning may be out of character, that fact alone did not justify rezoning the property to R-3.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Morton to close the public hearing for zoning case Z-06-2026.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Morton, Broline, Parrella, Petrich, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner

Broline to deny Z-06-2026, a request for a re-zoning of the subject property as per Section VI.D of the Zoning Ordinance from the R-1 Residential District to the R-3 Residential District, with amended Findings of Fact.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Broline Morton, Parrella, Petrich, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Stern confirmed that the item would likely appear on the June 8, 2026, Village Board agenda and stated that she would email the petitioner.

B. PC-03-2026: 6900 Veterans Blvd. and 451 Commerce St. (Village of Burr Ridge); Comprehensive Plan Amendment, CNH Subarea Master Plan

Chairman Trzupek introduced the case and asked for a summary. Farrell stated that PC-03-2026 was a Comprehensive Plan Amendment to the existing Comprehensive Plan to adopt the CNH Subarea Master Plan. Farrell introduced Nick Davis, a consultant from Houseal Lavigne. Farrell noted that the Comprehensive Plan Update Committee had recommended approval of the Subarea Master Plan on May 20, 2026, and that the Plan Commission is the entity which holds the official public hearing.

Davis of Houseal Lavigne introduced the consultant team and provided an overview of the CNH Subarea Master Plan. Davis discussed the planning process, concept plan development, and the preferred concept plan. Davis noted that the Meech Group assisted with the financial and fiscal analysis. Davis provided an overview of the CNH Subarea Master Plan process, noting that the project had been underway for approximately six months and included site analysis, community visioning workshops, stakeholder meetings, public outreach, and multiple reviews by the Comprehensive Plan Update Committee. Davis explained that feedback from residents, property owners, Village staff, and committee members informed the development and refinement of the preferred concept plan. Davis discussed the land use programming and concept plan, which included light industrial development on the western portion of the site with access directed to adjacent business parking, the retention of the Public Works facility, a recreation, wellness, and event facility intended to serve as a regional destination, a mixed use flex area, open connected open space and greenway, and a mix of residential housing types, including townhomes, duplexes, and multifamily. Davis noted that the plan served as a long-range land-use guide for future development of the approximately 110-acre site rather than a specific development proposal. Davis displayed visual renderings and concept plans as part of the presentation. Davis confirmed that the Plan Commission was considering a recommendation to the Board of Trustees regarding an amendment to the Comprehensive Plan to adopt the CNH Subarea Master Plan as a component of the Comprehensive Plan and as a future land use recommendation for the subject property. Farrell confirmed that the discussion was limited to the general future

land-use proposal and concept plan.

Chairman Trzupek stated that the proposed residential density appeared to be substantially higher than what currently existed in most areas of the Village, except possibly near the Village Center condominium development. Chairman Trzupek noted that while the Commission was not considering zoning changes as part of the current request, he questioned how the Village could respond in the future if a developer proposed a three- to four-story multifamily residential development at the density shown in the Subarea Master Plan. Farrell explained that the Subarea Master Plan was a guide and that additional updates to the Comprehensive Plan would likely identify areas of the Zoning Ordinance requiring amendment to implement the community's goals and objectives. Farrell noted that, under the current Zoning Ordinance, townhome developments were generally permitted only within the R-5 PUD District and would require approval through a PUD. Chairman Trzupek questioned how the proposed light industrial area compared to the development standards currently permitted under the Village's zoning regulations. Chairman Trzupek noted that if the floor area ratio shown in the concept plan differed significantly from what would be allowed under the Zoning Ordinance, a future applicant could seek to develop the property in a manner consistent with the zoning regulations rather than the concept plan. Farrell confirmed that discrepancies would be addressed through future development proposals and the associated review and approval processes. Chairman Trzupek inquired how the development phasing and stormwater detention would be addressed. Davis stated that detention could be constructed in earlier phases or reserved for future buildout to meet both current and future needs. Davis stated that the Subarea Master Plan would serve as a guide for future development proposals and help ensure that development remained consistent with the community-supported vision. Farrell noted that shared stormwater detention facilities could be implemented through future PUD approvals, easements, covenants, and development agreements, similar to the arrangements within the Burr Ridge Corporate Park.

Chairman Trzupek asked for public comment.

Tod Hassell, 402 Kenmare Drive, expressed concern that the proposed athletic facility, mixed-use flex area, and residential developments did not appear to provide sufficient parking to accommodate anticipated users and visitors. Hassell noted that inadequate parking was a common issue in other developments and questioned how many parking spaces were proposed. Hassell inquired whether the residential developments would include parking garages or other structured parking facilities. Chairman Trzupek stated that the parking shown in the concept plan was based on anticipated parking ratios and expected land uses. Chairman Trzupek noted that the mixed-use flex area had not yet been fully programmed and that the residential areas were designed with parking accommodations appropriate for the proposed housing types. Hassell expressed concern that a large athletic facility hosting tournaments and similar events could generate significant parking demand and traffic and questioned whether sufficient parking would be available if major athletic events occurred simultaneously with activities in the mixed-use area. Davis stated that the residential areas met current Village parking

standards and included a combination of parking types. Davis noted that parking was a key consideration throughout the concept plan, including for residential, light industrial, and facility uses. Davis noted that the plan was developed to ensure adequate parking for the proposed land uses. Davis confirmed that access to the southern residential area would be provided via Harvester Drive.

Sue Sater, 74th Street, inquired about the access points for the southern residential area. Sater expressed concern about existing congestion on Madison Street during school and peak commute hours and emphasized that residential traffic from the development should not be directed to Madison Street due to current traffic congestion. Chairman Trzupek noted that although light industrial traffic would not directly access Madison, it could reach it via High Grove Boulevard, potentially increasing traffic at nearby intersections. Davis stated that new development would increase traffic compared to existing conditions and that the concept plan was designed to distribute traffic impacts across multiple roadways.

Patricia Forkin, 19 S Old Mill Lane, inquired about the proposed multifamily development, asking how many units were proposed and whether the development would consist of rental units or condominiums. Davis stated that the northern residential area would include approximately 119 to 124 units, while the southern residential area would include approximately 140 units. Davis noted that the multifamily development would likely consist of owner-occupied condominium units.

Suryakant Patel, 6816 Fieldstone Drive, inquired about the square footage of the townhomes. Davis stated that the square footage ranged from 900-1,200 square feet per floor.

Steve Patterson, 134 Surrey Lane, stated that any new development on the site would increase traffic but noted that the proposed plan was driven in part by the location of pollution, which influenced the placement of uses and parking. Patterson explained that areas identified for athletic and parking uses were intended to help contain or cap impacted areas. Patterson expressed concern about the traffic distribution and potential impacts on existing businesses, referencing nearby establishments, not located in the Village Center. Patterson questioned whether a study had been conducted to evaluate the effects of a large regional attraction on surrounding commercial properties. Patterson inquired whether adoption of the plan would be binding and whether it would limit or constrain the Village Board. Chairman Trzupek stated that the concept plan provided a recommendation and framework. Chairman Trzupek explained that the concept plan would be provided to the property owner as guidance for future development and market evaluation. Chairman Trzupek noted that future proposals could differ from the concept depending on feasibility. Patterson expressed concern that the specificity of the concept plan could influence or constrain future development decisions if adopted, particularly if future proposals align closely with the plan but receive limited public attention until later stages. Patterson questioned whether approval of the concept plan could effectively limit the Village's flexibility when a detailed development proposal is eventually submitted.

Chairman Trzupek stated that the concept plan serves as a land-use recommendation but expressed concern regarding the proposed residential density and questioned whether the Village desired development of that density. Patterson referenced the environmental conditions and noted his prior involvement on the CNH Ad Hoc Committee, stating that those committee members had not supported the level of density shown and had preferred more residential use rather than the proposed intensity. Patterson stated that the site plans appear to be influenced by environmental remediation considerations and land value objectives. Patterson expressed concern that the proposed plan was out of character with surrounding development patterns. Davis stated that environmental considerations and factors were not available, as no study had been completed. Davis stated that the purpose of the review was to determine whether the concept plan reflected prior visioning workshop and public input, which generally supported a mix of residential uses, a regional destination, and light industrial uses, and whether the proposed framework aligned with the desired long-term direction for the site. Chairman Trzupek stated that it was discussed that the plan should not be driven by a lack of information or environmental concerns, and that environmental remediation across the entire property should be completed to a consistent standard. Davis stated that concept plans were commonly advanced at this stage without such information due to the cost and timing of detailed studies. Davis noted that the proposed land-use framework was not driven solely by environmental conditions, though it would instead help inform future environmental analysis and remediation planning. Patterson noted that based on the size, history, and prior site observations, environmental contamination likely exists on the site and should be acknowledged.

Jason Omerza, Vice President of Finance at CNH, introduced himself as speaking on behalf of CNH. Omerza stated that CNH appreciated the efforts in evaluating potential land uses for the property. Omerza stated that CNH did not endorse the proposed concept plan and clarified that it was not CNH's preferred plan. Omerza noted that no developer was willing or able at that time to implement the plan as presented due to insufficient developable square footage to support the required improvements. Omerza stated that adoption of the plan could constrain their ability to market the property and attract potential buyers. Omerza stated that the proposed framework was not economically feasible. Omerza referenced the financial feasibility analysis, indicating that significant public funding would be required. Omerza noted that the prior proposal was more financially viable without public funding. Omerza reiterated that CNH did not support the proposed plan and recommended that the Comprehensive Plan remain unchanged until a more economically feasible alternative was identified. Davis noted that multiple iterations of the concept plan had been developed throughout the process with CNH. Davis explained that concept plans had been refined based on ongoing discussions and feedback, including adjustments to the light industrial area and relocation of additional space to the west to better align with input received during the planning process.

Gail Probst, 605 Kenmare Drive, inquired about the proposed light industrial development, specifically asking about the square footage of the current plan and how

many trucks or docks would be associated with the industrial component. Davis stated that the proposed light industrial buildings were generally shown with approximately two loading docks per building, with the larger building including eight docks, and that the total square footage was approximately 450,000 to 500,000 square feet. Davis stated that he did not have the truck traffic counts available. Chairman Trzupek noted that the proposed 450,000 square feet of light industrial space was approximately half the size of a prior proposal. Chairman Trzupek stated that the prior proposal included more dock spaces. Chairman Trzupek noted that the Village code currently establishes only minimum requirements for loading docks and suggested that the Village consider establishing maximum regulations. Davis stated that the recommendations included processing the proposal through a PUD and potentially amending the Zoning Ordinance to establish both minimum and maximum loading dock requirements. Davis noted that the intent was not to accommodate large-scale distribution facilities, but rather uses more consistent with those in High Grove. Probst inquired whether the existing roadways had sufficient capacity to support the proposed concept plan and what the anticipated traffic impacts would be. Davis stated that the Village Engineer reviewed the traffic data and that the existing roadway network could support the anticipated residential and industrial traffic without major improvements. Davis reiterated that the northern residential area was proposed at a maximum of approximately 124 units and the southern residential area at approximately 140 units, consisting of a mix of townhomes, duplexes, and multifamily units.

Sandra Pauly, 7230 S Park Avenue, inquired about the design of the proposed duplex units, asking whether they would be single-story or include shared walls and multiple levels. Pauly noted the demand for single-level housing options, noting that three-story townhouse-style units may not be suitable for older residents who prefer or require minimal stair access. Pauly expressed concern regarding the proposed density. Davis stated that the duplex units were first-floor primary living options in response to public and Committee feedback. Davis noted that the residential mix was adjusted to include more duplexes and fewer townhomes and multifamily units, while maintaining townhomes as an important component for project feasibility.

Joan Olson, 24 West Old Mill Lane, expressed concern regarding the proposed number of units and overall square footage, noting existing traffic congestion on Carriage Way, County Line Road, and surrounding intersections. Olson stated that traffic volumes have increased significantly in recent years and questioned how additional development traffic would be accommodated, asking when the most recent traffic study for County Line Road had been completed. Chairman Trzupek stated that any development on the site would impact surrounding traffic conditions, including Veterans Boulevard, County Line Road, and Plainfield Road.

Evan Walter, Village Administrator, stated that County Line Road and Veterans Boulevard intersection was already operating at a failing level of service under existing conditions. Walter noted that the Village was working with consulting engineers to evaluate potential improvements and to proactively address existing conditions, but that significant congestion existed today and would be exacerbated by any future

development. Walter noted that prior traffic studies had been completed as part of earlier proposals and that overall traffic volumes and congestion trends had changed only marginally, by approximately 1 to 2 percent.

Mary Slaga, 2 Carriage Place, stated that the current concept plan appeared to involve more passenger vehicle traffic and fewer trucks compared to the prior proposal, which included substantial truck traffic. Slaga questioned whether a feasible plan exists that could satisfy both CNH and Village concerns. Chairman Trzupek suggested there may be a middle ground between the previous plan and the current concept, potentially allowing for a more defined light industrial use similar to High Grove. Chairman Trzupek noted that the key issue was defining appropriate uses, density, and intensity, as these factors directly impact traffic generation. Davis stated that the concept plan guided the next steps, including review of environmental constraints, applicable zoning requirements, and potential amendments.

Tom Kelly, 134 N. Chestnut Hill Circle, inquired whether, for the southern housing area, an access road from Chestnut Hills Drive was planned for that subdivision as currently proposed. Davis stated that access would come from Harvester Drive and would serve only the residential component, with no connection to the industrial area. Davis confirmed that there was no access to 72nd Street. Kelly noted that the road was two lanes and was quite congested when activities were occurring at the park, such as Little League.

Donna Ryan inquired whether an additional parking lot would be constructed for the Park District. Davis stated that the current proposal does not include an additional parking lot for the Park District.

Mary Bradley stated she has served on the Comprehensive Plan Update Committee. Bradley stated she was unable to support the proposal at the previous meeting, noting her primary concern regarding density. Bradley acknowledged that the proposal included desirable elements and was an improvement over prior Bridge-related concepts and truck traffic. Bradley expressed concerns regarding traffic impacts. Bradley referenced the traffic study in the packet, noting it projects approximately 5,200 additional daily vehicle trips along Veterans Boulevard and identified existing operational challenges at Veterans Boulevard, Highgrove, and Madison. Bradley stated that the study indicated future off-site improvements would likely be required. Bradley referenced the financial feasibility analysis, noting it had not been discussed in the CPC meetings. Bradley stated the analysis identified financial challenges and indicated the project would likely require a public-private partnership anchored by Tax Increment Financing (TIF), supplemented by additional funding sources.

Hassell inquired whether any forecasting had been conducted regarding the potential impact of introducing approximately 200 to 260 residential units on the average home sale price in Burr Ridge. Hassell inquired whether an influx of lower-priced homes could affect overall market values. Hassell questioned whether, assuming the new homes would be valued below the existing housing stock, the resulting lower per-unit tax base

could reduce tax revenue per resident. Hassell stated that it could lead to increased service demands without proportional tax revenue, which may impact property taxes. Davis noted that forecasting on the potential impact had not been completed, but could be reviewed. Davis further noted that the proposal responded to feedback received at the Visioning Workshop and from community members. Davis stated that the proposed product type was one that current residents had indicated they were seeking, both for downsizing or right-sizing and for individuals looking to move back to Burr Ridge. Davis stated that the site was unique and represented a unique opportunity. Davis indicated that the location was considered the most appropriate place for such a development, if it were to occur.

Commissioner Morton stated that, based on the body of work, many individuals had spent significant time and effort on the proposal, and he expressed appreciation for those efforts, noting they helped focus his questions and concerns. Commissioner Morton requested clarification on the property size, stating he had heard figures of 110, 114, and 117 acres, and asked that a single, consistent acreage be confirmed. Commissioner Morton referenced Village outreach and input from the Visioning Workshop, noting that residents closest to the site appeared most engaged due to potential impacts, while also acknowledging the importance of broader community input. Commissioner Morton inquired how much Davis and their team had worked with CNH on the proposed concept plan. Davis stated that they had worked with the property owner to revise multiple iterations of the concept plan. Davis noted that concepts had been presented to both the Village and the property owner, and that feedback from both, along with Village direction, resulted in substantial revisions. Commissioner Morton inquired whether traffic from the industrial area would be directed to exit onto Plainfield Road. Davis stated that industrial traffic would travel through High Grove to access Plainfield Road or Madison Street. Commissioner Morton stated that, if industrial traffic were directed to Plainfield Road, he assumed a significant portion would ultimately travel south on County Line Road to access I-55, Route 83, and I-294. Commissioner Morton questioned whether this would meaningfully reduce overall traffic impacts, aside from decreasing traffic on Veterans Boulevard, and asked whether it was reasonable to conclude that the traffic volume would be distributed between County Line Road and Plainfield Road. Davis confirmed. Davis stated that the intent was not for the site to compete directly with the Village Center. Commissioner Morton questioned how the proposed athletic event area would avoid competing with existing venues in the Village. Davis stated that the intent was not to favor or disadvantage particular land uses, but rather to ensure that proposed uses on the site would complement and support the Village Center. Davis stated that the focus was on protecting and supporting the Village Center when considering appropriate uses for the site. Commissioner Morton expressed concerns regarding traffic, noting that the traffic analysis projected approximately 7,900 total daily trips and 6,600 net new daily trips. Commissioner Morton stated that these figures appeared comparable to those associated with the prior Bridge industrial proposal, with a reduction in truck traffic being offset by an increase in passenger vehicle traffic. Commissioner Morton noted that the proposed uses could place a significant burden on surrounding arterial roadways, given the site's limited access and the lack of room for roadway expansion. Davis stated that the plan included

recommendations for potential roadway improvements and acknowledged traffic issues identified through coordination with the Village Engineer. Commissioner Morton inquired whether the economic analysis evaluated anticipated tax revenues against municipal service and infrastructure costs, and whether the overall fiscal impact on the Village would be positive or negative. Davis stated that the financial analysis considered the costs associated with the proposed uses and that those considerations were a key factor in developing the land use program. Davis confirmed that anticipated costs and revenues were reviewed. Davis noted that some proposed uses were financially more viable than others. Commissioner Morton expressed concern regarding the adoption of the plan, stating that the long-term fiscal impacts on the Village had not been fully reviewed and warranted further analysis. Commissioner Morton noted concern regarding the corporate impact on the Village. Walter stated that he had no concerns that the plan, as presented, would be a net positive for the Village, based on a use-versus-service basis. Walter noted he had no corporate impact concern from a financial perspective. Commissioner Morton referenced the estimate of approximately $400,000 per acre and calculated that, using 100 acres as an example, the property value would be approximately $40 million. Commissioner Morton inquired whether there was any information regarding how that value compared to the amount CNH may have recognized from the sale to Bridge Industrial. Davis noted that he did not know whether the estimated value represented a markup or a markdown. Commissioner Morton expressed concern regarding the level of specificity and detail in the concept plan, as it could create expectations regarding the exact form of future development if incorporated into the Comprehensive Plan. Commissioner Morton stated he supported the overall concept, but would prefer a more generalized plan.

Commissioner Broline stated that it was the first time he had heard that CNH did not endorse the plan. Commissioner Broline noted that CNH had ownership rights and a significant interest in the property and expressed uncertainty regarding how that factored into the consideration of the concept plan. Commissioner Broline noted he was pleased to see the concept plan and viewed it as a balanced approach between residential and light industrial uses. Commissioner Broline noted that the plan appeared mindful of the interface between residential and industrial development and acknowledged the importance of industrial uses as contributors to the Village's tax base. Commissioner Broline commended the public input process, noting that much of the feedback appeared to come from residents interested in the residential aspects. Commissioner Broline noted that, from a financial perspective, the proposed athletic/event center appeared to be the riskiest component of the plan due to its higher projected rate of return and greater upfront investment requirements. Commissioner Broline noted that the use could serve as an effective buffer between residential and industrial areas, which he viewed as a positive aspect of the proposal.

Commissioner Petrich noted that he had served on the CPC that helped develop the concept plan and stated that a significant amount of public input had been incorporated into the process. Commissioner Petrich stated that he appreciated the proposed land use, with light industrial uses adjacent to industrial areas, residential uses adjacent to residential areas, and mixed uses located near the O-2 Planned Development

Office/Hotel District. Commissioner Petrich stated that the plan was logical from a zoning perspective. Commissioner Petrich requested clarification on the financial evaluation, noting that residential development appeared to be more financially viable than industrial development. Davis confirmed. Davis stated that townhomes were a significant driver of the project's financial viability and that earlier concepts included more townhomes for that reason. Davis noted that increasing duplexes reduced returns but responded to community preferences. Davis noted that additional townhomes would improve the financial viability of the residential component, while multifamily would lower returns due to height limitations. Davis stated that the detailed concept plan was intended to demonstrate feasibility and that the land use program was the most important element, as it identified the proposed land uses for each area of the site.

Commissioner Parrella agreed with Commissioner Morton that a more generalized blocking plan may be preferable to the detailed concept plan, noting that future development proposals could change in size or configuration as they progressed through the review process. Commissioner Parrella stated that a less specific plan would provide greater flexibility. Commissioner Parrella stated that the future use of the mixed-use area would be critical to the success of the overall concept. Commissioner Parrella expressed concern regarding the density of the residential component, while acknowledging that townhomes with first-floor primary bedrooms would be desirable. Commissioner Parrella expressed concerns regarding the proposed athletic/event facility, including its potential impacts, security considerations, and the Village's ability to support the necessary infrastructure. Commissioner Parrella noted that inadequate planning for traffic, parking, and public safety could create challenges.

Commissioner Parrella asked about the process moving forward and whether a single developer or multiple developers would develop the site. Commissioner Parrella noted that any proposal would still require review and approval by the Commission and Village Board, but expressed concern that the detailed concept could create an expectation. Davis stated that multiple developers would likely develop the site. Davis emphasized that the 3D model was for conceptual purposes only and was intended to facilitate discussion rather than depict the exact form of future development. Commissioner Irwin inquired about the specific request before the Commission and sought clarification regarding which proposed insert or exhibit was being recommended for inclusion in the Comprehensive Plan. Farrell clarified that the plans constituted the inserts and stated that the Commission would determine whether all or some of the materials and plans were to be included. Commissioner Irwin stated that there were notable differences between the documents. Commissioner Irwin inquired about the number of residential units on the plans. Davis stated that the number of units may not be included in the plan, but were in the project files. Davis noted that a narrative could be added to clarify what was incorporated into the draft. Commissioner Irwin stated that the unit count was unclear from the exhibits. Davis stated that the proposal included fewer units than earlier versions and stated that a narrative could be added to clarify the figures, noting that such detail would typically be provided in a full Comprehensive Plan process. Commissioner Irwin stated that he would like to see specifically what was being recommended for approval. Commissioner Irwin stated that he generally

supported the placement of light industrial, residential, and green space, but suggested widening and extending the greenway through the mixed-use area to create a continuous open space. Commissioner Irwin stated that his preference would be to reduce density in both the light industrial and residential areas.

Chairman Trzupek stated that he agreed with concerns regarding what the Commission was being asked to recommend and what would ultimately be included in the Comprehensive Plan. Chairman Trzupek expressed concern that the mixed-use flex opportunity area was insufficiently defined, while also cautioning against providing excessive detail in residential areas that could unintentionally lock in specific development outcomes. Chairman Trzupek stated that he would prefer approving a more generalized conceptual land use framework and plan with defined parameters, such as acreage ranges, allowable uses, and density limits. Chairman Trzupek suggested that the athletic facility be more clearly defined as a regional destination use rather than a local-serving facility. Davis explained that conceptual 3D models were commonly used to demonstrate that the proposed uses could physically fit on the site and to convey potential development scenarios, not a final or definitive outcome. Davis stated that the land use program was the most important guiding element for future decisions and that the 3D model represented only one of many possible development iterations. Davis noted that different developers could implement the concept in various ways and that the intent was to show direction rather than final design or architectural detail. Chairman Trzupek stated that he understood and agreed with the intent of the conceptual model, but expressed concern that someone might interpret it as a directive to build exactly what is shown. Chairman Trzupek stated that the Commission was not bound to the illustration and emphasized that the process would still involve further review and decision-making. Chairman Trzupek stated that he would prefer a more generic conceptual plan with more limited, defined parameters.

Commissioner Irwin stated that he preferred to review and consider the exact exhibits being incorporated into the Comprehensive Plan and not attempt to finalize or modify them during the meeting. Commissioner Morton stated that the plan should be less detailed and more flexible, allowing for expansion or contraction based on market opportunities rather than prescribing specific development segments, while still maintaining an articulated vision with flexibility. Commissioner Morton referenced prior testimony at a Plan Commission meeting regarding declining elementary school enrollment and inquired about current school enrollment trends, noting that increased residential development could impact school populations and should be considered. Davis cautioned that the assumption that the proposed residential units would result in a large number of school-aged children was not always supported by experience, noting that such unit types do not consistently attract families with children. Davis stated that in similar projects, analyses of student generation and school district impacts have shown less significant effects than often assumed.

Davis expressed concern about the preference for greater flexibility. Davis requested direction from the Commission regarding revisions. Commissioner Irwin stated that the level of detail in the concept plan was too great and could be interpreted as endorsing

higher-density development than the Commission intended. Chairman Trzupek expressed concern about the density of the residential areas, noting that such density would represent a significant policy shift compared to existing Village standards. Chairman Trzupek suggested the plans provide clearer parameters, such as desired unit counts and typical sizing, rather than relying on a highly detailed concept plan. Chairman Trzupek stated that, based on prior projects, residential developments were typically in the range of approximately 2 to 4 dwelling units per acre, and noted that the current proposal appeared significantly higher. Davis stated that the plans showed approximately 12 dwelling units per acre and noted that the site's unique characteristics made it an appropriate location for higher-density development within the Village. Farrell stated that she wanted to ensure that clear direction regarding revisions was provided to Davis. Farrell reiterated that the Commission was generally requesting a more generalized concept plan, with fewer detailed building outlines and unit-level depictions, more emphasis on descriptions, and a reduction in residential density. Farrell asked for clarification on what density range would be considered acceptable, noting that the suggested 3 to 4 units per acre was more consistent with detached residential subdivisions. Farrell referenced existing Village developments, such as nearby condominium and townhome communities, and asked whether those could be considered appropriate comparables for evaluating acceptable density on the subject site. Commissioner Irwin noted that he would prefer that the total residential units be divided by 2 and the light industrial component be divided by 1.5. Commissioner Irwin noted that he would prefer the remaining space to be allocated primarily to green space. Commissioner Irwin stated that he supported the recreation and community facility area, with a slight reduction in retail, to allow the greenway to be extended.

Chairman Trzupek stated that he agreed with reducing the residential density. Chairman Trzupek expressed that his primary concern with the industrial component was the type of use rather than the amount of land allocated. Chairman Trzupek stated that if the light industrial use were high-intensity or high-traffic-generating, particularly with significant truck activity, even with a reduced density, it could remain problematic. Chairman Trzupek emphasized the need to define use and intensity expectations. Davis stated that the light industrial component should not be reduced, as doing so would negatively impact project feasibility due to increased costs associated with additional open space. Chairman Trzupek suggested that comparable examples be provided of the residential density to help contextualize the proposed development.

Commissioner Morton referenced a prior comment that there had been limited buyer interest in the property. Commissioner Morton questioned how the proposed reductions in residential and light industrial components would support the successful redevelopment and sale of the property. Davis stated that reducing the industrial component by 50 percent would likely result in continued or increased opposition from CNH, and that reducing residential density could further impact project feasibility depending on the final mix.

Commissioner Irwin inquired how the flex area was incorporated into the financial analysis. Davis stated that it was treated as a flexible use due to uncertain future

development. Commissioner Parrella inquired whether anything identified during the visioning workshop was not reflected in the current plan but could be incorporated into the flex area. Davis stated that no additional higher-cost uses were identified in the visioning sessions beyond those already shown, though office space remained a possible but uncertain option. Davis explained that the white flex area was left open due to market uncertainty and that reducing residential density would decrease the number of users supporting the site, potentially limiting the viability of retail and other commercial uses in that area.

Commissioner Parrella inquired about the overall timeline for the project, noting that the process had begun in January and asked what the remaining steps and ultimate endpoint of the process would look like. Davis stated that, if adopted into the Comprehensive Plan, the concept would be available to the property owner to guide redevelopment, with the Village able to remain involved. Davis noted that the next steps would include refining phases, evaluating and marketing the proposed concepts, and further coordinating with CNH to address areas of misalignment.
Commissioner Broline inquired how an event center use would be defined within zoning. Davis stated that the event center could be defined within the B-2 zoning district or incorporated into a PUD, where its parameters and use could be more specifically established. Commissioner Broline stated that, if reviewing the plan as a trustee, their primary question would be who would occupy or utilize the proposed development and how it could be ensured that users would come to the site.

Chairman Trzupek summarized that the Commission had concerns regarding traffic, density, industrial land area, and the definition of the flex space, and that the current concept was not ready for inclusion in the Comprehensive Plan. Chairman Trzupek stated a preference for a more general conceptual plan with clearer parameters to be further refined before adoption.

Farrell confirmed with the Commission that the consensus had been to reduce density, update layouts and financial assumptions, increase green space, and simplify the concept plan. Farrell noted that different opinions differed on the recreational and event facility. Chairman Trzupek stated that the Commission did not object to the concept of a recreational and event facility but questioned its likelihood of being developed. There was discussion about the recreational and event facility, block plans, and bubble diagrams.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Irwin to continue the public hearing for zoning case PC-03-2026 to July 6, 2026.

ROLL CALL VOTE was as follows:

AYES: 6 – Morton, Irwin, Parrella, Petrich, Broline, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

IV. CORRESPONDENCE

On the Building Report, Commissioner Petrich asked for clarification about the building permit for 602 Ambriance. Stern confirmed that the permit issued was for the installation of an air conditioning unit. There was a question about the withdraw of zoning case V-03-2026. Stern confirmed that the petitioner for zoning case V-03-2026 had withdrawn the request for a fence within the interior side yard, not the approval for a fence within the corner side yard.

V. OTHER CONSIDERATIONS

A. S-03-2026: Intersection of 79th Street and Woodside Lane (Burr Oaks Glen South); Conditional Sign Approval and Findings of Fact

Chairman Trzupek introduced the case and asked for a summary. Stern stated the request was for a conditional sign approval to replace an existing Subdivision Entryway sign at Burr Oaks Glen South. Stern noted that the proposed sign was located at the intersection of 79th Street and Woodside Lane. Stern noted that conditional signs required approval by the Board of Trustees upon review by the Plan Commission. Stern stated that the sign complies with all regulations outlined in the Sign Ordinance. Stern stated that the proposed sign did not exceed 50 square feet in area, four feet in height, and included the words "Burr Ridge." Stern displayed an illustration of the site plan showing the proposed sign location, an illustration of the proposed sign, and renderings of the existing entrance versus the entrance with the proposed signage.

The Commission generally had no concerns regarding the proposed signage. Commissioner Petrich suggested that a condition be included in the recommendation to ensure that "Burr Ridge" remained visible and not obscured by landscaping.

A **MOTION** was made by Commissioner Morton and **SECONDED** by Commissioner Petrich to approve S-03-2026, a request for conditional sign approval as per Section 55.05 of the Sign Ordinance to replace a Subdivision Entryway sign in a Residential District, with Findings of Fact, and with the following conditions:

1. The signage shall comply with the submitted sign plans.
2. That the landscaping must be maintained at all times so as not to obstruct the visibility of the lettering "of Burr Ridge."

ROLL CALL VOTE was as follows:

AYES: 5 – Morton, Petrich, Irwin, Broline, and Trzupek
NAYS: 0 – None
ABSTAIN: 1 – Parrella

MOTION CARRIED by a vote of 5-0 with one abstention.

VI. PUBLIC COMMENT

There were no comments.

VII. FUTURE MEETINGS

Commissioner Parrella noted she could not attend the June 8, 2026, Village Board meeting. Chairman Trzupek stated that he would attend as the Plan Commissioner representative on June 8, 2026. Stern noted the upcoming zoning cases for the June 15, 2026, Plan Commission meeting.

VIII. ADJOURNMENT

A **MOTION** was made by Commissioner Irwin and **SECONDED** by Commissioner Parrella to adjourn the meeting at 10:07 p.m.

ROLL CALL VOTE was as follows:

AYES: 6 – Irwin, Parrella, Petrich, Broline, Morton, and Trzupek
NAYS: 0 – None

MOTION CARRIED by a vote of 6-0.

Respectfully Submitted: _____
Ella Stern, Planner

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

Z-09-2026: 120-122 Burr Ridge Parkway (HS Spa Group II LLC); Request for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21.

HEARING:
June 15, 2026

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Ella Stern, Planner

PETITIONER:
HS SPA Group II LLC

PETITIONER STATUS:
Prospective Tenant

PROPERTY OWNER:
Garber Family / Wayne Hummer Trust Company

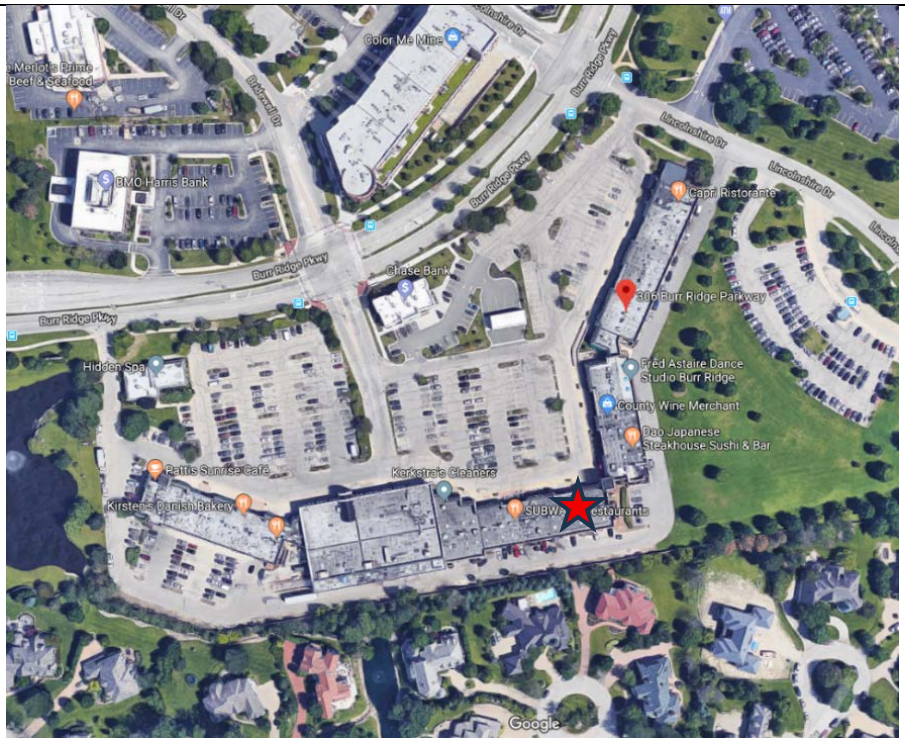
EXISTING ZONING:
B-1 Business District

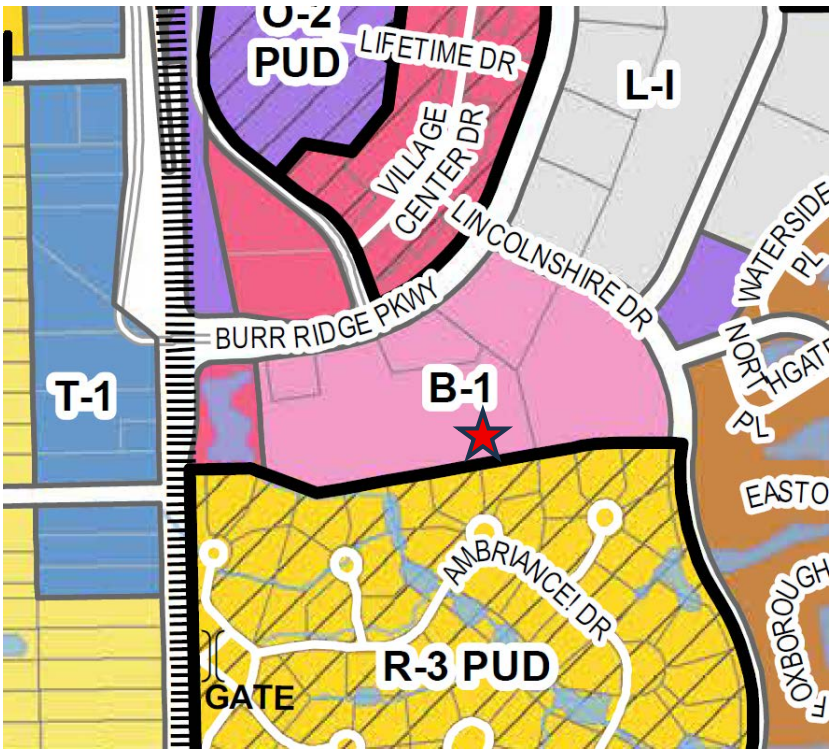
LAND USE PLAN:
Recommends Commercial Uses

EXISTING LAND USE:
Mixed-Use Shopping Center

SITE AREA:
7.2 Acres

SUBDIVISION:
Burr Ridge Corporate Park

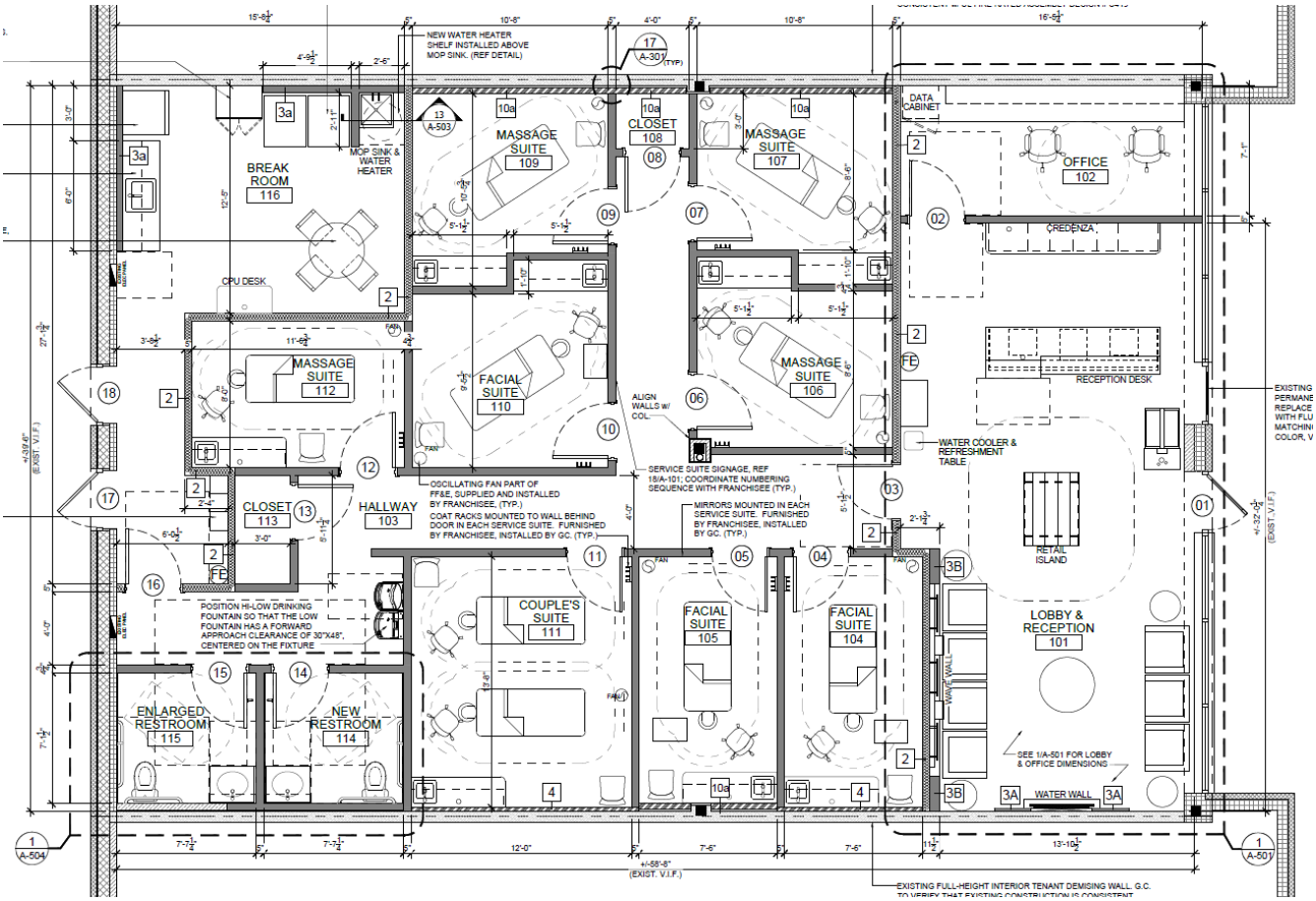




The petitioner is HS Spa Group II LL. The petitioner requests a special use to operate a Hand & Stone Massage and Facial Spa within County Line Square, in tenant space 120-122 Burr Ridge Parkway. The tenant space is approximately 2,300 square feet.

The proposed use includes massage therapy, facial treatments, and related wellness services provided by licensed massage therapists and estheticians. The proposed floor plan includes three facial suites, four massage suites, and one couples suite. The petitioner indicated that the business would employ approximately 25 individuals, with an average of 14 to 16 employees on-site at any given time.

Hand & Stone Massage and Facial Spa expects to serve approximately 4 to 6 customers per hour, or approximately 40 customers per day. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 10:00 p.m., and Saturday through Sunday from 8:00 a.m. to 8:00 p.m.



Proposed layout of the tenant space.

<u>County Line Square Planned Unit Development, Ordinance #A-834-19-21</u>
<u>Permitted and Special Uses</u>

<u>Special Uses:</u>

l. Professional massage services

The petitioner requests special use approval for professional massage services. The facial spa aspect of the proposed business falls under the “beauty and health services” use, which is a permitted use in County Line Square."

Parking Information
County Line Square has approximately 468 parking spaces. The proposed business would likely be classified as a 'Beauty Parlor' use under the required parking chart in Section XI of the Zoning Ordinance, which requires one parking space for every 200 square feet of floor area. The tenant space contains approximately 2,300 square feet, which requires approximately 12 parking spaces under the Zoning Ordinance regulation.

The previous tenant at 120–122 Burr Ridge Parkway operated as a physical therapy business, which required 8 parking spaces. Both the previous physical therapy use and the proposed massage and facial spa use require a similar number of parking spaces. Additionally, there appears to be a vacant tenant space within County Line Square, formerly Salon Hype, resulting in 6 additional parking spaces. Staff believes that County Line Square has a sufficient number of parking spaces to accommodate the proposed Hand & Stone Massage and Facial Spa.

Public Hearing History
No zoning actions were found on file for the tenant space.

Public Comments
No public comments were received.

Findings of Fact
The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings.

Standards for Special Use
No special use shall be recommended by the Plan Commission or approved by the Village Board unless it is found that:

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
d. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
e. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.
f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
h. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Recommendation

If the Plan Commission chooses to recommend approval for a special use request to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21, staff recommends the following conditions:

1. The special use shall be limited to HS Spa Group II LLC and shall expire at such time that HS Spa Group II LLC no longer occupies the space at 120-122 Burr Ridge Parkway, or at which time there is an assignment or termination of the lease for the space at 120-122 Burr Ridge Parkway.
2. The special use shall be limited to HS Spa Group II LLC and operated in a manner consistent with the submitted business plan included as Exhibit A.

Appendix

Exhibit A - Petitioner's Materials and Public Notifications

- Application
- Findings of Fact
- Site plan
- Public Notifications

Exhibit B – Ordinance #A-834-19-21 (County Line Square PUD)

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): HS SPA Group II LLC

STATUS OF PETITIONER: Tenant of Property

PETITIONER'S ADRESS: [redacted]

ADDRESS OF SUBJECT PROPERTY: 120-122 Burr Ridge Parkway, Burr Ridge, IL 60527

PHONE: [redacted]

EMAIL: [redacted]

PROPERTY OWNER: Wayne Hummer Trust Company, N.A. not personally but as Trustee under Trust Agreement dated December 15, 2004 and known as Trust No. HBT 1999

PROPERTY OWNER'S ADDRESS: P.O. Box 639, Hinsdale, IL 60522 PHONE: c/o Claire Bitautas [redacted]

PUBLIC HEARING REQUESTED: XX Special Use ____ Rezoning ____ Text Amendment ____ Variation(s)

DESCRIPTION OF REQUEST:

Please see attached Short Narrative/Description of Request

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: =/- 315,976 SF EXISTING ZONING: B-1

EXISTING USE/IMPROVEMENTS: County Line Square - Vacant tenant space

SUBDIVISION: Burr Ridge Corporate Park

PIN(S) #: 18-30-305-003

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

[redacted] HS SPA GROUP II, LLC, by Saj A. Rizvi, Its Manager 5/20/2026

Petitioner's Signature Date of Filing

Doc ID: 82da388b79b86c93b7571b3578298d4cf591ca9d

Short Narrative / Description of Request

HS Spa Group II LLC requests approval of a Special Use to operate a Hand & Stone Massage and Facial Spa within the existing County Line Square Shopping Center in Burr Ridge. Hand & Stone is a nationally recognized wellness franchise with locations throughout the United States and Canada offering massage, facial, and wellness services by licensed massage therapists and estheticians. The petitioner currently operates a successful Hand & Stone location in Park Ridge, Illinois, demonstrating experience operating this same use in compliance with applicable municipal and licensing requirements. The proposed use will operate entirely within an existing tenant space and does not involve substantial exterior modifications to the shopping center.

The proposed use will operate entirely within an existing tenant space and will not require substantial exterior modifications or changes to the overall shopping center operations. The use is low intensity in nature, generates limited traffic compared to many retail or fitness uses, and is compatible with the surrounding commercial uses within the shopping center.

HS Spa Group II LLC is an experienced operator of Hand & Stone franchise locations, including an existing location in Park Ridge, Illinois.

https://handandstone.com/franchise/blog/hand-stones-newest-franchisees-open-first-of-many-spas-in-chicagoland/?srsltid=AfmBOorOv3BnT7oY1XmeUiRLh99aJnppCfCa3R5boJfNSCwN0mq0T4ds

The franchise information is at https://handandstone.com/

The petitioner has experience managing licensed wellness facilities, maintaining compliance with applicable regulations, and operating within established commercial shopping centers.

Here is a short article related to the principals of the applicant
http://www.franchiseguyconsulting.com/franchisenews_details.asp?NewsID=5033

Finally, professional massage services are expressly identified as a special use within the PUD regulations applicable to County Line Square Shopping Center.

Operation Facts

The Hours of Operation: Monday through Friday 8:00 a.m. to 10:00 p.m. and Saturday and Sunday 8:00 a.m. to 8:00 p.m.

Customers per day: 40

Number of Employees: 25

After 18 months of operation, while memberships begin to ramp up, approximately 10 employees would be in the spa at one time.

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On an average weekday, 4 customers are anticipated per hour. Weekends could see closer to 6 customers per hour on average.

Products available for sale: Skincare products

Findings of Fact – Special Use

a. Public necessity / benefit to Village and residents

The proposed Hand & Stone Massage and Facial Spa provides professional wellness, massage, and skincare services to Burr Ridge residents and surrounding communities. The use expands local wellness and personal care options within an existing commercial shopping center and provides a convenient service-oriented use for area residents and employees.

b. No detriment to public health, safety, morals, comfort, or welfare

The proposed use will be operated in accordance with all applicable Village regulations and state licensing requirements. Massage therapy and skincare services will be provided by licensed professionals in a professionally managed wellness environment. The business will maintain standard operational and safety procedures consistent with a nationally established wellness franchise. The use is low impact in nature and will not create conditions detrimental to public health or safety.

c. No injury to nearby property or impairment of property values

The proposed spa use is compatible with the surrounding commercial uses within the shopping center and is not expected to negatively impact neighboring properties or property values. The business operates as a quiet, low-intensity indoor wellness use with limited customer occupancy and minimal noise generation.

d. Will not impede surrounding development

The proposed use occupies an existing tenant space within an established commercial center and will not interfere with the continued development, operation, or improvement of surrounding properties or businesses.

e. Adequate utilities and facilities

The existing shopping center currently provides adequate utilities, parking, drainage, access, and related facilities necessary to support the proposed use. No significant infrastructure modifications are anticipated.

f. Adequate ingress and egress / minimal traffic congestion

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The shopping center has existing access drives and parking areas designed to accommodate commercial uses. The proposed spa use is expected to generate moderate customer traffic spread throughout the day and will have less traffic impact than many traditional retail, restaurant, or fitness uses. Customer visits are generally appointment-based and distributed throughout the day, resulting in moderate traffic levels that are less intensive than many retail, restaurant, or fitness uses.

g. Consistency with Comprehensive Plan

The proposed use is consistent with the commercial character of the property and surrounding shopping center. The use is a service-oriented commercial business operating entirely within an existing commercial tenant space and is compatible with the objectives of the Village's Comprehensive Plan.

h. Compliance with applicable district regulations

The proposed use will comply with the applicable regulations of the zoning district and shopping center development regulations, including applicable operational, parking, building, and signage requirements. Any tenant improvements and signage will be completed pursuant to Village permit and approval requirements.

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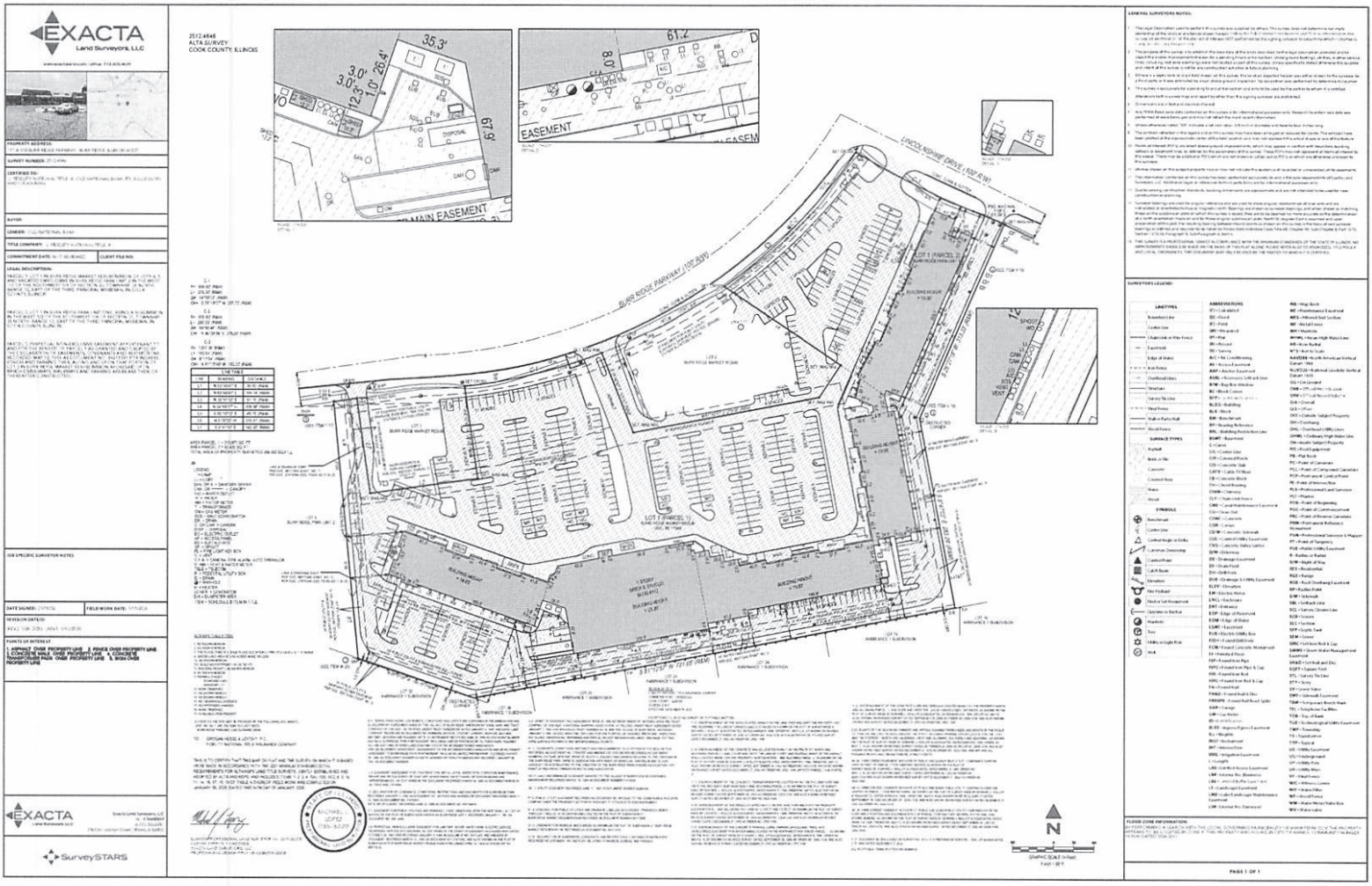

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FRAMING AND PARTITION NOTES

1. **INTERIOR DIMENSIONS OF ALL SERVICE SUITES ARE CRITICAL. CONTRACTOR SHALL VERIFY DIMENSIONS ARE OBTAINABLE AND SHALL IMMEDIATELY NOTIFY THE FRANCHISEE AND HAND & STONE SHOULD DISCREPANCY OCCUR.**
2. GYPSUM WALL BOARD PARTITIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PARTITION SCHEDULE, GYPSUM ASSOCIATION RECOMMENDATIONS AND THE MANUFACTURER'S RECOMMENDATIONS. ALL WALLS ARE TO BE ERECTED SQUARE, PLUMB AND BRACED TO STRUCTURE AS REQUIRED TO MAINTAIN THAT CONDITION.
3. INTERIOR DESIGN LOAD SHALL BE AS PER LOCAL BUILDING CODES. STUD CLEAR SPAN SHALL BE AS NOTED PER MANUFACTURER'S DOCUMENTATION. RUNNER TRACK GAUGE TO MATCH STUD GAUGE, UNLESS NOTED OTHERWISE. TOP DEFLECTION TRACK, WHERE REQUIRED, SHALL BE 18 GAUGE.
4. LATERAL BRACING SHALL NOT BE REQUIRED WHEN GYPSUM WALL BOARD IS INSTALLED FULL HEIGHT ON BOTH SIDES OF PARTITION. LATERAL BRACING IS STILL REQUIRED AT 1'-0" BELOW DEFLECTION TRACK IF SLIP CLIPS AT DEFLECTION TRACK ARE NOT PROVIDED.
5. PARTITIONS EXTENDING THROUGH THE CEILING ARE TO BE PROVIDED WITH DRAFT STOP AT CEILING LINE OR GYPSUM WALL BOARD, TO BE CONTINUOUS ON BOTH SIDES.
6. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR WHERE TILE IS USED.
7. PROVIDE AND INSTALL ALL NECESSARY WALL BACKING, STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR ALL THE INSTALLATION OF ALL WALL MOUNTED, SUSPENDED OR BUILT-IN APPLIANCES, ACCESSORIES AND EQUIPMENT. ANY WOOD USED FOR REINFORCEMENT OR BLOCKING SHALL BE FIRE RETARDANT TREATED.
8. DIMENSIONS ARE NOTED FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE. (DIMENSIONS ARE NOTED TO CEMENT BOARD ON WALLS w/ STONE FINISH)

ACCESSIBILITY

- CLEAR FLOOR SPACE REQUIRED AT ALL USER PASSAGE DOORS. SEE SHEET A-003 FOR REQUIRED DOOR CLEARANCES

SERVICE SUITE TABLES ARE NOT PERMANENTLY AFFIXED TO THE FLOOR. TABLES ARE ON WHEELS AND CAN BE MOVED AS REQUIRED FOR ACCESSIBILITY (REF 9/A-004)

- ALL DOORS IN THE PATH OF EGRESS MUST BE OPERABLE WITH NOT MORE THAN ONE UNLATCHING OPERATION
- ALL DOORS SERVING SPACES REQUIRED TO BE ACCESSIBLE MUST BE EQUIPPED WITH HANDICAPPED-OPERABLE HANDLES (I.E., LEVER HANDLES). REFER TO HARDWARE SCHEDULE ON SHEET A-001.
- REF. SHEETS A-003 & A-004 FOR ACCESSIBILITY ADDITIONAL DETAILS AND REQUIREMENTS

CONCRETE SLAB INFILL

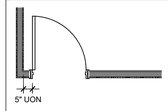
AFTER INSTALLATION OF UNDER SLAB PLUMBING AND ELECTRICAL SERVICES, BACK FILL ANY TRENCHES AND/OR CONCRETE SLAB LEAVE-OUT TO MATCH ADJACENT PORTION OF SLAB.
PROVIDE NEW SLAB ON GRADE (DEPTH TO MATCH EXISTING) W/ 6X6-W1.4 X W1.4 WWF ON 6" FREELY DRAINING SUB-BASE WITH POLYGARD® TERM UNDERSLAB® BARRIER OR APPROVED EQUAL IN TRENCHES AND UP SIDES FOR VAPOR BARRIER & TERMITE TREATMENT/PROTECTION.
AT CONNECTION TO EXISTING SLAB, DOWEL INTO EXISTING SLAB WITH #4X8" GROUT/EPOXY DOWELS 32" OC EACH SIDE OF NEW/EXISTING PORTIONS OF SLAB. AT PERIMETER WALL(S), INSTALL 1/2" PREMOLDED JOINT BETWEEN WALL AND NEW SLAB EDGE.
NOTE THAT SOIL TERMITE TREATMENT NEEDED FOR ANY DISTURBED SOIL IN ANY CONCRETE REPAIR WORK.
(REF. 5/A-301 FOR ADDITIONAL DETAILS)

WALL HATCH LEGEND

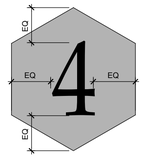
- EXISTING EXTERIOR MASONRY WALL w/ EXISTING INTERIOR INSULATED FRAMED WALL
- EXISTING EXTERIOR INSULATED METAL-FRAMED WALL
- EXISTING INTERIOR FIRE BARRIER WALL
- EXISTING INTERIOR PARTITION
- EXISTING EXTERIOR MASONRY WALL w/ NEW INTERIOR INSULATED FRAMED WALL
- NEW INTERIOR PARTITION (3-5/8" STUD)
- NEW INTERIOR PARTITION (WIDE STUD)
- NEW SOUND-DAMPENING FURRING SYSTEM INSTALLED OVER DEMISING WALL
- NEW SOUND-WALL SYSTEM INSTALLED OVER DEMISING WALL
- NEW FULL HEIGHT SOUND WALL (3-5/8" STUD)
- NEW FULL HEIGHT SOUND WALL (WIDE STUD)

NOTE:
THIS LEGEND FOR REFERENCE ONLY. REFER TO PARTITION TYPES ON SHEET A-301 FOR ASSEMBLY DETAILS

LEGEND



- (#) PARTITION TAG, REF 1/A-301
- (#) DOOR TAG, REF A-601
- (#) WINDOW TAG, REF A-601
- (#) KEYED NOTE TAG, REF CORRESPONDING LEGEND



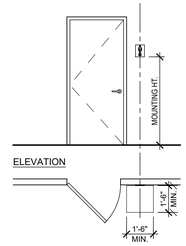
TILE SHALL BE PURCHASED LOCALLY BY THE G.C.

TRINITY TILE--HERITAGE;
PELTRO HEX 8"x8" HEXAGON

DESIGN-IT 5" BRUSHED NICKEL NUMBER
LOWE'S ITEM #54606
MODEL: #11220 (OR EQUAL)
ADHERE TO TILE

MOUNTING LOCATION AND HEIGHT:
SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 54 INCHES ABOVE THE FINISHED FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.

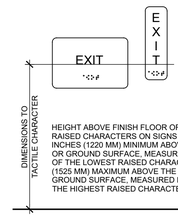
ROOM SIGNS SHALL BE IN ACCORDANCE WITH ACCESSIBILITY STANDARDS



MOUNTING HEIGHT:
CHARACTERS SHALL BE LOCATED ABOVE THE FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE CHARACTERS AS FOLLOWS:
- 48" MIN. MEASURED TO THE BASELINE OF THE LOWEST CHARACTERS.
-60" MAX. MEASURED TO THE BASELINE OF THE HIGHEST CHARACTERS.

MOUNTING LOCATION:
MIN. CLEAR ON THE GROUND OR FLOOR, CENTERED ON THE SIGN, BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION & 45 DEGREE OPEN POSITION

TOILET ROOM BARRIER FREE SIGNS: PROVIDE DOOR SIGNS AT BARRIER FREE TOILET ROOMS. SIGNS SHALL BE 8"x6" NOMINAL SIZE WITH WHITE LETTERS ON BLACK (OR WHITE ON BLUE) BACKGROUND AS REQUIRED BY LOCAL JURISDICTION; RAISED LETTER, BRAILLE AND PICTOGRAMS ON A MATTE PLASTIC BACKGROUND; DOUBLE-FACED ADHESIVE BACK TAPE MOUNTING. MOUNT SIGNS IN ACCORDANCE WITH BARRIER FREE CODE ACCESSIBILITY GUIDELINES



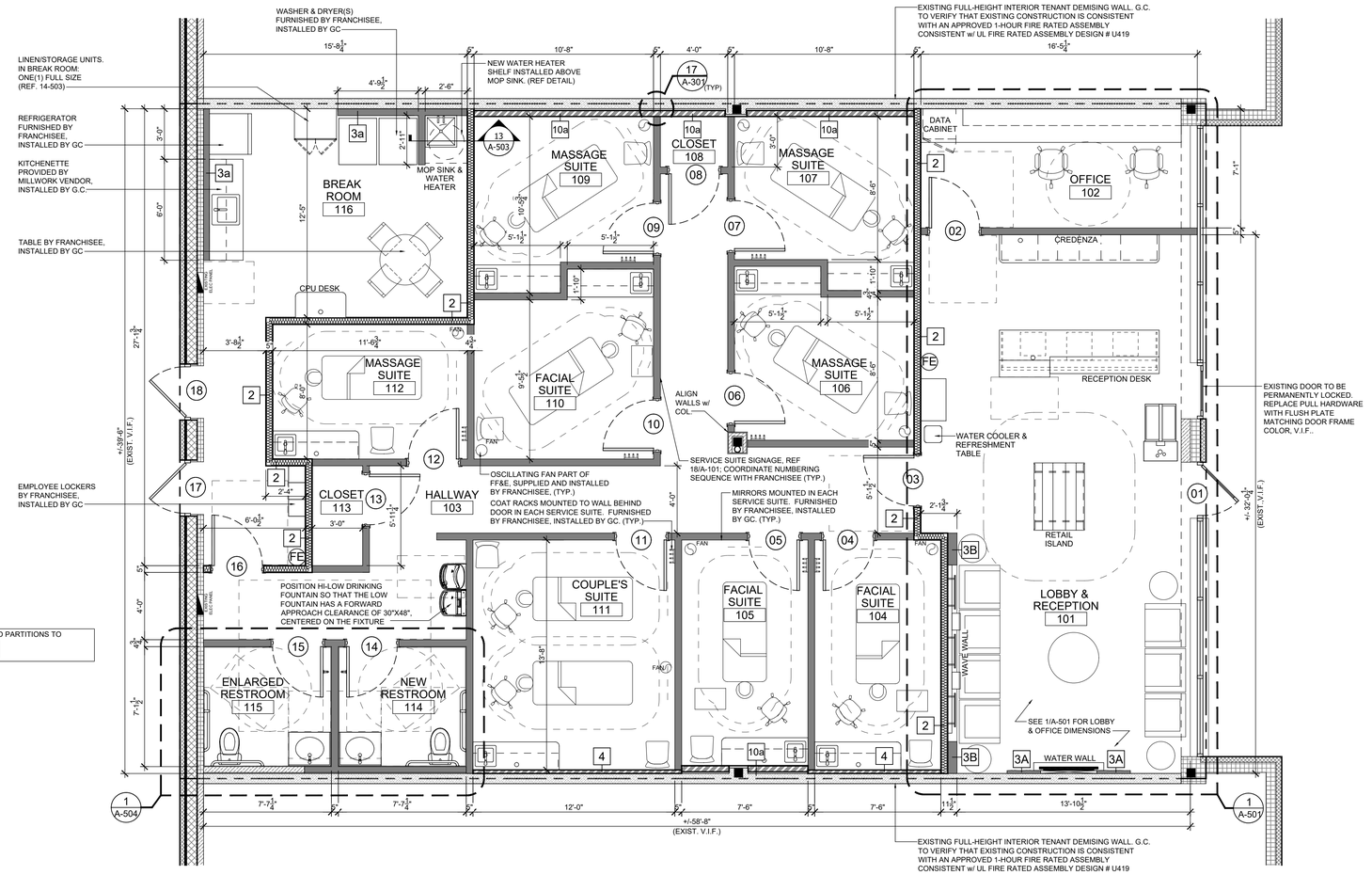
HEIGHT ABOVE FINISH FLOOR OR GROUND.
RAISED CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES (1220 MM) MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST RAISED CHARACTER AND 60 INCHES (1525 MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST RAISED CHARACTER.

18 SERVICE SUITE SIGNAGE

SCALE: 3" = 1'-0"

16 ACCESSIBLE SIGNAGE

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



1 FLOOR PLAN

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

SCALE: 1" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 1/4" = 1'-0"

CORNER ROW STUDIO
ARCHITECTURE & DESIGN
2541 SALMON STREET
PHILADELPHIA, PA 19125
PH: (609) 374-4530

LICENSED ARCHITECT
ROBERT PALLADINO
001.026600
04-10-26
STATE OF ILLINOIS

HS DESIGN, LLC
HAND AND STONE FRANCHISE CORPORATION
1210 NORTHBROOK DRIVE
SUITE 150
TREVOSE, PA 19053

TENANT IMPROVEMENT FOR HAND & STONE
COUNTY LINE SQUARE
SHOPPING CENTER
120 - 122 BURR RIDGE PKWY,
BURR RIDGE, IL 60527

START DATE (SCHEMATIC)	START DATE (CDs)
2-25-26	3-5-26

1	PERMIT / BID	04-10-26

DRAWN/CHECKED: RCP/RCP

CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND COORDINATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY HAND AND STONE OF ANY DISCREPANCIES.

DESIGN COPYRIGHT.
UNAUTHORIZED REPRODUCTION OR OTHER USE OF THIS DRAWING IS PROHIBITED.

DRAWING TITLE:
FLOOR PLAN AND DETAILS

A-101

VILLAGE OF
BURR RIDGE
7700 COUNTY LINE ROAD
BURR RIDGE IL 60527

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, June 15, 2026**, at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by HS Spa Group II LLC for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21. The petition number and address of this petition is **Z-09-2026: 120-122 Burr Ridge Parkway** and the Permanent Real Estate Index Number is **18-30-305-003-0000.**

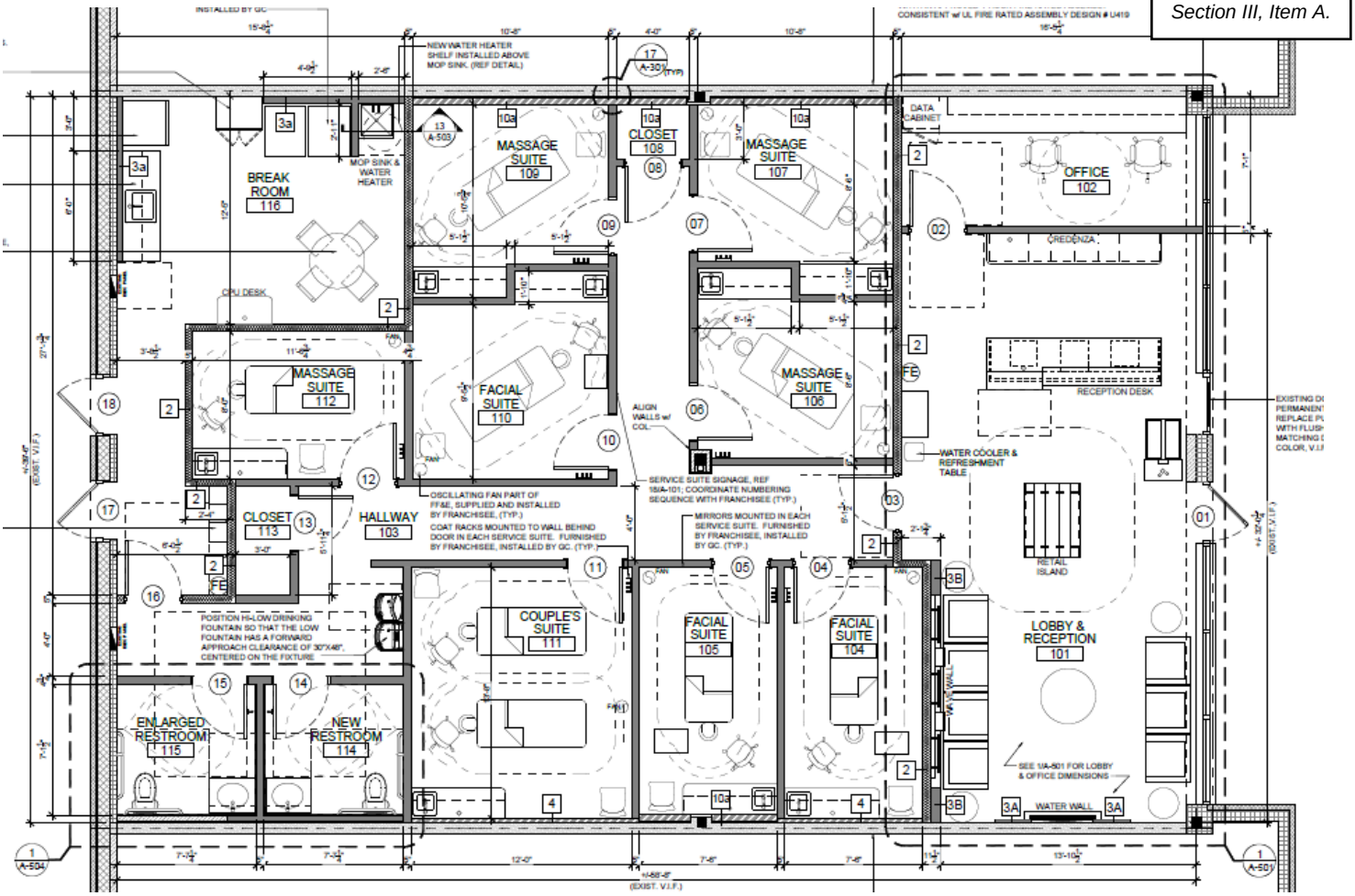
Public comment may be provided by individuals who physically attend the meeting at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, June 9, 2026. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at 7700 County Line Rd., Burr Ridge, IL 60527. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, AND RICHARD MORTON.

The site is starred in red.



Proposed floor plan.

Additional information is posted on the Village's website in the link below:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/index.php

Burr Ridge homepage – Government – Boards, Committees, and Commissions – Plan Commission & Zoning Board of Appeals – Upcoming Public Hearing Petitions

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/agendas___minutes.php

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

OWNER OR CURRENT OCCUPANT
7420 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7500 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
120 75TH ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
10 ORCHARD UNIT 200
LAKE FOREST, CA 92630

OWNER OR CURRENT OCCUPANT
7511 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7702 CASS AVEUNIT 220
DARIEN, IL 60561

OWNER OR CURRENT OCCUPANT
7515 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7519 DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
1815 W IOWA ST
CHICAGO, IL 60622

OWNER OR CURRENT OCCUPANT
71 S WACKER DRIVE NO 3725
CHICAGO, IL 60606

OWNER OR CURRENT OCCUPANT
7603 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7607 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7650 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7611 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7615 S DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7619 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7623 S DREW
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7627 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7701 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7711 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7734 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7715 S DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
15W700 81ST ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7719 DREW AVE
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7750 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7725 DREW AVE
HINSDALE, IL 60521

OWNER OR CURRENT OCCUPANT
7754 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7803 DREW AVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7804 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7808 S COUNTY LINE RD
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
7812 S COUNTY LINE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
26 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
805 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
1700 W HIGGINS RD 280
DES PLAINES, IL 60018

OWNER OR CURRENT OCCUPANT
743 MCCLINTOCK DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
108 BURR RIDGE RD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
PO BOX 639
HINSDALE, IL 60522

OWNER OR CURRENT OCCUPANT
50 BURR RIDGE PKWY
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
404 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
1 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
403 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
402 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
304 AMBRAINCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
303 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
104 AMBRIANCE CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
103 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
302 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
405 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
205 AMBRIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
204 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
305 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
401 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
301 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
102 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
203 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
406 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
206 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
15 AMBRIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
407 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
16 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
202 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
101 AMBRIANCE CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
501 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
201 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
207 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
502 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
17 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
14 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
18 AMBRIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
12 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
9326 S 79TH AVENUE
HICKORY HLS, IL 60457

OWNER OR CURRENT OCCUPANT
7344 LAKESIDE CIRCLE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
11 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
801 AMBIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
704 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
504 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
703 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
705 AMBERIANCE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
505 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
803 AMBRIANCE DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
802 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6501 ROOSEVELT RD
BERWYN, IL 60402

OWNER OR CURRENT OCCUPANT
807 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
702 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
806 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6501 W ROOSEVELT RD
BERWYN, IL 60402

OWNER OR CURRENT OCCUPANT
804 AMBRIANCE DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
701 VILLAGE CENTER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
117 NORTHGATE PL
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
1405 XENIUM LN PCC00PD
PLYMOUTH, MN 55441

OWNER OR CURRENT OCCUPANT
1 GREY WING PT
NAPLES, FL 34113

OWNER OR CURRENT OCCUPANT
1 CLUBSIDE CT
BURR RIDGEIL60527

OWNER OR CURRENT OCCUPANT
450 VILLAGE CENTER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
2902 CORPORATE PLACE
CHANHASSEN, MN 55317

OWNER OR CURRENT OCCUPANT
PO BOX 1243
NORTHBROOK, IL 60065

OWNER OR CURRENT OCCUPANT
20 DANADA SQ W #274
WHEATON, IL 60189

OWNER OR CURRENT OCCUPANT
255 WASHINGTON ST
NEWTON, MA 2458

OWNER OR CURRENT OCCUPANT
2727 N HARWOOD ST#300
DALLAS, TX 75201

OWNER OR CURRENT OCCUPANT
20 38TH STREET
SIOUX CITY, IA 51104

VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property: 120-122 Burr Ridge Parkway, Burr Ridge, IL 60527

Property Owner or Petitioner: Wayne Hummer Trust Company, N.A. not personally but as Trustee under Trust Agreement dated December 15, 2004 and know as Trust No. HBT 1999

By: [redacted]
Margaret M. Garber, Trustee

Doc ID: 82da388b79b86c93b7571b3578298d4cf591ca9d

124 Burr Ridge Pkwy
Burr Ridge IL 60527
United States
May 27, 2026 at 12:50:48 PM

NOTICE

The Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on Monday, June 15, 2026, at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527.

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by HS Spa Group II LLC for a special use to operate professional massage services pursuant to County Line Square Planned Unit Development Ordinance #A-834-19-21. The petition number and address of this petition is Z-09-2026; 120-122 Burr Ridge Parkway and the Permanent Real Estate Index Number is 18-30-305-003-0000.

For further information, please call or email:

(630) 654-8181, Extension 6260

cspears@burr-ridge.gov

Ask for Information for: Z-09-2026

120 Burr Ridge Pkwy
Burr Ridge IL 60527
United States
May 27, 2026 at 12:51:02 PM

PLANNED UNIT DEVELOPMENT REGULATIONS RELATED TO THE SHOPPING CENTER AT 50-324 (EXCLUDING 150) BURR RIDGE PARKWAY

The following regulations are intended to govern the current use, scope, as well as present and future conditions of the subject property at 50-324 (excluding 150) Burr Ridge Parkway, known at this time as "County Line Square Shopping Center", as described in Exhibit A (Plat of Survey).

Operation within Enclosed Buildings

All business, service, storage, merchandise display, repair, and processing, where allowed, shall be conducted within a completely enclosed building, except as follows:

a. Outdoor activities are permitted for uses which by definition require outdoor activities such as parking and loading areas, automobile service stations, or recreation areas for child care centers and nurseries.
b. Outdoor activities listed as special uses may be approved by the Board of Trustees upon recommendation from the Plan Commission subject to the Zoning Ordinance.
c. Temporary (less than or equal to 72 hours in total duration) outdoor activities may be permitted subject to written approval by the Village Administrator or their designee. Such activities shall not include any permanent improvements, buildings, or structures. Outdoor activities which may be permitted include festivals, tent sales, or seasonal sidewalk sales.

Signs

Building Signs located at the subject property are subject to the issuance of a sign permit by the Village. Building Signs are subject to the following regulations:

a. Each tenant shall be permitted one Building Sign on the building façade.
b. Each Building Sign shall not exceed one square foot for each lineal foot of the storefront or tenant space width with a minimum area allowed of 20 square feet and a maximum area allowed of 40 square feet.
c. All tenants are permitted to affix Storefront/Window Signs, defined as any covering of the front window for advertisement purposes, without need for a sign permit and in adherence to the following regulations:
    1. The sum total of all Storefront Signs shall not exceed 30 percent of the total area of the windows in which they are located.
    2. Storefront Signs shall not have any moving parts.
    3. A series of windows that are separated by frames and supporting material of less than six inches in width shall be considered as a single window for the purpose of computation.
    4. Storefront Signs must be hung from some appurtenance of the tenant space and may not be taped or suction-cupped to the window, except if the advertisement is not related to the business' primary functions and is equal or less than 8 ½ x 11 inches in size and laminated.

Design guidelines for Building Signs shall be defined as follows:

a. Signs are limited to trade names and logo (as identified in the lease). Listing of merchandise or descriptions of categories are not permitted. Signs may not include payment options or the terms “We Accept” in any form or variant.
b. Iridescent and flashing signs, flashing lights, animated elements, formed plastic, injection molded plastic, and internally illuminated box signs are prohibited.
c. Exposed raceways, exposed transformers, and visible sign company labels are not allowed. Transformers should not be visible and installed within a tenant’s frontage. Animated components, formed plastic, or non-durable signs are not allowed. All signage materials shall be UL-Rated.
d. No sign maker’s labels or identifications may be visible on the exterior of the sign.
e. No signs with a visible back are permitted and fasteners should be concealed. All supports and fasteners must be of a non-ferrous metal of a quality material and finish.
f. Exposed neon is not permitted.
g. All signs must include a seven-day, 24-hour clock to control illumination of storefronts.
h. All signs must not be more than 12 inches in depth.

Non-Internally Illuminated Individual Letter Signs

a. Dimensional letter or graphics, pin-set or otherwise applied directly to the face of storefront area with external illumination. Signage types include metal, acrylic, or wood letters.
b. Signs shall not be placed on background material.
c. All signs must be lit with either a concealed fixture or as a design element i.e. decorative gooseneck fixture.

Silhouette (Halo) Reverse Channel Lettering

a. Background surfaces of the sign shall be opaque and not reflect the illumination of image of the neon lamps within the letters.
b. All neon tubing must be fully concealed within the letter to not be visible to the public.
c. The rear edge of the letter shall be approximately one inch from the background surface.
d. Standoff brackets shall be mounted in the least visible location to support the letters.
e. Standoff brackets and fasteners visible within the one-inch dimension between the background surface and the back of the letter shall be painted to match the background surface.
f. P-K transformer housings shall be provided to feed the neon to each letter of the sign.
g. Halo-type signs must have clear Lexan backing on the rear of the letters.

In all instances, signs must not exceed three total colors, including white.

Shopping Center Ground Sign

Shopping center signs are subject to the approval of the Board of Trustees upon review by the Plan Commission. One shopping center ground sign may be allowed subject to the following:

a. Shopping center ground signs shall be consistent in design and materials with wall signs.
b. Shopping center ground signs shall be a maximum area of 100 square feet in area.
c. Shopping center ground signs shall not exceed a maximum height of 8 feet except as allowed by paragraph e below.

d. Shopping center ground signs shall be setback a minimum of 10 feet from all property lines except as required by paragraph e below;
e. The height of shopping center ground signs may be increased up to 12 feet provided that the sign is setback an additional 3 feet for each 1 foot increase in height. For example, a 9 foot high sign would require a 13 foot setback from all property lines, a 10 foot high sign would require a 16 foot setback.

Landscaping and Buffering

Any element of the subject property which adjoins or is across the street from a Residential District, a fence or wall of architectural design approved by the Village and not less than five nor more than six feet in height, or a densely planted tree or shrub hedge, initially not less than five feet in height, shall be provided along the entire length of the property line which adjoins or is across the street from the Residential District. The proposed method of buffering shall be considered as part of the site plan review process herein set forth. The decision whether to require a wall, fence, trees, or shrub hedge shall be made by the Village based on site considerations.

Hours of Operation for Business Uses

a. The hours of operation for all uses within this Ordinance shall not exceed 7 A.M. to 10 P.M. on a permitted basis.
b. Any use may request special use approval in accordance with the procedures and requirements outlined in the Zoning Ordinance to exceed these permitted hours.
c. Any previously-approved special use shall be considered a use's permitted hours of operation until and unless revisions are specifically made to this extent.

Permitted and Special Uses

Permitted Uses

No building, structure, or land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than any of the following uses:

a. Antique shops
b. Art stores, including galleries, custom art studios, art supplies, and related functions
c. Bicycle sales, including rental and repair and service functions
d. Book, stationery, card, and related gift shops
e. Camera and photographic supply stores
f. Carpet and rug stores with retail component
g. China, glassware, and household goods stores
h. Computer, business machine, and office equipment and supply stores
i. Dry cleaning or laundry receiving establishment (with majority of cleaning done off-site)
j. General apparel stores, including furriers, leather shops, jewelry stores with repair services, shoe stores with repair services, tailor and dressmaking shops, and clothing rental stores
k. Financial services offices, including financial planning, real estate, or insurance offices
l. Florists

m. Food stores, including grocery stores, supermarkets, bakeries, health food stores, fruit and vegetable stores, delicatessens, butchers, bulk food stores, candy stores, and other similar establishments
n. Furniture stores
o. Home improvement stores, including hardware stores, interior decorating stores, locksmiths, and paint and wallpaper stores
p. Hobby shops, including toy stores, coin/philatelic stores, and craft/fabric/sewing stores
q. Home contracting sales and services, including homebuilders
r. Household appliance and electronics stores including repair and service functions where incidental to retail sales
s. Medical, dental, and optical offices and clinics without ambulance or emergency services
t. Movie and video game stores, excluding movie theaters
u. Music stores, including the sale of music-related items and the teaching of music skills
v. Offices for use by government agencies, except those related to the services provided by the Secretary of State's Vehicle Services Division
w. Orthopedic and medical appliance stores
x. Outdoor dining areas accessory to any permitted or special restaurant use subject to compliance with the regulations herein
y. Personal improvement services, including health and fitness, barber shops and beauty and health services studio or instructional, and physical therapy offices, excluding fortune-telling or psychic and tattoo or body piercing establishments
z. Pharmacies and drug stores
aa. Photography and picture framing studios
bb. Post offices or business service stores without outdoor parking or storage
cc. Restaurants under 4,000 square feet (including specialty restaurants such as donut shops and ice cream shops), with or without sales of alcoholic beverages
dd. Studios for teaching of art, martial arts, music, dance, gymnastics, etc.
ee. Sporting goods stores, excluding uses whose primary functions are related to gun and ammo sales and/or shooting ranges
ff. Temporary outside sales display accessory to a permitted or special use
gg. Travel agencies
hh. Tutoring centers for pre-school, primary, and secondary education
ii. Wine shops and services without any on-site consumption except for sampling

Special Uses

The following special uses may be permitted in specific situations in accordance with the procedures outlined in Section XIII of the Zoning Ordinance, as appropriate:

a. Banks and financial institutions
b. Banquet halls and catering establishments
c. Child care centers and nursery schools
d. Clubs or lodges, private, fraternal, or religious
e. Drive through facilities accessory to a permitted or special use

f. Dry cleaners with on-site equipment for dry cleaning
g. Funeral parlors or crematoriums
h. Gun and ammo sales, including shooting ranges
i. Hours of operation exceeding 7 A.M. to 10 P.M. for any permitted or special use
j. Liquor stores
k. Live entertainment and dancing accessory to any permitted or special use
l. Professional massage services
m. Offices related to the Secretary of State's Vehicle Services Division
n. Parking lots and structures where such uses are the principal use on a lot
o. Pet shops and pet service stores, with or without overnight services
p. Restaurants (including specialty restaurants such as donut shops and ice cream shops) over 4,000 square feet with or without sales of alcoholic beverages.
q. Tobacco shops
r. Wine boutique with ancillary service of wine and beer by the glass and with service of pre-packaged food for consumption on-site

Outdoor Dining Area Regulations

Restaurant outdoor dining areas shall be subject to the following:

- Dining areas must be limited to the linear frontage of the principal business to which the outdoor area is intended to serve;
- Dining areas shall be enclosed by an open fence of approved design preventing access to the outdoor dining area except by a doorway from the interior of the restaurant if table service is provided or alcohol served in the outdoor dining area;
- Door to the dining area shall be self-closing;
- Tables shall be cleaned promptly following use;
- Furniture and umbrellas shall be weighted to prevent their movement in the wind;
- Seating shall not exceed one chair for every 10 square feet devoted to outdoor dining and shall be counted in determining restroom and parking requirements;
- No outdoor dining area shall be located so as to impede pedestrian traffic or proper access to and from the restaurant, defined as being within 60" of a curbline or so as to impede the normal flow of pedestrian traffic into or from a doorway;
- Outdoor food preparation, storage or display is prohibited;
- All furniture must be stored in the rear or off-site of the subject property when not in use;
- Any and all outdoor dining areas must cease to be occupied not less than one-half hour prior to the closure of the principal business;
- Outdoor music, performances, and other such entertainment is prohibited within outdoor dining areas, except when specifically exempted by one-time permit by the Village Administrator or their designee;
- Approval of outdoor dining areas shall be subject to the Village's adopted building codes;
- Approval of outdoor dining areas may only be approved by the Village if they are also approved by the property owner;

- Outdoor dining areas must be cumulatively approved by the Village Administrator or their designee to determine final compliance with the regulations set forth herein; and
- Outdoor dining areas shall be included as part of the size calculation for restaurants.

Parking Design Regulations

The subject property shall provide one parking space for each 200 gross square feet of commercial space available.

Every parking lot in excess of fifteen spaces shall contain planting islands for shade trees in compliance with the following standards:

a. There shall be one island for every 15 parking spaces and one shade tree for each island.
b. Each parking lot landscape island shall be a minimum of 9 feet wide and 18 feet in length.
c. Required shade trees shall have a minimum 3 inch diameter measured two feet above ground level.
d. Parking lot landscape islands generally shall be located at the ends of each row of parking (one double island to be located at the end of a double row of parking) and every 15 parking spaces within a row.
e. Maintenance of Landscape Areas and Screening: All such landscaped areas and screening shall, once installed, be maintained in such manner as to retain at least the intended standards of the initial landscaping and to conform to the landscaping requirements of the Village.

Minimum Standards for Parking Stalls and Aisles

Angle of Parking	**45 Degrees**	**60 Degrees**	**90 Degrees**
Width of Stall	9’	9’	9’
Stall Width (parallel to aisle)	12’9”	10’5”	9’
Stall Depth (perp. to aisle)	20’	21’	18’
Stall Length	19’	19’	18’
Aisle Width	13’*	17’*	24’

*One-way aisles only
Parallel parking shall be permitted with stalls at least 24’ in length with an aisle of 14’
Accessible parking areas shall be designed in accordance with State requirements

All open off-street loading berths, access drives, aisles, and maneuvering spaces shall be improved with an all-weather hard surface pavement including, at a minimum, a two inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing (Type B or Type B6:12) installed in accordance with Illinois Department of Transportation specifications.

Parking and Loading Regulations

The area immediately adjacent to the curbline shall be permitted to be used as a standing and loading zone (as shown in Exhibit C in yellow), except no parking, standing, or loading areas shall

be designated near the traffic intersection (as shown in Exhibit C in red). It shall be unlawful for the driver of a vehicle to stand a passenger vehicle for a period of time longer than is necessary for the loading or unloading of passengers, groceries, or freight in any place along the curbline. It is prohibited to park a vehicle, whether occupied or not, along the curbline at the subject property. Parking or excessive standing/loading shall be defined as five (5) consecutive minutes. Signs shall be erected every 100 feet along the curbline to this effect. Additionally, restaurants may exclusively operate valet services in areas shown in Exhibit C in blue between 5:00pm-10:00pm from Thursday-Sunday if they provide written notice to the Village and the property owner. Blue-designated areas shall serve as yellow-designated standing and loading zones outside of these hours. All employees of and agents or parties directly affiliated with a business must provide or receive deliveries in the rear of the property; third party agents may provide or receive deliveries in the front of the property.

All restaurant uses over 4,000 gross square feet must provide and continually operate a parking management plan, which shall include, at minimum, valet service to be present on Thursday-Saturday evenings after 5:00pm.

Employees at all businesses shall park behind the primary building (articulated in Exhibit B), except when cases when all legally permitted spaces behind the building are occupied.

Parking of trucks in the open shall be prohibited. Trucks making deliveries to the business premises shall make deliveries only at loading docks where provided and, if there is no loading dock, such trucks may park only for such time as is necessary to complete the delivery.

VILLAGE OF BURR RIDGE
A VERY SPECIAL PLACE

Z-08-2026: 6221 S Madison Street (Blentlinger/6221 S Madison Holdings LLC); Requests for (1) a special use for a Planned Unit Development (PUD) in accordance with Zoning Ordinance Sections VI.F.2.h and XIII.L with exceptions and deviations from Subdivision and Zoning Ordinances regulations; (2) variations pursuant to Zoning Ordinance Section XIII.H.3 for: (a) a minimum PUD lot area of 4.73 acres instead of the required R-3 PUD minimum of 40 acres; and (b) a minimum PUD lot width of approximately 215 feet of frontage instead of the required R-3 PUD minimum of 800 feet; (3) Preliminary Plan approval for a PUD in accordance with Zoning Ordinance Section XIII.L.2.c.; and (4) Preliminary Plat of Subdivision approval.

HEARING:
June 15, 2026

TO:
Plan Commission
Greg Trzupek, Chairman

FROM:
Ella Stern, Planner

PETITIONER:
Steve Blentlinger of 6221 S Madison Holdings LLC

PETITIONER STATUS:
Owner

PROPERTY OWNER:
6221 S Madison Holdings LLC

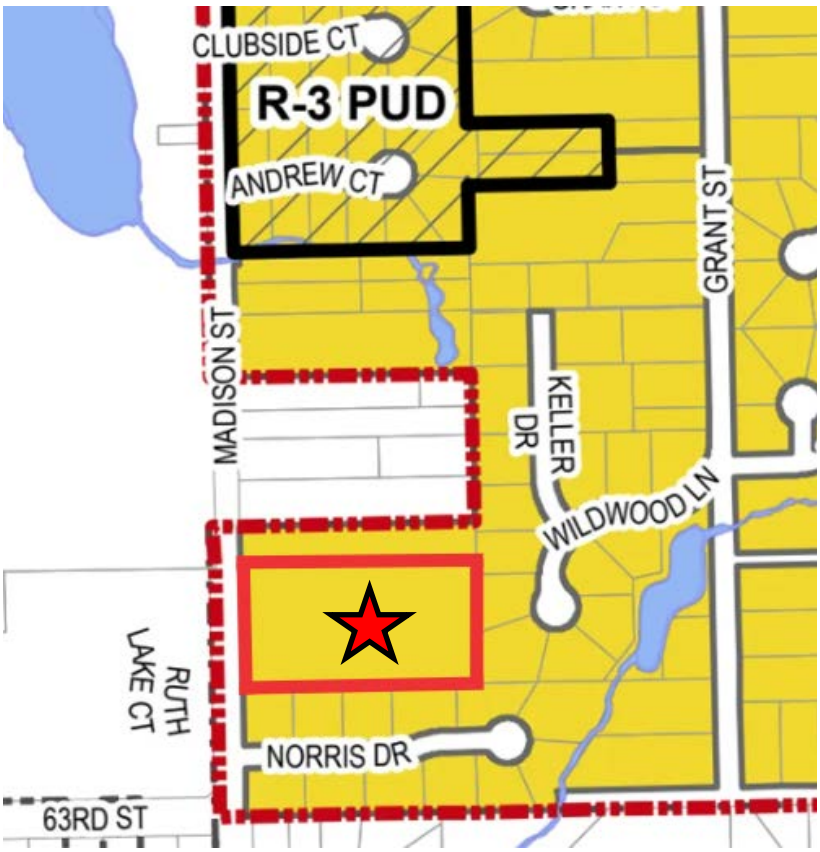
EXISTING ZONING:
R-3 Single-Family Residential

LAND USE PLAN:
Recommends Single-Family Residential

EXISTING LAND USE:
Single-Family Residential

SITE AREA:
±4.73 Acres / 206,039 Square Feet

SUBDIVISION:
Branigar Brothers Hinsdale Farms



The petitioner, Steve Blentlinger of 6221 S Madison Holdings LLC, is requesting a special use for a Planned Unit Development (PUD) with deviations from the Zoning Ordinance and Subdivision Ordinance, Variations, Preliminary Plan approval for a PUD, and Preliminary Plat of Subdivision. The petitioner wishes to redevelop a 4.7-acre site as a planned unit development to establish 10 lots: 9 buildable lots for single-family residences and 1 lot dedicated to stormwater. The current single-family residence on the property will be demolished.

The proposed subdivision, called Madison Reserve, is a single-family residential development. The petitioner noted that the proposed subdivision targets primarily two buyer profiles: professional families seeking access to Hinsdale Central schools and top-tier western suburban communities, and existing Burr Ridge residents looking to right-size without leaving the Village. The proposed subdivision will consist of both two-story and one-story single-family detached dwellings. Per the proposed covenants, all homes must have at least 3 bedrooms and a first-floor primary bedroom suite, regardless of the number of stories. The development will not be gated, and access will be provided solely from Madison Street.

Below are brief details of the requested zoning actions:

- ***Variations for a Planned Unit Development (PUD) on a parcel measuring 4.73 acres with 215 feet of lot width instead of the 40 acres and 800 ft. of lot width:*** In the R-3 zoning district, a PUD requires 40 acres of lot area and 800 feet of lot width minimum. The subject site does not meet these requirements. In order for a PUD to be approved on the site, the variations must be approved first. The petitioner responded to the Findings of Fact for the variations, included on pages 21-23 of the application.

- ***Special use for a PUD:*** A PUD in the R-3 zoning district requires special use approval. A PUD is defined as “land…of a size sufficient to create its own environment, controlled before its development by a single landowner…to be developed as a single entity, the environment of which is compatible with adjacent land, and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards and may be awarded certain premiums in return for assurances of an overall quality of development, including any specific features which will be of exceptional benefit to the community as a whole (Zoning Ordinance section XIV.B)". A PUD provides developers with flexibility in development and allows certain aspects of the strict zoning district standards to be varied in exchange for a public benefit. As noted in the Findings of Fact standards for a PUD Preliminary Plan, a public benefit may consist of beneficial actions, plans, or programs that are clearly beyond the minimum requirements of the Ordinance. Alternatively, a six-lot residential subdivision may be developed by right under the R-3 Zoning Ordinance. A by-right subdivision would not require a demonstration of public benefit, as a PUD would not be necessary. However, the subdivision would be required to comply with all applicable R-3 Zoning District regulations, including, but not limited to, minimum lot area, minimum lot width, floor area ratio (FAR), setbacks, etc. The petitioner responded to the Findings of Fact required for both a special use and a PUD, included on pages 24-26 of the application.

- ***PUD Bulk Exceptions:*** In the case of any planned unit development, the Plan Commission may recommend and the Village Board of Trustees may authorize exceptions to the applicable bulk regulations of this Ordinance within the boundaries of such planned unit development, provided that the Plan Commission shall find:
    (1) That such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development, as well as the neighboring property, that would be obtained under the bulk regulations of this Ordinance for buildings and structures developed on separate zoning lots;
    (2) That the overall floor area ratio for the planned unit development would not exceed by more than five (5%) percent the maximum floor area ratio which would be determined on the basis of the floor area ratio required for the individual uses in such planned unit development, as stipulated in each zoning district.
    - The petitioner is requesting deviations from the PUD Exceptions for (1) a lot width of 62 feet on Lot 5 and a lot width of 90 on Lot 6, deviating from the required R-3 Zoning District regulations of 100 feet minimum; (2) a rear yard setback of 30 feet on Lots 5 and 6, deviating from the required R-3 Zoning District regulations of 50 feet minimum; and (3) to permit a FAR of 0.25 per each individual lot, deviating from the required R-3 Zoning District regulations of a maximum FAR of 0.20.

- ***Preliminary Plan approval of the PUD & Preliminary Plat of Subdivision:*** Should the special use for a PUD and variations be approved, the petitioner is also requesting Preliminary Plan approval of the PUD and Preliminary Plat of Subdivision. Approval of the preliminary plan and preliminary plat are an approval of the concepts and details of the development, the general location of lots, open space, roads, etc. Within 60 days after preliminary approval by the Board of Trustees, the Final Plan must be submitted. The Final Plan approval only goes before the Board of Trustees; the Board has the ability to refer the plan to the Plan Commission if it deviates from the preliminary plan. Additional analysis of the Preliminary Plan is noted below.

Preliminary Plan (Zoning Ordinance Section XIII.3)

As part of preliminary plan submission for a PUD, the petitioner must provide, in addition to a plan showing the layout of the PUD, the following: identification of any variations from the Subdivision and Zoning Ordinances; an explanation of the character of the development; a statement of ownership; a development schedule; a market analysis; proposed covenants and restrictions; density information; service facility information; architectural plans; a landscape Plan; a cost-revenue analysis; a traffic analysis; and an environmental analysis. The petitioner has provided all required information as part of the application.

Below are summary details of the preliminary plan, included as Exhibit A:

- 9 residential lots are proposed with one detention outlot.
- The petitioner provided architectural elevations for three different residential designs for the development (Exhibit G). The elevations differ from the renderings provided in Exhibit

H. Following Plan Commission review and recommendation for the architectural design of the structures, staff recommends that the rendering exhibit should be updated accordingly.

- The net residential area (excluding gross minus stormwater outlot ~0.53 acres and ROW
- ~0.81 acres), is approximately 3.39 acres.
- The net density is approximately 2.45 dwelling units per net residential acre.
- Dwelling units per gross acre is 1.90 units/acre, which equates to an average of approximately 16,441 square feet per lot overall. Lot sizes range from 15,023 square feet to 22,003 square feet. Seven of the nine lots are less than 15,150 square feet.
    - *Per the PUD Bulk regulations, the lot area for single-family detached dwellings should be not less than an average of 16,000 square feet and no lot shall have an area of less than 14,000 square feet.*
- Net developable area is approximately 3.39 acres, excluding the stormwater outlot and right of way.
- The stormwater outlot (Outlot A) provides approximately 22,903 square feet of open space over the underground detention vault. This is approximately 11.1% of the 206,039 square foot gross site area, exceeding the 10% minimum requirement.
- There are 334 existing trees on the site. Staff recommends that a list be provided to reflect which trees will be preserved.
- Deviations from the Subdivision Ordinance standards:
    - The minimum lot depth required is 130 feet, Lot 5 and 6 appear to be less than 130 feet. The petitioner should provide all lot dimensions on the Preliminary Plat.
    - The height and size of the proposed subdivision entryway sign have not yet been provided and may require variation approval.
- The petitioner submitted " Exhibit F - Entry and Site Details," which includes renderings of entry signage and monuments, pathways, bridges, fencing, ornamental lighting, and landscaping. It is important to note that a subdivision entrance sign is subject to conditional sign approval, compliance with Sign Ordinance regulations, and compliance with Subdivision Ordinance sections IX.G and IX.H. Subdivision fences are also subject to Board approval and compliance with Subdivision Ordinance section IX.G. Subdivision signs and fences must be located in easements. At this time, there is insufficient information to determine compliance of the entry monuments, sign, and fence with applicable regulations.

The Assistant Village Engineer completed a review of the Preliminary Plan, Preliminary Engineering Plans, Preliminary Stormwater Report, Wetland Delineation Report, and the Geotechnical Report (attached as Exhibit C). Staff recommends that, should the Plan Commission recommend approval, such approval be conditioned upon compliance with the Assistant Village Engineer's comments.

Public Hearing History

PC-06-2025: On December 1, 2025, the Plan Commission held a pre-application conference regarding the proposed residential Planned Unit Development. The applicant for the informal discussion was the same as the current petitioner, Steve Blentlinger.

Public Comment

Two public comments were received.

Findings of Fact

The petitioner has provided findings of fact, which the Plan Commission may adopt if in agreement with those findings.

Standards for a Special Use

No special use shall be recommended by the Plan Commission or approved by the Village Board unless it is found that:

a. The use meets a public necessity or otherwise provides a service or opportunity that is not otherwise available within the Village and is of benefit to the Village and its residents.
b. The establishment, maintenance, or operation of the special use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.
c. The special use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood in which it is to be located.
d. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
e. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.
f. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
g. The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village of Burr Ridge as amended.
h. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission or, if applicable, the Zoning Board of Appeals.

Standards for a Variation

The Zoning Board of Appeals shall not recommend variations from the regulations of this Ordinance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.
2. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.
3. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.
4. The purpose of the variation is not based primarily upon a desire to increase financial gain.

5. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.
6. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
7. The granting of the variation will not alter the essential character of the neighborhood or locality.
8. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.
9. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village. The Zoning Board of Appeals may recommend and the Village Board of Trustees may impose such conditions and restrictions upon the premises benefitted by a variation as may be necessary to comply with the standards established in this section and the objectives of this Ordinance.

Standards for a Planned Unit Development

In reporting its findings and recommendations on a planned unit development preliminary plan to the Village Board of Trustees, the Plan Commission will submit findings of facts upon which it has based its recommended action. These findings of fact will relate to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest, including, but not limited to, findings of fact on the following:

1. In what respects the proposed plan is or is not consistent with the stated purpose of the planned unit development regulations.
2. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.
3. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.
4. The extent of public benefit produced, or not produced, by the planned unit development in terms of meeting the planning objectives and standards of the Village. Any specific beneficial actions, plans or programs agreed to in the planned unit development proposal which are clearly beyond the minimum requirements of this Ordinance shall be specifically listed as evidence of justified bulk premiums and/or use exceptions.
5. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.
6. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.
7. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.
8. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

9. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

Recommendation

If the Plan Commission chooses to recommend approval of the requests for (1) a special use for a Planned Unit Development (PUD) in accordance with Zoning Ordinance Sections VI.F.2.h and XIII.L with exceptions and deviations from Subdivision and Zoning Ordinances regulations; (2) variations pursuant to Zoning Ordinance Section XIII.H.3 for: (a) a minimum PUD lot area of 4.73 acres instead of the required R-3 PUD minimum of 40 acres; and (b) a minimum PUD lot width of approximately 215 feet of frontage instead of the required R-3 PUD minimum of 800 feet; (3) Preliminary Plan approval for a PUD in accordance with Zoning Ordinance Section XIII.L.2.c.; and (4) Preliminary Plat of Subdivision approval, staff recommends the following conditions:

1. The Final Plan shall substantially comply with the Preliminary Plan and supporting documents as included in Exhibit A. Final Plan approval is subject to Zoning Ordinance section XIII.L.2.d.
2. Monuments, signage, and fencing are not included in this approval and shall be submitted separately.
3. A copy of the draft Covenants and Restrictions for the development shall be provided for staff's review with submission of the Final Plan.

Appendix

Exhibit A – Petitioner's Materials and Public Notifications

- Zoning Application
    - General Information, Property Information & Legal Description
    - Executive Summary
    - Detail Plan L.3.b (1) – See Exhibits
    - Summary of Requests L.3.b (2)
    - Character and Conformity L.3.b (3) (Site and Lot Standards)
    - Ownership Statement L.3.b (4)
    - Development Schedule L.3.b (5)
    - Market Analysis L.3.b (6)
    - Covenants L.3.b (7)
    - Residential Density L.3.b (8)
    - Non-Residential L.3.b (9)
    - Plans L.3.b (10-12) – See Exhibits
    - Cost-Revenue Analysis – Section XIII.L.3.b(13)
    - Traffic Analysis — Section XIII.L.3.b(14)
    - Environmental Analysis — Section XIII.L.3.b(15)
    - PUD Bulk Exceptions — Section XIII.L.4.b
    - PUD Bulk Regulations Compliance — Section XIII.L.5
    - Common Open Space — Section XIII.L.6
    - Requested Zoning Variations — Section XIII.H.3
    - Findings of Fact — Requested Variations (Section XIII.H.3) & Special Use / PUD (Section XIII.L.7)
    - Statement of Conformity with Subdivision Ordinance
    - Proposed Conditions of Approval

- List of Exhibits A through M
  - Exhibit A - Site 9-Lot Engineering & Landscaping Plan
  - Exhibit B - Preliminary Plat of Subdivision
  - Exhibit C.1 - Tree Survey and Bat Habitat Assessment
  - Exhibit C.2 - Tree Survey Plan
  - Exhibit D - Stormwater Management Report
  - Exhibit E - Wetlands Delineation Report
  - Exhibit F - Entry and Site Details
  - Exhibit G - Architectural Elevations and Floor Plans
  - Exhibit H - Renderings and Mood Board
  - Exhibit I - Existing Plat of Survey 6221 S. Madison
  - Exhibit J - Endangered Species Report
  - Exhibit K - Geotechnical Soils Report
  - Exhibit L - Environmental Phase I Report
  - Exhibit M - Proof of Ownership
- Petitioner Certification
- Public notifications

Exhibit B – Public Comments

Exhibit C – Assistant Village Engineer Review

VILLAGE OF BURR RIDGE

PETITION FOR PUBLIC HEARING
PLAN COMMISSION/ZONING BOARD OF APPEALS

GENERAL INFORMATION (to be completed by Petitioner)

PETITIONER (All correspondence will be directed to the Petitioner): 6221 S Madison Holdings LLC

STATUS OF PETITIONER: Owner of Property

PETITIONER'S ADRESS: 7630 Plaza Court, Willowbrook, IL 60527

ADDRESS OF SUBJECT PROPERTY: 6221 S Madison Street, Burr Ridge, IL 60527

PHONE: [redacted]

EMAIL: tower@redwoodbuilt.com

PROPERTY OWNER: 6221 S Madison Holdings LLC

PROPERTY OWNER'S ADDRESS: 7630 Plaza Court, Willowbrook, IL 60527 PHONE: [redacted]

PUBLIC HEARING REQUESTED: __X__ Special Use _____ Rezoning _____ Text Amendment __X__ Variation(s)

DESCRIPTION OF REQUEST:

Planned Unit Development to create 10 lots, with 9 buildable homes and 1 outlot dedicated to storm water retention. New road with cul-de-sac compliant dedicates per subdivision ordinance. Variations requested for lot sizes, and 100' min width and setbacks to East.

PROPERTY INFORMATION (to be completed by Village staff)

PROPERTY ACREAGE/SQ FOOTAGE: 4.73 acres EXISTING ZONING: R-3

EXISTING USE/IMPROVEMENTS: R-3, Vacant Single Family Residence

SUBDIVISION: Branigar Brow Hinsdale Farms, Lot 10

PIN(S) #: 09-13-300-015-0000

The above information and the attached Plat of Survey are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

[redacted] May 4th, 2026

Petitioner's Signature Date of Filing

OWNER AUTHORIZATION FORM

Please complete this form in its entirety and return with the application.

I, Steven Blentlinger, being the owner of record of the property(ies) identified with address(es) 6221 S Madison Street, Burr Ridge, IL and PIN(s) 09-13-300-015-0000 hereby grant permission to Tower Real Estate Development, LLC to file an application(s) on my behalf for Planned Unit Development

Subdivision to create 10 lots (9 for sale) Application

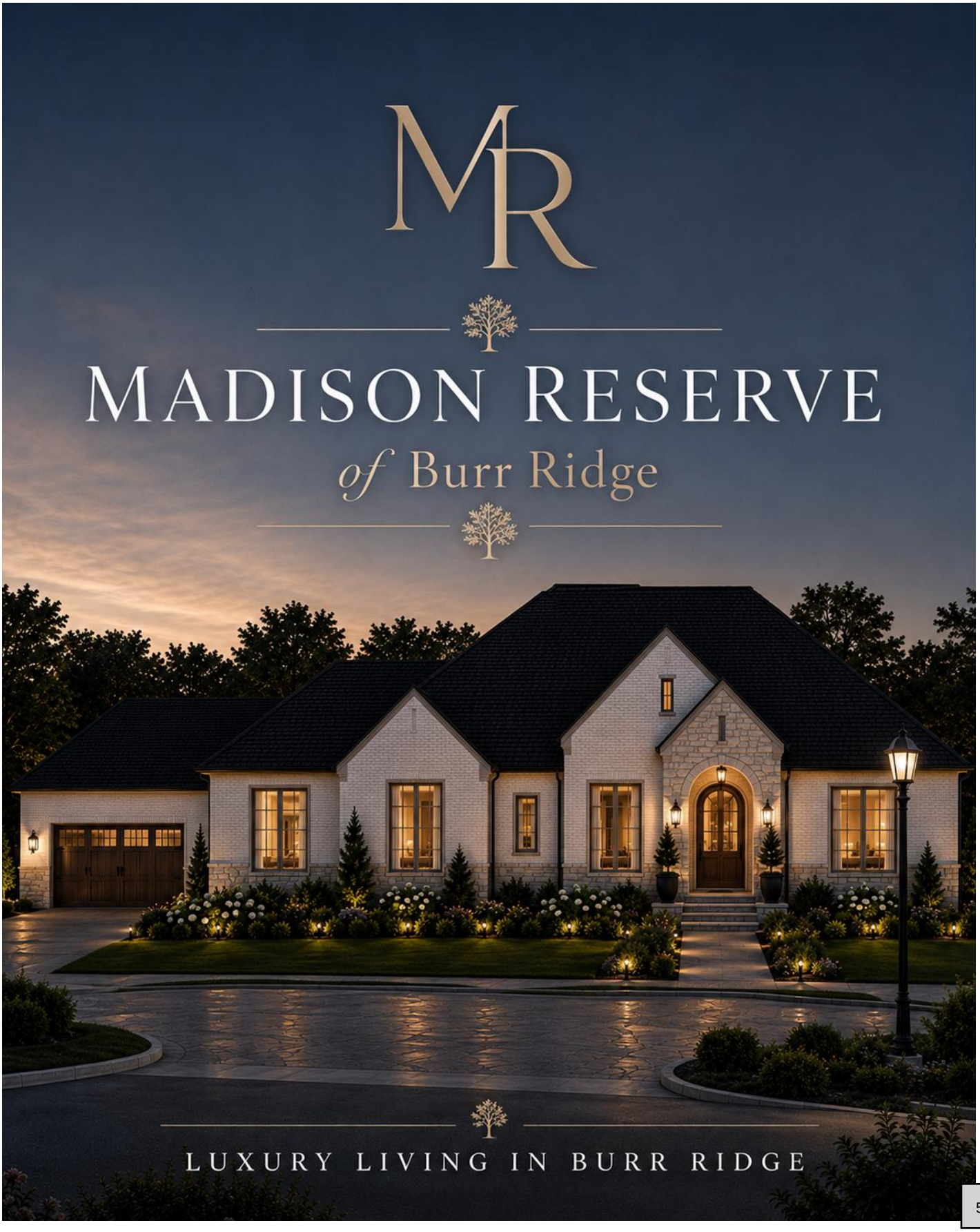
with the Village of Burr Ridge.

[redacted] 05/01/2026

Owner's Signature and Date

(Attach additional pages as necessary)

VILLAGE OF BURR RIDGE
PETITION FOR PUBLIC HEARING APPLICATION
PLAN COMMISSION / ZONING BOARD OF APPEALS



Madison Reserve

PUD Application Narrative

6221 S. Madison Street | Burr Ridge, Illinois 60527

PIN: 09-13-300-015 | May 13, 2026

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- List of Exhibits A through M
- Petitioner Certification

General Information

Petitioner	6221 S. Madison Holdings LLC
Contact	Steve Blentlinger, Managing Member
Petitioner Address	7630 Plaza Court, Willowbrook, IL 60527
Phone	[redacted]
Email	steve@redwoodbuilt.com
Property Owner	6221 S. Madison Holdings LLC
Owner EIN	41-2919398
Status of Petitioner	Property Owner (closed February 17, 2026)
Developer	Tower Real Estate Development LLC | Willowbrook, IL
Builder	Redwood Construction Group LLC | Willowbrook, IL
Engineer	V3 Companies Ltd. | Steven Kranenborg P.E.
Architect	Randall W. King | Architects By Design PC

Property Information

Property Address	6221 S. Madison Street, Burr Ridge, IL 60527
PIN	09-13-300-015
Subdivision of Record	Branigar Bros Hinsdale Farms, Lot 10, Block 5
Site Area (Gross)	4.73 acres ± 206,039 sq. ft.
Existing Zoning	R-3 Single-Family Residence District
Existing Use	Single-family residence (to be demolished) with accessory sheds
Comprehensive Plan	Single-Family Residential
Adjacent Zoning — North	R-3 PUD (Clubside Ct / Andrew Ct / Wildwood Lane subdivision)
Adjacent Zoning — South	R-3 Single-Family Residential
Adjacent Zoning — East	S. Madison Street right-of-way; R-3 beyond
Adjacent Zoning — West	R-3 Single-Family Residential

Property Legal Description

LOT 10 IN BLOCK 5 IN BRANIGAR BROS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT 141390, IN DU PAGE COUNTY, ILLINOIS.

Executive Summary

6221 S. Madison Holdings LLC is pleased to present **Madison Reserve**, a nine-lot luxury custom home community proposed for a 4.73-acre infill site at 6221 S. Madison Street in Burr Ridge, Illinois. The development is designed to be a complementary addition to an established residential neighborhood, delivering high-quality custom homes consistent with Burr Ridge's character as '*A Very Special Place.*'

The property is currently improved with a vacant single-family residence and accessory structures that will be demolished. The site was acquired in fee simple on February 17, 2026. All Phase 1 environmental, wetlands, and soil studies have been completed, confirming the site is suitable for residential development.

The proposed PUD plan features nine (9) generously sized single-family lots ranging from approximately 15,000 to 22,000 square feet, served by a new public cul-de-sac dedicated to the Village. An underground stormwater detention vault (2.20 AC-FT capacity) will be constructed on an attached outlot in the northeast corner of the site, providing superior stormwater management that will benefit both the development and neighboring properties. The underground design of this space will serve as additional open green space with HOA amenities such as a garden, walking path, covered areas and benches.

The community is designed to appeal to two primary buyer profiles: professional families seeking access to Hinsdale Central schools and top-tier western suburban communities, and existing Burr Ridge residents looking to right-size without leaving the Village. All homes will have first-floor primary bedroom suites and many will be ranch-style plans. Current market data reflects only 2 months of inventory, 27 days on market, and a 21% year-over-year inventory decline, indicating a supply-constrained market which this development is well-positioned to serve. Homes are anticipated to range from 3,000 square feet to 4,500 square feet with prices starting at approximately $2,100,000 to $2,700,000 which will represent a significant addition to the Village's tax base.

The PUD structure is requested because the site's irregular geometry, wetland buffer along the northern boundary, existing drainage patterns, and the engineering requirements produce lot dimensions that fall below standard R-3 minimums. Importantly, all proposed lots will comply with the PUD Bulk Regulations of Section XIII.L.5, which establish their own minimum standards independent of the underlying R-3 district. Only two items require traditional zoning variations; to permit a PUD on a parcel less than 40 acres and with less than 800 ft. of lot width per Zoning Ordinance variations Section XIII.H.3. The remaining dimensional departures are addressed as PUD Bulk Exceptions under Section XIII.L.4.b, which is the appropriate mechanism within the PUD framework.

The Petitioner and its team — V3 Companies Ltd. (engineer), Architects By Design PC (architect), and Redwood Construction Group / Tower Real Estate Development (Petitioners) — have completed a pre-application conference with Village staff and incorporated their feedback into the plan presented herein.

Detailed Plan — Section XIII.L.3.b(1)

Petitioner has included drawings of the planned unit development prepared at a scale not less than 1" = 50' to show such designations as proposed streets (public and private), all buildings and structures, their yards and their use, common open space, recreation facilities, parking areas, service areas, and other facilities to indicate the character of the proposed development. The submission is comprised of the drawings, sheets and supplemental information as outlined in Section XIII.L.3.b(1) and included herein as Exhibits to this application.

Summary of Requests — Section XIII.L.3.b(2)

The Petitioner respectfully requests the following approvals from the Village of Burr Ridge Plan Commission and Board of Trustees:

1. Special Use approval for a Planned Unit Development (PUD) pursuant to Section XIII.L of the Village of Burr Ridge Zoning Ordinance, to permit a 9-lot single-family residential subdivision on 4.73 acres in the R-3 Zoning District;
2. Approval of a Preliminary Plat of Subdivision for Madison Reserve — 9 buildable lots and 1 stormwater outlot — pursuant to the Village of Burr Ridge Subdivision Ordinance;
3. PUD Bulk Exceptions pursuant to Section XIII.L.4.b for: (a) lot width below 100 feet on Lots 5 and 6 due to cul-de-sac geometry; (b) rear yard setback of 30 feet on Lots 5 and 6 in lieu of the R-3 50-foot minimum; and (c) maximum FAR of 0.25 per individual lot in lieu of the PUD standard of 0.20; and
4. Zoning Variations pursuant to Section XIII.H.3 for: (a) minimum PUD site area — 4.73 acres in lieu of the R-3 PUD minimum of 40 acres; and (b) minimum PUD lot width — approximately 215 feet of frontage in lieu of the R-3 PUD minimum of 800 feet.

Statement of Character and Conformity — Section XIII.L.3.b(3)

Section XIII.L.3.b(3) of the Village of Burr Ridge Zoning Ordinance requires the Petitioner to provide an explanation of the character of the planned unit development, the reasons why it has been planned to take advantage of the flexibility of the PUD regulations, and a specific explanation of how the proposed development meets the objectives of all official plans which affect the land. The following statement addresses each of these requirements.

1. Character of the Development

Madison Reserve is a nine-lot luxury custom home community designed to reflect and reinforce the essential character that defines Burr Ridge — low density, single-family residential development with distinctive homes, generous setbacks, mature landscaping, and a strong sense of privacy. The development occupies 4.73 acres at 6221 S. Madison Street, a single-frontage infill parcel bordered by established residential neighborhoods on all sides.

The character of Madison Reserve is established through the following design elements:

Single-family detached homes. All nine lots will be improved with custom detached single-family residences. No attached, multi-family, or non-residential use is proposed or permitted within the development.

Luxury product at appropriate scale. Homes will have a minimum of 2,500 square feet of finished living area above grade, with first-floor primary bedroom suites on all homes and ranch-style plans available on the majority of lots. Estimated sale prices of $2.1 to $2.7+ million are consistent with Burr Ridge's upscale residential market.

Generous setbacks and lot separation. A 30-foot front yard, 50-foot rear yard (30 feet on Lots 5 and 6), and 10-foot interior side yards provide ample separation between structures and between the development and its neighbors consistent with the underlying R-3 zoning.

Preservation of existing natural features. The mature landscaped berm and established tree line along S. Madison Street are preserved by the site design. The natural drainage buffer along the northern boundary is respected and undisturbed. The stormwater vault is placed on a dedicated outlot in the northeast corner, accessible from public right of way, with an underground design that allows for ample at-grade open green space vs a standard detention area.

High architectural standards. Exterior materials are limited to brick, natural stone, manufactured stone, and composite, natural wood or fiber cement and stucco. Building elevations are subject to Village staff review prior to permit issuance.

Cohesive neighborhood identity. The development is organized around Madison Court, a landscaped public cul-de-sac with a 22-foot landscaped island, consistent street lighting, and uniform parkway treatment, creating a coherent neighborhood identity within the larger Madison Street corridor.

HOA governance. A Homeowners Association will govern the use and maintenance of common elements, enforce architectural standards, and maintain the stormwater outlot — ensuring the long-term quality and character of the development are protected.

2. Why the PUD Framework Was Used

The PUD framework was chosen not to circumvent the R-3 standards but because the physical characteristics of this site make holistic integrated planning — rather than lot-by-lot subdivision — the only way to achieve a development of the quality and character described above. The following site-specific conditions make PUD the appropriate planning tool:

Single street frontage. The parcel has a single frontage on S. Madison Street and is landlocked on three sides by established residential neighborhoods. A cul-de-sac is the only viable internal access configuration. A cul-de-sac unavoidably creates pie-shaped lots on the flanking positions whose dimensions fall modestly below R-3 minimums — a geometric result of good street design, not a deficiency in lot quality.

Irregular site geometry and drainage conditions. The site's irregular shape, wetland buffer along the northern boundary, and existing drainage swale constrain the buildable envelope and limit how lots can be configured. The PUD framework allows these constraints to be addressed through Bulk Exceptions rather than requiring each lot to independently satisfy R-3 dimensional standards.

Superior stormwater management. The PUD enables the underground stormwater detention vault — a solution that eliminates open water from a residential neighborhood, improves drainage conditions for neighboring properties, and recovers green space that a surface pond would consume. This infrastructure investment is only viable because the PUD provides the integrated site plan and outlot structure needed to accommodate it.

Unified design and architectural standards. The PUD framework enables the Petitioner to establish and enforce architectural standards, cohesive design standards provisions, and minimum home size requirements across all nine lots as binding conditions of approval — protections that cannot be imposed under a standard by-right subdivision.

3. Conformity with Official Plans

The following official plans and policies of the Village of Burr Ridge affect the subject property. Madison Reserve meets or advances the objectives of each:

A. Village of Burr Ridge Comprehensive Plan (1999, as amended through 2007)

The Comprehensive Plan's community vision calls for Burr Ridge to be 'a high-quality suburban community with low density neighborhoods characterized by distinctive homes in natural wooded settings.” The Plan's residential development goals and objectives are addressed as follows:

Maintain and encourage predominantly single-family developments. Madison Reserve is proposed as an exclusive single-family detached residential community. The development reinforces the single-family residential character of the Madison Street corridor.

Maintain and encourage low density residential developments with a variety of lot sizes. The development's gross density of 1.90 units per acre is well within the low-density residential character the Plan envisions. The nine lots range from approximately 15,000 to 22,000 square feet, providing a variety of lot sizes appropriate to the infill context. The smaller lot sizes are consistent with the other developments within the surrounding area and greater Burr Ridge community. The lots will maintain the majority of setbacks required by the underlying R-3 zoning.

Promote distinctive and upscale residential developments with high architectural quality. Madison Reserve directly advances this objective. Homes at $2.1 to $2.7 million with minimum 2,500 SF of living area, brick or stone exterior elements, high-quality exterior finishes, first-floor primary suites, and varying elevation standards are precisely the 'distinctive and upscale' development with 'high architectural quality' the Plan calls for.

Maintain, preserve and create additional wooded areas and natural features. The existing mature berm and tree line along Madison Street are preserved. The stormwater outlot introduces opportunities for aesthetically pleasing planting to blend into the wooded neighborhood. Parkway trees and a landscaped island will introduce more wooded areas and natural features. The site plan gives specific consideration to topographical and drainage conditions as directed by the Plan.

Require appropriate transitional uses and landscape screening between residential developments. The development is bordered by residential uses on all sides. Perimeter setbacks, landscape buffers, and the preserved Madison Street berm provide appropriate screening and transition between the new development and neighboring properties.

Implementation of the Comprehensive Plan is intended to protect the Village's residential character and ensure the continuance of a strong tax base. Nine luxury homes will substantially increase the property tax revenue generated by this parcel vs the existing use as a single family residence, directly advancing the Plan's tax base objective while reinforcing the residential character of the neighborhood.

B. Village of Burr Ridge Zoning Ordinance (Ordinance No. 834, as amended)

The subject property is zoned R-3 Single-Family Residence District. The proposed use — detached single-family residences — is a permitted use in the R-3 district. The PUD special use is authorized in the R-3 district under Section XIII.L. All applicable R-3 bulk regulations are met as follows: lot area complies with PUD Bulk Regulations under Section XIII.L.5; lot width and rear yard setback on Lots 5 and 6 are addressed as PUD Bulk Exceptions under Section XIII.L.4.b; FAR is addressed as a PUD Bulk Exception with Board discretion under Section XIII.L.5.b(1). The two Zoning Variations required for PUD eligibility thresholds (acreage and lot width) are addressed with full XIII.H.3 findings. The development fully conforms to the purpose and intent of the R-3 district and the PUD regulations.

C. Village of Burr Ridge Subdivision Ordinance (Ordinance No. 894, as amended)

The proposed development conforms to all applicable requirements of the Subdivision Ordinance as detailed in the Statement of Conformity with the Subdivision Ordinance section of this application. No variations from the Subdivision Ordinance are requested. The public cul-de-sac, sidewalks, utilities, stormwater system, and landscaping all meet or exceed Subdivision Ordinance standards.

D. DuPage County Stormwater Management Ordinance and Related Policies

The underground detention vault has been designed to meet DuPage County Stormwater Management Ordinance release rate standards. A DuPage County permit will be obtained prior to construction. The Wetland Delineation Report (V3 Companies) identifies that no wetlands are on our development parcel per Army Corps of Engineers standards. The development is very specifically designed to improve, not worsen, off-site drainage conditions for neighboring properties — consistent with the Village's stormwater management policies and the Comprehensive Plan's objective of giving special consideration to topographical and floodplain conditions.

In summary, Madison Reserve directly advances the community vision and residential development objectives of the Burr Ridge Comprehensive Plan, conforms to the applicable requirements of the Zoning Ordinance and Subdivision Ordinance, and meets DuPage County stormwater standards. The PUD framework was employed not to circumvent these plans and ordinances but to deliver a development of higher quality and greater public benefit than would be achievable under standard by-right subdivision — which is precisely the purpose for which the PUD regulations exist.

Site Summary

Gross Site Area	4.73 acres (± 206,039 sq. ft.)
Net Developable Area	Approx. 3.39 acres Residential (excludes stormwater outlot / ROW)
Total Lots Proposed	9 single-family lots + 1 outlot (stormwater / open space)
Dwelling Units per Gross Acre	1.90 du/acre
Roadway Design	28 feet back-of-curb to back-of-curb with IDOT B6.12 curbs and gutters — public dedication
Cul-de-Sac Island	22-foot diameter landscaped island per Subdivision Ordinance Sec. VIII.D
Open Space / Common Area	Stormwater outlot with usable green space over vault and cul-de-sac island — est. 22,903+ SF (approx. 11% of gross site)
Stormwater System	Underground stormwater vault (Storm Trap or equivalent) — 2.20 AC-FT capacity
Stormwater Location	Dedicated outlot in northeast corner with public street frontage
Estimated Impervious Coverage	Approx. 31% (roadway, driveways, and homes combined)
Street Lighting	Two lights: one at Madison Street intersection, one in cul-de-sac
Sidewalks	Both sides of cul-de-sac entry drive and along Madison Street frontage

Proposed Lot Standards

Lot Size Range	Approx. 15,000 – 22,000 sq. ft. (varies by lot)
Lot Size Average (all lots)	Approx. 16,500 sq. ft. — exceeds PUD minimum average of 16,000 SF
Minimum Individual Lot Area	Approx. 15,000 SF — exceeds PUD minimum of 14,000 SF
Minimum Lot Width	100 feet standard — PUD Bulk Exception requested for Lots 5 and 6 (cul-de-sac geometry)
Front Yard Setback	30 feet from back-of-curb
Rear Yard Setback	50 feet minimum — PUD Bulk Exception requested for Lots 5 and 6 (30 feet)
Interior Side Yard Setback	10 feet minimum per side
Exterior Side Yard Setback	30 feet (along Madison Street)
Maximum Building Height	30 feet to median height
Maximum FAR	0.25 per individual lot — PUD Bulk Exception requested (PUD standard: 0.20)
Home Size (Est.)	3,000 – 4,500+/- square feet of living area (2,500 sf minimum)
Exterior Materials	Brick, natural stone, manufactured stone, stucco, or composite or natural wood siding (i.e. Hardie or LP)
Cohesive Design Standards	No identical elevation on adjacent lots; max 2 of same elevation in development
Allowable Side Yard Projections	Window sills, belt courses, cornices, eaves, gutters, stoops, stairs, window wells, wall-mounted meters/equipment per ordinance
Allowable Rear Yard Projections	All side yard projections, plus patios, decks (enclosed and uncovered), pool houses, and pools

Ownership Statement — Section XIII.L.3.b(4)

The subject property at 6221 S. Madison Street, Burr Ridge, Illinois (PIN: 09-13-300-015) is owned in fee simple by 6221 S. Madison Holdings LLC, an Illinois limited liability company (EIN: 41-2919398), with a principal office located at 7630 Plaza Court, Willowbrook, Illinois 60527. The property was acquired on February 17, 2026.

The beneficial owners and managing members of 6221 S. Madison Holdings LLC are Steve Blentlinger and Patrick Kinsella (both principals at Redwood Construction Group LLC and Tower Real Estate Development LLC). There is no land trust associated with this ownership. Title is held directly in the name of the LLC.

No transfer of ownership is proposed prior to recordation of the Final Plat of Subdivision. Individual lots will be conveyed to custom home builders and end purchasers following Final Plat approval and recording. Common areas will be maintained via an HOA Maintenance agreement.

Development Schedule — Section XIII.L.3.b(5)

Madison Reserve is proposed to be developed in three stages as follows:

Stage	Description / Milestones
Stage 1 — Entitlement (Q2 2026)	PUD Special Use public hearing and Plan Commission recommendation. Board of Trustees approval and adoption of ordinance. Commencement of Final Plat and Final PUD Engineering. Target completion: August 2026.
Stage 2 — Site Infrastructure (Q3–Q4 2026)	Final Plat recording. Site grading, demolition of existing structures. Installation of public cul-de-sac roadway, underground stormwater vault, sanitary sewer, water main, storm sewer, sidewalks, and street lighting. Commencement of lot sales. Target completion: December 2026.
Stage 3 — Home Construction (Q4 2026 – Q4 2027)	Custom home construction on individual lots by Petitioner and/or purchaser-builders. All nine lots anticipated to be under construction or complete by Q4 2027. HOA established and operational upon first home Certificate of Occupancy.

The entire development is proposed as a single unified phase with no intent to stage or defer any portion of the public infrastructure. All site improvements will be installed prior to or concurrent with issuance of building permits for individual homes.

Market Analysis — Section XIII.L.3.b.(6)

A formal market analysis has not been specifically requested by the Village at this stage of the review process. However, a preliminary comprehensive Market Study for 6221 Madison Street, Burr Ridge, Illinois has been prepared by the petitioner and is summarized in the key findings relevant to this application below:

Market Conditions

Metric	Current Data
Median Home Value	≈ $910,000 (all Burr Ridge detached)
Median Sale Price (12 months)	$1,030,000 — up 8.2% YoY
Days on Market	27 days
Months of Inventory	2.0 months (down 21% YoY)
New Construction Premium	+25–30% over resale
Median Home Size (all detached)	3,900 SF
Owner-Occupancy Rate	84%

Demand Assessment

The Burr Ridge market is supply-constrained at the luxury single-family level. With only 2 months of inventory and a 21% year-over-year decline in available homes, documented demand significantly exceeds current supply. Madison Reserve targets two well-defined buyer segments:

Professional families. Buyers seeking access to D181 Elementary and Middle Schools and Hinsdale Central High School District 86, some of Illinois' top-ranked public schools, combined with the privacy and lot character that defines Burr Ridge. New construction at this price point has consistently commanded a 25–30% premium over resale.

Burr Ridge right-sizers. Existing Burr Ridge residents in larger estate homes seeking to downsize within the community. First-floor primary suites and ranch-style plan options directly serve this segment, which represents approximately 24% of current Burr Ridge households (age 65+).

Competitive Positioning

Comparable Development	Size / Price / Notes
Ambriance, Burr Ridge	4,000–8,000+ SF | $2.0M–$3.5M+ | Established gated estate community
Highland Fields, Burr Ridge	4,000–6,000 SF | Listed $2.5M (2025) | Custom luxury estate
Burr Ridge Club, Burr Ridge	~4,200 SF | Sold $2.43M (2025) | Gated maintenance-free community
The Eight at Hinsdale	~3,400 SF | Pending $2.7M (2025) | Boutique new construction villas
Madison Reserve (proposed)	3,000–4,500+ SF | Target $2.1M–2.7M | 9-lot luxury infill community

Madison Reserve is positioned at the accessible entry point of Burr Ridge's new construction luxury market, starting below the estate tier (Ambriance, Highland Fields) but offering comparable quality and location advantage. The nine-lot scale, first-floor primary suite standard, and ranch-plan availability differentiate the development from larger estate communities and directly address the documented right-sizer demand.

Covenants — Section XIII.L.3.b.(7)

A Homeowners Association (HOA) will be established and its declaration recorded concurrently with the Final Plat of Subdivision. The HOA will govern the use, maintenance, and continued protection of Madison Reserve and its common elements. The following summarizes the key provisions of the HOA structure:

Membership and governance. Ownership of any lot automatically confers mandatory membership in the Madison Reserve Homeowners Association (HOA). The HOA will be incorporated as an Illinois not-for-profit corporation prior to the first lot sale. All nine lot owners will be members with equal voting rights.

Common elements. The HOA will own and maintain Outlot A (underground stormwater vault, green space, and cul-de-sac island landscaping). Madison Court right-of-way will be dedicated to and maintained by the Village of Burr Ridge following acceptance.

Stormwater vault maintenance. The HOA will include a specific maintenance obligation for the underground detention vault, including inspection, cleaning, and repair per manufacturer schedule and any requirements of DuPage County and the Village Engineer. A reserve fund will be established for vault maintenance.

Permitted use. All lots shall be used exclusively for single-family detached residential purposes. No lot shall be subdivided or combined without Village approval.

Architectural standards. All homes shall have a minimum finished living area of 2,500 SF. Exterior materials shall be consistent with high-quality residential character, subject to HOA and Village staff review prior to permit issuance. Cohesive Design Standards provision. All homes within Madison Reserve shall reflect a cohesive architectural character through consistent use of quality exterior materials, complementary rooflines, and compatible massing. While individual home designs are encouraged to vary in style and elevation, no two adjacent lots shall feature identical front elevations, and all designs are subject to HOA architectural review prior to permit application to ensure compatibility with the overall neighborhood character.

Assessments. Annual assessments will be levied on all lot owners to fund common area maintenance, vault maintenance, landscaping, street lighting, and reserves. Special assessments may be levied by supermajority vote for major capital items.

Duration and enforcement. Covenants run with the land for a minimum of 25 years, automatically renewing unless terminated by a supermajority (75%) vote of members. The HOA and individual lot owners shall have standing to enforce all covenants.

No condominium ownership. Madison Reserve will not be organized as a condominium. All lots will be conveyed in fee simple. No condominium declaration or bylaws are proposed.

A full HOA declaration and bylaws will be prepared by the Petitioner's attorney and submitted for Village review prior to recordation of the Final Plat.

Residential Density — Section XIII.L.3.b.(8)

Density Summary

Metric	Madison Reserve
Gross Site Area	4.73 acres (206,039 SF)
Net Residential Area	Approx. 3.39 acres (gross minus stormwater outlot ~0.53 ac and ROW ~0.81 ac)
Total Dwelling Units	9 single-family detached
Gross Density	1.90 dwelling units per gross acre
Net Density	Approx. 2.45 dwelling units per net residential acre
Dwelling Units per Net Residential Acre	2.45 du/acre
Density vs. R-3 by-right potential	Approx. 6 lots by-right; 9 lots via PUD — 50% increase enabled by superior stormwater and planning design

Dwelling Units by Type

Unit Type	Count
Single-family detached — two-story with first-floor primary suite	2 Lots (Lot 1 and Lot 9)
Single-family detached — ranch (single-story)	7 Lots (Lots 2, 3, 4, 5, 6, 7 and 8)
Total	9 lots

Final unit type distribution will be determined by developer and/or purchasers, subject to HOA architectural review and Village building permit approval. All homes will include a first-floor primary bedroom suite regardless of story count.

Bedrooms by Unit Type

Unit Type	Anticipated Bedrooms
Two-story with first-floor primary suite	4 bedrooms (first-floor primary + 3 upper)
Ranch (single-story)	3–4 bedrooms (all on main level)
Minimum per all units	3 bedrooms (per HOA covenant minimum)

Note: Final bedroom counts will be determined by custom home designs submitted by individual purchasers. All units will meet or exceed the R-3 minimum ground floor area requirements per Section VI of the Zoning Ordinance.

Nonresidential — Sections XIII.L.3.b(9)

This section is not applicable to this PUD.

Plans — Sections XIII.L.3.b.(10) (11) and (12)

Please reference the included Exhibits for the following information:

Cost-Revenue Analysis – Section XIII.L.3.b(13)

Section XIII.L of the Zoning Ordinance requires a study indicating the fiscal impact of the planned unit development on major taxing bodies. The following analysis addresses each relevant taxing body for a nine-lot luxury single-family development.

Taxing Body	Analysis
DuPage County	Nine new residential parcels at assessed values reflecting $2.1–2.7M sale prices will generate significant incremental county property tax revenue. No additional county capital expenditures are anticipated as a result of this development.
Community High School District 86 (Hinsdale Central)	Luxury homes in this price range historically attract empty nesters, downsizers, and smaller professional families, generating modest school-age children impacts. Industry data suggests homes at $2.4M+ average fewer than 0.5 school-age children per unit. Nine homes are projected to generate 3–4 school-age children total — a negligible impact on District 86's enrollment — while generating substantial incremental tax revenue.
Elementary School District 181 (Clarendon Hills / Burr Ridge)	Same analysis as District 86. Minimal enrollment impact with strong incremental revenue.
Burr Ridge Fire Protection District	Nine single-family homes represent standard residential fire risk with no unusual hazards. No additional capital investment required. Incremental property tax revenue from nine high-value homes exceeds any marginal increase in service costs.
Pleasantdale Park District	Park land dedication or fee in lieu will be provided per Subdivision Ordinance Section X as calculated by Village staff. No additional park capital investment is required to serve nine homes. Incremental tax revenue is a net positive.
Burr Ridge Public Library District	Nine households represent minimal incremental demand on library services. Incremental property tax revenue exceeds any marginal service cost increase.
Overall Fiscal Assessment	The conversion of a single aging residence to nine luxury homes at $2.1–2.7M each represents a strongly net-positive fiscal event for all taxing bodies. Conservative estimated total assessed value of the nine completed homes: $14–16 million, compared to the current single-parcel assessed value of approximately $1.5–2.0 million. No new capital infrastructure is required of any taxing body as a result of this development.

Traffic Analysis — Section XIII.L.3.b.(14)

A formal Traffic Impact Study has not been requested by the Village. Based on a review conducted by the Petitioner's engineer, V3 Companies Ltd. (Steven Kranenborg P.E.), a formal study is not warranted at this scale. The following summarizes the traffic implications of the proposed development.

Trip Generation
Nine single-family detached homes are estimated to generate the following vehicle trips using ITE Trip Generation Manual (11th Edition) Land Use Code 210:
Weekday daily trips: Approximately 86 total (9.44 per unit × 9)
AM peak hour (7–8 AM): Approximately 7 trips (0.74 per unit × 9) — 2 in, 5 out
PM peak hour (4–5 PM): Approximately 9 trips (1.00 per unit × 9) — 6 in, 3 out

At fewer than 10 peak-hour trips, this development is well below the 100 peak-hour trip threshold that typically triggers a Traffic Impact Study under standard DuPage County and Village of Burr Ridge practice. The projected trip generation is negligible relative to S. Madison Street's existing capacity as a secondary north-south arterial.

Access and Circulation
Access point: A single access point via Madison Court onto S. Madison Street. No traffic signal, turn lane, or other roadway improvement is required.
Internal circulation: Madison Court (28-foot public cul-de-sac) provides adequate circulation for all nine lots with no through-traffic and a Village-compliant turnaround.
Sight distance: Adequate sight distance exists at the Madison Street intersection. V3 Companies will confirm sight distance compliance on final engineering plans.
Construction traffic: Construction vehicle access will also be via Madison Court from S. Madison Street. A construction traffic management plan will be implemented to minimize impacts on adjacent residents during site work and home construction phases.

The Petitioner will cooperate fully with any additional traffic review requested by the Village Engineer during the final engineering plan review process.

Environmental Analysis — Section XIII.L.3.b.(15)

The following addresses each category of environmental impact identified in Section XIII.L.3.b.15 based on completed site investigations and engineering analysis conducted by the petitioner.

Ecosystems. The site is an established residential parcel with a single-family home, accessory structures, landscaped grounds, and a vegetated berm along Madison Street. No rare, threatened, or endangered species or habitat has been identified on the site. The stormwater outlot, perimeter buffers, and preserved Madison Street berm will be maintained or restored with improved landscaping. Net ecosystem impact is negligible.

Air quality. Nine single-family homes generate no industrial, commercial, or intensive air quality impacts. Construction activity will produce temporary dust and vehicle emissions managed per Village and IEPA standards including dust suppression and idling restrictions. Long-term air quality impact from nine residential households is immeasurable at the neighborhood scale.

Groundwater and surface water quality. The underground stormwater detention vault is designed to meet DuPage County Stormwater Management Ordinance release rate standards and is engineered to prevent any deterioration in surface water quality reaching adjacent properties or waterways. Erosion and sedimentation control measures will be implemented during construction per Subdivision Ordinance Section VIII.M. No above-ground chemical storage, fuel tanks, or hazardous materials are proposed. A Phase 1 Environmental Site Assessment has been completed for the subject property by Pioneer Engineering with no recognized environmental conditions identified requiring further investigation.

Floodplains. The subject property is not located within a FEMA-designated 100-year floodplain per FIRM Panel 17043C0193J (effective August 1, 2019). No floodplain impacts are anticipated.

Wetlands. A wetlands delineation has been completed by V3 Companies Ltd. and is submitted as an Exhibit. The development plan respects all identified wetland areas (identified on the NE parcel not on the subject parcel) along the northeast corner. No direct wetland impacts are proposed. Any incidental impacts identified during final engineering will be addressed through appropriate Army Corps of Engineers and IEPA permitting.

Streams and creeks. No streams, creeks, or open water courses are located on the subject property. An existing drainage swale along the northern boundary is accommodated within the site design and will be managed through the underground detention system.

Forests and substantial tree growth. The site contains a mature landscaped berm and established tree line along S. Madison Street. The site design preserves the majority of this existing vegetation. A detailed tree survey identifying all trees 8 inches or greater in diameter (per Section XIII.L.3.b plan requirements) has been completed by V3 Engineering. Trees identified for removal will be mitigated per Village tree replacement standards.

Aquifer recharge areas. The subject property is not located within a designated aquifer recharge area. The underground detention vault and pervious landscape areas will maintain groundwater infiltration consistent with existing site conditions.

Historic buildings and structures. The existing single-family residence on the subject property has no historic designation and is not listed on any local, state, or federal historic register. The structure will be demolished. No historic resources are affected by this development.

Prairie landscapes and mineral resource reserves. No prairie landscapes or mineral resource reserves have been identified on or adjacent to the subject property. These environmental categories are not applicable to this site.

In summary, the environmental impacts of Madison Reserve are negligible. The development replaces an aging single-family residence with a nine-lot luxury residential community using best-practice stormwater management, erosion controls, and preservation. No material negative environmental impacts have been identified. The Petitioner will cooperate fully with any additional environmental review requested by the Village Engineer or Board of Trustees.

PUD Bulk Exceptions — Section XIII.L.4.b

Section XIII.L.4.b authorizes the Plan Commission to recommend and the Board of Trustees to approve exceptions to the applicable bulk regulations within the boundaries of a planned unit development, provided the Plan Commission finds:

- That such exception shall be solely for the purpose of promoting an integrated site plan no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the bulk regulations of this Ordinance for buildings and structures developed on separate zoning lots; and
- That the overall FAR for the planned unit development would not exceed by more than five percent (5%) the maximum FAR which would be determined on the basis of the floor area ratio required for the individual uses in such planned unit development.

The Petitioner requests the following three Bulk Exceptions and provides the following findings in support:

Bulk Exception 1 — Lot Width on Lots 5 and 6

Request: Permit lot width below the R-3 100-foot minimum on Lots 5 and 6 due to cul-de-sac geometry.

Finding: The integrated site plan requires a cul-de-sac configuration as the only viable internal access point for a multi-lot subdivision on a parcel with a single street frontage. The cul-de-sac geometry unavoidably produces pie-shaped lots with reduced width at the building setback line on the two lots flanking the turnaround. This is a design consequence inherent in every cul-de-sac subdivision, not a deliberate reduction in lot quality. The building envelopes on Lots 5 and 6 remain adequate for luxury single-family homes of 3,000+ square feet consistent with all other lots in the development. The resulting site plan is demonstrably more beneficial than a linear road configuration, which would produce fewer lots and worse stormwater management. The neighboring properties are no less protected than they would be under a standard R-3 subdivision of this site.

Bulk Exception 2 — Rear Yard Setback on Lots 5 and 6

Request: Permit a rear yard setback of 30 feet on Lots 5 and 6 in lieu of the R-3 50-foot minimum.

Finding: The cul-de-sac geometry that reduces lot width on Lots 5 and 6 also reduces effective lot depth on those lots. Requiring a 50-foot rear yard setback on these lots would render their building envelopes non-viable for homes of the size and character appropriate to the neighborhood. A 30-foot rear yard setback on these two interior lots provides adequate separation from neighboring properties — noting that the rear lot lines of Lots 5 and 6 do not abut any existing residential structure. The integrated plan, considered as a whole, delivers setbacks equal to or greater than R-3 minimums on all perimeter lots, which are the lots most relevant to neighboring properties. The 30-foot rear yard on two interior lots is no less beneficial to the surrounding neighborhood than standard R-3 development of this parcel.

Bulk Exception 3 — Floor Area Ratio (FAR)

Request: Permit a maximum FAR of 0.25 per individual lot in lieu of the PUD standard of 0.20.

The PUD Bulk Regulation sets a default FAR of 0.20 for single-family detached dwellings unless otherwise approved. The proposed 0.25 FAR reflects the market expectation for luxury custom homes in Burr Ridge, where homes of 3,000 to 4,500+ square feet above grade are the standard product. At 0.25 FAR on the average lot of approximately 16,500 square feet, the permitted living area above grade is approximately 4,125 square feet — consistent with the $2.1–2.7 million price point and with comparable PUD developments in the Village. Pools, unfinished basements, and the first 1,000 square feet of attached garage are excluded from FAR calculation per the Zoning Ordinance, so the 0.25 FAR applies only to finished above-grade living area and any garage space in excess of 1,000 square feet. The requested 0.25 FAR is a modest departure from the 0.20 standard and the Petitioner requests that the Board of Trustees exercise its discretion under Section XIII.L.5.b(1) to approve this FAR as part of the PUD approval.

PUD Bulk Regulations Compliance — Section XIII.L.5

Section XIII.L.5 establishes the minimum bulk regulations applicable to all residential PUDs, independent of the underlying zoning district's standards. The following demonstrates compliance with each applicable standard:

Standard	Section XIII.L.5 Requirement | Madison Reserve Proposal | Status
Minimum average lot area	16,000 SF average | Approx. 16,500 SF average | Compliant
Minimum individual lot area	14,000 SF minimum | Approx. 15,000 SF minimum | Compliant
Lot width	Requesting PC recommendation | 100 ft standard; Bulk Exception for Lots 5 & 6 | Bulk Exception
FAR — single-family detached	0.20 unless Board approves otherwise | 0.25 requested | Bulk Exception
Front yard — perimeter lots	Per R-3 district (30 ft) | 30 ft provided | Compliant
Rear yard — perimeter lots	Per R-3 district (50 ft) | 50 ft standard; 30 ft for Lots 5 & 6 | Bulk Exception
Interior side yard	Board approved (10 ft proposed) | 10 ft provided | Compliant
Building height	30 feet / 2.5 stories | Compliant (to mean avg height, not peak)
Common open space	10% minimum | 11.1% provided (Outlot A) | Compliant

Common Open Space — Section XIII.L.6

Section XIII.L.6 of the Zoning Ordinance requires that no PUD plan be approved unless it provides permanent common open space equivalent to at least ten percent (10%) of the total development area.

Madison Reserve satisfies this requirement as follows:

- The stormwater outlot (Outlot A) provides approximately 22,903 square feet of open space over the underground detention vault — approximately 11.1% of the 206,039 square foot gross site area, exceeding the 10% minimum.
- The outlot will be improved with grass, native plantings, and a cul-de-sac island landscape feature, creating usable passive open space for residents of the development.
- A public access and utility easement will be recorded over the outlot for stormwater maintenance access. The outlot will be owned and maintained by the Homeowners Association.
- The outlot has frontage on the public cul-de-sac right-of-way and is not immediately adjacent to any residential structure, satisfying the dimensional requirements of Section XIII.L.6.

Requested Zoning Variations — Section XIII.H.3

Per confirmation from the Village of Burr Ridge Community Development Director (email dated May 5, 2026), all dimensional deviations from R-3 standards — including lot area, lot width, rear yard setback, FAR, and building height — are addressed within the Special Use for a Planned Unit Development and do not require separate Variation petitions. The Petitioner is required to file a Variation petition for only two items that are threshold requirements for PUD eligibility itself, not dimensional standards within the PUD:

- Variation 1 — Minimum PUD Site Area (Acreage): The R-3 Zoning District requires a minimum of 40 contiguous acres to apply the PUD designation. The subject property is 4.73 acres. A Variation from this threshold is required to permit use of the PUD framework at all.
- Variation 2 — Minimum PUD Lot Width: The R-3 Zoning District requires a minimum of 800 feet of lot width to apply the PUD designation. The subject property has approximately 215 feet of frontage on S. Madison Street. A Variation from this threshold is also required to permit use of the PUD framework.

In accordance with Section XIII.H.3, the Petitioner provides the following findings in support of both Variations. Note that findings (b) through (i) apply equally to both Variations and are addressed together where applicable.

Findings of Fact — Requested Variations (Section XIII.H.3)

a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Variation 1 (PUD Acreage Minimum): The 40-acre minimum was established for large-scale master-planned communities. Applying it literally to a 4.73-acre infill parcel makes the PUD framework categorically unavailable despite R-3 zoning explicitly permitting PUDs as a special use. The Village has approved PUDs on smaller sites including Lakeside Pointe (19.76 acres), confirming that the threshold is applied with contextual flexibility. Denial of the acreage variation would eliminate the PUD entirely, preventing the superior stormwater management, architectural standards, and integrated site planning that benefit the surrounding neighborhood.

Variation 2 (PUD Lot Width Minimum): The 800-foot minimum lot width requirement, applied to a 4.73-acre infill parcel with 215 feet of Madison Street frontage, makes PUD development impossible without a variation. The lot width of 215 feet is a pre-existing physical characteristic of the parcel unrelated to any action of the Petitioner. No reasonable configuration of this parcel could achieve 800 feet of frontage. Denial would effectively prohibit PUD development on any infill site in Burr Ridge — a result inconsistent with the ordinance's intent.

b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the zoning district in which it is located.

The subject property was acquired for $3.5 million in February 2026. Without access to the PUD framework, the site is limited to a by-right R-3 subdivision of approximately six lots, a development that would not generate a reasonable return on a $3.5 million land investment. Both the acreage and lot width variations are necessary to access the PUD framework, which in turn enables the nine-lot development that justifies the investment. Without these variations the property cannot yield a reasonable return.

c. The conditions upon which an application for a variation is based are unique to the property for which the variance is sought, and are not applicable, generally, to other property within the same zoning classification.

The subject property presents a combination of physical conditions that are unique among R-3 parcels in the Village: a 4.73-acre infill site with a single 215-foot frontage, landlocked on three sides by established subdivisions, with a wetland buffer near the northern boundary. No standard R-3 parcel configuration would produce both the 40-acre minimum and 800-foot frontage thresholds simultaneously. These are pre-existing physical characteristics of this specific parcel, not conditions that apply generally to other R-3 zoned properties in Burr Ridge. The PUD acreage and lot width variations are sought to access the PUD framework for superior site planning — including underground stormwater management that benefits neighboring properties, cohesive architectural standards, and HOA governance. Both variations serve design and community benefit objectives.

d. The purpose of the variation is not based primarily upon a desire to increase financial gain.

The two threshold variations are the minimum necessary to access the PUD framework — without them, the PUD special use is categorically unavailable regardless of the quality of the site plan. The Petitioner is not seeking to increase density or building mass beyond what is appropriate for the neighborhood. The variations allow proper engineering stormwater controls that are significantly more expensive than surface detention — demonstrating that the motivation here is design quality and community benefit, not financial gain.

e. The alleged difficulty or hardship is caused by this Ordinance and has not been created by any persons presently having an interest in the property.

Both hardships arise entirely from the Zoning Ordinance's standards as applied to this site. The 40-acre PUD minimum and lot width predate the Petitioner's ownership and interest in the property. Neither condition was created by any action of the Petitioner. The site's physical configuration, size, and location are pre-existing facts that the Petitioner inherited upon acquisition.

f. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Granting PUD eligibility through these two threshold variations enables a superior development outcome — underground stormwater, dedicated public road, architectural standards, HOA governance, and preserved Madison Street landscaping — that directly benefits the surrounding neighborhood. Neither variation introduces any new use, increases density beyond what R-3 PUD guidelines permit, or reduces any protection for neighboring properties. The net effect on neighboring properties is positive.

g. The granting of the variation will not alter the essential character of the neighborhood or locality.

The essential character of the neighborhood is luxury single-family residential development with high-quality architecture, generous setbacks, and well-maintained properties. Granting PUD eligibility enables development that reinforces this character through superior site planning and architectural standards. The two threshold variations do not change the use, density, or visual quality of the development in any detrimental way.

h. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Traffic: Nine single-family homes generate negligible traffic per V3 Companies' review.

Drainage: The underground detention vault is specifically engineered to improve off-site drainage.

Fire safety: The cul-de-sac meets Village turnaround requirements.

Light and air: All setbacks and yard requirements are met on all lots.

Property values: Nine luxury homes at $2.1–2.7 million strengthen surrounding property values.

None of the above are affected by the acreage or lot width threshold variations.

i. The proposed variation is consistent with the official Comprehensive Plan of the Village of Burr Ridge and other development codes of the Village.

The Burr Ridge Comprehensive Plan designates this site for single-family residential use and calls for high-quality residential development. The two PUD threshold variations enable the PUD framework that delivers superior site planning, stormwater management, and design standards — all consistent with the Plan's objectives. The Village's established practice of approving PUDs on smaller infill sites confirms consistency with the intent of the development codes.

Findings of Fact — Special Use / Planned Unit Development (Section XIII.L.7)

Section XIII.L.7 of the Village of Burr Ridge Zoning Ordinance requires that the Plan Commission submit findings of fact upon which it has based its recommended action on the PUD preliminary plan. The Petitioner provides the following findings in support of approval:

a. In what respects the proposed plan is or is not consistent with the stated purpose of the Planned Unit Development regulations.

Madison Reserve is fully consistent with the purpose of the PUD regulations. The PUD framework exists to enable superior integrated site planning where physical constraints make standard lot-by-lot development suboptimal. This site's irregular geometry, orientation near wetlands (located near the parcel along the NE boundary), single-frontage configuration, and drainage conditions make a cul-de-sac the only viable internal access design — and a cul-de-sac inevitably produces lot dimensions that fall below R-3 minimums on the flanking lots. The PUD allows these dimensions to be addressed through Bulk Exceptions rather than individual hardship variations, producing a cleaner legal framework and a more thoughtfully designed development. The underground stormwater system, cohesive architectural standards, and HOA governance structure are all PUD tools that produce a better outcome than by-right subdivision.

b. The extent to which the proposed plan meets the requirements and standards of the Planned Unit Development regulations.

The proposed development satisfies the requirements of Section XIII.L in the following respects: The use is single-family detached residential, permitted by right in the R-3 district. The PUD Bulk Regulations of Section XIII.L.5 are met — the average lot area of approximately 16,500 SF exceeds the 16,000 SF minimum and no lot falls below the 14,000 SF minimum. The common open space requirement of 10% is met by the stormwater outlot at approximately 11.1% of gross site area. The public cul-de-sac will be constructed and dedicated to Village standards including IDOT B6.12 curbs, 28-foot roadway width, sidewalks, street lighting, and a 22-foot landscaped cul-de-sac island. All utilities will be extended from existing public infrastructure. Three Bulk Exceptions and two Variations are requested, all addressed with specific findings herein.

c. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to, the density, dimension, area, bulk, and use, required improvements, construction and design standards and the reasons why such departures are or are not deemed to be in the public interest.

The proposed plan departs from applicable standards as follows, each of which is addressed through the appropriate legal mechanism and is in the public interest: **(i) Lot area** — seven of nine lots are below the R-3 20,000 SF minimum but all exceed the PUD minimum of 14,000 SF; addressed as PUD Bulk Regulation compliance; **(ii) Lot width** on Lots 5 and 6 — below 100 feet due to cul-de-sac geometry; addressed as PUD Bulk Exception; **(iii) Rear yard setback** on Lots 5 and 6 — 30 feet vs. R-3 50-foot minimum; addressed as PUD Bulk Exception; **(iv) FAR** — 0.25 per

lot vs. PUD standard 0.20; addressed as PUD Bulk Exception with Board discretion under XIII.L.5.b; **(v) PUD minimum acreage** — 4.73 acres vs. 40-acre R-3 PUD minimum; Zoning Variation with XIII.H.3 findings; **(vi) PUD minimum lot width** — 215 feet vs. 800-foot R-3 PUD minimum; Zoning Variation with XIII.H.3 findings. Building height requires no variation — the Burr Ridge Zoning Ordinance defines building height as the vertical distance from the average top of foundation or brick ledge to the mean height level between eaves and ridge for pitched roofs. Well-designed single-family homes in this market measure well within the 30-foot limit under this definition. No departures are requested from Subdivision Ordinance improvement requirements.

d. The extent of public benefit produced by the planned unit development in terms of meeting the planning objectives and standards of the Village.

Madison Reserve delivers the following specific public benefits:

(1) Critical Housing Stock — The village is known for luxury, high-end construction, with listings often showcasing homes ranging from 3,000 to over 7,000 square feet, frequently surpassing 10,000 square feet. Current market data reflects only 2 months of inventory, 27 days on market, and a 21% year-over-year inventory decline, indicating a supply-constrained market which this development is well-positioned to serve. All homes will have first-floor primary bedroom suites and the majority will be ranch-style plans. Homes are anticipated to range from 3,000 square feet to 4,500 square feet with prices starting at approximately $2,100,000 to $2,700,000. The community is designed to appeal to two primary buyer profiles:

a. Professionals, often with families, seeking access to Hinsdale Central schools and top-tier western suburban communities, and
b. Existing Burr Ridge residents looking to right-size without leaving the Village.

(2) Underground stormwater detention — the stormwater vault eliminates a surface detention pond from the neighborhood, removing open water safety risks and improving drainage conditions for neighboring properties that currently receive unmanaged runoff from this site which causes documented periodic flooding and silt runoff which contributes to the infill of the neighboring pond;

(3) Preservation of existing landscaping — the mature berm and tree line along Madison Street are preserved by the site design.

(4) Public road dedication — the cul-de-sac will be dedicated to the Village and constructed to full public street standards, adding to the Village's road network at no cost to the Village;

(5) Architectural standards to maintain neighborhood character — 2,500 SF minimum home size, cohesive design standards, and HOA governance which exceed R-3 baseline standards and protect neighborhood property values;

(6) Tax base — nine luxury homes at $2.1–2.7 million each generate substantially greater property tax revenue than the existing single residence;

(7) HOA maintenance — all private infrastructure (vault, outlot, common landscaping) maintained by HOA at no cost to Village.

e. The physical design of the proposed plan and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, open space and further the amenities of light and air, recreation and visual enjoyment.

The physical design adequately addresses all elements of this standard. Vehicular access is via a single public cul-de-sac from S. Madison Street; V3 Companies confirmed no formal traffic study is warranted given the projected 9 peak-hour trips. Fire access meets Village turnaround requirements. All utilities — water, sanitary sewer, storm sewer, electric, gas — are extended from existing public mains at Madison Street. Public sidewalks are installed along both sides of the entry drive and the Madison Street frontage. The stormwater outlot provides open green space visible from the cul-de-sac. Building setbacks and the 10-foot minimum side yards ensure adequate light and air between structures. The cohesive architectural standards and preserved Madison Street berm create visual enjoyment consistent with Burr Ridge's character.

f. The relationship and compatibility, beneficial or adverse, of the proposed plan to the adjacent properties and neighborhood.

Madison Reserve is compatible with and beneficial to the surrounding neighborhood. The site is bordered by established single-family R-3 residential properties on all sides. The proposed homes at $2.1-$2.7 million are consistent with or above surrounding property values. The public cul-de-sac eliminates through traffic. The underground stormwater system eliminates the off-site drainage burden that currently flows unmanaged from this site to neighboring properties. Landscape buffers and setbacks are provided on all perimeter boundaries. The preserved Madison Street berm maintains the visual character of the streetscape as experienced by neighbors and passersby.

g. The desirability of the proposed plan to the Village's physical development, tax base and economic well-being.

Nine luxury custom homes at $2.1–2.7 million each will generate substantially greater property tax revenue for all taxing bodies than the existing single residence. The development fills a documented supply gap — Burr Ridge's luxury single-family market currently reflects only 2 months of inventory and a 21% year-over-year decline in available homes. The development enhances the physical character of Madison Street and completes an infill parcel that has remained as a single aging residence while surrounding properties have been improved.

h. The conformity with the recommendations of the Official Comprehensive Plan as amended, and all other official plans and planning policies of the Village of Burr Ridge.

The Burr Ridge Comprehensive Plan designates this site for single-family residential use. Madison Reserve delivers exactly that — nine detached single-family homes at a gross density of 1.90 units per acre, well within the low-density residential character the Plan envisions. The Plan's objective of high architectural quality, property value protection, and fiscally positive development is served by this project. No Comprehensive Plan amendment is required or requested.

i. Conformity with the standards set forth in Section XIII.L.7 of this Ordinance.

As demonstrated in findings (a) through (h) above, the project conforms with all applicable standards of Section XIII.L.7. The Petitioner is prepared to present additional evidence at the public hearing and to work collaboratively with Village staff to address any conditions the Plan Commission recommends.

Statement of Conformity with Village of Burr Ridge Subdivision Ordinance

Pursuant to Section III.D.2 of the Subdivision Ordinance, all planned unit developments are deemed subdivisions subject to Subdivision Ordinance requirements. The Petitioner confirms conformity with applicable requirements and identifies no requested variations from those requirements.

Areas of Conformity

Preliminary and Final Plat (VII.A): Preliminary Plat submitted. Final Plat to be submitted following approval.

Street and ROW Design (VII.C / VIII.D): Public cul-de-sac at 28 feet back-of-curb to back-of-curb with IDOT B6.12 curbs and gutters. Cul-de-sac length under 500 feet serving fewer than 15 lots — compliant with VII.C.8.

Cul-de-Sac Island (VIII.D): 22-foot diameter landscaped island provided per ordinance requirement.

Right-of-Way Dedication (VII.C.2): Public cul-de-sac dedicated to Village free and clear of all encumbrances.

Lot Frontage and Access (VII.C.3): All nine lots and Outlot A have frontage on the public cul-de-sac.

Public Sidewalks (VIII.I): Sidewalks installed on both sides of entry drive and along Madison Street frontage. No fee-in-lieu requested.

Street Lighting (VIII.J): Minimum of two street lights: one at Madison Street intersection, one in cul-de-sac.

Sanitary Sewer (VIII.E): Connection to existing manhole as identified by village engineer to serve all nine lots. Flagg Creek Water Reclamation District (FCWRD) permit will be procured.

Water Supply (VIII.G): Proposed watermain will be looped and will therefore be the maintenance and jurisdiction of the village. Connections at Madison and Wildwood subdivision.

Stormwater Detention (VIII.F / VII.H): Underground stormwater vault on Outlot A meeting DuPage County release rate standards to discharge near the current inlet at the NW corner of Wildwood Lane.

Wetlands (VII.I): Wetlands delineation completed by V3 Companies. All buffers respected.

Erosion Control (VIII.M): Erosion and sedimentation control plan to be implemented per ordinance during construction.

Landscaping (Section IX): Conceptual landscaping plan submitted. Final plan subject to Village forester review.

Park Land (Section X): Fee-in-lieu or dedication per Village calculation for nine-lot single-family subdivision.

Record Drawings (VIII.N): AutoCAD and PDF record drawings will be filed with Village Engineer upon completion of improvements.

Requested Variations from the Subdivision Ordinance

None. The Petitioner does not request any variations from the Subdivision Ordinance improvement requirements. All requested dimensional departures are Zoning Ordinance matters addressed under Section XIII.H.3 and XIII.L.4.b above.

Proposed Conditions of Approval

The Petitioner proposes the following conditions as part of the PUD Special Use approval:

1. Conformance with Plans: Development shall be in conformance with the Preliminary PUD Plans prepared by V3 Companies Ltd. (Project No. 251094), as approved, subject to final engineering review and approval by the Village Engineer prior to recording of the Final Plat.

2. Minimum Home Size: All homes shall have a minimum finished living area of 2,500 square feet above grade, exclusive of garages, unfinished basements, and covered porches.

3. Exterior Materials: Exterior building materials shall consist of brick, natural stone, manufactured stone, or composite, natural wood or fiber cement siding.

4. Cohesive Design Standards: All homes within Madison Reserve shall reflect a cohesive architectural character through consistent use of quality exterior materials, complementary rooflines, and compatible massing.

5. Architectural Review: Building elevations and architectural plans for each lot shall be submitted to the Village for staff review prior to issuance of building permits to ensure conformance with PUD.

6. Homeowners Association: A Homeowners Association shall be established and its declaration recorded concurrently with the Final Plat. The HOA shall be responsible for perpetual maintenance of Outlot A (stormwater vault, green space), common landscaping, and signage.

7. Stormwater Vault: The underground detention vault shall be constructed in compliance with DuPage County Stormwater Management permit requirements. A vault maintenance agreement shall be recorded with the HOA declaration.

NOTE: Per the recommendation of the village engineer per memo dated Feb 24, 2026, Petitioner did engage with V3 Companies to perform analysis of the modification to the existing Wildwood subdivision pond to accommodate the additional detention requirements for the proposed development. It was determined that this was not a feasible option due to existing grades and capacity of the pond limiting any modifications to accommodate this development's stormwater storage.

8. Landscaping Plan: A final landscaping plan shall be submitted with the Final PUD Plans for review and approval by the Village's consulting forester.

9. Demolition: The existing single-family residence and all accessory structures shall be demolished prior to or concurrent with site grading and infrastructure construction.

10. Final Plat Timeline: Commencement of the Final Plat process shall occur within three months of Board approval. Construction of site infrastructure shall commence within six months of Final Plat approval.

11. Staff Comments: All review comments provided by Village staff in the staff report for the public hearing shall be addressed prior to recording of the Final Plat.

Exhibits

- **Exhibit A —** Site 9-Lot Engineering Plans & Conceptual Landscaping Plan — V3 Companies Ltd.
- **Exhibit B —** Preliminary Plat of Subdivision — V3 Companies Ltd.
- **Exhibit C —** Tree Survey — V3 Companies Ltd.
- **Exhibit D —** Stormwater Management Report — V3 Companies Ltd.
- **Exhibit E —** Wetlands Delineation Report — V3 Companies Ltd.
- **Exhibit F —** Entry and Site Details
- **Exhibit G —** Architectural Elevations and Representative Floor Plans — Architects By Design PC
- **Exhibit H —** Renderings and Mood Board
- **Exhibit I —** Existing Plat of Survey, 6221 S. Madison Street
- **Exhibit J —** Endangered Species Report – V3 Companies Ltd.
- **Exhibit K —** Geotechnical Soils Report –TSC
- **Exhibit L —** Environmental Phase I Report – Pioneer Engineering
- **Exhibit M —** Proof of Ownership

Petitioner Certification

The above information and the attached exhibits are true and accurate to the best of my knowledge. I understand the information contained in this petition will be used in preparation of a legal notice for public hearing. I acknowledge that I will be held responsible for any costs made necessary by an error in this petition.

Petitioner Signature:

Printed Name: Steve Blentlinger, Managing Member, 6221 S. Madison Holdings LLC

Date Petition Filed: May 5, 2026

Date Full Application Filed: May 13, 2026

PRELIMINARY ENGINEERING PLANS
FOR
MADISON RESERVE

6221 S. MADISON STREET
BURR RIDGE, ILLINOIS

PROJECT TEAM

DEVELOPER

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527
708 638 4653
Contact: Steve Blentlinger

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com
Project Engineer: Tom Kunschke, P.E.
tkunschke@v3co.com

BENCHMARKS

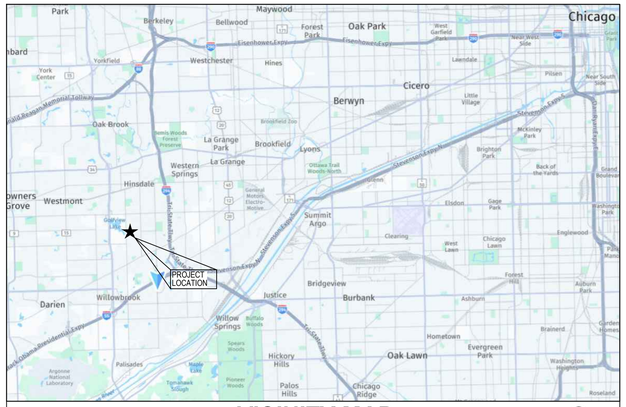
SOURCE: DUPAGE COUNTY SURVEY MONUMENT

STATION DESIGNATION: 0135 (DK3296)
ESTABLISHED BY: DUPAGE COUNTY
DATE: MAR., 2006
ELEVATION: 732.18 (PUBLISHED & HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70.0 FT SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT ABOVE GRADE.

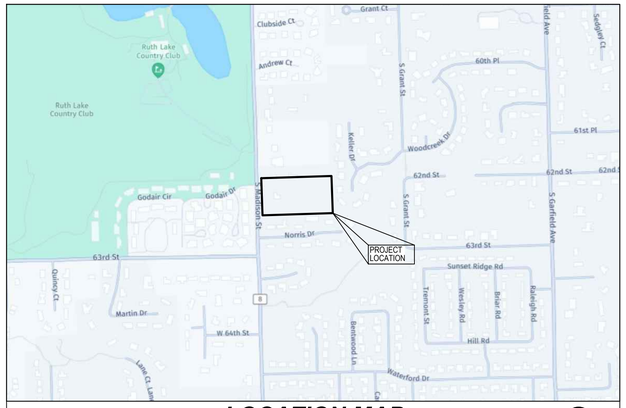
SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26
ELEVATION: 717.54 (MEASURED)
DATUM: NAVD88
DESCRIPTION: N. BOLT ON FIRE HYDRANT ON E. SIDE OF MADISON STREET, NORTH OF THE DRIVEWAY TO RESIDENCE #6221.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26
ELEVATION: 697.77 (MEASURED)
DATUM: NAVD88
DESCRIPTION: FLANGE BOLT ON FIRE HYDRANT AT S. SIDE OF WILDWOOD LANE CUL-DE-SAC EAST OF THE DRIVEWAY TO RESIDENCE #6265 .



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

INDEX

CIVIL ENGINEERING PLANS

C0.0	TITLE SHEET
C1.0	PRELIMINARY LAYOUT PLAN
C2.0	PRELIMINARY GRADING PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	STORMTRAP DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

SUPPORTING DOCUMENTS

1 of 1	BOUNDARY AND TOPOGRAPHIC SURVEY
1 OF 5	TREE SURVEY

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
800.892.0123
Call 48 hours before you dig

Joint Utility Locating Information for Excavators

PROFESSIONAL ENGINEER'S CERTIFICATION

I, STEVEN A. KRANENBORG, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF MDI ACCESS, INC. BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____ , A.D., 2026.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER
MY LICENSE EXPIRES ON NOVEMBER 30, 2027

ILLINOIS LICENSED DESIGN FIRM NO. 184-000902

PROJECT:
MADISON RESERVE
BURR RIDGE, ILLINOIS

CLIENT:
Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 05/08/2026 | PM: SK
DESIGNED BY: TK | DRAWN BY: DB
PROJECT NO.: 251094
SCALE/NORTH:
1 1/2 0 1
1" = 1'

TITLE:
TITLE SHEET

DRAWING NO.
C0.0

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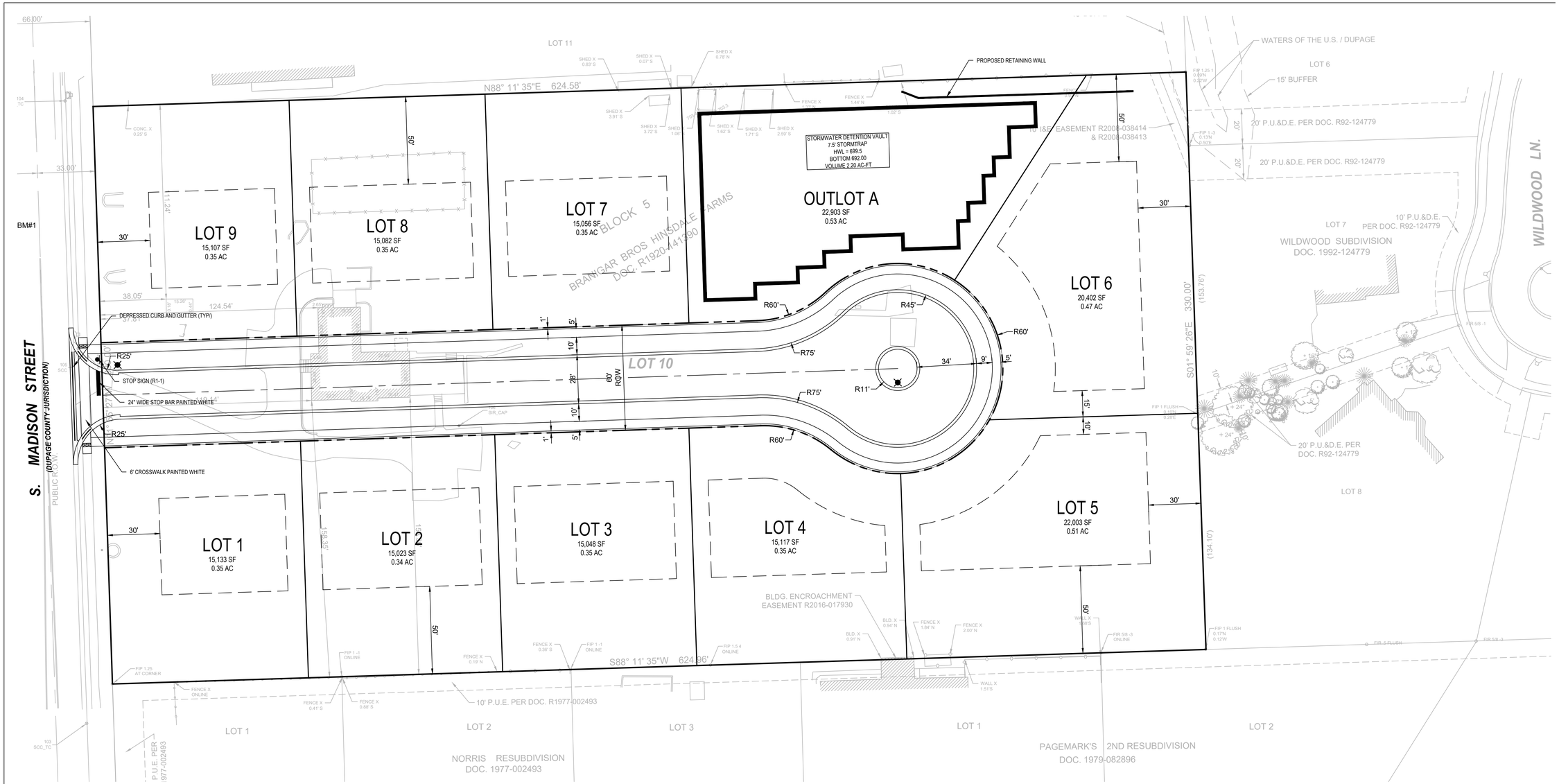

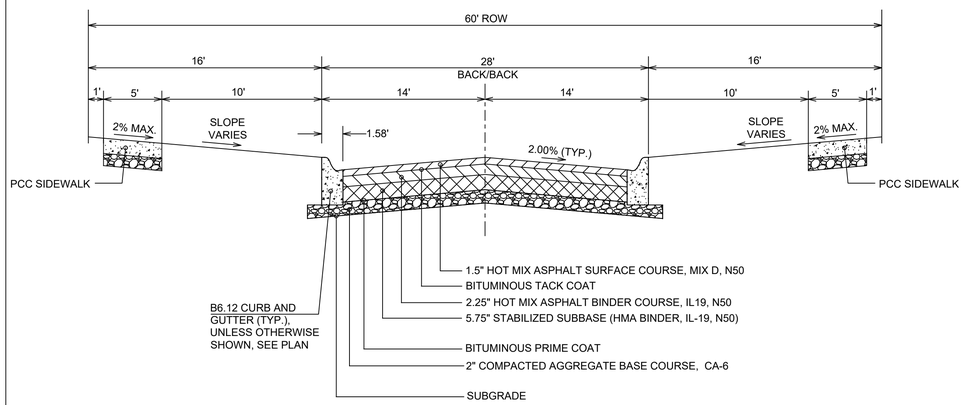

TYPICAL ROADWAY SECTION - MADISON COURT

SITE DATA

PROPERTY AREA	= 206,174 SF (4.73 AC)
ROW AREA	= 35,299 SF (0.81 AC)
LOTS	= 9
OUTLOTS	= 1

SETBACKS:

FRONT:	30'
REAR:	50'
REAR (LOTS 5 & 6):	30'
SIDE:	10'
CORNER:	30'

SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. ALL ON-SITE CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
4. CURB AND GUTTER WITHIN THE MADISON STREET RIGHT OF WAY SHALL BE B6.24.

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

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630.724.9200 phone
www.v3co.com

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FOR REVIEW ONLY

DATE: 05/08/2026	PM: SK
DESIGNED BY: TK	DRAWN BY: DB
PROJECT NO.: 251094	

SCALE/NORTH:

30 15 0 30
1" = 30'

TITLE:

PRELIMINARY LAYOUT PLAN

DRAWING NO.

C1.0

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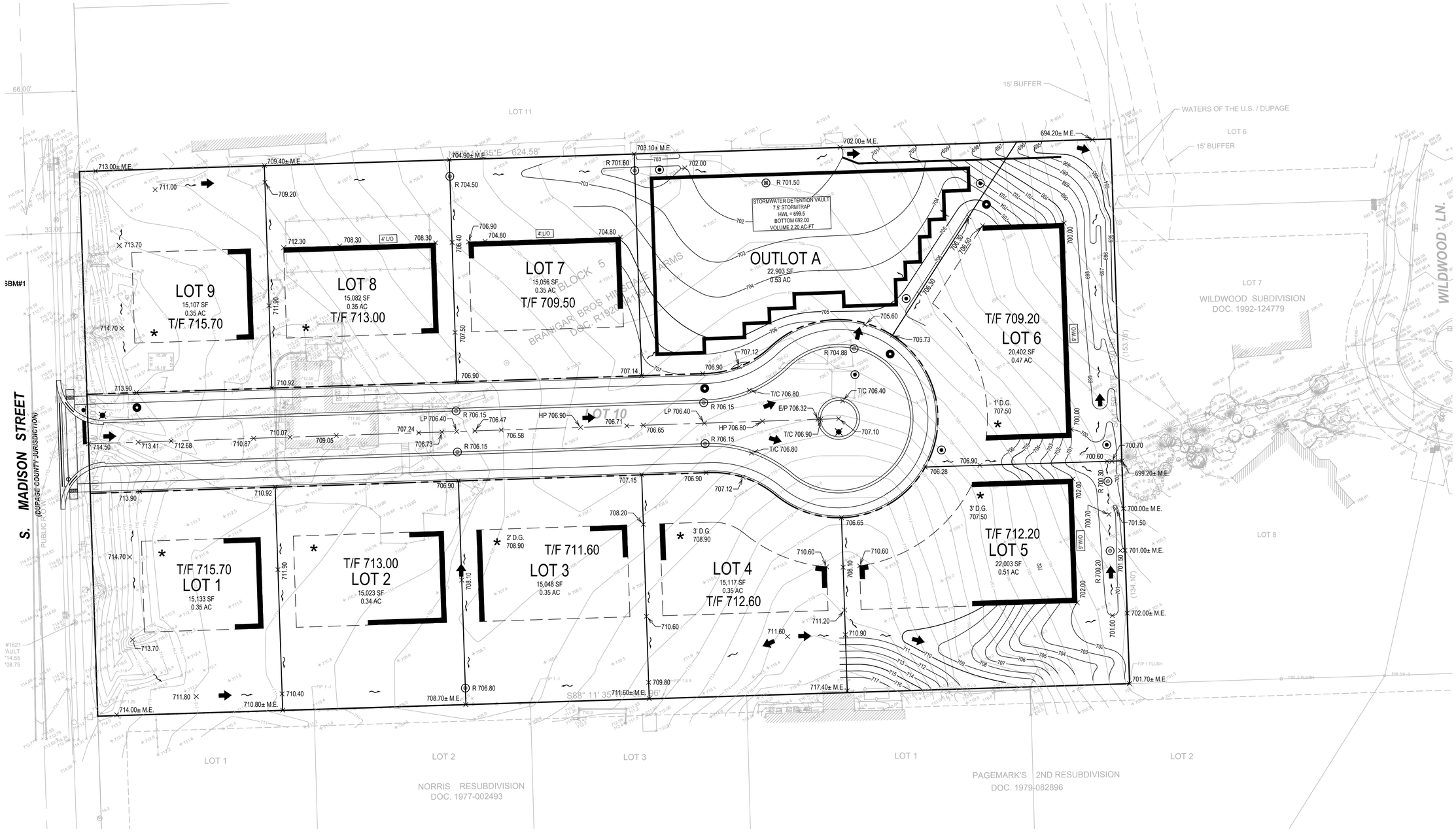

GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

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Willowbrook, IL 60527

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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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PROJECT NO.: 251094	

SCALE/NORTH:

30 15 0 30
1" = 30'

TITLE:

PRELIMINARY GRADING PLAN

DRAWING NO.

C2.0

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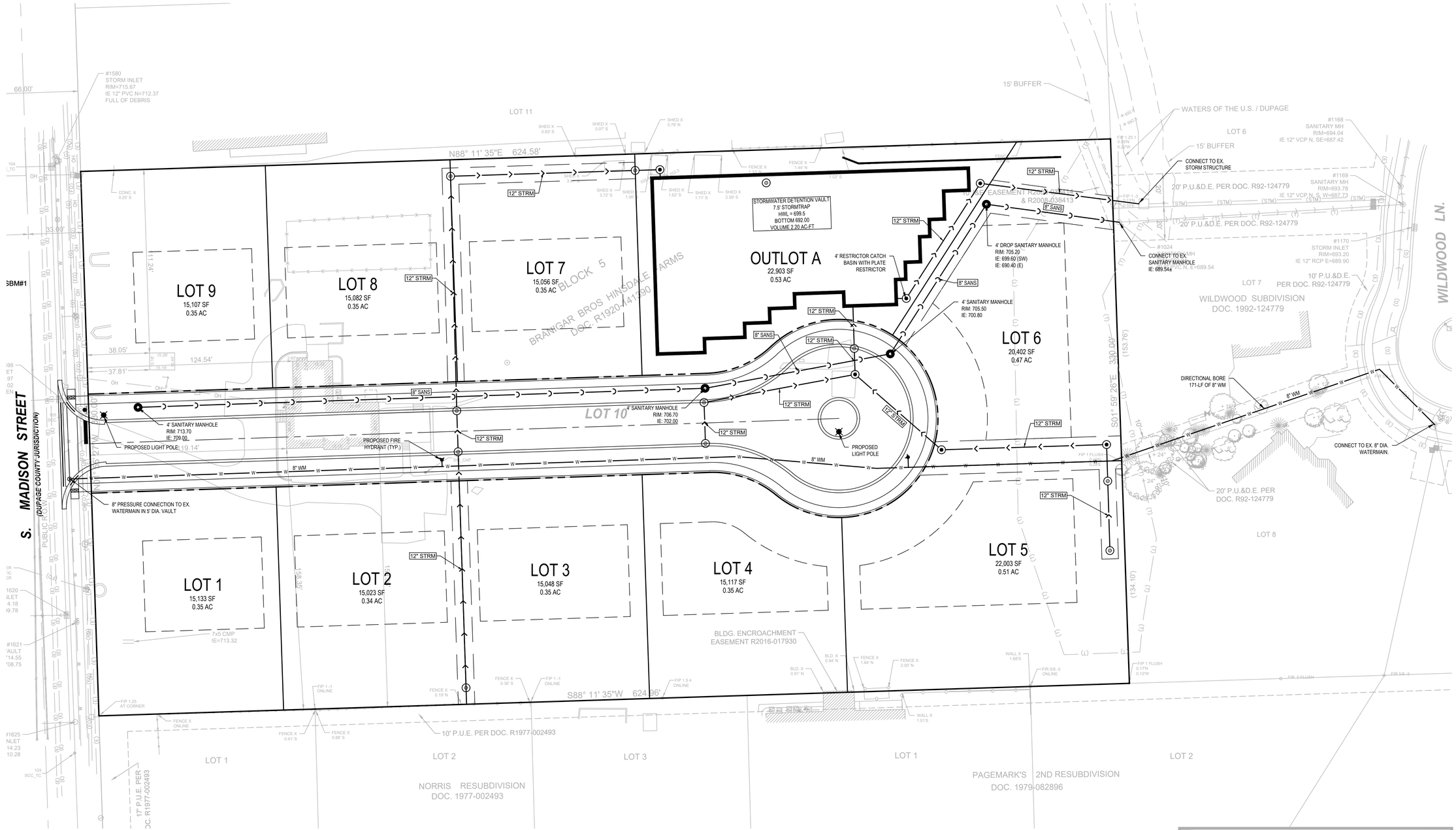

UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS.
3. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

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7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 05/08/2026	PM: SK
DESIGNED BY: TK	DRAWN BY: DB

PROJECT NO.: 251094

SCALE/NORTH:

30 15 0 30
1" = 30'

TITLE:

PRELIMINARY UTILITY PLAN

DRAWING NO.

C3.0

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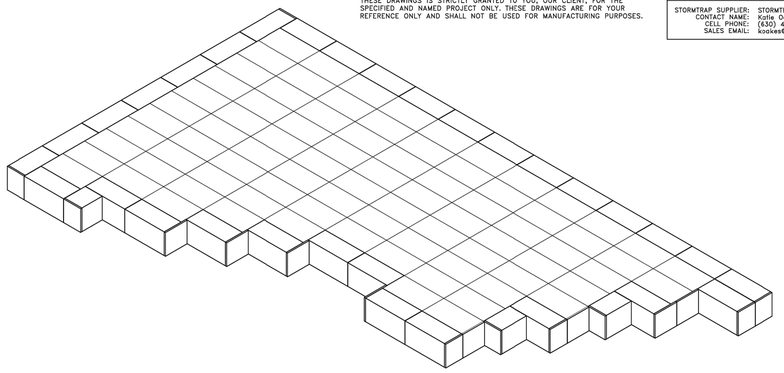
StormTrap
MODULAR CONCRETE STORMWATER MANAGEMENT

THE STORMTRAP DRAWINGS SHALL NOT BE ALTERED OR MANIPULATED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF STORMTRAP. USE OF THESE DRAWINGS IS STRICTLY GRANTED TO YOU, OUR CLIENT, FOR THE SPECIFIED AND NAMED PROJECT ONLY. THESE DRAWINGS ARE FOR YOUR REFERENCE ONLY AND SHALL NOT BE USED FOR MANUFACTURING PURPOSES.



6211 S. Madison Street - Combined Vault
Burr Ridge , IL

SHEET INDEX	
PAGE	DESCRIPTION
0.0	COVER SHEET
1.0	GENERAL NOTES
1.1	SINGLETRAP DESIGN CRITERIA
2.0	SINGLETRAP SYSTEM LAYOUT
3.0	SINGLETRAP INSTALLATION SPECIFICATION
3.1	SINGLETRAP INSTALLATION SPECIFICATION
4.0	SINGLETRAP BACKFILL SPECIFICATION
5.0	PIPE/ACCESS OPENING SPECIFICATION
6.0	SPLASH PAD & GEOWEB DETAILS
7.0	SINGLETRAP MODULE TYPES

STORMTRAP CONTACT INFORMATION

STORMTRAP SUPPLIER: STORMTRAP
CONTACT NAME: Katie Ookes
CELL PHONE: (630) 470-5214
SALES EMAIL: kookes@stormtrap.com

StormTrap
PAVERS LISTED AS: [HTTP://STORMTRAP.COM/PAVERS]
1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

ENGINEER INFORMATION:
V3 Companies – Corporate Account
Woodridge, IL

PROJECT INFORMATION:
6211 S. Madison Street – Combined Vault
Burr Ridge, IL

CURRENT ISSUE DATE:
05/06/2026

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1	05/06/2026	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
0.0

GENERAL NOTES:

1. STRUCTURE PROXIMITY LOADING DISCLAIMER:

   STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLICTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.

2. TREE LOADING DISCLAIMER:

   THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.

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1287 WINDHAM PARKWAY
ROMEOVILLE, IL 60446
P:815-941-4549 / F:331-318-5347

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SCALE:
NTS

SHEET TITLE:
GENERAL NOTES

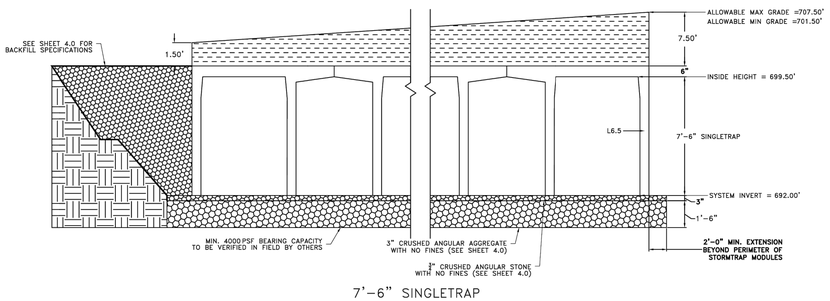
SHEET NUMBER:
1.0

STRUCTURAL DESIGN LOADING CRITERIA	
LIVE LOADING:	AASHTO HS-20 HIGHWAY LOADING
GROUND WATER TABLE:	BELOW INVERT OF SYSTEM
SOIL BEARING PRESSURE:	4000PSF
SOIL DENSITY:	120 PCF
EQUIVALENT UNSATURATED LATERAL ACTIVE EARTH PRESSURE:	35 PSF / FT.
EQUIVALENT SATURATED LATERAL ACTIVE EARTH PRESSURE:	80 PSF/FT. (IF WATER TABLE PRESENT)
APPLICABLE CODES:	ASTM C857 ACI-318
BACKFILL TYPE:	SEE SHEET 4.0 FOR BACKFILL OPTIONS

STORMTRAP SYSTEM INFORMATION		
UNIT HEADROOM:	7'-6" SINGLETRAP	
TOTAL STORAGE PROV:	95981.05	CUBIC FEET

SITE SPECIFIC DESIGN CRITERIA

1. STORMTRAP UNITS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO SHOP DRAWINGS APPROVED BY THE INSTALLING CONTRACTOR AND ENGINEER OF RECORD. THE SHOP DRAWINGS SHALL INDICATE SIZE AND LOCATION OF ROOF OPENINGS AND INLET/ OUTLET PIPE TYPES, SIZES, INVERT ELEVATIONS AND SIZE OF OPENINGS.
2. COVER RANGE: MIN. 1.50" MAX. 7.50" CONSULT STORMTRAP FOR ADDITIONAL COVER OPTIONS.
3. ALL DIMENSIONS AND SOIL CONDITIONS, INCLUDING BUT NOT LIMITED TO GROUNDWATER AND SOIL BEARING CAPACITY ARE REQUIRED TO BE VERIFIED IN THE FIELD BY OTHERS PRIOR TO STORMTRAP INSTALLATION.
4. FOR STRUCTURAL CALCULATIONS THE GROUND WATER TABLE IS ASSUMED TO BE BELOW INVERT OF SYSTEM IF WATER TABLE IS DIFFERENT THAN ASSUMED, CONTACT STORMTRAP.



7'-6" SINGLETRAP

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SCALE:
NTS

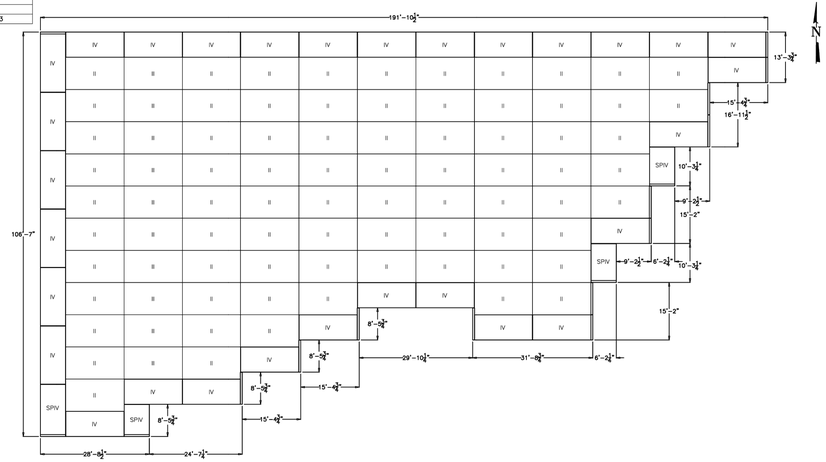
SHEET TITLE:
SINGLETRAP DESIGN CRITERIA

SHEET NUMBER:
1.1

BILL OF MATERIALS			
QTY.	UNIT TYPE	DESCRIPTION	WEIGHT
0	I	7'-6" SINGLETRAP	0
85	II	7'-6" SINGLETRAP	23403
0	III	7'-6" SINGLETRAP	0
30	IV	7'-6" SINGLETRAP	23075
0	VII	7'-6" SINGLETRAP	0
0	VII-1	7'-6" SINGLETRAP	0
0	VII-2	7'-6" SINGLETRAP	0
0	VII-3	7'-6" SINGLETRAP	0
0	VII-4	7'-6" SINGLETRAP	0
0	SPIII	7'-6" SINGLETRAP	VARIES
4	SPIV	7'-6" SINGLETRAP	VARIES
8	T2 PANEL	6" THICK PANEL	4734
9	T4 PANEL	6" THICK PANEL	3727
0	T7 PANEL	6" THICK PANEL	0
25	JOINTWRAP	150' PER ROLL	
0	JOINTTAPE	14.5' PER ROLL	
	TOTAL PIECES = 119		
	TOTAL PANELS = 17		
	HEAVIEST PICK WEIGHT = 23403		

DESIGN CRITERIA
ALLOWABLE MAX GRADE = 707.50'
ALLOWABLE MIN GRADE = 701.50'
INSIDE HEIGHT ELEVATION = 699.50'
SYSTEM INVERT = 692.00'

NOTES:
1. DIMENSIONING OF STORMTRAP SYSTEM SHOWN BELOW ALLOW FOR A 3/4" GAP BETWEEN EACH MODULE.
2. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD BY OTHERS.
3. SEE SHEET 3.0 FOR INSTALLATION SPECIFICATIONS.
4. SP – INDICATES A MODULE WITH MODIFICATIONS.
5. P – INDICATES A MODULE WITH A PANEL ATTACHMENT.
6. CONTRACTORS RESPONSIBILITY TO ENSURE CONSISTENCY/ACCURACY TO FINAL ENGINEER OF RECORD PLAN SET.
7. IN ORDER FOR STORMTRAP TO GENERATE APPROVAL DRAWINGS, CIVIL ENGINEERING DRAWINGS MUST BE PROVIDED TO STORMTRAP AND SHALL INCLUDE ALL PIPE SIZES, PIPE MATERIAL, PIPE INVERT ELEVATIONS, ACCESS OPENING SIZE AND SHAPE. IN ADDITION, FINAL GRADING PLANS SHALL ALSO INCLUDE MINIMUM AND MAXIMUM GRADES OVER THE TOP OF THE STORMTRAP SYSTEM.



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PRELIMINARY

REV.	DATE:	ISSUED FOR:	DWN BY:
1	05/06/2026	PRELIMINARY	JH

SCALE:
NTS

SHEET TITLE:
SINGLETRAP SYSTEM LAYOUT

SHEET NUMBER:
2.0

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
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FOR REVIEW ONLY

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DESIGNED BY: TK	DRAWN BY: DB

PROJECT NO.: 251094

SCALE/NORTH:

1 1/2 0 1
1" = 1'

TITLE:

STORMTRAP DETAILS

DRAWING NO.

C4.0

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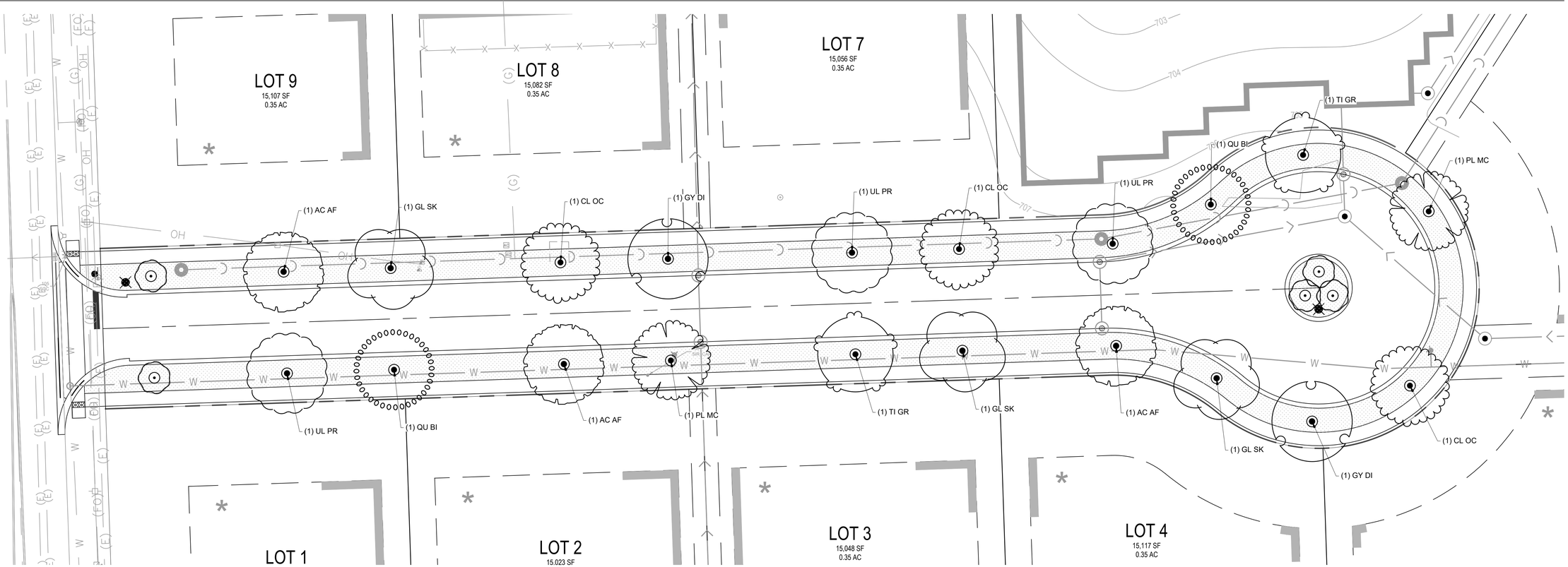

LANDSCAPE PLAN NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
7. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
8. BACKFILL FOR TREE PLANTING SHALL INCORPORATE A 5-10-5 ANALYSIS SLOW-RELEASE FERTILIZER AT APPROVED RATES.
9. TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING. HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
10. LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
11. PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.
12. MULCH TO BE DARK BROWN, FINELY SHREDDED HARDWOOD. INSTALL 3" THICK MINIMUM.
13. ALL PLANTING BEDS TO HAVE SPADED EDGE, 4" IN DEPTH WITH UNIFORM LINES AND CURVES UNLESS OTHERWISE NOTED.
14. ANY AREAS DISTURBED DUE TO CONSTRUCTION WILL BE RE-SEEDED WITH TURF GRASS UNLESS NOTED OTHERWISE ON THE PLANS.
15. MULCH TO BE DARK BROWN, FINELY SHREDDED HARDWOOD. INSTALL 3" THICK MINIMUM.
16. ALL TREE RINGS TO HAVE MULCH OVER ENTIRE BED.
17. ALL TREE RINGS TO HAVE SPADED EDGE, 4" IN DEPTH WITH UNIFORM LINES AND CURVES UNLESS OTHERWISE NOTED.
18. BUILDING FOOTPRINTS BASED ON OWNER PROVIDED INFORMATION. ENGINEER AND LANDSCAPE ARCHITECT ASSUMES NO LIABILITY ASSOCIATED WITH CHANGE IN BUILDING FOOTPRINTS. SURVEYOR SHALL CONFIRM WITH OWNER BUILDING FOOTPRINTS PRIOR TO FIELD STAKING.
19. THE FALL TREE PLANTING SEASON SHALL BE FROM OCTOBER 1 TO DECEMBER 1. THE SPRING TREE PLANTING SEASON SHALL BE FROM MARCH 15 TO MAY 15.

LEGEND

- OH — EXISTING OVERHEAD LINE
- W — PROPOSED WATER LINE
- PROPOSED STORMWATER LINE
- PROPOSED SANITATION LINE
- 707 — PROPOSED CONTOURS
- SOD, SEE SHEET L2.0 DETAIL 3

LANDSCAPE REQUIREMENTS

REFERENCED FROM *BURR RIDGE SUBDIVISION ORDINANCE, SECTION IX LANDSCAPING DESIGN REQUIREMENTS*

TURNAROUND ISLANDS SHALL BE GRADED, SODDED, AND PLANTED WITH SHADE TREES CONSISTENT WITH THOSE PERMITTED IN PARKWAYS. LANDSCAPED PARKWAYS SHALL BE REQUIRED ON BOTH SIDES OF ALL STREETS. THEY SHALL BE GRADED AND PREPARED FOR SEEDING BY THE SUBDIVIDER WITH AT LEAST FOUR (4) INCHES OF TOP SOIL. GROUND COVER CONSISTING OF SEED OR SOD AND PARKWAY TREES SHALL BE PROVIDED IN ALL PARKWAYS.

ALL TREES SELECTED SHALL HAVE A CALIPER OF 3".
TREES TO BE PLANTED IN THE PARKWAY SHALL BE SPACED 40' APART.
TREES TO BE PLANTED IN THE PARKWAY SHALL BE NO CLOSER THAN 10' AWAY FROM DRIVEWAYS.
TREES TO BE PLANTED IN THE PARKWAY SHALL BE NO CLOSER THAN 15' AWAY FROM STREET LIGHTS.
TREES TO BE PLANTED IN THE PARKWAY SHALL BE NO CLOSER THAN 5' AWAY FROM SIDEWALKS, BACK OF CURBS, OR FIRE HYDRANTS.

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 05/08/2026 | PM: SK
DESIGNED BY: TK | DRAWN BY: DB
PROJECT NO.: 251094

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

LANDSCAPE PLAN

DRAWING NO.

L1.0

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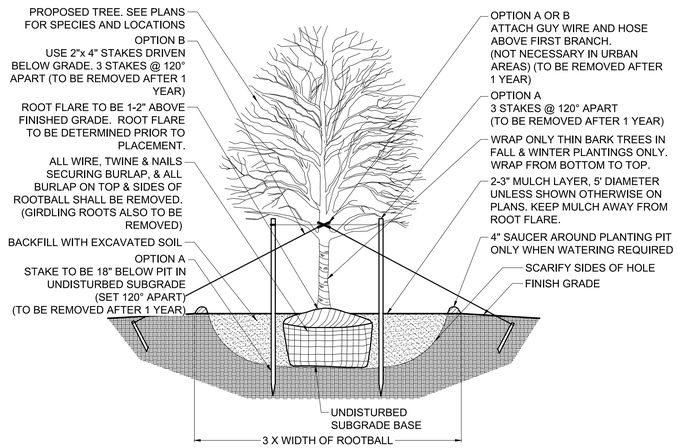
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES						
	AC AF	3	Acer rubrum 'Frank Jr.'	Redpointe® Maple	B & B	3" MIN.
	CL OC	3	Celtis occidentalis	Common Hackberry	B & B	3" MIN.
	GL SK	3	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust	B & B	3" MIN.
	GY DI	2	Gymnocladus dioicus 'Espresso-JFS'	Espresso™ Kentucky Coffeetree	B & B	3" MIN.
	MA RJ	5	Malus x 'Red Jewel'	Red Jewel Crabapple	B & B	2.5" MIN.
	PL MC	2	Platanus x acerifolia 'Morton Circle'	Exclamation!™ London Plane Tree	B & B	3" MIN.
	QU BI	2	Quercus bicolor	Swamp White Oak	B & B	3" MIN.
	TI GR	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	3" MIN.
	UL PR	3	Ulmus americana 'Princeton'	Princeton American Elm	B & B	3" MIN.

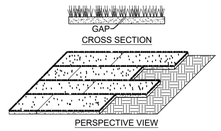
1 PLANT SCHEDULE

NTS



2 SHADE TREE PLANTING

1/4" = 1'-0"



SOD NOTES

INSTALLATION

SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

LAYING THE SOD

1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
2. KEEP SOD MOIST UNTIL FULLY ROOTED.
3. AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
4. TIME MOWING TO AVOID RUTS IN TURF.
5. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

3 SOD PLANTING DETAIL AND SPECIFICATIONS

NTS

PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 05/08/2026 | PM: SK

DESIGNED BY: TK | DRAWN BY: DB

PROJECT NO.: 251094

SCALE/NORTH:

1" = 1'

TITLE:

LANDSCAPE DETAILS

DRAWING NO.

L2.0

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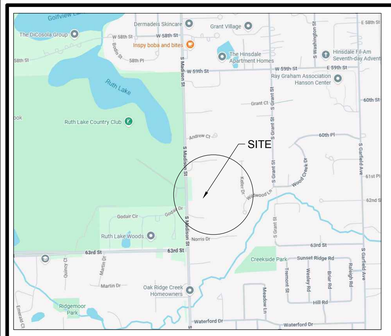
PRELIMINARY PLAT OF MADISON RESERVE

PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

SITE DATA

PROPERTY AREA	= 206,174 SF (4.73 AC)
ROW AREA	= 35,299 SF (0.81 AC)
LOTS	= 10

SETBACKS:

FRONT:	30'
REAR:	50'
REAR (LOTS 5 & 6):	30'
SIDE:	10'
CORNER:	30'

BENCHMARK

SOURCE: DUPAGE COUNTY SURVEY MONUMENT

STATION DESIGNATION: 0135 (DK3296)
ESTABLISHED BY: DUPAGE COUNTY
DATE: MAR., 2006

ELEVATION: 732.18 (PUBLISHED & HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70.0 FT SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT ABOVE GRADE.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26

ELEVATION: 717.54 (MEASURED)
DATUM: NAVD88
DESCRIPTION: N. BOLT ON FIRE HYDRANT ON E. SIDE OF MADISON STREET, NORTH OF THE DRIVEWAY TO RESIDENCE #6221.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26

ELEVATION: 697.77 (MEASURED)
DATUM: NAVD88
DESCRIPTION: FLANGE BOLT ON FIRE HYDRANT AT S. SIDE OF WILDWOOD LANE CUL-DE-SAC EAST OF THE DRIVEWAY TO RESIDENCE #6265 .

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

NOTES

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
2. EXISTING ZONING - SINGLE FAMILY RESIDENCE DISTRICT R-3.
3. PROPOSED ZONING - R-3 PUD.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT HEREON DRAWN WAS PREPARED AT AND UNDER MY DIRECTION. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 8TH DAY OF MAY, A.D., 2026.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

OWNER/DEVELOPER

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527
708 638 4653
Contact: Steve Blentlinger

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200
Project Manager: Steve Kranenborg, P.E.
skranenborg@v3co.com

LEGAL DESCRIPTION

LOT 10 IN BLOCK 5 IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17043C0193J EFF. 8/1/2019 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

GRAPHIC SCALE

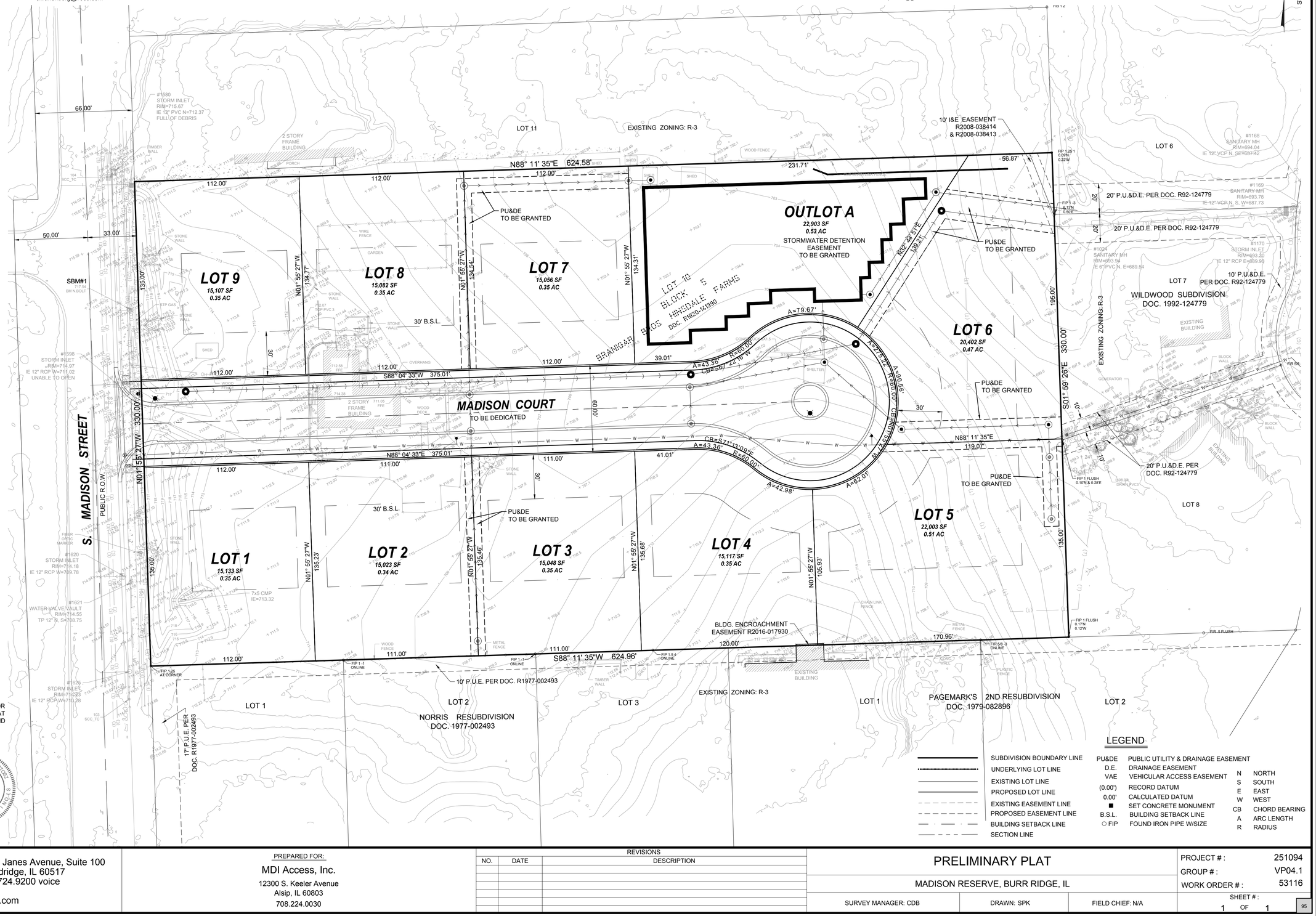
30' 0 15' 30' 60' 120'

1" = 30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE: 41-46-33.64453 N
LONGITUDE: 87-55-57.71316 W
ELLIPSOIDAL HEIGHT: 592.664 SFT
GROUND SCALE FACTOR: 1.0000396869
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN


LOT 9
15,107 SF
0.35 AC
LOT 8
15,082 SF
0.35 AC
LOT 7
15,056 SF
0.35 AC
OUTLOT A
22,903 SF
0.53 AC
STORMWATER DETENTION EASEMENT TO BE GRANTED
LOT 6
20,402 SF
0.47 AC
LOT 5
22,003 SF
0.51 AC
LOT 4
15,117 SF
0.35 AC
LOT 3
15,048 SF
0.35 AC
LOT 2
15,023 SF
0.34 AC
LOT 1
15,133 SF
0.35 AC
MADISON COURT
TO BE DEDICATED
S. MADISON STREET
PUBLIC R.O.W.
N88° 11' 35"E 624.58'
S88° 04' 33"W 375.01'
S88° 11' 35"W 624.96'
N01° 55' 27"W 330.00'
S01° 59' 26"E 330.00'
N01° 55' 27"W 135.00'
N01° 55' 27"W 134.77'
N01° 55' 27"W 134.54'
N01° 55' 27"W 134.31'
N01° 55' 27"W 135.23'
N01° 55' 27"W 135.46'
N01° 55' 27"W 135.68'
N01° 55' 27"W 105.93'
S01° 59' 26"E 195.00'
S01° 59' 26"E 135.00'
112.00'
111.00'
66.00'
50.00'
33.00'
30' B.S.L.
20' B.S.L.
PU&DE TO BE GRANTED
10' I&E EASEMENT R2008-038414 & R2008-038413
20' P.U.&D.E. PER DOC. R92-124779
10' P.U.&D.E. PER DOC. R92-124779
20' P.U.&D.E. PER DOC. R92-124779
BLDG. ENCROACHMENT EASEMENT R2016-017930
10' P.U.E. PER DOC. R1977-002493
17' P.U.E. PER DOC. R1977-002493
LOT 10 BLOCK 5 BRANIGAR BROS HINSDALE FARMS DOC. #R920-14990
BRANIGAR
A=43.36'
R=60.00'
CB=S57° 22' 16"W
A=79.67'
A=215.72'
R=60.00'
CB=N57° 13' 54"E
A=90.56'
R=60.00'
CB=N13° 09' 55"E
A=43.36'
R=60.00'
CB=S71° 13' 09"E
A=42.98'
A=62.01'
231.71'
56.87'
119.07'
41.01'
39.01'
30'
60'
170.96'
120.00'
LOT 1
LOT 2
LOT 3
LOT 6
LOT 7
LOT 8
NORRIS RESUBDIVISION DOC. 1977-002493
PAGEMARK'S 2ND RESUBDIVISION DOC. 1979-082896
WILDWOOD SUBDIVISION DOC. 1992-124779
EXISTING ZONING: R-3
EXISTING ZONING R-3
SBM#1
#1580 STORM INLET RIM=715.67 IE 12" PVC N=712.37 FULL OF DEBRIS
#1598 STORM INLET RIM=714.97 IE 12" RCP W=711.02 UNABLE TO OPEN
#1620 STORM INLET RIM=714.18 IE 12" RCP W=709.78
#1621 WATER VALVE VAULT RIM=714.55 TP 12" N, S=708.75
#1625 STORM INLET RIM=713.23 IE 12" RCP W=710.28
#1168 SANITARY MH RIM=694.04 IE 12" VCP N, SE=687.42
#1169 SANITARY MH RIM=693.78 IE 12" VCP N, S, W=687.73
#1024 SANITARY MH RIM=693.94 IE 6" PVC N, E=689.54
#1170 STORM INLET RIM=693.30 IE 12" RCP E=689.99
FIP 1.25 AT CORNER
FIP 1-1 ONLINE
FIP 1.5-4 ONLINE
FIP 1.25 1.00'N 0.22'W
FIP 1-3 &.15'N 0.62'E
FIP 1 FLUSH 0.10'N & 0.28'E
FIP 1 FLUSH 0.17'N 0.12'W
FIR 5/8 FLUSH
FIR 5/8 -3 ONLINE
FIR 5/8
2 STORY FRAME BUILDING
EXISTING BUILDING
PORCH
SHED
GENERATOR
SHELTER
WOOD FENCE
CHAIN LINK FENCE
METAL FENCE
PLASTIC FENCE
STONE WALL
WIRE FENCE
BLOCK WALL
TIMBER WALL
GARDEN
OVERHANG
FIBER OPTIC MARKER
7x5 CMP IE=713.32
12" PVC S, E=708.25
18" RCP S, W=708.25
12" PVC E=708.25
12" PVC W=708.25
12" PVC N=708.25
18" RCP E=708.25
18" RCP W=708.25
12" PVC S=708.25
12" PVC N=708.25
12" PVC E=708.25
12" PVC

TREE SURVEY & BAT HABITAT ASSESSMENT

PROJECT SITE:

6221 S. Madison Steet

Burr Ridge, DuPage County County, Illinois

PREPARED FOR:

MDI Access, Inc.
12300 S. Keeler Avenue
Alsip, IL 60803

PREPARED BY:

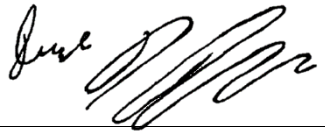
V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200

April 20, 2026

Go beyond limits

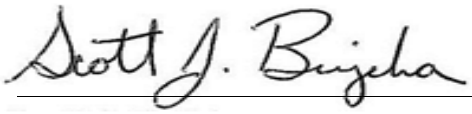
We hereby certify that this Tree Survey and Northern Long-Eard Bat Habitat Assessment has been prepared by V3 Companies for use by MDI Access, Inc., their affiliates, lenders, and assignees.

Project Staff:



Daniel Jablonski
Project Manager/Wetland Scientist/Certified Arborist

Approved by:



Scott J. Brejcha, PWS
Group Leader
Wetland & Ecology Group

Thomas E. Slowinski, PWS
Technical Director
Wetland & Ecology Group

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Appendices

Appendix I – USFWS IPaC Consultation
Appendix II – Tree Survey Data
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Appendix IV – Project Exhibits

Tree Survey & Northern Long-Eared Bat Habitat Assessment

6221 S. MADISON STREET, BURR RIDGE,DUPAGE COUNTY, ILLINOIS

Tree Survey and Potential Bat Habitat Assessment

This Tree Survey and Bat Habitat Assessment for 6221 S. Madison Street was completed by V3 Companies' team of certified arborists and biologists in April of 2026. All information provided in the assessment is based on the field conditions at the time of the survey and subject to change. The survey methodology and guidelines implemented to conduct the assessment conform with the Village of Burr Ridge and DuPage County Ordinances, Illinois Department of Natural Resources (IDNR) and U.S. Fish and Wildlife Service (USFWS).

Tree Survey

All tree surveys and assessments are carried out by V3's team of certified arborists. Each tree is individually assessed for species, size, and health. The size of each tree is measured as diameter at breast height (DBH). This measurement is recorded 4.5 feet from the base of the trunk. Species with multiple trunks may be an average DBH of each of the trunks by the number of trunks. For example, a tree with two trunks measuring 10 and 14 inches is recorded as 12-inches with two trunks. All trees are tagged on the south side of the tree at approximately 5 feet off the ground. The health assessment is based on a scale of 1 through 6, with the criteria identified in the table below. In accordance with the Village of Burr Ridge Procedure of Building Permit Tree Removal and DuPage County Stormwater Ordinance. All trees on the property greater than 6-inch DBH were assessed as part of the tree survey. Additionally, any trees greater than 3-inch DBH within a DuPage County special management area and/or tree exhibiting bat habitat were assessed.

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributed to normal causes, has no other observable problems, and requires no remedial actions
2	Good	The tree is typical of the species and/or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and/or has less than 30% deadwood in the crown, 1 or 2 minor problems that are not imminently detrimental to the tree and no significant decay or structural problems but must have remedial care above normal care in order to minimize the impact of future stress and ensure future health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30 to 50% deadwood in the crown, serious decay or structural defects, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stresses.
5	Poor	The tree is not typical of the species and/or over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively controlled would not result in the long-term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life or only suckering around the base of the tree.

Tree Survey Data

The large single family residential lot contains 334 trees that meet the survey requirements for the Village of Burr Ridge and DuPage County. The overall size classes are listed below, but the site is dominated by medium diameter (9-15") trees. The canopy is dominated by Mulberry (*Morus alba*) and American Elm (*Ulmus americana*), the midstory dominated by Tree of Heaven (*Ailanthus altissima*) and the understory dominated by invasive Honeysuckle (*Lonicera spp.*) and Common Buckthorn (*Rhamnus cathartica*). The bulk of the trees are located in the eastern third of the property and along South Madison Street to act as screening. The majority of the property contains trees growing amongst maintained turf grass.

Tree Physiognomy		
Species	**Count**	**Percent**
Picea pungens	16	4.79%
Picea abies	13	3.89%
Acer platanoides	37	11.08%
Juglans nigra	25	7.49%
Gleditsia triacanthos	3	0.90%
Ulmus americana	53	15.87%
Dead	3	0.90%
Morus alba	53	15.87%
Malus spp.	1	0.30%
Ulmus rubra	2	0.60%
Abies concolor	1	0.30%
Populus deltoides	2	0.60%
Acer negundo	21	6.29%
Celtis occidentalis	6	1.80%
Acer saccharinum	3	0.90%
Prunus serotina	11	3.29%
Ailanthus altissima	70	20.96%
Pinus strobus	2	0.60%
Tsuga canadensis	1	0.30%
Cercis canadensis	1	0.30%
Populus alba	2	0.60%
Catalpa speciosa	5	1.50%
Prunus spp.	2	0.60%
Thuja occidentalis	1	0.30%
Total	334	

Potential Bat Habitat Assessment

The Northern Long-Eared Bat and Tricolored Bat were listed by USFWS Information for Planning and Consultation (IPaC) tool. IPaC identified this species may be on or in the vicinity and/or have designated critical habitat within the project area. During the tree survey and assessment each tree greater than 3-inch DBH was assessed for potential bat habitat using the defined USFWS habitat criteria. Each tree and the project area as a whole was assessed based on the Range-Wide Indianan Bat & Northern Long-Eared Bat Survey Guidelines. The Potential Bat Habitat Assessment was carried out by V3's team of certified arborists and qualified biologists based on the field conditions at the time of the assessment and desktop review of all available data. The USFWS habitat definition for the Northern Long-Eared Bat and Tricolored Bat are provided below.

Northern Long-Eared Bat Habitat

Suitable summer habitat for the NLEB consists of a wide variety of forested/wooded habitats where they roost, forage, and travel. Although they may also traverse habitat adjacent and interspersed with forest habitat, such as emergent wetlands and field edges, they are predominately found in forest/wooded habitat. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥3 inches DBH that have exfoliating bark, cracks, crevices, and/or cavities), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. NLEBs are nocturnal foragers and use hawking (catching insects in flight) and gleaning (picking insects from surfaces) behaviors in conjunction with passive acoustic cues. NLEB often prefer intact mixed-type forests with small gaps (i.e., forest trails, small roads, or forest-covered creeks) in forests with sparse or medium vegetation for foraging and commuting rather than fragmented habitat or areas that have been clear cut. Individual trees may be considered suitable habitat when they exhibit characteristics of suitable roost trees and are within 1,000 feet of other forested/wooded habitat. The NLEB has also been observed roosting (although to a lesser degree than forested habitat) in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat.

NLEBs typically occupy their summer habitat from mid-May through mid-August each year and the species may arrive or leave some time before or after this period. In most areas, roosting habitat is considered suitable summer habitat because NLEBs are only present in forested habitat during the summer active months.

Examples of unsuitable habitat:

- Individual trees that are greater than 1,000 feet from forested/wooded areas;
- Trees found in highly developed urban areas (e.g., street trees, downtown areas); and
- A pure stand of less than 3-inch DBH trees that are not mixed with larger trees.

Tricolor Bat

Suitable TCB summer habitat consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and include some adjacent and interspersed non-forested habitats such as emergent wetlands, shrublands, grasslands, and forested edges of agricultural fields, old fields, and pastures. Roosting habitat includes forests, woodlots, and linear features (e.g., fencerows and riparian corridors) containing trees with potential roost substrate (e.g., live and dead leaf clusters of live and recently dead deciduous trees, Spanish moss [*Tillandsia usneoides*], and beard lichen [*Usnea trichodea*]). TCBs will roost in a variety of tree species, especially oaks (Quercus spp.), and often select roosts in tall, large-diameter trees, but will roost in smaller diameter trees when potential roost substrate is present (e.g., 4-inch [10-centimeter]. TCBs commonly roost in the mid to upper canopy of trees although males will occasionally roost in dead leaves at lower heights (e.g., < 16 feet [5 meters] from the ground; and females will occasionally roost in

Spanish moss of understory trees. TCBs seem to prefer foraging along forested edges of larger forest openings, along edges of riparian areas, and over water and avoid foraging in dense, unbroken forests, and narrow road cuts through forests.
TCBs also roost in human-made structures, such as bridges and culverts, and occasionally in barns or the underside of open-sided shelters (e.g., porches, pavilions); therefore, these structures should also be considered potential summer habitat. TCBs occupy similar forest habitats in the spring, summer, and fall (i.e., non-hibernating seasons) but in the southern portion of the range, where TCBs exhibit shorter torpor bouts and remain active and feed year-round, they may roost in culverts, bridges, cavities in live trees, live and dead leaf clusters, and/or Spanish moss during the winter. TCBs may roost and forage in forested areas near anthropogenic structures and buildings (e.g., suburban neighborhoods, parks, etc.). However, highly developed urbanized areas generally devoid of native vegetation (including isolated trees surrounded by expansive anthropogenic development) are considered unsuitable habitat (e.g., parking lots, industrial buildings, shopping centers).

Project Description

The project area currently contains one single family residential home on 4.7 acres of property. The project is currently at the concept level with only preliminary engineering which would result in redevelopment of the property into an 8-9 lot single family residential subdivision.

Bat Habitat Assessment Data

Project Area	**Total Acres**	**Forest Aces**	**Open Acres**
	4.7	1.3	3.4
Proposed Tree Removal (Count)	**Completely Cleared**	**Partial Cleared**	**Preserved**
	N/A	N/A	N/A

Vegetation Cover Pre-Project

The two physiognomy tables identify the species and diameter breakdown of the property. The majority of the property is trees growing within maintained turf grass with the eastern third of the property containing the bulk of the trees in an unmanaged portion of the property.

Vegetation Cover Post-Project

As noted earlier, this project is in the conceptual phase. At this phase of engineering post construction vegetation cannot be predicted. As engineering progresses to final, post-project vegetation as well as tree removal will be re-evaluated.

Surrounding Land Use

The surrounding land use for the property consists of urban single family and multi-family residential. The Ruth Lake County Club is directly northwest of the property. The closest naturalized area is the Arie Crown/Theodore Stone Forest Preserve which is almost three miles away and across interstate 294.

Tree Survey & Northern Long-Eared Bat Habitat Assessment

6221 S. MADISON STREET, BURR RIDGE,DUPAGE COUNTY, ILLINOIS

Wooded Area Physiognomy

Closure/Density	Canopy % (>50')	Midstory % (20-50')	Understory % (<20')
	35	20	20
Dominant Species	*Morus alba/Ulmus americana*	*Ailanthus altissima*	*Lonicera spp.*
Size Composition of Trees	**Small (3-8")**	**Medium (9-15")**	**Large (>15')**
	76/22.75%	173/51.80%	85/25.45%
Number of Suitable Trees	0	19	20

Conclusion

While the tree survey and bat habitat assessment identified trees that exhibit characteristics suitable for bat habitat, initial consolation with USFWS IPaC resulted in a no effect determination for the Northern Long-Eared Bat and Tricolored Bat. Given that this project is still in the conceptual phase, further agency consultation may be needed based on final engineering, permitting and the need and timing of tree removal.

APPENDIX I

USFWS IPAC CONSULTATION

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: 11/05/2025 19:21:07 UTC
Project Code: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL

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: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL
Project Type: Residential Construction
Project Description: The project will make improvements to the residential property
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.775850649999995,-87.93456652884403,14z

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.

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. 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: V3 Companies
Name: Alicia Metzger
Address: 7325 Janes Avenue
City: Woodridge
State: IL
Zip: 60517
Email ametzger@v3co.com
Phone: 6307296120

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: 11/05/2025 19:23:30 UTC
Project code: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL

Federal Nexus: no
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Record of project representative's no effect determination for '6221 Madison Street, Burr Ridge, IL'

Dear Alicia Metzger:

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 November 05, 2025, for '6221 Madison Street, Burr Ridge, IL' (here forward, Project). This project has been assigned Project Code 2026-0012689 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

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.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No effect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

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.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

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.

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 affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. 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 to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Chicago Ecological Service Field Office and reference Project Code 2026-0012689 associated with this Project.

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

1. Name

6221 Madison Street, Burr Ridge, IL

2. Description

The following description was provided for the project '6221 Madison Street, Burr Ridge, IL':

> The project will make improvements to the residential property

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.775850649999995,-87.93456652884403,14z

DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

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.

   No

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

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? 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 building-like 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 building-like 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 at night)?

    No

20. Will the proposed action involve the use of herbicides or pesticides (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. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

    No

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

    No

26. 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

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

    Automatically answered
    Yes

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

    Automatically answered
    No

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

    Automatically answered
    No

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

    Automatically answered
    No

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    No

32. 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

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

    Automatically answered
    Yes

34. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? 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? **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

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.

    No

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

    Automatically answered
    Yes

39. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    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

40. [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

41. 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

42. 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.

    No

43. 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.

0.2

IPAC USER CONTACT INFORMATION

Agency: V3 Companies
Name: Alicia Metzger
Address: 7325 Janes Avenue
City: Woodridge
State: IL
Zip: 60517
Email ametzger@v3co.com
Phone: 6307296120

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

APPENDIX II

TREE SURVEY DATA

6221 S. Madison Street Tree Survey & Bat Habitat Assessment							
All Trees ≥6" DBH & ≥3" DBH Trees in Special Management and Bat Habitat							
V3 Companies Ltd.					Apr-26		
Count	Tag #	DBH (inches)	Multi-stem Sizes (Inches)	Species Name*	Common Name	**Condition:** Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	Bat Habitat Tree
1	501	13	1	*Picea pungens*	Colorado Blue Spruce	3	No
2	502	19	1	*Picea abies*	Norway Spruce	2	No
3	503	7	1	*Acer platanoides*	Norway Maple	5	No
4	504	11	1	*Picea abies*	Norway Spruce	2	No
5	505	7	1	*Picea pungens*	Colorado Blue Spruce	4	No
6	506	17	1	*Juglans nigra*	Black Walnut	3	No
7	507	7	1	*Acer platanoides*	Norway Maple	3	No
8	508	10	1	*Acer platanoides*	Norway Maple	3	No
9	509	13	1	*Acer platanoides*	Norway Maple	5	Yes
10	510	11	1	*Acer platanoides*	Norway Maple	5	No
11	511	13	1	*Acer platanoides*	Norway Maple	3	No
12	512	23	1	*Juglans nigra*	Black Walnut	3	No
13	513	28	1	*Gleditsia triacanthos*	Honey-Locust	4	Yes
14	514	8	1	*Picea abies*	Norway Spruce	3	No
15	515	7	1	*Picea abies*	Norway Spruce	4	No
16	516	9	1	*Picea abies*	Norway Spruce	3	No
17	517	9	1	*Ulmus americana*	American Elm	4	No
18	518	6	1	*Ulmus americana*	American Elm	3	No
19	519	36	1	*Gleditsia triacanthos*	Honey-Locust	3	Yes
20	520	7	1	*Juglans nigra*	Black Walnut	3	No
21	521	13	1	*Juglans nigra*	Black Walnut	3	No
22	522	7	1	*Juglans nigra*	Black Walnut	4	No
23	523	9	1	*Juglans nigra*	Black Walnut	4	No
24	524	13	1	*Juglans nigra*	Black Walnut	3	No
25	525	9	1	*Juglans nigra*	Black Walnut	3	No
26	526	8	2	*Dead*	Dead	6	Yes
27	527	8	1	*Juglans nigra*	Black Walnut	4	No
28	528	14	1	*Juglans nigra*	Black Walnut	3	No
29	529	15	1	*Picea abies*	Norway Spruce	3	No
30	530	8	1	*Picea pungens*	Colorado Blue Spruce	3	No
31	531	16	1	*Morus alba*	White Mulberry	4	No
32	532	14	1	*Picea pungens*	Colorado Blue Spruce	3	No
33	533	9	4	*Morus alba*	White Mulberry	3	No
34	534	6	1	*Malus spp.*	Apple Cultivar	3	No

35	535	22	1	*Acer platanoides*	Norway Maple	3	No
36	536	48	1	*Ulmus americana*	American Elm	3	No
37	537	20	1	*Juglans nigra*	Black Walnut	3	No
38	538	24	1	*Ulmus americana*	American Elm	3	No
39	539	12	1	*Acer platanoides*	Norway Maple	3	No
40	540	10	1	*Juglans nigra*	Black Walnut	3	No
41	541	17	1	*Ulmus americana*	American Elm	3	No
42	542	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
43	543	9	1	*Picea pungens*	Colorado Blue Spruce	3	No
44	544	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
45	545	7	1	*Morus alba*	White Mulberry	4	No
46	546	10	1	*Morus alba*	White Mulberry	3	No
47	547	41	1	*Ulmus rubra*	Slippery Elm	2	No
48	548	9	1	*Ulmus americana*	American Elm	4	No
49	549	13	1	*Acer platanoides*	Norway Maple	3	No
50	550	7	1	*Morus alba*	White Mulberry	4	No
51	551	18	1	*Ulmus americana*	American Elm	3	No
52	552	9	1	*Abies concolor*	White Fir	2	No
53	553	7	1	*Acer platanoides*	Norway Maple	3	No
54	554	6	1	*Ulmus americana*	American Elm	3	No
55	555	12	1	*Morus alba*	White Mulberry	3	No
56	556	27	1	*Populus deltoides*	Eastern Cottonwood	3	No
57	557	15	1	*Acer negundo*	Ash-Leaf Maple	4	No
58	558	23	1	*Populus deltoides*	Eastern Cottonwood	3	No
59	559	7	1	*Ulmus americana*	American Elm	3	No
60	560	11	1	*Acer negundo*	Ash-Leaf Maple	3	No
61	561	18	1	*Morus alba*	White Mulberry	3	No
62	562	12	2	*Acer negundo*	Ash-Leaf Maple	4	No
63	563	7	2	*Acer negundo*	Ash-Leaf Maple	3	No
64	564	2	2	*Acer negundo*	Ash-Leaf Maple	3	No
65	565	22	1	*Morus alba*	White Mulberry	4	No
66	566	18	1	*Morus alba*	White Mulberry	3	No
67	567	11	1	*Ulmus americana*	American Elm	3	No
68	568	26	1	*Gleditsia triacanthos*	Honey-Locust	3	No
69	569	25	1	*Morus alba*	White Mulberry	4	No
70	570	12	1	*Ulmus americana*	American Elm	3	No
71	571	17	1	*Ulmus americana*	American Elm	6	No
72	572	11	1	*Ulmus americana*	American Elm	6	No
73	573	10	1	*Celtis occidentalis*	Common Hackberry	3	No
74	574	23	1	*Ulmus americana*	American Elm	3	No
75	575	7	1	*Ulmus americana*	American Elm	3	No
76	576	9	1	*Ulmus americana*	American Elm	3	No

77	577	10	1	*Ulmus americana*	American Elm	3	No
78	578	6	1	*Ulmus americana*	American Elm	4	No
79	579	18	1	*Ulmus americana*	American Elm	3	No
80	580	12	1	*Morus alba*	White Mulberry	3	No
81	581	22	1	*Ulmus americana*	American Elm	2	No
82	582	10	1	*Ulmus americana*	American Elm	3	No
83	583	20	1	*Ulmus americana*	American Elm	3	No
84	584	16	1	*Ulmus americana*	American Elm	3	No
85	585	15	1	*Ulmus americana*	American Elm	4	No
86	586	6	1	*Ulmus americana*	American Elm	3	No
87	587	16	1	*Ulmus americana*	American Elm	3	No
88	588	7	1	*Ulmus americana*	American Elm	3	No
89	589	6	1	*Ulmus americana*	American Elm	4	No
90	590	11	1	*Ulmus americana*	American Elm	3	No
91	591	9	1	*Morus alba*	White Mulberry	3	No
92	592	15	1	*Ulmus americana*	American Elm	3	No
93	593	12	1	*Morus alba*	White Mulberry	3	No
94	594	13	1	*Acer negundo*	Ash-Leaf Maple	4	No
95	595	19	1	*Acer negundo*	Ash-Leaf Maple	4	Yes
96	596	17	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
97	597	13	1	*Acer negundo*	Ash-Leaf Maple	3	No
98	598	14	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
99	599	6	1	*Acer negundo*	Ash-Leaf Maple	3	No
100	600	17	1	*Acer saccharinum*	Silver Maple	3	No
101	601	7	2	*Picea abies*	Norway Spruce	3	No
102	602	9	1	*Acer platanoides*	Norway Maple	3	No
103	603	9	1	*Celtis occidentalis*	Common Hackberry	4	No
104	604	17	1	*Prunus serotina*	Black Cherry	4	No
105	605	7	1	*Morus alba*	White Mulberry	3	No
106	606	22	2	*Acer saccharinum*	Silver Maple	3	Yes
107	607	13	1	*Morus alba*	White Mulberry	3	No
108	608	9	1	*Morus alba*	White Mulberry	3	No
109	609	7	1	*Celtis occidentalis*	Common Hackberry	3	No
110	610	6	1	*Morus alba*	White Mulberry	3	No
111	611	12	1	*Morus alba*	White Mulberry	4	No
112	612	6	1	*Acer platanoides*	Norway Maple	3	No
113	613	9	1	*Acer platanoides*	Norway Maple	2	No
114	614	11	1	*Morus alba*	White Mulberry	3	No
115	615	14	3	*Morus alba*	White Mulberry	4	No
116	616	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
117	617	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
118	618	12	1	*Prunus serotina*	Black Cherry	6	No

119	619	12	1	*Morus alba*	White Mulberry	4	No
120	620	16	1	*Morus alba*	White Mulberry	3	No
121	621	7	1	*Morus alba*	White Mulberry	4	No
122	622	10	1	*Picea pungens*	Colorado Blue Spruce	3	No
123	623	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
124	624	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
125	625	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
126	626	17	1	*Morus alba*	White Mulberry	3	No
127	627	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
128	628	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
129	629	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
130	630	11	1	*Picea abies*	Norway Spruce	2	No
131	631	15	1	*Morus alba*	White Mulberry	2	No
132	632	11	1	*Celtis occidentalis*	Common Hackberry	3	No
133	633	8	1	*Pinus strobus*	Eastern White Pine	2	No
134	634	14	1	*Pinus strobus*	Eastern White Pine	3	No
135	635	8	1	*Tsuga canadensis*	Eastern Hemlock	3	No
136	636	26	1	*Acer saccharinum*	Silver Maple	4	No
137	637	9	1	*Ulmus americana*	American Elm	3	No
138	638	8	1	*Morus alba*	White Mulberry	3	No
139	639	10	1	*Prunus serotina*	Black Cherry	3	No
140	640	6	1	*Prunus serotina*	Black Cherry	4	No
141	641	9	1	*Prunus serotina*	Black Cherry	4	No
142	642	7	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
143	643	11	1	*Prunus serotina*	Black Cherry	6	No
144	644	27	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
145	645	7	1	*Ulmus americana*	American Elm	3	No
146	646	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
147	647	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
148	648	11	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
149	649	13	1	*Prunus serotina*	Black Cherry	5	No
150	650	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
151	651	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
152	652	7	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
153	653	8	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
154	654	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
155	655	17	1	*Acer platanoides*	Norway Maple	5	Yes
156	656	6	1	*Morus alba*	White Mulberry	4	No
157	657	7	1	*Morus alba*	White Mulberry	3	No
158	658	9	1	*Morus alba*	White Mulberry	3	No
159	659	8	1	*Ulmus americana*	American Elm	3	No
160	660	7	1	*Celtis occidentalis*	Common Hackberry	3	No

161	661	7	1	*Morus alba*	White Mulberry	3	No
162	662	24	1	*Prunus serotina*	Black Cherry	6	Yes
163	663	8	1	*Morus alba*	White Mulberry	3	No
164	664	7	1	*Morus alba*	White Mulberry	4	No
165	665	14	1	*Morus alba*	White Mulberry	3	No
166	666	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
167	667	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
168	668	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
169	669	12	1	*Ulmus americana*	American Elm	2	No
170	670	17	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
171	671	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
172	672	7	1	*Ulmus americana*	American Elm	2	No
173	673	11	1	*Ulmus americana*	American Elm	3	No
174	674	11	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
175	675	11	1	*Dead*	Dead	6	Yes
176	676	9	1	*Ulmus americana*	American Elm	2	No
177	677	10	1	*Ulmus americana*	American Elm	3	No
178	678	6	1	*Ulmus americana*	American Elm	3	No
179	679	14	1	*Morus alba*	White Mulberry	4	No
180	680	12	1	*Prunus serotina*	Black Cherry	6	Yes
181	681	12	1	*Ulmus americana*	American Elm	3	No
182	682	12	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
183	683	14	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
184	684	22	1	*Ulmus americana*	American Elm	2	No
185	685	10	1	*Acer negundo*	Ash-Leaf Maple	3	No
186	686	26	1	*Ulmus americana*	American Elm	2	No
187	687	8	1	*Ulmus americana*	American Elm	5	Yes
188	688	11	1	*Ulmus americana*	American Elm	3	No
189	689	6	1	*Morus alba*	White Mulberry	3	No
190	690	12	1	*Morus alba*	White Mulberry	4	No
191	691	12	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
192	692	6	1	*Morus alba*	White Mulberry	3	No
193	693	6	1	*Cercis canadensis*	Redbud	2	No
194	694	6	1	*Celtis occidentalis*	Common Hackberry	2	No
195	695	16	1	*Morus alba*	White Mulberry	3	No
196	696	19	1	*Morus alba*	White Mulberry	3	Yes
197	697	15	1	*Morus alba*	White Mulberry	3	No
198	698	6	1	*Prunus serotina*	Black Cherry	4	No
199	699	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
200	700	12	1	*Ulmus americana*	American Elm	3	No
201	701	11	1	*Ulmus americana*	American Elm	3	No
202	702	12	1	*Morus alba*	White Mulberry	3	No

203	703	17	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
204	704	7	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
205	705	14	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
206	706	15	1	*Ailanthus altissima*	Tree-of-Heaven	4	Yes
207	707	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
208	708	17	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
209	709	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
210	710	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
211	711	12	1	*Ailanthus altissima*	Tree-of-Heaven	6	Yes
212	712	11	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
213	713	19	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
214	714	8	1	*Acer platanoides*	Norway Maple	3	No
215	715	13	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
216	720	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
217	721	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
218	722	11	1	*Ailanthus altissima*	Tree-of-Heaven	4	Yes
219	723	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
220	724	24	1	*Juglans nigra*	Black Walnut	4	No
221	725	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
222	726	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
223	727	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
224	728	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
225	729	14	1	*Prunus serotina*	Black Cherry	4	No
226	730	17	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
227	731	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
228	732	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
229	733	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
230	734	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	Yes
231	735	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
232	736	14	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
233	737	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
234	738	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
235	739	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
236	740	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
237	741	19	1	*Populus alba*	White Poplar	6	Yes
238	742	18	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
239	743	18	1	*Populus alba*	White Poplar	3	No
240	744	9	1	*Acer platanoides*	Norway Maple	5	yes
241	745	12	1	*Juglans nigra*	Black Walnut	3	No
242	746	27	1	*Juglans nigra*	Black Walnut	3	No
243	747	10	1	*Morus alba*	White Mulberry	4	No
244	748	13	1	*Acer platanoides*	Norway Maple	3	Yes

245	749	24	1	*Juglans nigra*	Black Walnut	4	Yes
246	750	15	1	*Juglans nigra*	Black Walnut	3	No
247	751	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
248	752	12	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
249	753	16	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
250	754	17	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
251	755	17	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
252	756	17	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
253	757	18	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
254	758	22	1	*Juglans nigra*	Black Walnut	3	No
255	759	19	1	*Ulmus americana*	American Elm	3	No
256	760	19	1	*Picea abies*	Norway Spruce	2	No
257	761	9	1	*Acer platanoides*	Norway Maple	3	Yes
258	762	13	1	*Acer platanoides*	Norway Maple	3	No
259	763	13	1	*Acer platanoides*	Norway Maple	3	No
260	764	11	1	*Acer platanoides*	Norway Maple	4	Yes
261	765	20	1	*Acer platanoides*	Norway Maple	3	No
262	766	20	1	*Acer platanoides*	Norway Maple	3	No
263	767	9	1	*Acer platanoides*	Norway Maple	3	No
264	768	18	1	*Catalpa speciosa*	Northern Catalpa	2	No
265	769	18	1	*Ulmus rubra*	Slippery Elm	3	No
266	770	19	1	*Acer platanoides*	Norway Maple	4	Yes
267	771	22	1	*Acer platanoides*	Norway Maple	3	No
268	772	24	1	*Ulmus americana*	American Elm	3	No
269	773	21	1	*Juglans nigra*	Black Walnut	3	No
270	774	18	1	*Juglans nigra*	Black Walnut	2	No
271	775	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
272	776	16	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
273	777	7	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
274	778	16	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
275	779	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
276	780	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
277	781	17	1	*Ailanthus altissima*	Tree-of-Heaven	6	No
278	782	8	1	*Acer platanoides*	Norway Maple	2	No
279	783	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
280	784	6	1	*Acer platanoides*	Norway Maple	2	No
281	785	14	1	*Ulmus americana*	American Elm	2	No
282	786	17	1	*Juglans nigra*	Black Walnut	3	No
283	787	8	1	*Catalpa speciosa*	Northern Catalpa	2	No
284	788	10	1	*Catalpa speciosa*	Northern Catalpa	3	No
285	789	16	1	*Morus alba*	White Mulberry	3	No
286	790	7	1	*Acer negundo*	Ash-Leaf Maple	3	No

287	791	7	3	*Acer negundo*	Ash-Leaf Maple	3	No
288	792	13	1	*Ulmus americana*	American Elm	1	No
289	793	5	2	*Acer negundo*	Ash-Leaf Maple	4	No
290	794	9	1	*Acer platanoides*	Norway Maple	3	No
291	795	7	1	*Catalpa speciosa*	Northern Catalpa	3	No
292	796	11	1	*Ulmus americana*	American Elm	3	No
293	797	21	1	*Juglans nigra*	Black Walnut	4	Yes
294	798	13	1	*Juglans nigra*	Black Walnut	1	No
295	799	6	1	*Acer platanoides*	Norway Maple	3	No
296	800	7	1	*Morus alba*	White Mulberry	4	No
297	801	6	1	*Morus alba*	White Mulberry	4	No
298	802	5	2	*Morus alba*	White Mulberry	4	No
299	803	16	1	*Morus alba*	White Mulberry	3	No
300	804	27	1	*Dead*	Dead	6	Yes
301	805	12	1	*Ulmus americana*	American Elm	4	No
302	806	7	1	*Morus alba*	White Mulberry	4	No
303	807	6	1	*Morus alba*	White Mulberry	4	No
304	808	6	1	*Morus alba*	White Mulberry	4	No
305	809	6	2	*Prunus spp.*	Prunus cultivar	3	No
306	810	7	3	*Prunus spp.*	Prunus cultivar	3	No
307	811	14	1	*Juglans nigra*	Black Walnut	2	No
308	812	6	1	*Ulmus americana*	American Elm	3	No
309	813	5	2	*Juglans nigra*	Black Walnut	3	No
310	814	4	5	*Morus alba*	White Mulberry	4	No
311	815	4	2	*Morus alba*	White Mulberry	3	No
312	816	6	1	*Thuja occidentalis*	Eastern Arborvitae	3	No
313	817	11	1	*Picea pungens*	Colorado Blue Spruce	4	No
314	818	6	2	*Picea pungens*	Colorado Blue Spruce	3	No
315	819	9	1	*Picea pungens*	Colorado Blue Spruce	4	No
316	820	8	2	*Picea abies*	Norway Spruce	3	No
317	821	4	4	*Morus alba*	White Mulberry	4	No
318	822	5	3	*Acer negundo*	Ash-Leaf Maple	4	No
319	823	10	1	*Picea abies*	Norway Spruce	2	No
320	824	10	1	*Picea abies*	Norway Spruce	2	No
321	825	13	1	*Picea abies*	Norway Spruce	3	No
322	826	6	2	*Picea pungens*	Colorado Blue Spruce	3	No
323	827	9	1	*Picea pungens*	Colorado Blue Spruce	2	No
324	828	7	1	*Picea pungens*	Colorado Blue Spruce	4	No
325	829	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
326	830	6	1	*Picea pungens*	Colorado Blue Spruce	3	No
327	831	20	1	*Acer platanoides*	Norway Maple	2	No
328	832	19	1	*Acer platanoides*	Norway Maple	3	Yes

329	833	17	1	*Acer platanoides*	Norway Maple	3	No
330	834	20	1	*Acer platanoides*	Norway Maple	2	Yes
331	835	16	1	*Acer platanoides*	Norway Maple	3	Yes
332	836	19	1	*Acer platanoides*	Norway Maple	3	Yes
333	837	15	1	*Acer platanoides*	Norway Maple	3	No
334	838	23	1	*Catalpa speciosa*	Northern Catalpa	2	No

APPENDIX III

REPRESENTATIVE PHOTOGRAPHS

PHOTO #1

Date: 10/16/2025

Image of trees along the western property line screening Madison Street.

PHOTO #2

Date: 10/16/2025

Image of the central portion of the property showing trees growing amongst maintained lawn.

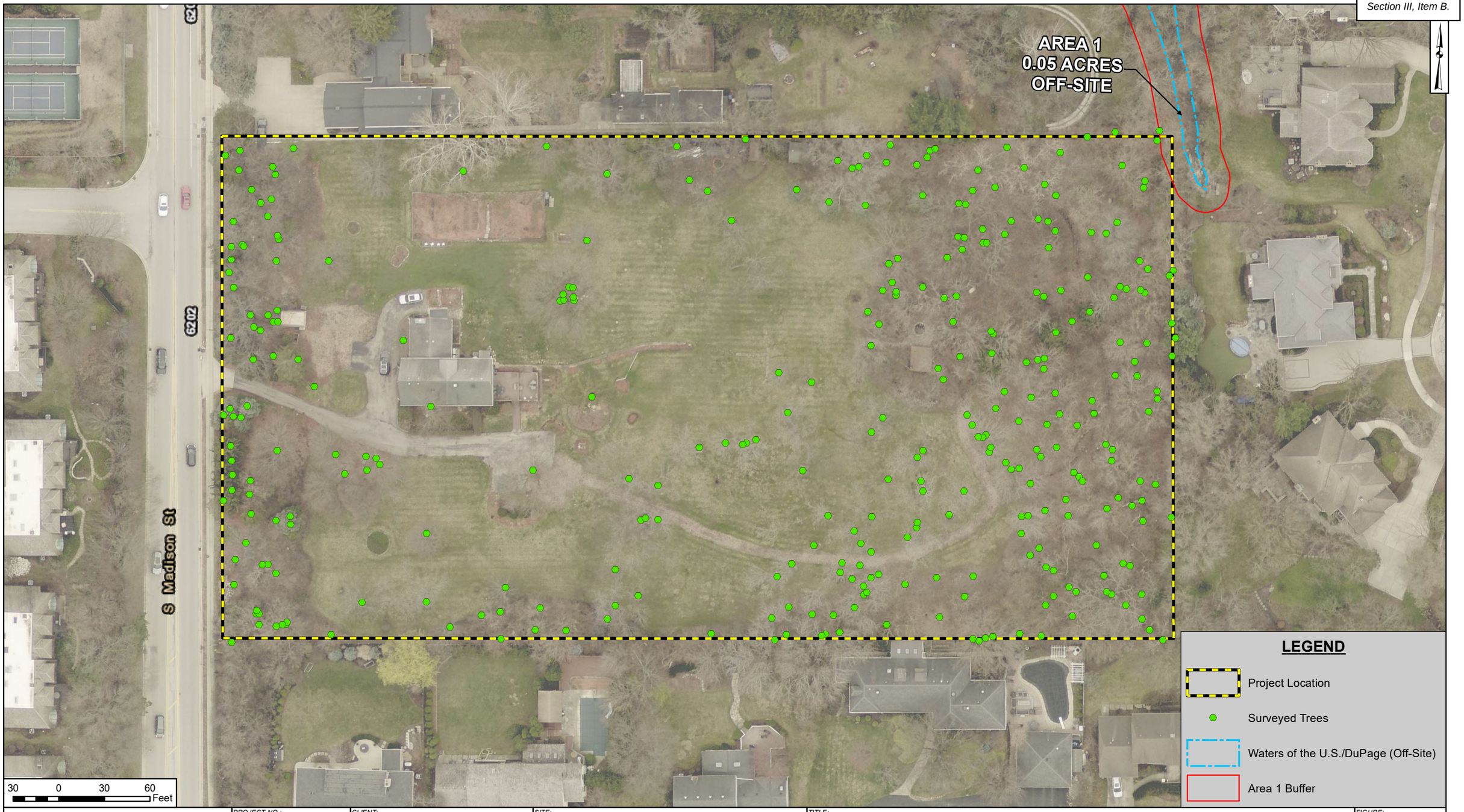
PHOTO #3

Date: 10/16/2025

Representative image of the eastern non-maintained wooded portion of the property with understory dominated by non-native scrub shrub.

APPENDIX IV

PROJECT EXHIBITS



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.:	251094
CREATED BY:	DJJ
DATE:	04/20/2026
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	DuPage County Aerial Imagery (2025)
SITE:	6221 Madison Street Burr Ridge, DuPage County, Illinois
TITLE:	**WETLAND & WATERS DELINEATION**
FIGURE:	9

J:\2025\251094\Wetland\Fig10tree_2510

N88° 11' 35"E 624.58'

S88° 11' 35"W 624.96'

N 0° 03' 27"W 330.00'

104 SCC_TC

105 SCC

106 SIR_CAP

103 SCC_TC

FIP 1.2

FIP 1.5-4

FIP 1-1

PROJECT:

6221 S. Madison Street
Burr RIdge, IL

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE:	PM:
DESIGNED BY:	DRAWN BY:

PROJECT NO.:

SCALE/NORTH:

20 10 0 20

1" = 20'

TITLE:

TREE SURVEY PLAN - WEST

DRAWING NO.

1 of 4

N:\2025\251094\CalcsAndData\IWE\TreeINFRTreeAttribute_251094.dwg, 4/23/2026 9:40:26 AM, steve.kranenborg, Sheet Size 22x34, V3 Companies

N88° 11' 35"E 624.58'

S88° 11' 35"W 624.96'

S01° 59' 25"E 1000.00'

FIP 1.25 1

FIP 1-3

FIP 1.5-4

FIP 1-1

FIP 5.8 -1

FIP 5.8 -3

FIP 1 FLUSH

106 SIR_CAP

703.4

703.3

6221 S. Madison Street
Burr RIdge, IL

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE:	PM:
DESIGNED BY:	DRAWN BY:

PROJECT NO.:

SCALE/NORTH:

20 10 0 20
1" = 20'

TITLE:

TREE SURVEY PLAN - EAST

DRAWING NO.

2 of 4

N:\2025\251094\Calcs\Acd\Data\WE\Tree\NFR\TreeAttribute_251094.dwg, 4/23/2026 9:40:40 AM, steve.kranenborg, Sheet Size 22x34, V3 Companies

6221 S. Madison Street Tree Survey & Bat Habitat Assessment
All Trees ≥6" DBH & ≥3" DBH Trees in Special Management and Bat Habitat
V3 Companies Ltd. **Apr-26**

Count	Tag #	DBH (inches)	Multi-stem Sizes (Inches)	Species Name*	Common Name	Condition: Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	Bat Habitat Tree
1	501	13	1	*Picea pungens*	Colorado Blue Spruce	3	No
2	502	19	1	*Picea abies*	Norway Spruce	2	No
3	503	7	1	*Acer platanoides*	Norway Maple	5	No
4	504	11	1	*Picea abies*	Norway Spruce	2	No
5	505	7	1	*Picea pungens*	Colorado Blue Spruce	4	No
6	506	17	1	*Juglans nigra*	Black Walnut	3	No
7	507	7	1	*Acer platanoides*	Norway Maple	3	No
8	508	10	1	*Acer platanoides*	Norway Maple	3	No
9	509	13	1	*Acer platanoides*	Norway Maple	5	Yes
10	510	11	1	*Acer platanoides*	Norway Maple	5	No
11	511	13	1	*Acer platanoides*	Norway Maple	3	No
12	512	23	1	*Juglans nigra*	Black Walnut	3	No
13	513	28	1	*Gleditsia triacanthos*	Honey-Locust	4	Yes
14	514	8	1	*Picea abies*	Norway Spruce	3	No
15	515	7	1	*Picea abies*	Norway Spruce	4	No
16	516	9	1	*Picea abies*	Norway Spruce	3	No
17	517	9	1	*Ulmus americana*	American Elm	4	No
18	518	6	1	*Ulmus americana*	American Elm	3	No
19	519	36	1	*Gleditsia triacanthos*	Honey-Locust	3	Yes
20	520	7	1	*Juglans nigra*	Black Walnut	3	No
21	521	13	1	*Juglans nigra*	Black Walnut	3	No
22	522	7	1	*Juglans nigra*	Black Walnut	4	No
23	523	9	1	*Juglans nigra*	Black Walnut	4	No
24	524	13	1	*Juglans nigra*	Black Walnut	3	No
25	525	9	1	*Juglans nigra*	Black Walnut	3	No
26	526	8	2	*Dead*	Dead	6	Yes
27	527	8	1	*Juglans nigra*	Black Walnut	4	No
28	528	14	1	*Juglans nigra*	Black Walnut	3	No
29	529	15	1	*Picea abies*	Norway Spruce	3	No
30	530	8	1	*Picea pungens*	Colorado Blue Spruce	3	No
31	531	16	1	*Morus alba*	White Mulberry	4	No
32	532	14	1	*Picea pungens*	Colorado Blue Spruce	3	No
33	533	9	4	*Morus alba*	White Mulberry	3	No
34	534	6	1	*Malus spp.*	Apple Cultivar	3	No
35	535	22	1	*Acer platanoides*	Norway Maple	3	No
36	536	48	1	*Ulmus americana*	American Elm	3	No
37	537	20	1	*Juglans nigra*	Black Walnut	3	No
38	538	24	1	*Ulmus americana*	American Elm	3	No
39	539	12	1	*Acer platanoides*	Norway Maple	3	No
40	540	10	1	*Juglans nigra*	Black Walnut	3	No
41	541	17	1	*Ulmus americana*	American Elm	3	No
42	542	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
43	543	9	1	*Picea pungens*	Colorado Blue Spruce	3	No
44	544	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
45	545	7	1	*Morus alba*	White Mulberry	4	No
46	546	10	1	*Morus alba*	White Mulberry	3	No
47	547	41	1	*Ulmus rubra*	Slippery Elm	2	No
48	548	9	1	*Ulmus americana*	American Elm	4	No
49	549	13	1	*Acer platanoides*	Norway Maple	3	No
50	550	7	1	*Morus alba*	White Mulberry	4	No
51	551	18	1	*Ulmus americana*	American Elm	3	No
52	552	9	1	*Abies concolor*	White Fir	2	No
53	553	7	1	*Acer platanoides*	Norway Maple	3	No
54	554	6	1	*Ulmus americana*	American Elm	3	No
55	555	12	1	*Morus alba*	White Mulberry	3	No
56	556	27	1	*Populus deltoides*	Eastern Cottonwood	3	No
57	557	15	1	*Acer negundo*	Ash-Leaf Maple	4	No
58	558	23	1	*Populus deltoides*	Eastern Cottonwood	3	No
59	559	7	1	*Ulmus americana*	American Elm	3	No
60	560	11	1	*Acer negundo*	Ash-Leaf Maple	3	No
61	561	18	1	*Morus alba*	White Mulberry	3	No
62	562	12	2	*Acer negundo*	Ash-Leaf Maple	4	No
63	563	7	2	*Acer negundo*	Ash-Leaf Maple	3	No
64	564	2	2	*Acer negundo*	Ash-Leaf Maple	3	No
65	565	22	1	*Morus alba*	White Mulberry	4	No
66	566	18	1	*Morus alba*	White Mulberry	3	No
67	567	11	1	*Ulmus americana*	American Elm	3	No
68	568	26	1	*Gleditsia triacanthos*	Honey-Locust	3	No
69	569	25	1	*Morus alba*	White Mulberry	4	No
70	570	12	1	*Ulmus americana*	American Elm	3	No
71	571	17	1	*Ulmus americana*	American Elm	6	No
72	572	11	1	*Ulmus americana*	American Elm	6	No
73	573	10	1	*Celtis occidentalis*	Common Hackberry	3	No
74	574	23	1	*Ulmus americana*	American Elm	3	No
75	575	7	1	*Ulmus americana*	American Elm	3	No
76	576	9	1	*Ulmus americana*	American Elm	3	No
77	577	10	1	*Ulmus americana*	American Elm	3	No
78	578	6	1	*Ulmus americana*	American Elm	4	No
79	579	18	1	*Ulmus americana*	American Elm	3	No
80	580	12	1	*Morus alba*	White Mulberry	3	No
81	581	22	1	*Ulmus americana*	American Elm	2	No
82	582	10	1	*Ulmus americana*	American Elm	3	No
83	583	20	1	*Ulmus americana*	American Elm	3	No
84	584	16	1	*Ulmus americana*	American Elm	3	No
85	585	15	1	*Ulmus americana*	American Elm	4	No
86	586	6	1	*Ulmus americana*	American Elm	3	No
87	587	16	1	*Ulmus americana*	American Elm	3	No
88	588	7	1	*Ulmus americana*	American Elm	3	No
89	589	6	1	*Ulmus americana*	American Elm	4	No
90	590	11	1	*Ulmus americana*	American Elm	3	No
91	591	9	1	*Morus alba*	White Mulberry	3	No
92	592	15	1	*Ulmus americana*	American Elm	3	No
93	593	12	1	*Morus alba*	White Mulberry	3	No
94	594	13	1	*Acer negundo*	Ash-Leaf Maple	4	No
95	595	19	1	*Acer negundo*	Ash-Leaf Maple	4	Yes
96	596	17	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
97	597	13	1	*Acer negundo*	Ash-Leaf Maple	3	No
98	598	14	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
99	599	6	1	*Acer negundo*	Ash-Leaf Maple	3	No
100	600	17	1	*Acer saccharinum*	Silver Maple	3	No
101	601	7	2	*Picea abies*	Norway Spruce	3	No
102	602	9	1	*Acer platanoides*	Norway Maple	3	No
103	603	9	1	*Celtis occidentalis*	Common Hackberry	4	No
104	604	17	1	*Prunus serotina*	Black Cherry	4	No
105	605	7	1	*Morus alba*	White Mulberry	3	No
106	606	22	2	*Acer saccharinum*	Silver Maple	3	Yes
107	607	13	1	*Morus alba*	White Mulberry	3	No
108	608	9	1	*Morus alba*	White Mulberry	3	No
109	609	7	1	*Celtis occidentalis*	Common Hackberry	3	No
110	610	6	1	*Morus alba*	White Mulberry	3	No
111	611	12	1	*Morus alba*	White Mulberry	4	No
112	612	6	1	*Acer platanoides*	Norway Maple	3	No
113	613	9	1	*Acer platanoides*	Norway Maple	2	No
114	614	11	1	*Morus alba*	White Mulberry	3	No
115	615	14	3	*Morus alba*	White Mulberry	4	No
116	616	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
117	617	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
118	618	12	1	*Prunus serotina*	Black Cherry	6	No
119	619	12	1	*Morus alba*	White Mulberry	4	No
120	620	16	1	*Morus alba*	White Mulberry	3	No
121	621	7	1	*Morus alba*	White Mulberry	4	No
122	622	10	1	*Picea pungens*	Colorado Blue Spruce	3	No
123	623	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
124	624	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
125	625	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
126	626	17	1	*Morus alba*	White Mulberry	3	No
127	627	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
128	628	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
129	629	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
130	630	11	1	*Picea abies*	Norway Spruce	2	No
131	631	15	1	*Morus alba*	White Mulberry	2	No
132	632	11	1	*Celtis occidentalis*	Common Hackberry	3	No
133	633	8	1	*Pinus strobus*	Eastern White Pine	2	No
134	634	14	1	*Pinus strobus*	Eastern White Pine	3	No
135	635	8	1	*Tsuga canadensis*	Eastern Hemlock	3	No
136	636	26	1	*Acer saccharinum*	Silver Maple	4	No
137	637	9	1	*Ulmus americana*	American Elm	3	No
138	638	8	1	*Morus alba*	White Mulberry	3	No
139	639	10	1	*Prunus serotina*	Black Cherry	3	No
140	640	6	1	*Prunus serotina*	Black Cherry	4	No
141	641	9	1	*Prunus serotina*	Black Cherry	4	No
142	642	7	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
143	643	11	1	*Prunus serotina*	Black Cherry	6	No
144	644	27	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
145	645	7	1	*Ulmus americana*	American Elm	3	No
146	646	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
147	647	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
148	648	11	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
149	649	13	1	*Prunus serotina*	Black Cherry	5	No
150	650	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
151	651	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
152	652	7	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
153	653	8	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
154	654	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
155	655	17	1	*Acer platanoides*	Norway Maple	5	Yes
156	656	6	1	*Morus alba*	White Mulberry	4	No
157	657	7	1	*Morus alba*	White Mulberry	3	No
158	658	9	1	*Morus alba*	White Mulberry	3	No
159	659	8	1	*Ulmus americana*	American Elm	3	No
160	660	7	1	*Celtis occidentalis*	Common Hackberry	3	No
161	661	7	1	*Morus alba*	White Mulberry	3	No
162	662	24	1	*Prunus serotina*	Black Cherry	6	Yes
163	663	8	1	*Morus alba*	White Mulberry	3	No
164	664	7	1	*Morus alba*	White Mulberry	4	No
165	665	14	1	*Morus alba*	White Mulberry	3	No
166	666	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
167	667	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
168	668	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
169	669	12	1	*Ulmus americana*	American Elm	2	No
170	670	17	1	*Ailanthus altissima*	Tree-of-Heaven	2	No
171	671	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
172	672	7	1	*Ulmus americana*	American Elm	2	No
173	673	11	1	*Ulmus americana*	American Elm	3	No
174	674	11	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
175	675	11	1	*Dead*	Dead	6	Yes
176	676	9	1	*Ulmus americana*	American Elm	2	No
177	677	10	1	*Ulmus americana*	American Elm	3	No
178	678	6	1	*Ulmus americana*	American Elm	3	No
179	679	14	1	*Morus alba*	White Mulberry	4	No
180	680	12	1	*Prunus serotina*	Black Cherry	6	Yes
181	681	12	1	*Ulmus americana*	American Elm	3	No
182	682	12	1	*Acer negundo*	Ash-Leaf Maple	5	Yes
183	683	14	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
184	684	22	1	*Ulmus americana*	American Elm	2	No
185	685	10	1	*Acer negundo*	Ash-Leaf Maple	3	No
186	686	26	1	*Ulmus americana*	American Elm	2	No
187	687	8	1	*Ulmus americana*	American Elm	5	Yes
188	688	11	1	*Ulmus americana*	American Elm	3	No
189	689	6	1	*Morus alba*	White Mulberry	3	No
190	690	12	1	*Morus alba*	White Mulberry	4	No
191	691	12	1	*Acer negundo*	Ash-Leaf Maple	6	Yes
192	692	6	1	*Morus alba*	White Mulberry	3	No
193	693	6	1	*Cercis canadensis*	Redbud	2	No
194	694	6	1	*Celtis occidentalis*	Common Hackberry	2	No
195	695	16	1	*Morus alba*	White Mulberry	3	No
196	696	19	1	*Morus alba*	White Mulberry	3	Yes
197	697	15	1	*Morus alba*	White Mulberry	3	No
198	698	6	1	*Prunus serotina*	Black Cherry	4	No
199	699	6	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
200	700	12	1	*Ulmus americana*	American Elm	3	No
201	701	11	1	*Ulmus americana*	American Elm	3	No
202	702	12	1	*Morus alba*	White Mulberry	3	No
203	703	17	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
204	704	7	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
205	705	14	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
206	706	15	1	*Ailanthus altissima*	Tree-of-Heaven	4	Yes
207	707	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
208	708	17	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
209	709	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
210	710	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
211	711	12	1	*Ailanthus altissima*	Tree-of-Heaven	6	Yes
212	712	11	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
213	713	19	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
214	714	8	1	*Acer platanoides*	Norway Maple	3	No
215	715	13	1	*Ailanthus altissima*	Tree-of-Heaven	5	No
216	720	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
217	721	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
218	722	11	1	*Ailanthus altissima*	Tree-of-Heaven	4	Yes
219	723	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
220	724	24	1	*Juglans nigra*	Black Walnut	4	No
221	725	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
222	726	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
223	727	9	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
224	728	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
225	729	14	1	*Prunus serotina*	Black Cherry	4	No
226	730	17	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
227	731	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
228	732	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
229	733	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
230	734	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	Yes
231	735	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
232	736	14	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
233	737	12	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
234	738	11	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
235	739	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
236	740	8	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
237	741	19	1	*Populus alba*	White Poplar	6	Yes
238	742	18	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
239	743	18	1	*Populus alba*	White Poplar	3	No
240	744	9	1	*Acer platanoides*	Norway Maple	5	yes
241	745	12	1	*Juglans nigra*	Black Walnut	3	No
242	746	27	1	*Juglans nigra*	Black Walnut	3	No
243	747	10	1	*Morus alba*	White Mulberry	4	No
244	748	13	1	*Acer platanoides*	Norway Maple	3	Yes

PROJECT:

6221 S. Madison Street
Burr RIdge, IL

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: PM:

DESIGNED BY: DRAWN BY:

PROJECT NO.:

SCALE/NORTH:

1 1/2 0 1

1" = 1'

TITLE:

TREE INVENTORY

DRAWING NO.

3 of 4

N:\2025\251094\CalcsAndData\WE\TreeINFIR\TreeAttribute_251094.dwg, 4/23/2026 9:40:57 AM, steve.kranenborg, Sheet Size 22x34, V3 Companies

245	749	24	1	*Juglans nigra*	Black Walnut	4	Yes
246	750	15	1	*Juglans nigra*	Black Walnut	3	No
247	751	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
248	752	12	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
249	753	16	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
250	754	17	1	*Ailanthus altissima*	Tree-of-Heaven	5	Yes
251	755	17	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
252	756	17	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
253	757	18	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
254	758	22	1	*Juglans nigra*	Black Walnut	3	No
255	759	19	1	*Ulmus americana*	American Elm	3	No
256	760	19	1	*Picea abies*	Norway Spruce	2	No
257	761	9	1	*Acer platanoides*	Norway Maple	3	Yes
258	762	13	1	*Acer platanoides*	Norway Maple	3	No
259	763	13	1	*Acer platanoides*	Norway Maple	3	No
260	764	11	1	*Acer platanoides*	Norway Maple	4	Yes
261	765	20	1	*Acer platanoides*	Norway Maple	3	No
262	766	20	1	*Acer platanoides*	Norway Maple	3	No
263	767	9	1	*Acer platanoides*	Norway Maple	3	No
264	768	18	1	*Catalpa speciosa*	Northern Catalpa	2	No
265	769	18	1	*Ulmus rubra*	Slippery Elm	3	No
266	770	19	1	*Acer platanoides*	Norway Maple	4	Yes
267	771	22	1	*Acer platanoides*	Norway Maple	3	No
268	772	24	1	*Ulmus americana*	American Elm	3	No
269	773	21	1	*Juglans nigra*	Black Walnut	3	No
270	774	18	1	*Juglans nigra*	Black Walnut	2	No
271	775	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
272	776	16	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
273	777	7	1	*Ailanthus altissima*	Tree-of-Heaven	4	No
274	778	16	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
275	779	13	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
276	780	10	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
277	781	17	1	*Ailanthus altissima*	Tree-of-Heaven	6	No
278	782	8	1	*Acer platanoides*	Norway Maple	2	No
279	783	15	1	*Ailanthus altissima*	Tree-of-Heaven	3	No
280	784	6	1	*Acer platanoides*	Norway Maple	2	No
281	785	14	1	*Ulmus americana*	American Elm	2	No
282	786	17	1	*Juglans nigra*	Black Walnut	3	No
283	787	8	1	*Catalpa speciosa*	Northern Catalpa	2	No
284	788	10	1	*Catalpa speciosa*	Northern Catalpa	3	No
285	789	16	1	*Morus alba*	White Mulberry	3	No
286	790	7	1	*Acer negundo*	Ash-Leaf Maple	3	No
287	791	7	3	*Acer negundo*	Ash-Leaf Maple	3	No
288	792	13	1	*Ulmus americana*	American Elm	1	No
289	793	5	2	*Acer negundo*	Ash-Leaf Maple	4	No
290	794	9	1	*Acer platanoides*	Norway Maple	3	No
291	795	7	1	*Catalpa speciosa*	Northern Catalpa	3	No
292	796	11	1	*Ulmus americana*	American Elm	3	No
293	797	21	1	*Juglans nigra*	Black Walnut	4	Yes
294	798	13	1	*Juglans nigra*	Black Walnut	1	No
295	799	6	1	*Acer platanoides*	Norway Maple	3	No
296	800	7	1	*Morus alba*	White Mulberry	4	No
297	801	6	1	*Morus alba*	White Mulberry	4	No
298	802	5	2	*Morus alba*	White Mulberry	4	No
299	803	16	1	*Morus alba*	White Mulberry	3	No
300	804	27	1	*Dead*	Dead	6	Yes
301	805	12	1	*Ulmus americana*	American Elm	4	No
302	806	7	1	*Morus alba*	White Mulberry	4	No
303	807	6	1	*Morus alba*	White Mulberry	4	No
304	808	6	1	*Morus alba*	White Mulberry	4	No
305	809	6	2	*Prunus spp.*	Prunus cultivar	3	No
306	810	7	3	*Prunus spp.*	Prunus cultivar	3	No
307	811	14	1	*Juglans nigra*	Black Walnut	2	No
308	812	6	1	*Ulmus americana*	American Elm	3	No
309	813	5	2	*Juglans nigra*	Black Walnut	3	No
310	814	4	5	*Morus alba*	White Mulberry	4	No
311	815	4	2	*Morus alba*	White Mulberry	3	No
312	816	6	1	*Thuja occidentalis*	Eastern Arborvitae	3	No
313	817	11	1	*Picea pungens*	Colorado Blue Spruce	4	No
314	818	6	2	*Picea pungens*	Colorado Blue Spruce	3	No
315	819	9	1	*Picea pungens*	Colorado Blue Spruce	4	No
316	820	8	2	*Picea abies*	Norway Spruce	3	No
317	821	4	4	*Morus alba*	White Mulberry	4	No
318	822	5	3	*Acer negundo*	Ash-Leaf Maple	4	No
319	823	10	1	*Picea abies*	Norway Spruce	2	No
320	824	10	1	*Picea abies*	Norway Spruce	2	No
321	825	13	1	*Picea abies*	Norway Spruce	3	No
322	826	6	2	*Picea pungens*	Colorado Blue Spruce	3	No
323	827	9	1	*Picea pungens*	Colorado Blue Spruce	2	No
324	828	7	1	*Picea pungens*	Colorado Blue Spruce	4	No
325	829	7	1	*Picea pungens*	Colorado Blue Spruce	3	No
326	830	6	1	*Picea pungens*	Colorado Blue Spruce	3	No
327	831	20	1	*Acer platanoides*	Norway Maple	2	No
328	832	19	1	*Acer platanoides*	Norway Maple	3	Yes
329	833	17	1	*Acer platanoides*	Norway Maple	3	No
330	834	20	1	*Acer platanoides*	Norway Maple	2	Yes
331	835	16	1	*Acer platanoides*	Norway Maple	3	Yes
332	836	19	1	*Acer platanoides*	Norway Maple	3	Yes
333	837	15	1	*Acer platanoides*	Norway Maple	3	No
334	838	23	1	*Catalpa speciosa*	Northern Catalpa	2	No

PROJECT:

6221 S. Madison Street
Burr RIdge, IL

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: | PM:

DESIGNED BY: | DRAWN BY:

PROJECT NO.:

SCALE/NORTH:

1 1/2 0 1

1" = 1'

TITLE:

TREE INVENTORY

DRAWING NO.

4 of 4

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PRELIMINARY STORM WATER REPORT

PROJECT SITE:

Madison Reserve

6221 S. Madison Street

Burr Ridge, DuPage County, Illinois

PREPARED FOR:

MDI Access, Inc
12300 S. Keeler Avenue
Alsip, Illinois 60803

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200

May 8, 2026

Go beyond limits

Madison Reserve - 6221 S. Madison Street

BURR RIDGE, DUPAGE COUNTY, ILLINOIS

INDEX

Narrative

Appendix 1 – Existing Conditions

EX1 – Project Location Map

EX2 – National Wetland Inventory Map

EX3 – DuPage County Wetlands

EX4 – USGS Hydrologic Atlas

EX5 – 12-Digit Hydrologic Unit Map

EX6 – FEMA Flood Insurance Rate Map

EX7 – Flood Zones of DuPage County

EX8 – Soil Survey of DuPage County

Appendix 2 – Proposed Conditions

EX1 - Proposed Conditions Drainage Boundary Exhibit

Proposed Curve Number and Time of Concentration Calculations

Stage Storage Table

Stage Storage Discharge Table

Proposed TR-20

NARRATIVE

The proposed approximate 4.73± acre Madison Reserve single family residential development is located at 6221 S. Madison Street in the Village of Burr Ridge, DuPage County, Illinois. The property is specifically located on the east side of Madison Street just south of Godair Drive. The proposed project will include construction of 9 single family residential homes, a new public street with a cul-de-sac, and an underground stormwater management system.

The site is located in a residential area, and the property has historically been utilized as a single-family home. Currently, the site contains an existing home and asphalt driveway. The remainder of the property consists of open lawn space and wooded areas. The existing site is sloped from southwest to northeast and drains to the existing storm sewer located just offsite at the northeast corner of the property. This existing storm sewer is ultimately tributary to Flagg Creek which is located approximately 300 feet southeast of the property.

The proposed development will discharge to the existing off-site storm sewer similar to the existing condition.

FLOODPLAIN

The DuPage County Regulatory Flood Map (RFM) (Figure 7) and the FEMA Flood Insurance Rate Map (FIRM) (Figure 6) do not identify any areas of floodplain within the subject property.

WETLAND DELINEATION

The project area was investigated by V3 Companies (V3) on October 16, 2025, to determine the presence, extent, and quality of any wetlands or Waters under U.S. Army Corps of Engineers (USACE) and/or DuPage County stormwater jurisdiction.

No wetlands or Waters of the U.S./DuPage were identified in the project area. One Waters of the U.S./DuPage (Area 1) was delineated within 100-feet of the east property boundary, per the DuPage County Ordinance, as described below. Area 1 (0.05 acres off-site) is an off-site Waters of the U.S./DuPage located east of the property boundary. No other wetlands or Waters were observed within 100-feet of the project area. Area 1 is a Waters of the U.S./DuPage and is subject to USACE and DuPage County jurisdiction. A boundary verification of Area 1 was conducted by Ms. Jenna Fahey of DuPage County Stormwater on October 31, 2025

POST CONSTRUCTION BEST MANAGEMENT PRACTICE NARRATIVE

According to the DuPage County Countywide Stormwater and Floodplain Ordinance (ordinance), Article VIII, Post Construction Best Management Practices are required to treat stormwater runoff for pollutants of concern and reduce runoff volume for all developments with a net new impervious area of 2,500 square feet or more as compared to pre-development conditions. Since the proposed development has a net increase in impervious area greater than 2500 square feet, PCBMP's are required for the project.

Per section 15-64.A of the DuPage County Ordinance, PCBMPs shall provide volume and pollution control using one of the following practices:

1. Infiltration of 1.25 inches for all new impervious surfaces

   Or

2. Native vegetated wetland bottom site runoff storage basin

With the above said, the development will meet the ordinance's PCBMP requirement by providing infiltration for new impervious surfaces below the outlet of the underground detention facility. The void space within the open graded stone at the bottom of the detention facility will provide the volume as required in Section 15-64.C.4 of the Ordinance. The proposed detention facility is located within a separate outlot located on the north side of the property.

Based on the current plans for the property, the proposed impervious area is approximately 81,457 square feet. This correlates to a PCBMP requirement of 8,485 cubic feet. To meet this requirement, this volume will be provided below the gravity outlet of the underground detention facility.

SEDIMENT AND EROSION CONTROL PLAN

Erosion and sediment will be controlled during construction utilizing silt fence, inlet protection, and other methods as discussed in detail on the construction plan set. Measures will remain in place and shall be maintained until the site has been stabilized. Within thirty days after construction operations have ceased, temporary erosion control measures shall be removed from the site. Erosion control measures shall be inspected at a minimum of every 7 days and immediately following a rainfall event of greater than ½ inch. Deficiencies shall be immediately repaired.

SCHEDULE FOR IMPLEMENTATION OF STORMWATER PLAN

Erosion control measures shall be installed before site construction commences. Stormwater management facilities will then be constructed.

- Install Erosion Control Measures
- Demolition of Existing Building and Surface Parking Lots
- Clearing and Grubbing
- Excavation of Stormwater Management Facilities
- Site Mass Grading
- Installation of Site Utilities
- Final Stabilization of Disturbed Areas
- Ongoing Maintenance of Erosion Control
- Removal of Temporary Erosion Control Measures

SITE RELEASE RATE PROCEDURE AND ASSUMPTIONS

According to the ordinance, in Article IX, Section 15-72, "site runoff storage facilities, consisting of site runoff storage and a control structure with an emergency overflow shall be required for all developments". The control structure shall limit the peak runoff from the site to 0.10 cfs/acre for the disturbed area. As part of the proposed development, the entire 4.73-acre property will be disturbed.

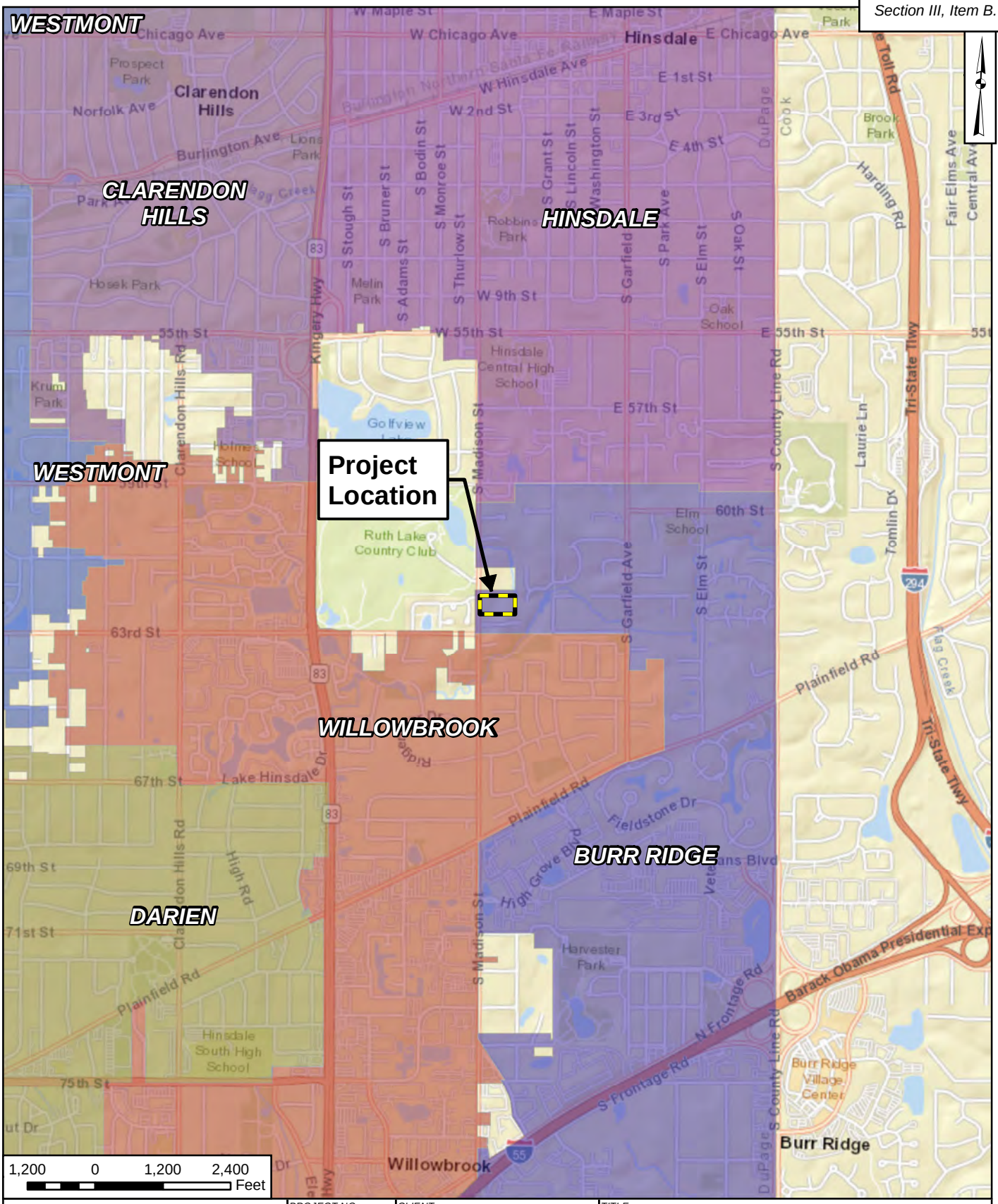
The ordinance allows for a maximum area of 5% (cumulatively) to drain off site without draining to the site stormwater facility. 5% of the total disturbed area equates to 0.24 acres of allowable unrestricted area. 0.21 acres of the site will be unrestricted due to the steep drop off in grade at the northeast corner of the property. This area will discharge to the existing offsite storm sewer similar to the existing condition. Therefore, the maximum allowable release rate from the site is 0.452 cfs. A 2.38" diameter restrictor will limit the discharge from the underground detention vault to 0.452 cfs for the 100-year 24-hour storm.

The discharge from the detention vault will be tributary to the off-site storm sewer located just east of the property which is consistent with the existing condition.

SITE STORAGE CALCULATION PROCEDURE AND ASSUMPTIONS

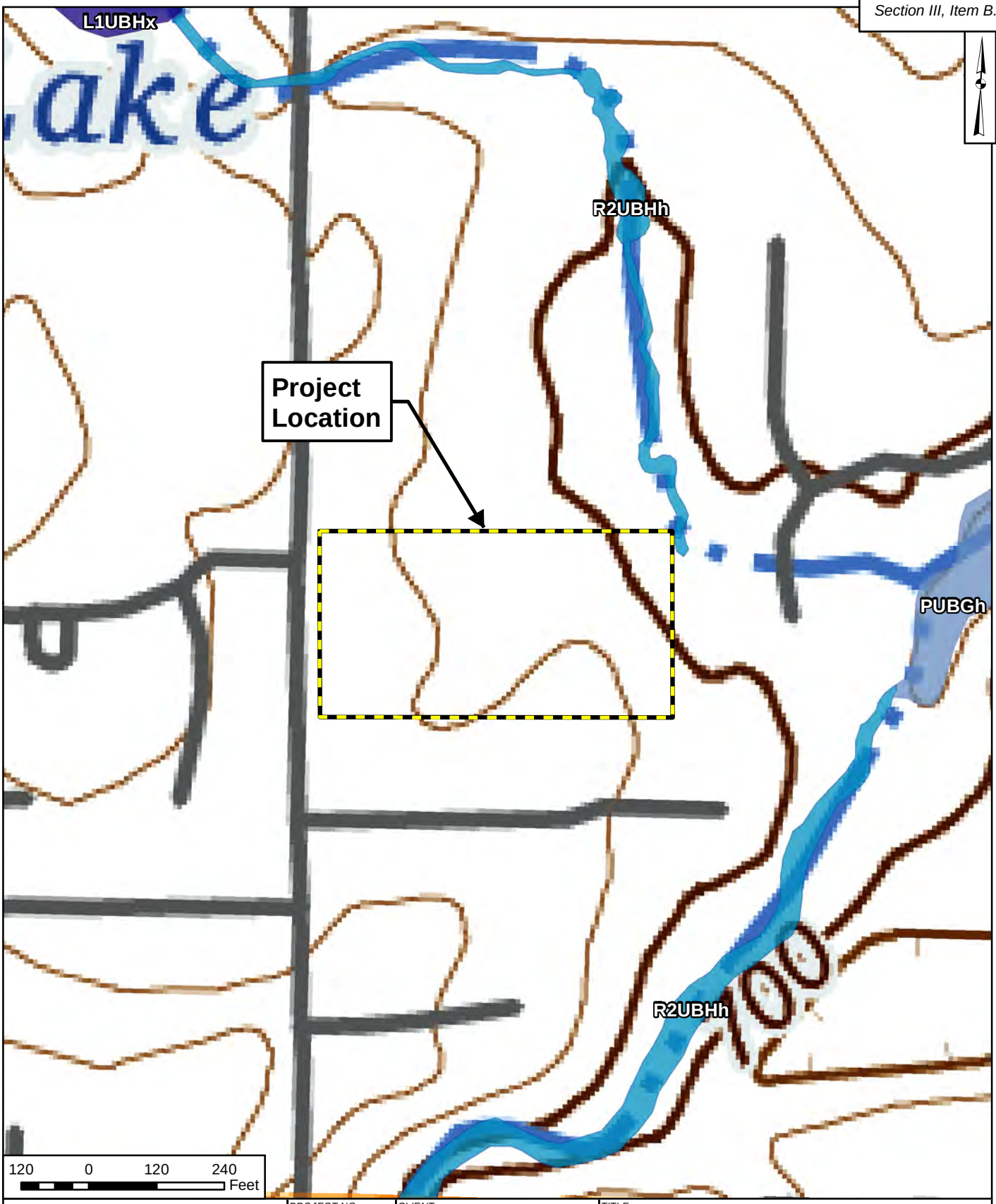
Hydrologic calculations for the proposed stormwater management facilities were completed using WINTR-20 using Bulletin 75 rainfall depths and Huff quartile distributions as detailed in the DuPage Countywide Stormwater and Flood Plain Ordinance.

Appendix 1



V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: CJL	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **PROJECT LOCATION**
Go beyond limits	DATE: 11/04/2025 SCALE: See Scale Bar	BASE LAYER: ESRI World Street Map	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois FIGURE: 1

J:\2025\251094\Wetland\Fig1loc_2510



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.: 251094
CREATED BY: AMM
DATE: 11/04/2025
SCALE: See Scale Bar

CLIENT: Parkside Place CH LLC
616 Executive Drive
Willowbrook, Illinois 60527

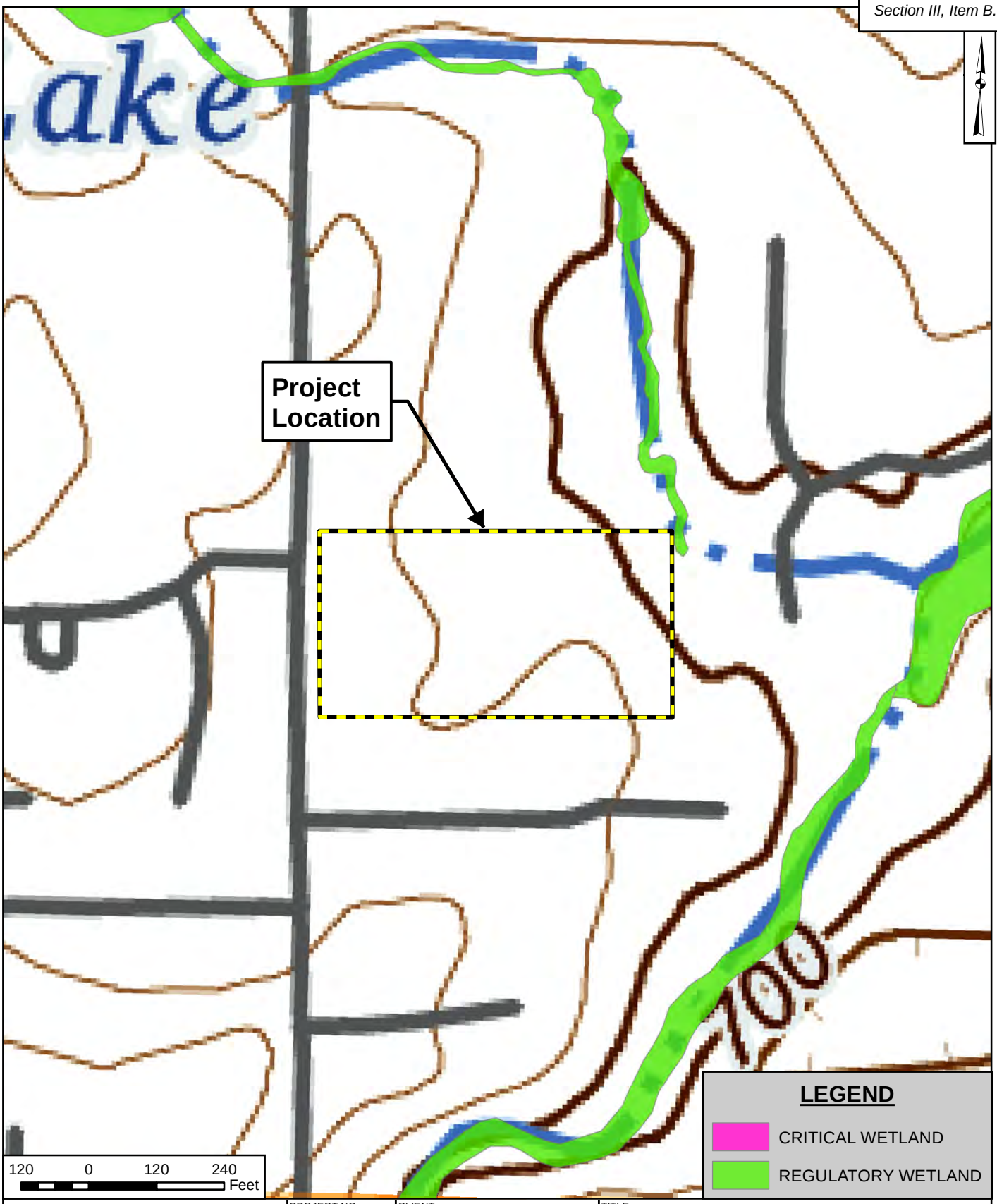
BASE LAYER: USGS Topographic Map
Hinsdale Quadrangle
(2024)

TITLE: **NATIONAL WETLANDS INVENTORY (NWI)**

SITE: 6221 Madison Street
Burr Ridge, DuPage County, Illinois

FIGURE: 2

J:\2025\251094\Wetland\Fig2nwi_2510

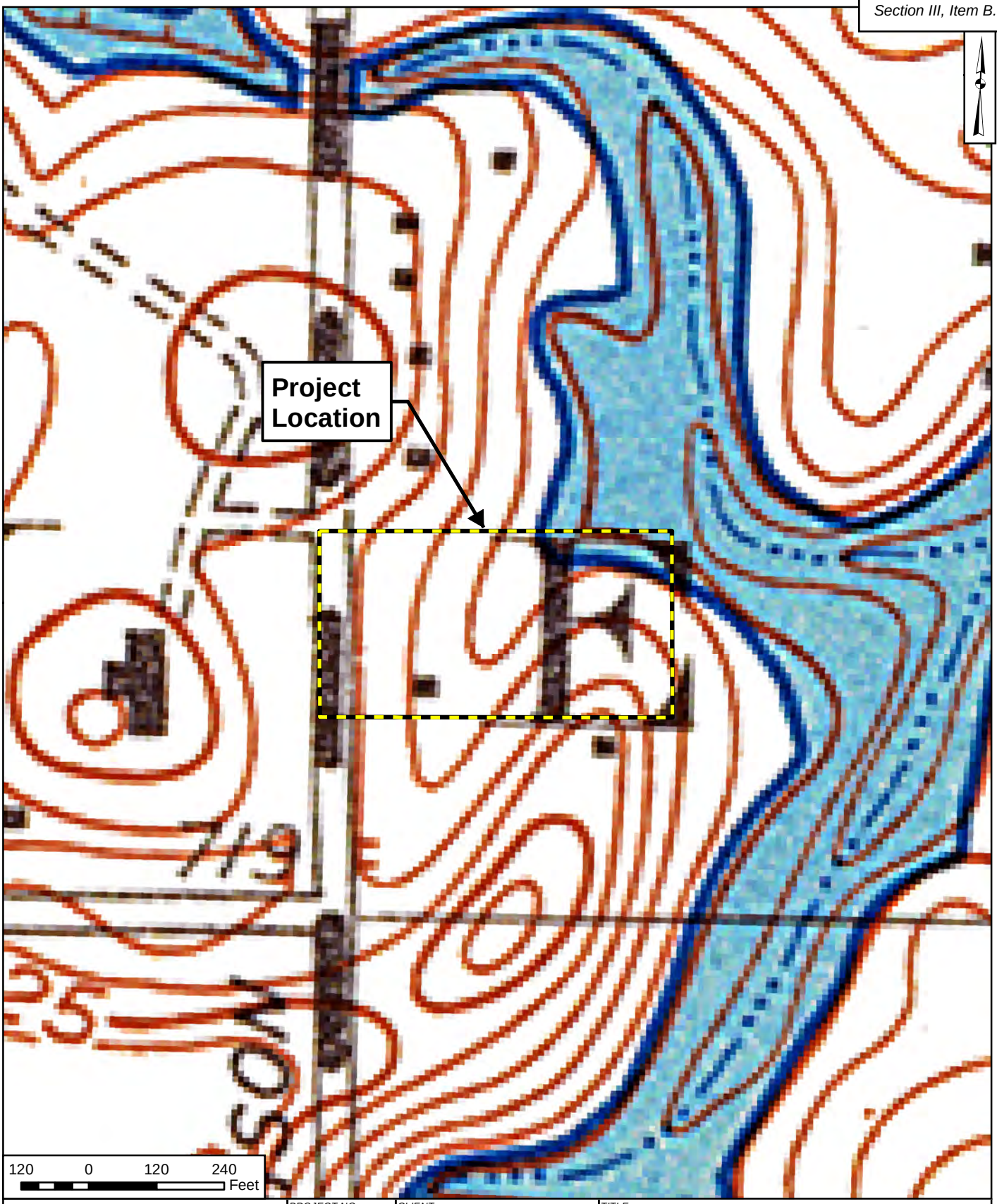


V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.:	251094
CREATED BY:	AMM
DATE:	11/05/2025
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	USGS Topographic Map Hinsdale Quadrangle (2024)
TITLE:	**DUPAGE COUNTY WETLANDS**
SITE:	6221 Madison Street Burr Ridge, DuPage County, Illinois
FIGURE:	3

J:\2025\251094\Wetland\Fig3dcwi_2510



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.: 251094
CREATED BY: AMM
DATE: 11/05/2025
SCALE: See Scale Bar

CLIENT: Parkside Place CH LLC
616 Executive Drive
Willowbrook, Illinois 60527

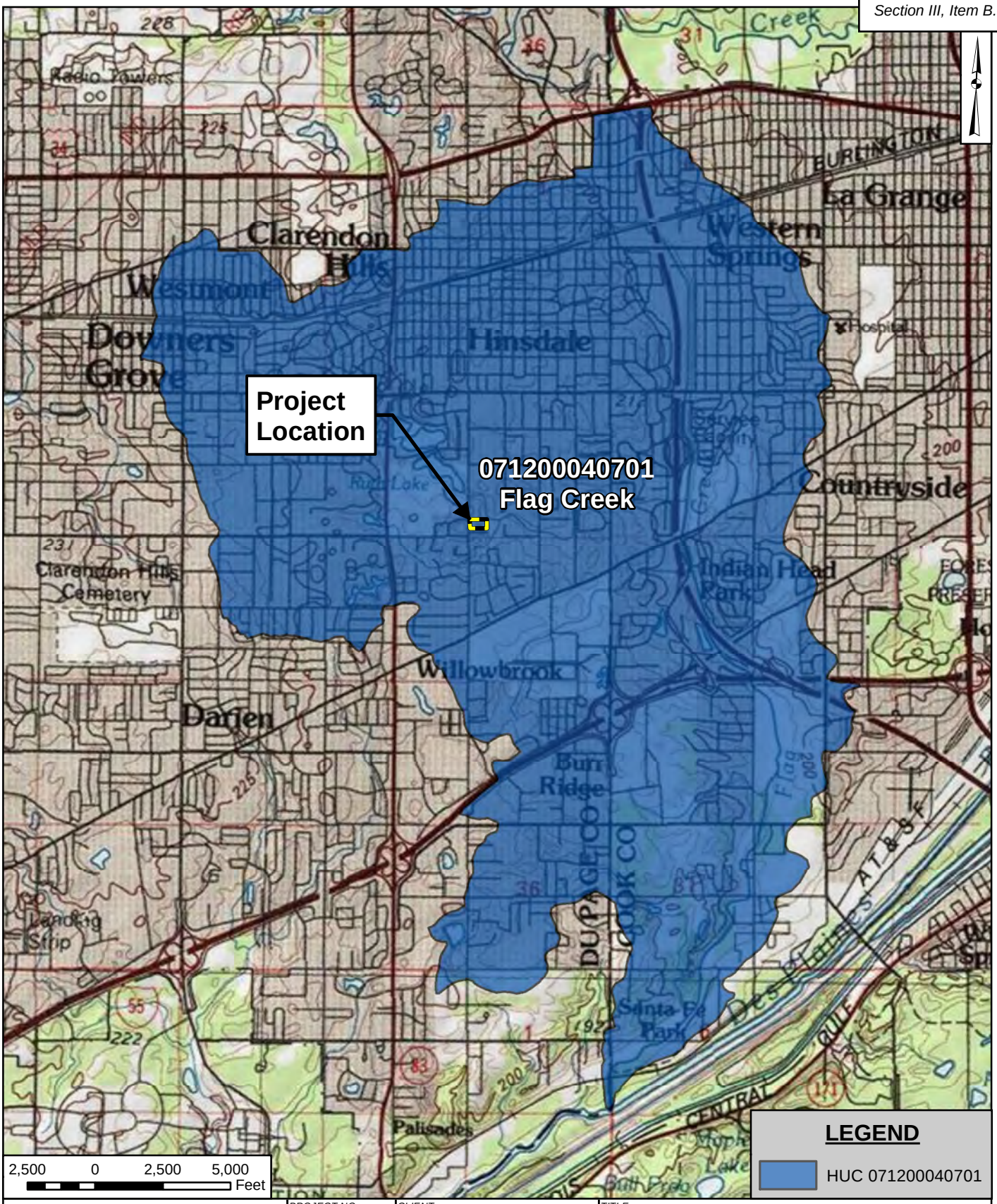
BASE LAYER: USGS Hydrologic Atlas
Hinsdale Quadrangle
(1967)

TITLE: **USGS HYDROLOGIC ATLAS**

SITE: 6221 Madison Street
Burr Ridge, DuPage County, Illinois

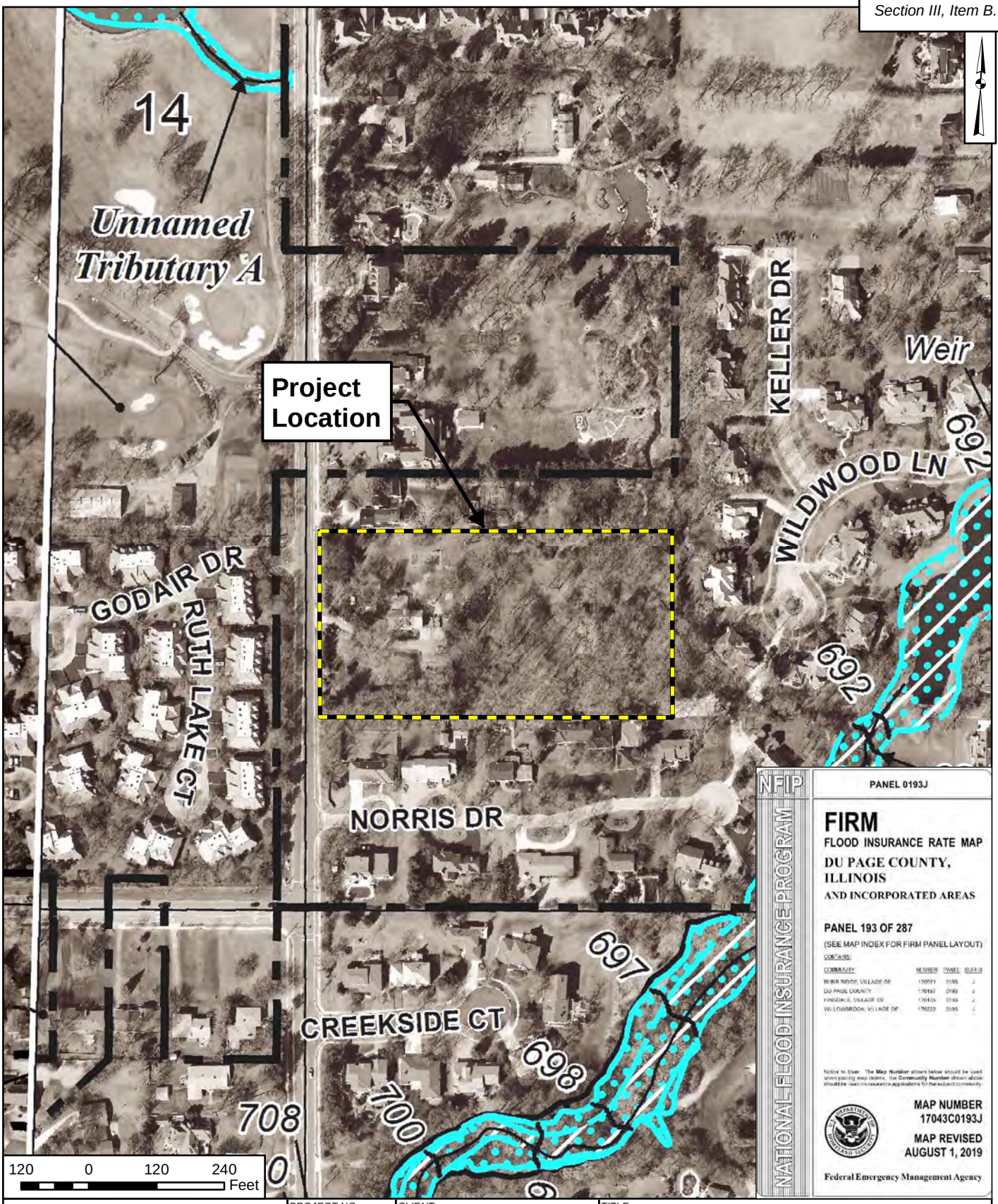
FIGURE: 4

J:\2025\251094\Wetland\Fig4hydro_2510



V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: CJL	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **12-DIGIT HYDROLOGIC UNIT MAP (HUC)**
	DATE: 11/05/2025	BASE LAYER: ESRI USA Topographic Map	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois
Go beyond limits	SCALE: See Scale Bar		FIGURE: 5

J:\2025\251094\Wetland\Fig5huc_2510

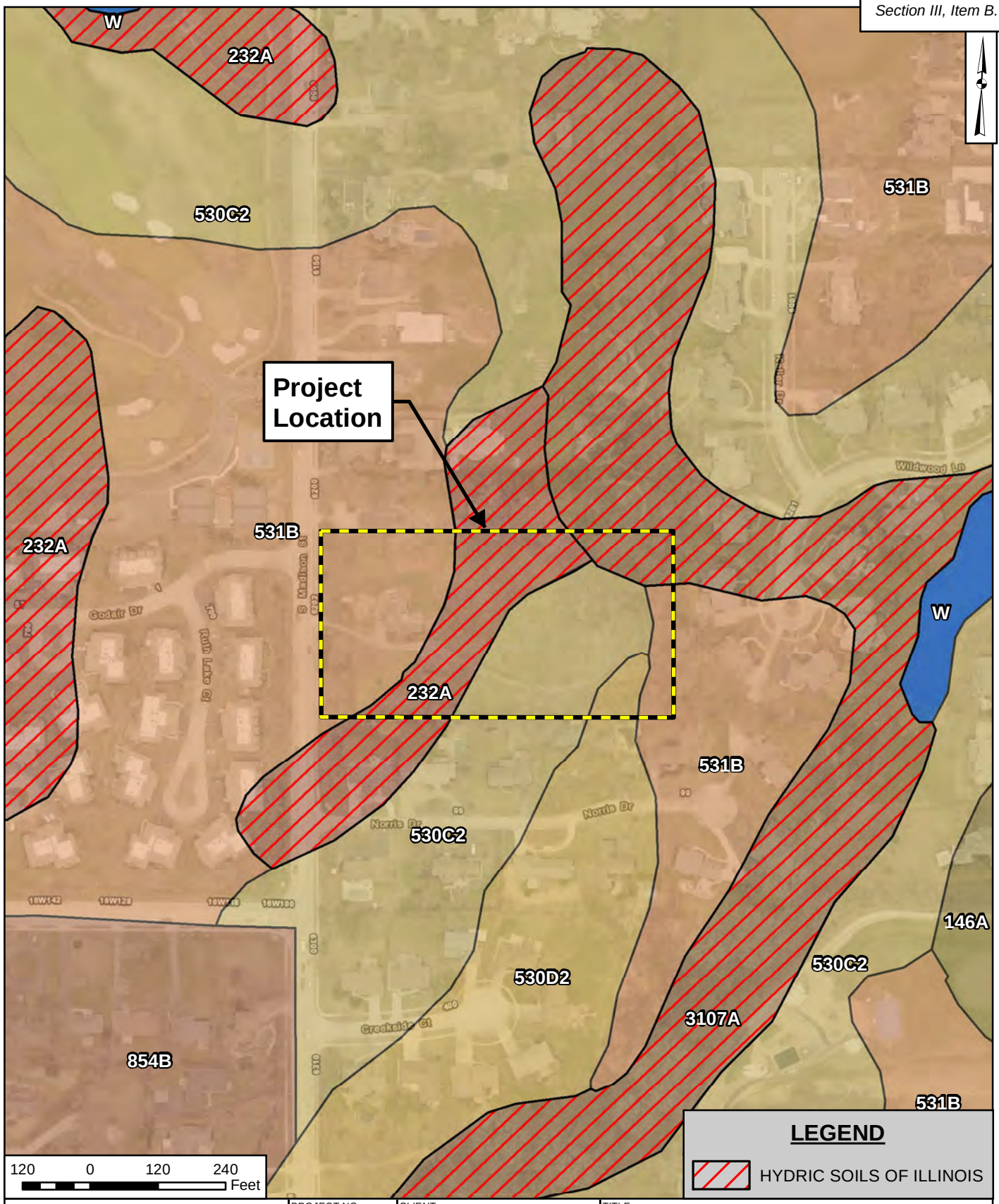


V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: AMM	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **FEMA FLOOD INSURANCE RATE MAP (FIRM)**
Go beyond limits	DATE: 11/05/2025 SCALE: See Scale Bar	BASE LAYER: FEMA FIRM Panel 17043C0193J Effective 08/01/2019	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois FIGURE: 6

J:\2025\251094\Wetland\Fig6firm_2510

V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: AMM	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **FLOOD ZONES OF DUPAGE COUNTY, ILLINOIS (2024)**	
Go beyond limits	DATE: 11/05/2025 SCALE: See Scale Bar	BASE LAYER: DuPage County Aerial Imagery (2025)	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois	FIGURE: 7

J:\2025\251094\Wetland\Fig7nfhl_2510



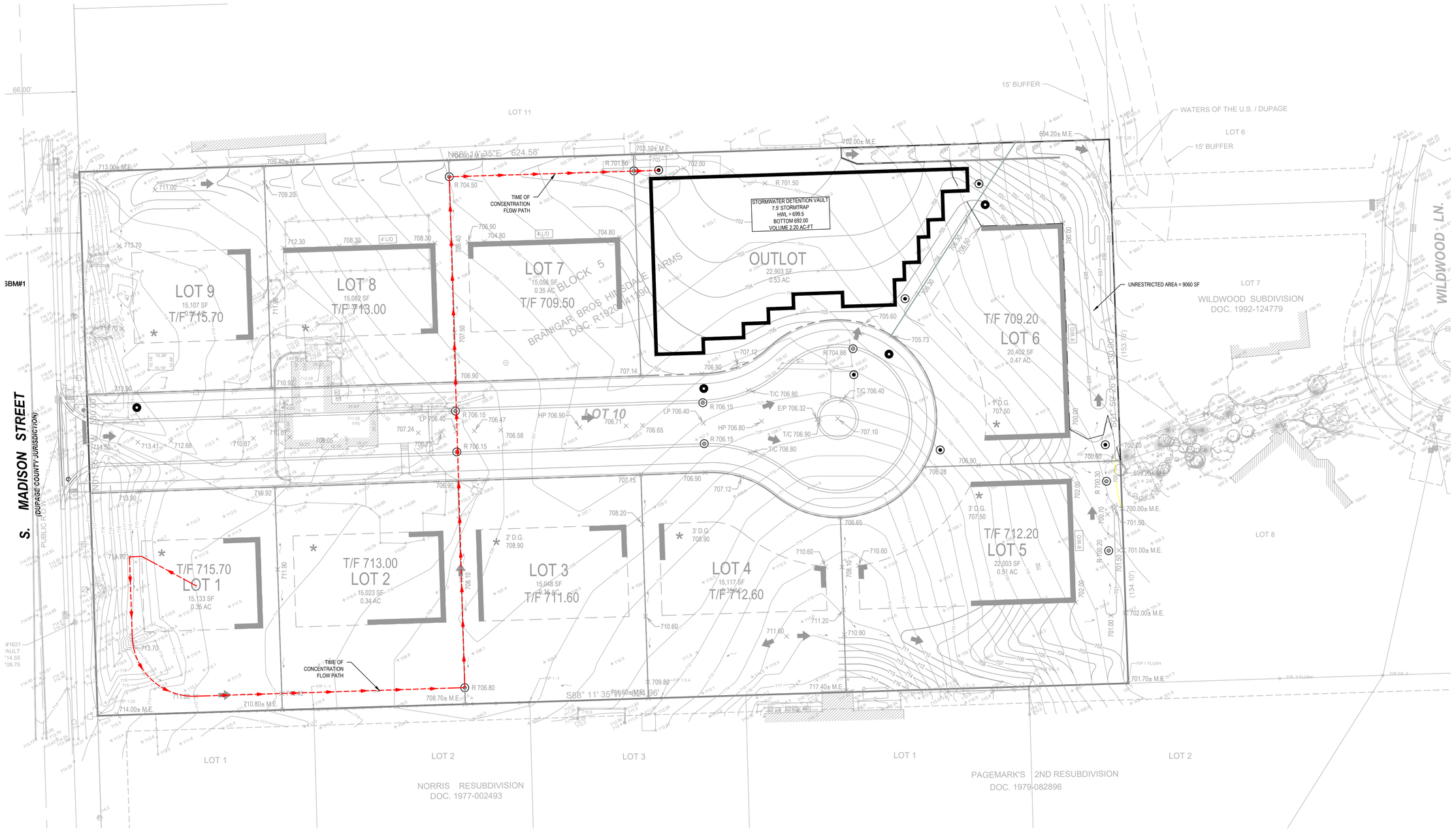
V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.:	251094
CREATED BY:	AMM
DATE:	11/05/2025
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	DuPage County Aerial Imagery (2025)
TITLE:	**SOIL SURVEY OF DUPAGE COUNTY, ILLINOIS**
SITE:	6221 Madison Street Burr Ridge, DuPage County, Illinois
FIGURE:	8

J:\2025\251094\Wetland\Fig8soil_2510

Appendix 2



PROJECT:

MADISON RESERVE

BURR RIDGE, ILLINOIS

CLIENT:

Redwood Construction Group, LLC
616 Executive Drive,
Willowbrook, IL 60527

REVISIONS

NO.	DATE	DESCRIPTION

V3 COMPANIES
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

SEALS:

FOR REVIEW ONLY

DATE: 05/08/2026	PM: SK
DESIGNED BY: TK	DRAWN BY: DB

PROJECT NO.: 251094

SCALE/NORTH:

30 15 0 30
1" = 30'

TITLE:

PROPOSED CONDITIONS DRAINAGE EXHIBIT

DRAWING NO.

EX - 1

N:\2025\251094\Drawing\ACAD\LD\03\Mac\EX1 - Proposed Conditions Drainage Exhibit.dwg, 5/8/2026 9:29:20 AM, steve kranenborg, Sheet Size 22x34, V3 Companies

Worksheet 2: Runoff curve number and runoff

Project	6221 S. Madison Street	By	TJK	Date	5/8/2026
Location	Burr Ridge, DuPage County, IL	Checked		Date	

Check one: ☐ Present ☑ Developed

1. Runoff curve number

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected impervious area ratio)	CN [1] Table 2-2	CN [1] Figure 2-3	CN [1] Figure 2-4	Area ☑ acres ☐ mi2 ☐ %	Product of CN x area
C	Pervious Area - Open Space, Good Condition	98			2.86	280.28
C	Impervious Area - Building, driveway, roadway,	61			1.87	114.07

[1] Use only one CN source per line

Totals ➡ 4.73 | 394.35

CN (weighted) = total product/total area = 83.37 ; **Use CN** ➡ **83**

2. Runoff

		Storm #1	Storm #2	Storm #3
Frequency	yr			
Rainfall, P (24-hour)	in			
Runoff, Q	in			

(Use P and CN with table 2-1, figure 2-1, or equations 2-3 and 2-4)

Worksheet 3: Time of Concentration (T_c) or travel time (T_t)

Project	6221 S. Madison Street	By	TJK	Date	5/8/2026
Location	Basin	Checked		Date	

Check one: ☐ Present ☑ Developed

Check one: ☑ T_c ☐ T_t through subarea

Notes: Space for as many as two segments per flow type can be used for each worksheet.
Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to Tc only)

	Segment ID	1					
1.	Surface description (table 3-1) ……	grass					
2.	Manning's roughness coefficient, n (table 3-1) ….	0.15					
3.	Flow length, L (total L 300 ft max) …… ft	45.00					
4.	Two-year 24-hour rainfall, P2 …… in	4.47					
5.	Land slope, s …… ft/ft	0.25					
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t …… hr	0.03	+	0.00	=	**0.03**	

Shallow concentrated flow

	Segment ID	1					
7.	Surface description (paved or unpaved) ……	grass					
8.	Flow length …… ft	270.00					
9.	Water course slope, s …… ft/ft	0.029					
10.	Average velocity, V (figure 3-1) …… ft/sec	2.75					
11.	$T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.03	+	0.00	=	**0.03**	

Channel flow

	Segment ID						
12.	Cross sectional flow area, a …… ft^2						
13.	Wetted perimeter, p_w …… ft						
14.	Hydralic radius, $r=a/p_w$ Compute r …… ft						
15.	Channel slope, s …… ft/ft						
16.	Manning's roughness coefficient, n ……						
17.	$V=(1.49\, r^{2/3}\, s^{1/2})/n$ Compute V …. ft/s			3.00			
18.	Flow length, L …… ft			495.00			
19.	$T_t = \frac{L}{3600\,V}$ Compute T_t …… hr	0.00	+	0.05	=	**0.05**	

20. Watershed of subarea T_c or T_t (add Tt in steps 6, 11, and 19) …… **Hr** **0.10**

PROPOSED STORAGE BASIN

PROJECT: **6221 Madison Street, Burr Ridge**
V3 FILE NO.: 251094
DATE: 05/08/26
PREPARED BY: SAK
CHECKED BY:

PROPOSED BASIN

ELEVATION	AREA (acres)	AVERAGE AREA (acres)	STAGE VOLUME (acre-feet)	CUMULATIVE VOLUME (acre-feet)	COMMENT
692.00	0.29			0.00	
		0.294	0.294		
693.0	0.29			0.29	
		0.294	0.294		
694.0	0.29			0.59	
		0.294	0.294		
695.0	0.29			0.88	
		0.294	0.294		
696.0	0.29			1.17	
		0.294	0.294		
697.0	0.29			**1.47**	
		0.294	0.294		
698.0	0.29			**1.76**	
		0.294	0.294		
699.0	0.29			**2.06**	
		0.294	0.147		
699.5	0.29			**2.20**	

Total Volume Provided = **2.20** ac-ft

STAGE DISCHARGE CALCULATION WORKSHEET

PROJECT:	6221 S. Madison Street
V3 FILE NO.:	251094
DATE:	5/8/2026
PREPARED BY:	TJK

Restrictor Pipe	○ YES	◉ NO	
Orifice 1	◉ YES	○ NO	CIRCULAR
Orifice 2	○ YES	◉ NO	NONE
Weir	○ YES	◉ NO	NONE
Storm Inlet	○ YES	◉ NO	

EMERGENCY OVERFLOW WEIR	
WEIR COEFF.	
WEIR LENGTH (feet)	
WEIR CREST ELEVATION	
BROAD-CRESTED	

ORIFICE 1 INFORMATION	
DIA. (inches)	2.38
AREA (feet^2)	0.031
DIS. COEFF.	0.670
ORIFICE INV ELEV.	692.00
C/L ELEV.	692.10

OUTLET PIPE INFORMATION	
Applicable to Design?	NO
DIAMETER (inches)	
AREA (feet^2)	0.000
MANNING'S COEFFICIENT	
INLET DISCHARGE ELEVATION	
DISCHARGE INVERT ELEV	
DISCHARGE T/P ELEV	0.00
PIPE LENGTH (feet)	
PIPE SLOPE (FT/FT)	0.0000

SUMMARY OF ALLOWABLE DISCHARGES

2-yr:	$Q_{release}$ =		cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**0.00**	cfs
100-yr:	$Q_{release}$ =	**0.452**	cfs
	$Q_{offsite}$ =		cfs
	$Q_{undetained}$ =		cfs
	$Q_{allowable}$ =	**0.45**	cfs

v2.0

POND H_2O ELEVATION	TAIL WATER ELEVATION	OUTLET PIPE HYDR. SLOPE	Q_{pipe} (cfs)	$HEAD_{overflow}$ (ft)	$Q_{overflow}$ (cfs)	$HEAD_{orifice(1)}$ (ft)	$Q_{orifice(1)}$ (cfs)	$Q_{CONTROL}$ (cfs)
692.00		0.00%	0.000	0.00	0.000	0.00	0.000	**0.000**
693.00		0.00%	0.000	0.00	0.000	0.90	0.158	**0.158**
694.00		0.00%	0.000	0.00	0.000	1.90	0.229	**0.229**
695.00		0.00%	0.000	0.00	0.000	2.90	0.283	**0.283**
696.00		0.00%	0.000	0.00	0.000	3.90	0.328	**0.328**
697.00		0.00%	0.000	0.00	0.000	4.90	0.368	**0.368**
698.00		0.00%	0.000	0.00	0.000	5.90	0.404	**0.404**
699.00		0.00%	0.000	0.00	0.000	6.90	0.436	**0.436**
699.50		0.00%	0.000	0.00	0.000	7.40	0.452	**0.452**
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	
		0.00%	0.000	0.00	0.000	0.00	0.000	

EQUATIONS

MANNINGS EQUATION FOR OUTLET PIPE:

$Q = (1.486/n) \times A_{pipe} \times (r_h^{2/3}) \times (S^{1/2})$

where:

A_{pipe} = AREA OF DISCHARGE PIPE
n = MANNINGS ROUGHNESS CONSTANT
r_h = HYDRAULIC RADIUS OF DISCHARGE PIPE
S = HYDRAULIC SLOPE OF DISCHARGE PIPE

EMERGENCY OVERFLOW BROAD-CRESTED WEIR:

Q = C x L x H^3/2

where:

C = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
L = LENGTH OF CREST, ft

ORIFICE 1:

$Q = C_d \times A_{orifice} \times (2 \times g \times H)^{1/2}$

where:

Aorifice = AREA OF ORIFICE, ft^2
C_d = DISCHARGE COEFFICIENT
H = TOTAL HEAD, ft
g = ACC. DUE TO GRAVITY

NOTE: WHEN WSEL IS BELOW CL OF ORIFICE THEN WEIR FLOW THRU ORIFICE IS USED. WHEN WSEL IS BETWEEN CL AND TOP OF ORIFICE, WEIR FLOW & ORIFICE FLOW IS COMPARED AND MOST RESTRICTIVE FLOW VALUE IS USED.

```
WinTR-20 Printed Page File      Beginning of Input Data List
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WinTR-20: version 3.30                  0         0         0.1       0         ,

251094_ 6221 S. Madison St. - Detention Vault
Proposed Conditions_TJK_2026-05-08

SUB-AREA:
          001       R_Pond1             0.007062  83.       .10

STREAM REACH:
          R_Pond1   Outlet              Pond1

STORM ANALYSIS:
          6m,24h                        2.24      Huff3-24  2         3.34
          1y,24h                        2.77      Huff3-24  2         3.34
          2y,24h                        3.34      Huff3-24  2         3.34
          10y,24h                       5.15      Huff3-24  2         3.34
          25y,24h                       6.45      Huff3-24  2         3.34
          100y,24h                      8.57      Huff3-24  2         3.34

STRUCTURE RATING:
          Pond1     692.0
                    692.0     0.0       0.00
                    693.0     0.158     0.29
                    694.0     0.229     0.59
                    695.0     0.283     0.88
                    696.0     0.328     1.17
                    697.0     0.368     1.47
                    698.0     0.404     1.76
                    699.0     0.436     2.06
```

699.5 0.452 2.20

RAINFALL DISTRIBUTION:

Huff1-5m		0.0034722			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-10m		0.0069444			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-15m		0.01041667			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-30m		0.020833			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-1		0.041667			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-2		0.083333			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-3		0.125			
	0.0000	0.0836	0.1773	0.2811	0.3833
	0.4745	0.5550	0.6225	0.6722	0.7082
	0.7417	0.7697	0.7981	0.8255	0.8518
	0.8740	0.8947	0.9117	0.9270	0.9403
	0.9536	0.9656	0.9774	0.9885	1.0000
Huff1-6		0.25			
	0.0000	0.0836	0.1773	0.2811	0.3833

```
          0.4745    0.5550    0.6225    0.6722    0.7082
          0.7417    0.7697    0.7981    0.8255    0.8518
          0.8740    0.8947    0.9117    0.9270    0.9403
          0.9536    0.9656    0.9774    0.9885    1.0000
Huff2-12            0.5
          0.0000    0.0229    0.0482    0.0778    0.1133
          0.1579    0.2139    0.2841    0.3644    0.4529
          0.5435    0.6238    0.6976    0.7548    0.8038
          0.8470    0.8781    0.9022    0.9217    0.9381
          0.9529    0.9657    0.9774    0.9884    1.0000
Huff3-18            0.75
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
Huff3-24            1.
          0.0000    0.0205    0.0431    0.0667    0.0912
          0.1171    0.1436    0.1691    0.1964    0.2278
          0.2633    0.3093    0.3635    0.4392    0.5211
          0.6102    0.6989    0.7819    0.8492    0.8974
          0.9311    0.9534    0.9706    0.9856    1.0000
Huff4-48            2.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-72            3.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-120           5.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
Huff4-240           10.
          0.0000    0.0231    0.0479    0.0712    0.0978
          0.1253    0.1523    0.1791    0.2033    0.2283
          0.2541    0.2835    0.3125    0.3390    0.3633
          0.3861    0.4124    0.4508    0.5129    0.5931
          0.6919    0.8005    0.8971    0.9604    1.0000
```

GLOBAL OUTPUT:

2	0.1	0.1	YN	N	YN	N

WinTR-20 Printed Page File End of Input Data List

251094_ 6221 S. Madison St. - Detention Vault
Proposed Conditions_TJK_2026-05-08

Name of printed page file:
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STORM 6m,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		0.833		17.00	0.54	75.80
R_Pond1	0.007	Upstream	0.833		17.00	0.54	75.80
R_Pond1	0.007	Downstream	0.285	692.79	21.18	0.12	17.68
OUTLET	0.007		0.285		21.18	0.12	17.68

STORM 1y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		1.230		16.01	0.75	105.97
R_Pond1	0.007	Upstream	1.230		16.01	0.75	105.97
R_Pond1	0.007	Downstream	0.696	693.16	21.16	0.17	24.01
OUTLET	0.007		0.696		21.16	0.17	24.01

STORM 2y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		1.695		16.01	0.99	139.80
R_Pond1	0.007	Upstream	1.695		16.01	0.99	139.80
R_Pond1	0.007	Downstream	1.163	693.62	22.07	0.20	28.64
OUTLET	0.007		1.163		22.07	0.20	28.64

STORM 10y,24h

251094_ 6221 S. Madison St. - Detention Vault
Proposed Conditions_TJK_2026-05-08

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		3.293		16.00	1.76	249.12
R_Pond1	0.007	Upstream	3.293		16.00	1.76	249.12
R_Pond1	0.007	Downstream	2.755	695.31	24.02	0.30	42.06
OUTLET	0.007		2.755		24.02	0.30	42.06

STORM 25y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		4.499		16.00	2.31	327.62
R_Pond1	0.007	Upstream	4.499		16.00	2.31	327.62
R_Pond1	0.007	Downstream	3.959	696.62	24.04	0.35	49.98
OUTLET	0.007		3.959		24.04	0.35	49.98

STORM 100y,24h

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
001	0.007		6.516		16.00	3.21	454.65
R_Pond1	0.007	Upstream	6.516		16.00	3.21	454.65
R_Pond1	0.007	Downstream	5.980	698.87	24.05	0.43	61.13
OUTLET	0.007		5.980		24.05	0.43	61.13

251094_ 6221 S. Madison St. - Detention Vault
Proposed Conditions_TJK_2026-05-08

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 6m,24h (cfs)	1y,24h (cfs)	2y,24h (cfs)	10y,24h (cfs)	25y,24h (cfs)
001	0.007	0.54	0.75	0.99	1.76	2.31
R_Pond1	0.007	0.54	0.75	0.99	1.76	2.31
DOWNSTREAM		0.12	0.17	0.20	0.30	0.35
OUTLET	0.007	0.12	0.17	0.20	0.30	0.35

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100y,24h (cfs)	(cfs)	(cfs)	(cfs)	(cfs)
001	0.007	3.21				
R_Pond1	0.007	3.21				
DOWNSTREAM		0.43				
OUTLET	0.007	0.43				

WETLAND & WATERS DELINEATION REPORT

PROJECT SITE:

6221 Madison Street

Burr Ridge, DuPage County, Illinois

PREPARED FOR:

Parkside Place CH, LLC
618 Executive Drive
Willowbrook, Illinois 60527

PREPARED BY:

V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517
630.724.9200

November 11, 2025

Go beyond limits

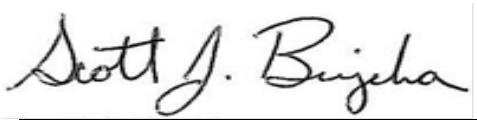
We hereby certify that this Wetland & Waters Delineation Report has been prepared by V3 Companies for use by Parkside Place CH LLC, their affiliates, lenders, and assignees.

Project Staff:

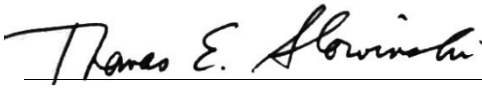
Caden LaFond
Wetland Scientist

Erin McKenna
Wetland Scientist

Approved by:



Scott J. Brejcha, PWS
Wetland Consulting Group Leader
Natural Resources Group



Thomas E. Slowinski, PWS
Technical Director, Wetlands and Ecology
Natural Resources Group

Wetland & Waters Delineation Report

6221 MADISON STREET, BURR RIDGE, DUPAGE COUNTY, ILLINOIS

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Wetland & Waters Delineation Report
6221 MADISON STREET, BURR RIDGE, DUPAGE COUNTY, ILLINOIS

EXECUTIVE SUMMARY

The 4.73–acre project area was investigated by V3 Companies (V3) on October 16, 2025 to determine the presence, extent and quality of any wetlands or Waters under U.S. Army Corps of Engineers (USACE) and/or DuPage County Stormwater jurisdiction.

Delineation Summary

No wetlands or Waters of the U.S./DuPage were identified in the project area. One Waters of the U.S./DuPage (Area 1) was delineated within 100-feet of the east property boundary, per the DuPage County Ordinance, as described below. Area 1 (0.05 acres off-site) is an off-site Waters of the U.S./DuPage located east of the property boundary. No other wetlands or Waters were observed within 100-feet of the project area. A summary of the identified area is provided in **Table 1**, and a summary of the data points is provided in **Table 2**.

Area 1 is a Waters of the U.S./DuPage and is subject to USACE and DuPage County jurisdiction. A boundary verification of Area 1 was conducted by Ms. Jenna Fahey of DuPage County Stormwater on October 31, 2025 (**Appendix VI**).

Table 1. Aquatic Resource Summary Table

Area	On-Site Size (Acres)	Off-Site Size (Acres)	Native Mean Conservatism (NMC)	Floristic Quality Index (FQI)	Quality	Jurisdictional Status	Buffer Required
1	N/A	0.05	N/A	N/A	N/A	USACE and DuPage Co.	15’
Total	**N/A**	**0.05**					

Table 2. Data Point Summary Table

Area	Data Point	Hydrophytic Vegetation	Hydric Soils	Wetland Hydrology	Wetland or Waters of the U.S.
Upland	X01	N	N	N	N
	X02	N	N	N	N
	X03	N	N	N	N

Wetland & Waters Delineation Report

6221 MADISON STREET, BURR RIDGE, DUPAGE COUNTY, ILLINOIS

Regulatory Summary

Pursuant to Section 404 of the Clean Water Act, the U. S. Army Corps of Engineers (USACE) has jurisdiction over the placement of fill or dredged material in all jurisdictional waters of the United States. On September 8, 2023, the Revised Definition of "Waters of the United States", which conforms to the 2023 U.S. Supreme Court Sackett decision, was published in the Federal Register and became effective immediately. Under the revised definitions, the following areas qualify as "Waters of the US" subject to USACE jurisdiction:

1. Navigable waters; the territorial seas; or interstate waters;
2. Impoundments of these waters;
3. Tributaries of navigable waters, the territorial seas and interstate waters that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to navigable waters, the territorial seas, or interstate waters that are relatively permanent, standing or continuously flowing bodies of water, and with a continuous surface connection to those waters;
5. Interstate lakes or ponds not identified above that are relatively permanent, standing or continuously flowing bodies of water, and with a continuous surface connection to the waters identified in items 1-4 above.

In accordance with the March 12, 2025 Memorandum to the Field Between the U. S. Department of the Army, U. S. Army Corps of Engineers and the US Environmental Protection Agency Concerning the Proper Implementation of "Continuous Surface Connection" Under the Definition of "Waters of the United States" under the Clean Water Act, in order for a wetland to be considered adjacent to a jurisdictional waterway or tributary, it must have a continuous surface connection because it directly abuts the waterway making it difficult to determine where the water ends and the wetland begins. Surface connections through a discrete water feature such as a ditch, swale, pipe or culvert do not constitute a continuous surface connection.

The following areas are not jurisdictional "Waters of the United States":

1. Waste treatment systems;
2. Prior converted cropland;
3. Ditches, including roadside ditches, excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water
4. Artificially irrigated areas that would revert to dry land if irrigation ceased;
5. Artificial lakes and ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
6. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
7. Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
8. Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

High Quality Aquatic Resources (HQARs) are aquatic areas considered to be regionally critical due to their uniqueness, scarcity, and/or value, and other wetlands considered to perform functions important to the public interest, as defined in 33 CFR 320.4(b)(2). These resources include Advanced Identification (ADID) sites, bogs, ephemeral pools, fens, forested wetlands, sedge meadows, seeps, streams rated Class A or B in the Illinois Biological Stream Characterization study, streamside marshes, wet prairies, wetlands supporting Federal or Illinois endangered or threatened species, and wetlands with a floristic quality index of 20 or greater, or mean C-value of 3.5 or greater. These areas generally are regarded as unsuitable for dredge or fill activities. See Appendix IV for definitions of the wetland types, and criteria used to evaluate the presence of HQARs during wetland delineations.

A Section 404 permit must be obtained before placing any fill material within a jurisdictional area. General permits, including nationwide and regional permits, are designed to expedite the processing of permits for minor non-controversial projects that are similar in nature and of minimal environmental impact. On January 13, 2021, the USACE reissued and modified 12 previous NWPs, issued 4 new NWPs, and reissued general conditions and definitions. These 16 NWPs went into effect on March 15, 2021. On December 27, 2021, the USACE reissued or issued 41 NWPs which went into effect on February 25, 2022. The 57 NWPs in effect will all expire on March 14, 2026. Wetland impacts greater than 0.5 acre may require authorization under an Individual Permit (IP), which requires greater scrutiny of the proposed project by the USACE and other concerned government agencies and includes a public notice comment period available to the general public.

Pursuant to the September 2022 *DuPage County Countywide Stormwater and Flood Plain Ordinance* (Ordinance), any development that affects a special management area (i.e., floodplain, wetland, wetland buffer, or waterway buffer) requires a Stormwater Management Permit. Wetland delineations for review under the Ordinance are made following the methods given in the 1987 *Corps of Engineers Wetlands Delineation Manual*. Wetland delineations conducted in DuPage County do not rely on federal jurisdiction, so both adjacent and isolated wetlands are regulated. Field verification of wetland delineations is conducted by the DuPage County, or by village staff in full waiver communities.

All delineated wetlands are to be classified as critical or regulatory wetlands according to the criteria defined in Section 15-85 of the Ordinance. If any one of the criteria is satisfied, that wetland is considered Critical and mitigation for impacts will be required at a ratio of 3:1. If none of the criteria is satisfied, that wetland is considered Regulatory and mitigation will be required at a ratio of 1.5:1.

INTRODUCTION AND BACKGROUND

The 4.73–acre project area was investigated by V3 Companies (V3) on October 16, 2025 to determine the presence, extent and quality of any wetlands or Waters under U.S. Army Corps of Engineers (USACE) and/or DuPage County Stormwater jurisdiction. Identified wetland boundaries are marked in the field using pink wire flags labeled “Wetland Delineation”. This report summarizes the results of the field investigation and provides technical documentation for all investigated areas.

The project area is located north of Plainfield Road, south of W 55th Street, east of S Madison Street, and west of S Garfield Avenue in Burr Ridge, DuPage County, Illinois (Section 13, T38N, R11E; 41.776112°N, – 87.933517°W; Hinsdale Quadrangle, Figure 1).

No wetlands are mapped in the project area on the National Wetlands Inventory (NWI) Map (Figure 2). One riverine, lower perennial, unconsolidated bottom, permanently flooded, diked/impounded (R2UBHh) area is mapped off-site to the east.

One regulatory wetland is mapped off-site to the east of the project area on the DuPage County Wetlands Map (Figure 3).

The USGS Hydrologic Atlas (Figure 4) shows a portion of an unnamed tributary connected to Ruth Lake in the northeast corner of the project area.

The 12-Digit Hydrologic Unit Code (HUC) Map (Figure 5) shows the project area is in Flag Creek subwatershed (HUC 071200040701) which is within the larger Des Plaines River (HUC 07120004) watershed.

The FEMA Flood Insurance Rate Map (FIRM) (Figure 6) does not show flood zone in the project area.

The Flood Zones of DuPage County, Illinois Map (2024) (Figure 7) does not show flood zone in the project area.

The soil series mapped in the project area on the Soil Survey of DuPage County, Illinois Map (Figure 8) are listed below.

Table 3. Soil Survey Information

Map Unit Symbol	Soil Name	Hydric Soil
232A	Ashkum silty clay loam	Yes
530C2/530D2	Ozaukee silt loam	No
531B	Markham silt loam	No
3107A	Sawmill silty clay loam	Yes

The Wetland & Waters Delineation Map (Figure 9) shows the location of all data points and identified areas as professionally surveyed by V3 Companies.

Wetland Delineation Methods

Wetland delineations are conducted following the methods given in the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Midwest Region*. Under the delineation procedures in this manual, an area must exhibit characteristic hydrophytic vegetation, hydric soils, and wetland hydrology to be considered a wetland. If field investigation determines that any of the three parameters are not satisfied, the area usually does not qualify as wetland. Moreover, drainage ditches excavated in dry land are generally not considered jurisdictional waters of the United States by the Corps of Engineers (preamble to 33 CFR Parts 320 through 330, *Federal Register* Vol. 56, No. 219, 41217).

As part of a delineation report, data forms and technical information are required by the U.S. Army Corps of Engineers, to document the three parameters for any area determined to be wetland. The Wetland Determination Data Forms for the identified areas in the project area, provided in **Appendix I,** follow the methodologies outlined in both the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Midwest Region*. The vegetation data calculated on the data forms reflects the changes made to *The National Wetland Plant List* as of 2022. Representative photographs of the project area at each data point are provided in **Appendix II**. A brief description of the field methods used, and a description of the three wetland parameters are provided in **Appendix IV**.

Plant species lists are compiled for each identified wetland area, focusing on the plant communities within each area. This accumulated floristic data is analyzed using the Floristic Quality Assessment (FQA) methodology, which is an assessment technique for a rapid quality evaluation of vegetation in a defined area. Technical names in the FQA and this report follow the nomenclature of *The National Wetland Plant List: National List* (Lichvar *et. al.,* 2022). A detailed explanation of the Floristic Quality Assessment method is provided in **Appendix IV**.

As part of the site investigation, Illinois Department of Natural Resources (IDNR) and US Fish and Wildlife Service (USFWS) threatened and endangered species evaluations were conducted for the property (**Appendix V**). The IDNR confirmed that the Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location in a termination letter dated November 5, 2025 (**Appendix V**).

The USFWS Information for Planning and Consultation (IPaC) is a project planning tool used to streamline the USFWS environmental review process for Section 7 Consultation. An IPaC Species and Resource List generated for the project on November 5, 2025 did not identify any Critical Habitat in the project area. A list of the candidate, experimental, threatened, proposed endangered, and endangered species which may occur near the project area is summarized in **Table 4**. The project area is a residential property with maintained landscape and in V3's professional opinion, would not support the listed species. Additionally, USFWS issued a letter dated November 5, 2025 confirming the project will have "No Effect" on Northern Long-Eared Bat and Tricolored Bat.

Table 4. Threatened & Endangered Species

Species Name	Status	Habitat Present
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No
Tricolored Bat (*Perimyotis subflavus)*	Proposed Endangered	No
Whooping Crane (*Grus americana*)	Experimental	No
Hine's Emerald Dragonfly (*Somatochlora hineana*)	Endangered	No
Monarch Butterfly (*Danaus plexippus*)	Proposed Threatened	No
Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)	Threatened	No
Leafy Prairie Clover (*Dalea foliosa*)	Endangered	No

RESULTS OF THE FIELD INVESTIGATION

Jurisdictional Areas

Area 1 – Off-Site Waters of the U.S./DuPage

Data Point X01

Area 1 (0.05 acres off-site) is an off-site Waters located east and within 100-feet of the property boundary. Area 1 continues off-site as a Waters that connects stormwater management basins between residential areas and drains east to Flag Creek.

Type: Waters of the U.S./Waters of DuPage

Jurisdiction: USACE and DuPage County

Quality: Non-HQAR

Buffer Requirement: 15'

Conclusion: Area 1 is a Waters of the U.S./DuPage subject to USACE and DuPage County jurisdiction.

Additional Areas Investigated

Upland

Data Points X01, X02, and X03

This area represents the upland areas located throughout the project area.

Vegetation:

- The dominant plant species at Data Point X01 are honey locust (*Gleditsia triacanthos*), white mulberry (*Morus alba*), sugar maple (*Acer saccharum*), common buckthorn (*Rhamnus cathartica*), and English ivy (*Hedera helix*). Only 40% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied at Data Point X01.
- The dominant plant species at Data Point X02 are white mulberry (*Morus alba*), black walnut (*Juglans nigra*), Tatarian honeysuckle (*Lonicera tatarica*), common buckthorn (*Rhamnus cathartica*), and Virginia creeper (*Parthenocissus quinquefolia*). Only 40% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied at Data Point X02.
- The dominant plant species at Data Point X03 are American elm (*Ulmus americana*), sugar maple (*Acer saccharum*), common buckthorn (*Rhamnus cathartica*), white mulberry (*Morus alba*), ground ivy (*Glechoma hederacea*), and English ivy (*Hedera helix*). Only 50% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied at Data Point X03.

Soils:

- The soil profile at Data Point X01 consisted of 0-16 inches of black (10YR 2/1) silt loam underlain by 4 inches, to a depth of 20 inches below the surface, of very dark grayish brown (10YR 3/2) silt loam with 5% yellowish brown

(10YR 5/6) redoximorphic concentrations. The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.

- The soil profile at Data Point X02 consisted of 0-10 inches of very dark grayish brown (10YR 3/2) silt loam underlain by 8 inches, to a depth of 18 inches below the surface, of brown (10YR 4/3) silt loam. The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.
- The soil profile at Data Point X03 could not be sampled due to impenetrable material. The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.

Hydrology:

- Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied at Data Point X01.
- Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied at Data Point X02.
- Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied at Data Point X03.

Conclusion: Data Points X01, X02, and X03 fail to satisfy all three criteria; therefore, these areas do not qualify as wetland.

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APPENDIX I

WETLAND DELINEATION 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-COR

OMB Control #: 0710-0024, E
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 6221 Madison Street | City/County: DuPage County | Sampling Date: 2025-10-16
Applicant/Owner: Parkside Place CH LLC | State: Illinois | Sampling Point: X01
Investigator(s): CL, EM | Section, Township, Range: sec 13 T038N R011E
Landform (hillside, terrace, etc.): Flat | Local relief (concave, convex, none): None
Slope (%): | Lat: 41.776112 | Long: -87.933517 | Datum: WGS84
Soil Map Unit Name: Sawmill silty clay loam, heavy till plain, 0 to 2 percent slopes, frequently flooded | NWI classification: None
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 ✓	**Is the Sampled Area within a Wetland?** Yes No ✓
Hydric Soil Present?	Yes	No ✓	
Wetland Hydrology Present?	Yes	No ✓	

Remarks:
This location fails all three criteria and does not qualify as wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Gleditsia triacanthos	35	Y	FACU
2. Morus alba	20	Y	FAC
3. Acer saccharum	15	Y	FACU
4.			
5.			
	70.0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Rhamnus cathartica	40	Y	FAC
2. Lonicera tatarica	5	N	FACU
3.			
4.			
5.			
	45.0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Hedera helix	5	Y	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	5.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 40.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	60	x 3 =	180
FACU species	55	x 4 =	220
UPL species	5	x 5 =	25
Column Totals:	120 (A)		425.00 (B)

Prevalence Index = B/A = 3.54

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 ✓

Remarks: (Include photo numbers here or on a separate sheet.)
Less than 50% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied.

SOIL

Sampling Point: ~~X01~~

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
0-16	10YR 2/1						SIL	
16-20	10YR 3/2		10YR 5/6	5	C	M	SIL	

[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)
- ___ Iron Monosulfide (A18)
- ___ 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]:

- ___ 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** ✓

Remarks:

The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.

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

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

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

Remarks:

Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, E
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 6221 Madison Street | City/County: DuPage County | Sampling Date: 2025-10-16
Applicant/Owner: Parkside Place CH LLC | State: Illinois | Sampling Point: X02
Investigator(s): | Section, Township, Range: sec 13 T038N R011E
Landform (hillside, terrace, etc.): Flat | Local relief (concave, convex, none): None
Slope (%): | Lat: 41.775701 | Long: -87.933523 | Datum: WGS84
Soil Map Unit Name: Markham silt loam, 2 to 4 percent slopes | NWI classification: None
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 ✓
Hydric Soil Present?	Yes	No ✓
Wetland Hydrology Present?	Yes	No ✓

Is the Sampled Area within a Wetland? Yes No ✓

Remarks:
This location fails all three criteria and does not qualify as wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Morus alba	55	Y	FAC
2. Juglans nigra	15	Y	FACU
3.			
4.			
5.			
	70.0	=Total Cover	

Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Lonicera tatarica	40	Y	FACU
2. Rhamnus cathartica	30	Y	FAC
3.			
4.			
5.			
	70.0	=Total Cover	

Herb Stratum (Plot size: 5' radius)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	0	=Total Cover	

Woody Vine Stratum (Plot size: 30' radius)			
1. Parthenocissus quinquefolia	5	Y	FACU
2.			
	5.0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 40.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	85	x 3 =	255
FACU species	60	x 4 =	240
UPL species	0	x 5 =	0
Column Totals:	145 (A)		495.00 (B)

Prevalence Index = B/A = 3.41

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 ✓

Remarks: (Include photo numbers here or on a separate sheet.)
Less than 50% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied.

SOIL

Sampling Point: A02

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

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2						SIL	
10-18	10YR 4/3						SIL	

[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)
- ___ Iron Monosulfide (A18)
- ___ 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]:

- ___ 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** ✓

Remarks:

The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.

HYDROLOGY

Wetland Hydrology Indicators:

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

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

Secondary Indicators (minimum of two required)

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

Field Observations:

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

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

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

(includes capillary fringe)

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

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

Remarks:

Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, E
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 6221 Madison Street | City/County: DuPage County | Sampling Date: 2025-10-16
Applicant/Owner: Parkside Place CH LLC | State: Illinois | Sampling Point: X03
Investigator(s): CL, EM | Section, Township, Range: sec 13 T038N R011E
Landform (hillside, terrace, etc.): Flat | Local relief (concave, convex, none): None
Slope (%): | Lat: 41.776249 | Long: -87.934167 | Datum: WGS84
Soil Map Unit Name: Ashkum silty clay loam, 0 to 2 percent slopes | NWI classification: None
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 ✓	**Is the Sampled Area within a Wetland?** Yes No ✓
Hydric Soil Present?	Yes	No ✓	
Wetland Hydrology Present?	Yes	No ✓	

Remarks:
This location fails all three criteria and does not qualify as wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Ulmus americana	55	Y	FACW
2. Acer saccharum	30	Y	FACU
3.			
4.			
5.			
	85.0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Rhamnus cathartica	10	Y	FAC
2. Morus alba	5	Y	FAC
3.			
4.			
5.			
	15.0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Glechoma hederacea	30	Y	FACU
2. Hedera helix	30	Y	UPL
3. Poa pratensis	15	N	FAC
4. Ambrosia trifida	10	N	FAC
5.			
6.			
7.			
8.			
9.			
10.			
	85.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 6 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	55	x 2 =	110
FAC species	40	x 3 =	120
FACU species	60	x 4 =	240
UPL species	30	x 5 =	150
Column Totals:	185 (A)		620.00 (B)

Prevalence Index = B/A = 3.35

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 ✓

Remarks: (Include photo numbers here or on a separate sheet.)
Less than 50% of the dominant species are hydrophytic, so the vegetation criterion is not satisfied.

SOIL

Sampling Point: ~~Xes~~

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

[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)
- ___ Iron Monosulfide (A18)
- ___ 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]:

- ___ 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** ✓

Remarks:

The soil in this location does not meet a hydric soil indicator, so the soils criterion is not satisfied.

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

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

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

Remarks:

Neither primary nor secondary wetland hydrology indicators were observed, so the hydrology criterion is not satisfied.

APPENDIX II

REPRESENTATIVE PHOTOGRAPHS

PHOTO #1

Date: 10/16/2025

View near Data Point X01, facing northeast.

PHOTO #2

Date: 10/16/2025

View of Area 1 (off-site), facing north

PHOTO #3

Date: 10/16/2025

View near Data Point X02, facing west.

PHOTO #4

Date: 10/16/2025

View near Data Point X03, facing west.

APPENDIX III

REGULATORY INFORMATION

U.S. Army Corps of Engineers, Chicago District

Pursuant to Section 404 of the Clean Water Act, the U. S. Army Corps of Engineers (USACE) has jurisdiction over the placement of fill or dredged material in all jurisdictional waters of the United States. On September 8, 2023, the Revised Definition of "Waters of the United States", which conforms to the 2023 U.S. Supreme Court Sackett decision, was published in the Federal Register and became effective immediately. Under the revised definitions, the following areas qualify as "Waters of the US" subject to USACE jurisdiction:

1. Navigable waters; the territorial seas; or interstate waters;
2. Impoundments of these waters;
3. Tributaries of navigable waters, the territorial seas and interstate waters that are relatively permanent, standing or continuously flowing bodies of water;
4. Wetlands adjacent to navigable waters, the territorial seas, or interstate waters that are relatively permanent, standing or continuously flowing bodies of water, and with a continuous surface connection to those waters;
5. Interstate lakes or ponds not identified above that are relatively permanent, standing or continuously flowing bodies of water, and with a continuous surface connection to the waters identified in items 1-4 above.

In accordance with the March 12, 2025 Memorandum to the Field Between the U. S. Department of the Army, U. S. Army Corps of Engineers and the US Environmental Protection Agency Concerning the Proper Implementation of "Continuous Surface Connection" Under the Definition of "Waters of the United States" under the Clean Water Act, in order for a wetland to be considered adjacent to a jurisdictional waterway or tributary, it must have a continuous surface connection because it directly abuts the waterway making it difficult to determine where the water ends and the wetland begins. Surface connections through a discrete water feature such as a ditch, swale, pipe or culvert do not constitute a continuous surface connection.

The following areas are not jurisdictional "Waters of the United States":

1. Waste treatment systems;
2. Prior converted cropland;
3. Ditches, including roadside ditches, excavated wholly in and draining only dry land and that do not carry a relatively permanent flow of water
4. Artificially irrigated areas that would revert to dry land if irrigation ceased;
5. Artificial lakes and ponds created by excavating or diking dry land to collect and retain water and which are used exclusively for such purposes as stock watering, irrigation, settling basins, or rice growing;
6. Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating or diking dry land to retain water for primarily aesthetic reasons;
7. Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the United States; and
8. Swales and erosional features (e.g., gullies, small washes) characterized by low volume, infrequent, or short duration flow.

High Quality Aquatic Resources (HQARs) are aquatic areas considered to be regionally critical due to uniqueness, scarcity, and/or value, and other wetlands considered to perform functions important to the public interest, as defined in 33 CFR 320.4(b)(2). These resources include Advanced Identification (ADID) sites, bogs, ephemeral pools, fens, forested wetlands, sedge meadows, seeps, streams rated Class A or B in the Illinois Biological Stream Characterization study, streamside marshes, wet prairies, wetlands supporting Federal or Illinois endangered or threatened species, and wetlands with a floristic quality index of 20 or greater or mean C-value of 3.5 or greater. These areas generally are regarded as unsuitable for dredge or fill activities. See Appendix IV for definitions of the wetland types, and criteria used to evaluate the presence of HQARs during wetland delineations.

A Section 404 permit must be obtained before placing any fill material within a jurisdictional area. General permits, including nationwide and regional permits, are designed to expedite the processing of permits for minor non-controversial projects that are similar in nature and of minimal environmental impact. On January 13, 2021, the USACE reissued and modified 12 previous NWPs, issued 4 new NWPs, and reissued general conditions and definitions. These 16 NWPs went into effect on March 15, 2021. On December 27, 2021, the USACE reissued or issued 41 NWPs which went into effect on February 25, 2022. The 57 NWPs in effect will all expire on March 14, 2026. Wetland impacts greater than 0.5 acre may require authorization under an Individual Permit (IP), which requires greater scrutiny of the proposed project by the USACE and other concerned government agencies and includes a public notice comment period available to the general public.

DuPage County Requirements

Pursuant to the September 2022 *DuPage County Countywide Stormwater and Flood Plain Ordinance* (Ordinance), any development that affects a special management area (i.e., floodplain, wetland, wetland buffer, or waterway buffer) requires a Stormwater Management Permit. Wetland delineations for review under the Ordinance are made following the methods given in the 1987 *Corps of Engineers Wetlands Delineation Manual*. Wetland delineations conducted in DuPage County do not rely on federal jurisdiction, so both adjacent and isolated wetlands are regulated. Field verification of wetland delineations is conducted by the DuPage County, or by village staff in full waiver communities.

All delineated wetlands are to be classified as critical or regulatory wetlands according to the criteria defined in Section 15-85 of the Ordinance. If any one of the criteria is satisfied, that wetland is considered Critical and mitigation will be required at a ratio of 3:1. If none of the criteria is satisfied, that wetland is considered Regulatory and mitigation will be required at a ratio of 1.5:1.

Under the DuPage County Ordinance, a narrative description of measures taken to avoid and minimize wetland impacts is required for all wetlands greater than 0.10 acre in size. Development in or affecting a wetland can be initiated only after an applicant demonstrates that there are no practicable alternatives to impacting a wetland. According to Section 15-92 of the Ordinance, a vegetated buffer 50 feet wide is required around all preserved regulatory wetlands and a vegetated buffer 100 feet wide is required around all critical wetlands unless mitigation for buffer functions is provided.

APPENDIX IV

DELINEATION METHODS AND FLORISTIC ANALYSIS

WETLAND DELINEATION METHODS

The site was field inspected and plant species lists were recorded to document the vegetation type present. A wetland indicator status is assigned to each plant species based on a regional list published by the U.S. Army Corps of Engineers. The categories are based on the estimated probability that a species would be naturally encountered in a wetland. Under the *Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Midwest Region*, the area is considered to be dominated by hydrophytic vegetation and representative of a wetland plant community by one of two methods, the dominance test or the prevalence index. The dominance test is satisfied if greater than 50% of the dominant plant species in a given area have a wetland indicator status of FAC, FACW, or OBL. The prevalence index assigns a numeric value to the wetland indicator status and uses a weighted-average of the wetland indicator status of all plant species present in the sampling area. A wetland plant community is present if the prevalence index is less than 3.0.

Plant Wetland Indicator Status Categories

Indicator Category	Symbol	Indicator Definition
Obligate Wetland Plants	OBL	Plants that occur almost always (estimated probability greater than 99%) in wetlands under natural conditions, but which may also occur rarely in non-wetlands.
Facultative Wetland Plants	FACW	Plants that usually occur in wetlands (estimated probability 67% to 99%), but occasionally are found in non-wetlands.
Facultative Plants	FAC	Plants with a similar likelihood (estimated probability 33% to 67%) of occurring in both wetlands and non-wetlands.
Facultative Upland Plants	FACU	Plants that usually occur in non-wetlands (estimated probability 67% to 99%) but occasionally are found in wetlands.
Obligate Upland Plants	UPL	Plants that occur almost always (estimated probability greater than 99%) in non-wetlands under natural conditions, but which may also occur rarely in wetlands.

In addition to being dominated by hydrophytic vegetation, each suspect wetland must also exhibit hydric soils and wetland hydrology. As defined in the Federal Register (*Federal Register, Volume 59*: July 13, 1994), "A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part." According to the National Technical Committee for Hydric Soils, documentation of the presence or absence of a hydric soil can only be determined through on-site investigation, not strictly by its classification of an area on soil survey maps. Soils are identified as hydric in the field if they possess certain indicators, as defined in the *Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Midwest Region*. These field indicators are a regionally specific subset of the field indicators described in the *Field Indicators of Hydric Soils in the United States* (Version 9.0; NRCS, 2024). The absence of a field indicator in a soil does not exclude that soil from being classified as hydric. Soil series, soil color, the presence of mottling or gleying, and depth to water table are determined and recorded in the field. These features, when present, may indicate a hydric soil when hydric soil field indicators are absent.

Determinations of hydrology are based on observations of wetland hydrology indicators. There are two types of indicators, primary indicators and secondary indicators. A determination of wetland hydrology requires the

presence of one primary indicator or two secondary indicators. Hydrology indicators are placed into these being observations of surface water or saturated soils, evidence of recent inundation, evidence of recent soil saturation, or evidence of other site conditions or data. A listing of the wetland hydrology indicators is provided in the table below.

Indicator	Category	
	Primary	Secondary
Group A – Observation of Surface Water or Saturated Soils		
A1 – Surface water	X	
A2 – High water table	X	
A3 – Saturation	X	
Group B – Evidence of Recent Inundation		
B1 – Water marks	X	
B2 – Sediment deposits	X	
B3 – Drift deposits	X	
B4 – Algal mat or crust	X	
B5 – Iron deposits	X	
B7 – Inundation visible on aerial imagery	X	
B8 – Sparsely vegetated concave surface	X	
B9 – Water-stained leaves	X	
B13 – Aquatic fauna	X	
B14 – True aquatic plants	X	
B6 – Surface soil cracks		X
B10 – Drainage patterns		X
Group C – Evidence of Current or Recent Soil Saturation		
C1 – Hydrogen sulfide odor	X	
C3 – Oxidized rhizospheres along living roots	X	
C4 – Presence of reduced iron	X	
C6 – Recent iron reduction in tilled soils	X	
C7 – Thin muck surface	X	
C2 – Dry-season water table		X
C8 – Crayfish burrows		X
C9 – Saturation visible on aerial imagery		X
Group D – Evidence from Other Site Conditions or Data		
D9 – Gauge or well data	X	
D1 – Stunted or stressed plants		X
D2 – Geomorphic position		X
D5 – FAC-neutral test		X

FLORISTIC QUALITY ASSESSMENT

Plant communities of the site were evaluated with the Floristic Quality Assessment (FQA) methodology, a widely-used technique used for rapid assessment of the floristic quality in a defined area or plant community. In using FQA, the presence of each plant species is recorded, generating a species inventory. This inventory is entered into computer software that was used to generate the species lists used in this report. Floristic quality calculations are also generated that provides a compilation of various floristic quality data, resulting in a determination of the floristic quality of the subject area.

The floristic quality data for an area partially indicates its quality as a natural area (i.e., relative to known or perceived pre-settlement or disturbance conditions). One indicator of the degree of disturbance or floristic quality in an area is the calculated Native Floristic Quality Index (Native FQI). A high Native FQI value indicates a high-quality natural area, but how high the Native FQI must be for an area to be of high quality is a subjective determination. In general, a wetland (or other defined area) with a Native FQI greater than 20.00 from a single observation may be considered a moderately high quality plant community. These areas have a high potential for containing more conservative or high-quality plant species. Therefore, adverse impacts to such areas, especially wetlands and subsequent proposals for compensatory mitigation, may be scrutinized carefully by the regulatory agencies.

A high number of native species with high coefficients of conservatism “C” (a subjective measure of quality based on habitat specificity and relative tolerance to disturbance; weedy species are highly disturbance tolerant and are ranked lower) will result in a high Native FQI. The C value is based on the relative rarity of a species and/or the resiliency of a species following disturbance. Coefficients of conservatism for native plant species range from 0 for common, weedy species to 10 for rare, highly conservative species. Adventive species are not assigned a C value. Adventive species are non-native species that have entered the Chicago region since European settlement. These species generally do not lend themselves to increased floristic quality but instead appear after a disturbance. Thus, a high proportion of these species in a given area or community may be an indication of a lower quality plant community.

The wetness coefficient (W, ranging from -5 to +5) refers to the corresponding wetland indicator status (e.g., OBL = obligate wetland species, -5; FAC = facultative species, 0; UPL = upland species, +5) for U.S. Fish and Wildlife Service Region 3 (Illinois, Michigan, Indiana, Missouri, Iowa, Wisconsin, and Minnesota). A wetland indicator status noted in brackets (e.g., [FACW]) is a modification of the Region 3 indicator status to apply locally in the 22-county Chicago region covered by Plants of the Chicago Region. The Wetness coefficient is useful in evaluating the general “wetness” affinity of a sampled plant community. If the average indicator status among all species present is in the FAC, FACW, or OBL classes, then the plant community may be considered hydrophytic.

U.S. Army Corps of Engineers, Chicago District

High Quality Aquatic Resources (HQARs) include Advanced Identification (ADID) sites (mapped in Kane, Lake and McHenry Counties), bogs, dune and swale complexes, ephemeral pools, fens, forested wetlands, sedge meadows, seeps, streams rated Class A or B in the Illinois Biological Stream Characterization study, wet prairies, wetlands supporting Federal or Illinois endangered or threatened species, and wetlands with a floristic quality index of 20 or greater or mean C-value of 3.5 or greater. These definitions are listed below. If a given wetland meets one or more of these definitions, that wetland is considered a HQAR and an Individual Permit (IP) is required.

Advanced Identification (ADID) sites: Aquatic sites that have been identified by the Chicago District and U.S. Environmental Protection Agency, in advance of specific permit requests, as areas generally unsuitable for the disposal of dredged or fill material, because of a variety of factors, including high floristic values, water quality or storage functions, or similar wetland functions performed at elevated levels. ADID sites include various Waters of the U.S., including wetlands. ADID resources are shown on the County Wetlands map for the subject property included with this report as Figure 3.

Bog: A low nutrient peatland, usually in a glacial depression, that is acidic in the surface stratum and often dominated at least in part by the genus *Sphagnum*.

Dune and Swale Complex: Areas usually parallel to the Lake Michigan shoreline and typified by sandy, linear, upland ridges alternating with low-relief wetland created over time during changes in the Lake Michigan's water levels.

Ephemeral pool: A seasonally inundated depression within a forested wetland or upland community, usually located on a moraine, glacial outwash plain, or in an area shallow to bedrock; also known locally as a "vernal pool." These areas may not be permanently vegetated.

Fen: A peatland, herbaceous (including calcareous floating mats) or wooded, with calcareous groundwater flow.

Forested wetland: A wetland dominated by native woody vegetation with at least one of the following species or genera present: *Carya* spp., *Cephalanthus occidentalis*, *Cornus alternifolia*, *Fraxinus nigra*, *Juglans cinerea*, *Nyssa sylvatica*, *Quercus* spp., *Thuja occidentalis, Betula nigra, Betula alleghaniensis, Betula papyrifera, Fagus grandifolia.*.

Sedge meadow: A wetland dominated by at least one of the following genera: *Carex*, *Calamagrostis*, *Cladium*, *Deschampsia*, *Eleocharis*, *Rynchospora*, *Scleria*, or *Eriophorum*.

Seep: A wetland, herbaceous or wooded, with saturated soil or inundation resulting from the diffuse flow of groundwater to the surface stratum. [Seeps typically occur on slopes because of blocked vertical infiltration.]

Streams rated A or B in the Illinois Biological Stream Characterization study: The historical Class A and B rating system was replaced with the new Illinois Department of Natural Resources stream classification system that can be found at: https://dnr.illinois.gov/conservation/biologicalstreamratings.html

Wet prairie: A wetland dominated by native graminoid species with a diverse indigenous forb component that is seasonally saturated and/or temporarily inundated and may resemble a fen in its best development. Species found in a high-quality wet prairie include at least one of the following: *Calamagrostis canadensis*, *Spartina*

pectinata, *Aster puniceus firmus*, *Beckmannia syzigachne*, *Chelone glabra*, *Eleocharis wolfii*, *Lysima*
quadrifolia, *Oenothera perennis*, *Oenothera pilosella*, *Pedicularis lanceolata*, and *Solidago ohioensis*.

Wetlands Supporting Federal or Illinois Endangered or Threatened Species: An Agency Action Report is routinely requested from the Illinois Department of Natural Resources (IDNR) and from the U.S. Fish and Wildlife Service (USFWS) for wetland delineations. These reports indicate the likelihood of listed species (that is, those species considered legally protected as threatened or endangered) being found near or on a subject property, or possible encroachment into protected natural area reserves. If a listed species record is indicated for the site, an endangered and threatened species investigation may be required to evaluate the actual presence or absence of the species in question.

Wetlands with a Floristic Quality Index of 20 or greater or a mean C-value of 3.5 or greater: Plant species inventories collected during wetland delineations are used to generate floristic quality values using the Floristic Quality Assessment method published in *Plants of the Chicago Region* (Swink and Wilhelm, 1994).

APPENDIX V

THREATENED & ENDANGERED SPECIES CONSULTATION

EcoCAT
Ecological Compliance Assessment Tool

DEPARTMENT OF NATURAL RESOURCES

Applicant: V3 Companies
Contact: Alicia Metzger
Address: 7325 Janes Ave.
Woodridge, IL 60517

Project: 6221 Madison Street
Address: 6221 Madison Street, Burr Ridge

IDNR Project Number: 2607092
Date: 11/05/2025
Alternate Number: 251094

Description: The project proposes improvements to the existing residential property

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

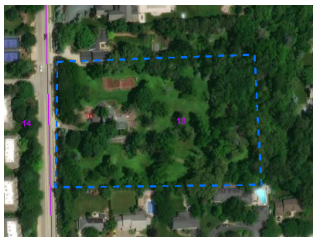
Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented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

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
38N, 11E, 13



IL Department of Natural Resources Contact
Isabella Newingham
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Bureau of Water Quality
2520 W Iles Avenue
PO Box 19276
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, 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, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

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.

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: 11/05/2025 19:21:07 UTC
Project Code: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL

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: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL
Project Type: Residential Construction
Project Description: The project will make improvements to the residential property
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.775850649999995,-87.93456652884403,14z

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.

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. 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: V3 Companies
Name: Alicia Metzger
Address: 7325 Janes Avenue
City: Woodridge
State: IL
Zip: 60517
Email ametzger@v3co.com
Phone: 6307296120

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: 11/05/2025 19:23:30 UTC
Project code: 2026-0012689
Project Name: 6221 Madison Street, Burr Ridge, IL

Federal Nexus: no
Federal Action Agency (if applicable): Army Corps of Engineers

Subject: Record of project representative's no effect determination for '6221 Madison Street, Burr Ridge, IL'

Dear Alicia Metzger:

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 November 05, 2025, for '6221 Madison Street, Burr Ridge, IL' (here forward, Project). This project has been assigned Project Code 2026-0012689 and all future correspondence should clearly reference this number. **Please carefully review this letter.**

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.***

Determination for the Northern Long-Eared Bat and/or Tricolored Bat

Based upon your IPaC submission and a standing analysis, your project has reached the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	No effect

Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	No effect

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.

To make a no effect determination, the full scope of the proposed project implementation (action) should not have any effects (either positive or negative), to a federally listed species or designated critical habitat. Effects of the action are all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (See § 402.17).

Under Section 7 of the ESA, if a federal action agency makes a no effect determination, no consultation with the Service is required (ESA §7). If a proposed Federal action may affect a listed species or designated critical habitat, formal consultation is required except when the Service concurs, in writing, that a proposed action "is not likely to adversely affect" listed species or designated critical habitat [50 CFR §402.02, 50 CFR§402.13].

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.

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 affect the animal species listed above and, if so, how they may be affected.

Next Steps

If there are no updates on listed species, no further consultation/coordination for this project is required with respect to the species covered by this key. 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 to ensure compliance with the Act.

If you have any questions regarding this letter or need further assistance, please contact the Chicago Ecological Service Field Office and reference Project Code 2026-0012689 associated with this Project.

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

1. Name

6221 Madison Street, Burr Ridge, IL

2. Description

The following description was provided for the project '6221 Madison Street, Burr Ridge, IL':

> The project will make improvements to the residential property

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@41.775850649999995,-87.93456652884403,14z

DETERMINATION KEY RESULT

Based on the information you provided, you have determined that the Proposed Action will have no effect on the species covered by this determination key. Therefore, no consultation with the U.S. Fish and Wildlife Service pursuant to Section 7(a)(2) of the Endangered Species Act of 1973 (87 Stat. 884, as amended 16 U.S.C. 1531 *et seq.*) is required for those species.

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.

   No

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

   Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? 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 building-like 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 building-like 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 at night)?

    No

20. Will the proposed action involve the use of herbicides or pesticides (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. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

    No

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

    No

26. 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

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

    Automatically answered
    Yes

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

    Automatically answered
    No

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

    Automatically answered
    No

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

    Automatically answered
    No

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    No

32. 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

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

    Automatically answered
    Yes

34. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? 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? **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

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.

    No

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

    Automatically answered
    Yes

39. Is the action area located within 0.5-mile of radius of an entrance/opening to any known tricolored bat hibernacula or winter roost?

    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

40. [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

41. 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

42. 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.

    No

43. 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.

0.2

IPAC USER CONTACT INFORMATION

Agency: V3 Companies
Name: Alicia Metzger
Address: 7325 Janes Avenue
City: Woodridge
State: IL
Zip: 60517
Email ametzger@v3co.com
Phone: 6307296120

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Army Corps of Engineers

APPENDIX VI

DuPage County Boundary Verification

Alicia Metzger

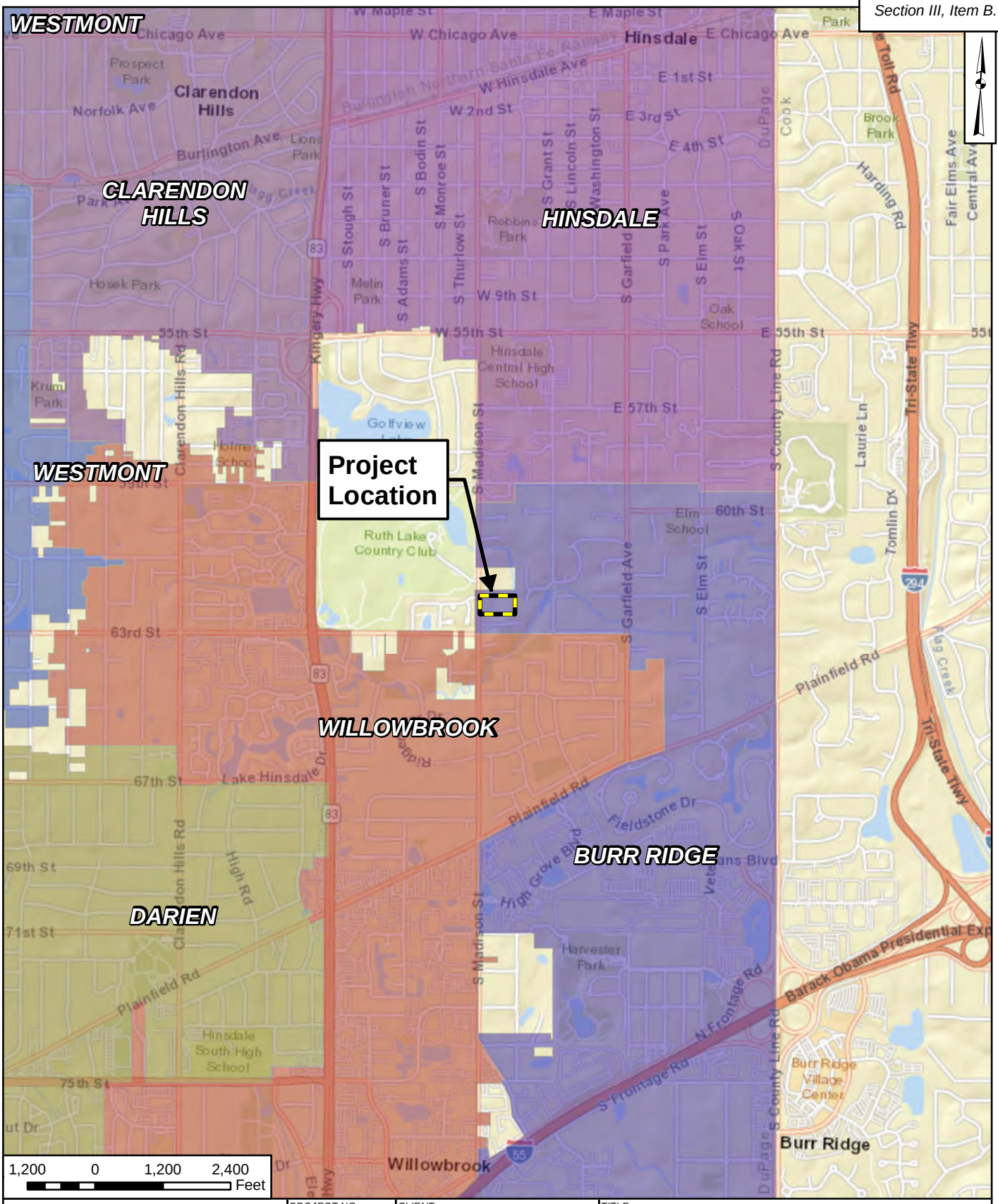
From: No Reply <noreply@dupageco.org>
Sent: Friday, October 31, 2025 1:12 PM
To: Alicia Metzger
Cc: jenna.fahey@dupagecounty.gov
Subject: WBV2025-0135

*** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!! ***: Were you expecting this email? Is the grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious, report this email to Help Desk. Do not click links. Do not open attachments. Do not enter your username or password.

A wetland boundary verification WBV2025-0135 was completed and approved on 10/31/2025. The verified wetland boundaries are now valid for a two year period (DCSFPO Section 15-85.B). Please note, the wetland boundary verification does not include a complete review of the delineation report. The report will be reviewed upon submission of the stormwater permit application.

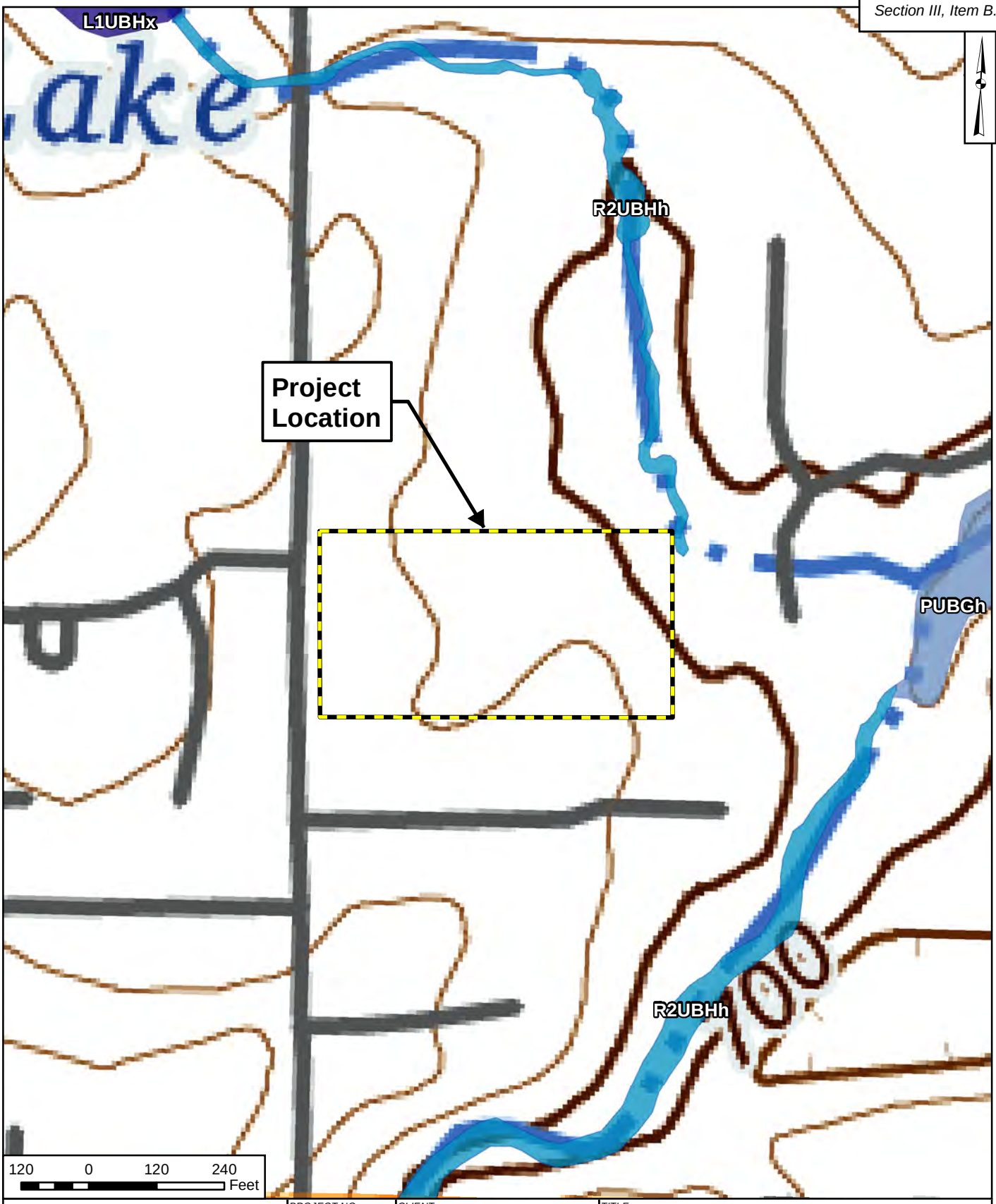
Inspector Name: Jenna Fahey

FIGURES



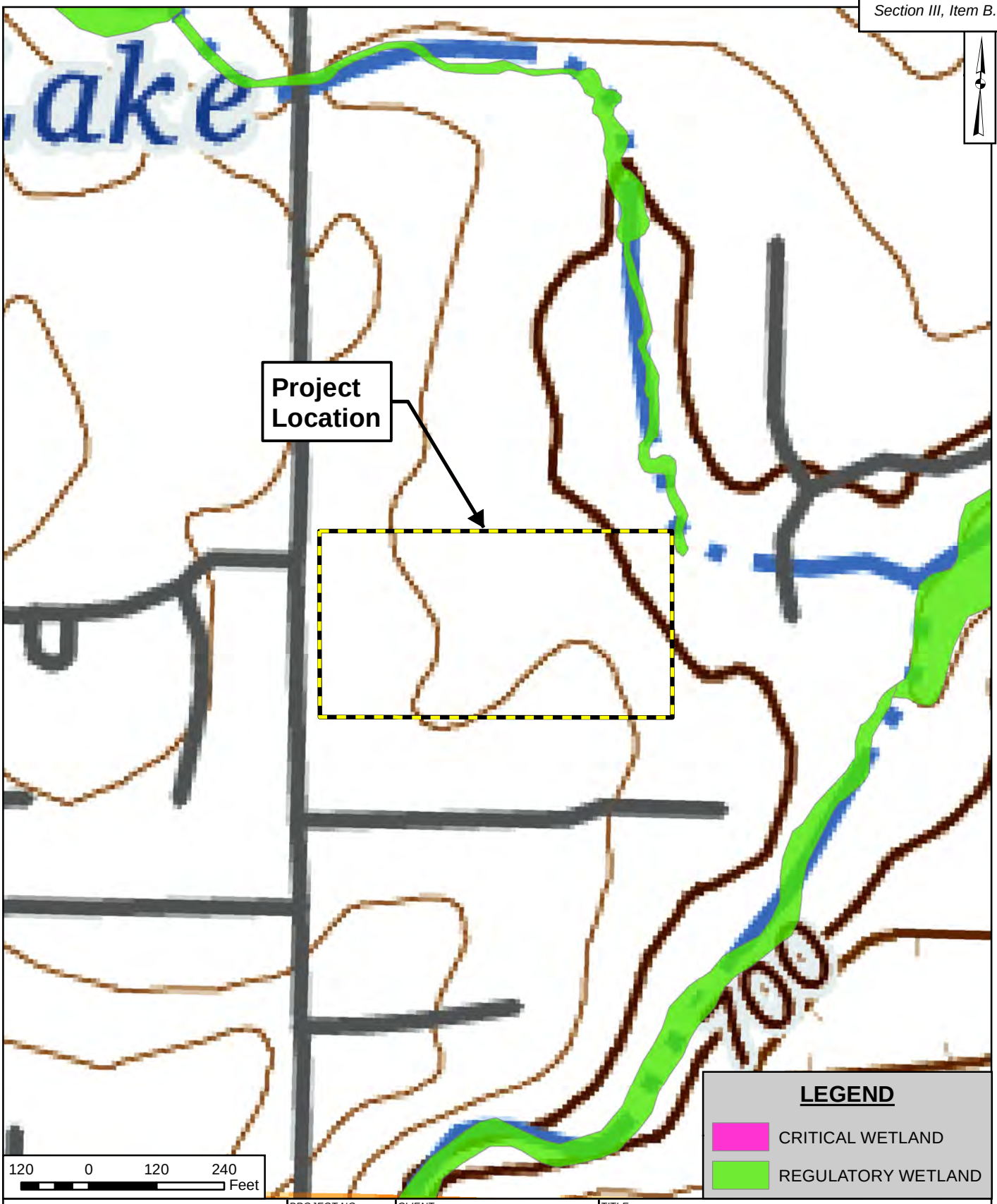
V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: CJL	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **PROJECT LOCATION**
Go beyond limits	DATE: 11/04/2025 SCALE: See Scale Bar	BASE LAYER: ESRI World Street Map	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois FIGURE: 1

J:\2025\251094\Wetland\Fig1loc_2510



V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094 CREATED BY: AMM	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **NATIONAL WETLANDS INVENTORY (NWI)**	
Go beyond limits	DATE: 11/04/2025 SCALE: See Scale Bar	BASE LAYER: USGS Topographic Map Hinsdale Quadrangle (2024)	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois	FIGURE: 2

J:\2025\251094\Wetland\Fig2nwi_2510



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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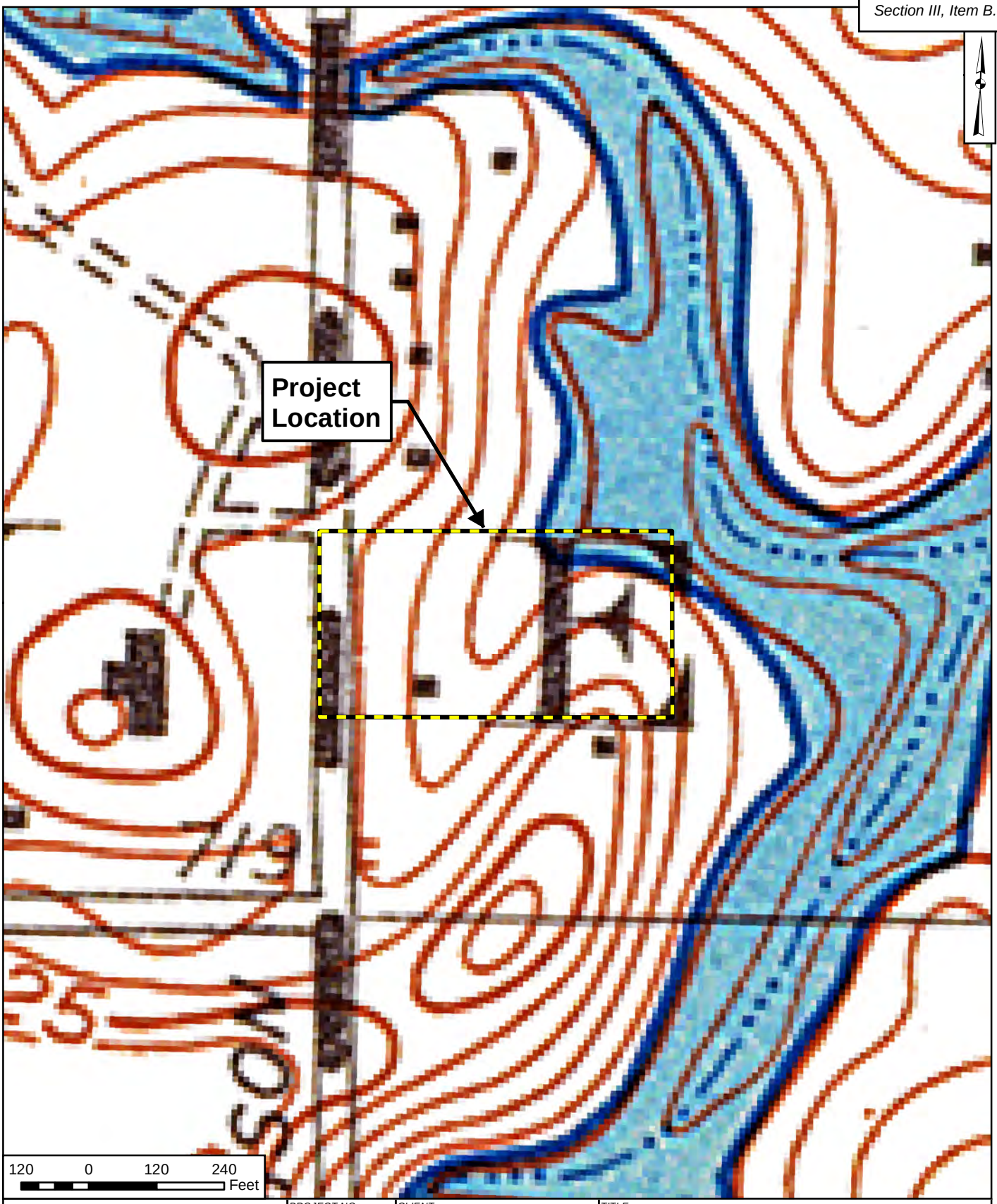
PROJECT NO.:	251094
CREATED BY:	AMM
DATE:	11/05/2025
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	USGS Topographic Map Hinsdale Quadrangle (2024)
TITLE:	**DUPAGE COUNTY WETLANDS**
SITE:	6221 Madison Street Burr Ridge, DuPage County, Illinois
FIGURE:	3

J:\2025\251094\Wetland\Fig3dcwi_2510



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630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.: 251094
CREATED BY: AMM
DATE: 11/05/2025
SCALE: See Scale Bar

CLIENT: Parkside Place CH LLC
616 Executive Drive
Willowbrook, Illinois 60527

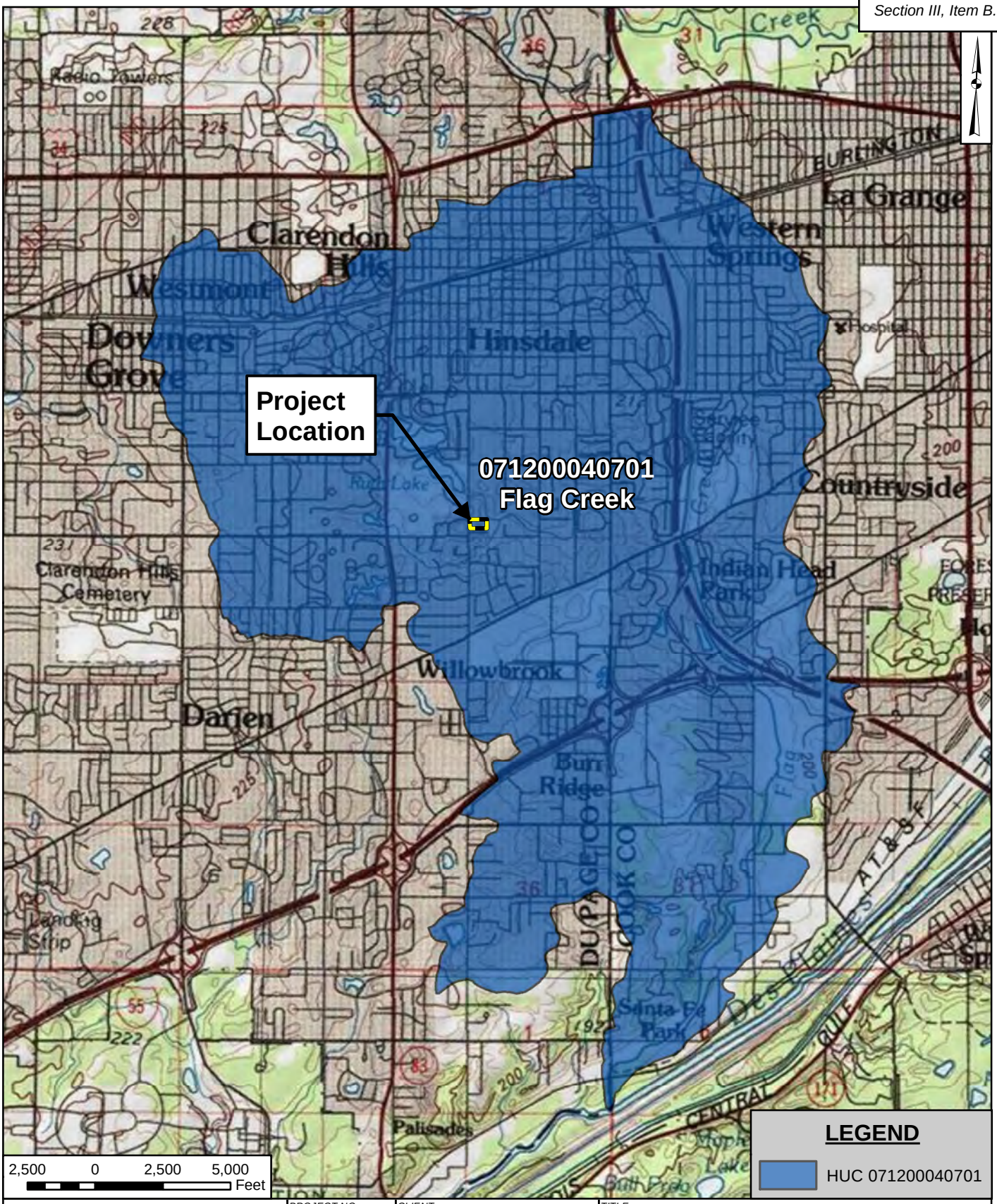
BASE LAYER: USGS Hydrologic Atlas
Hinsdale Quadrangle
(1967)

TITLE: **USGS HYDROLOGIC ATLAS**

SITE: 6221 Madison Street
Burr Ridge, DuPage County, Illinois

FIGURE: 4

J:\2025\251094\Wetland\Fig4hydro_2510



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Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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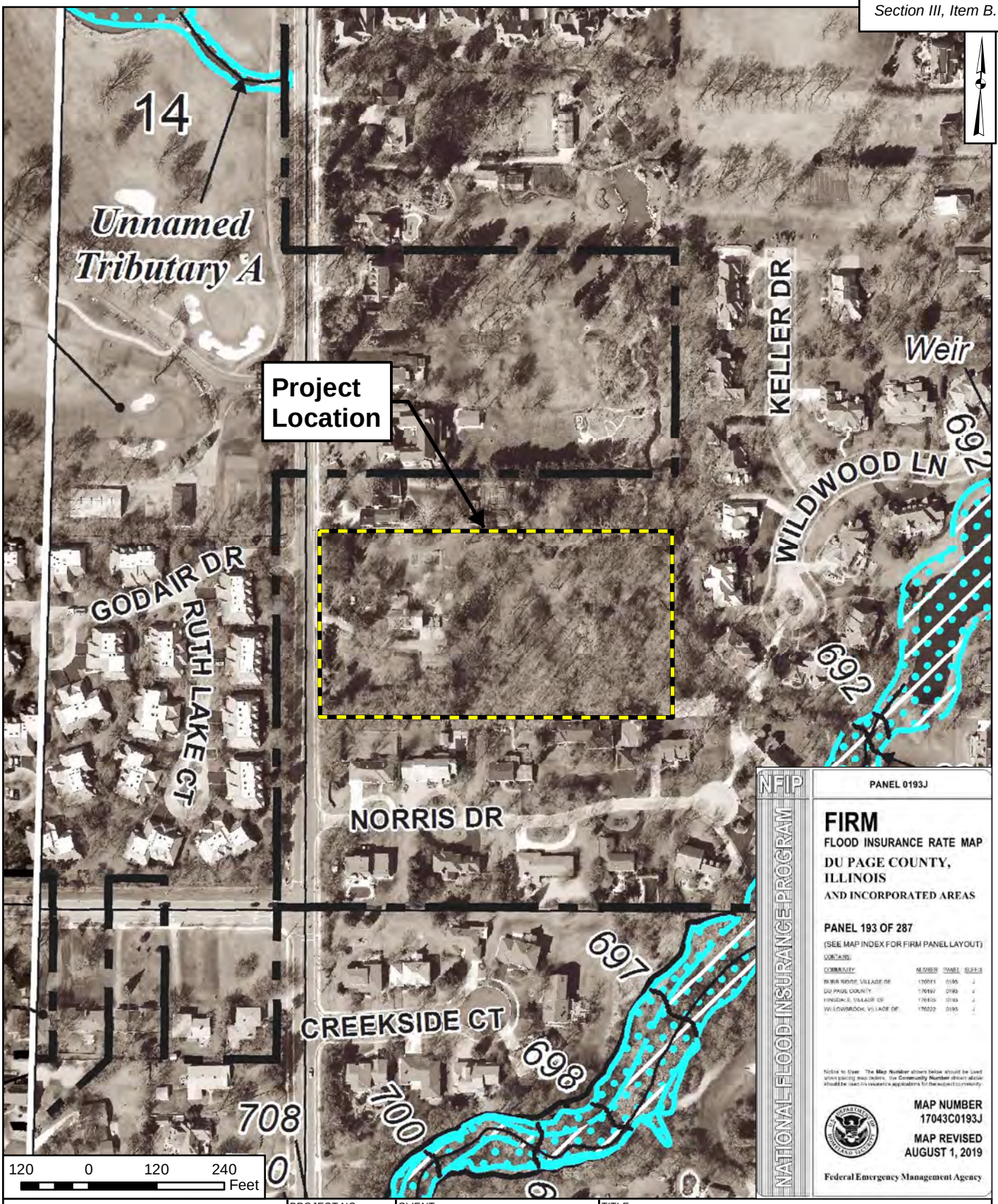
PROJECT NO.:	251094
CREATED BY:	CJL
DATE:	11/05/2025
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	ESRI USA Topographic Map
TITLE:	**12-DIGIT HYDROLOGIC UNIT MAP (HUC)**
SITE:	6221 Madison Street Burr Ridge, DuPage County, Illinois
FIGURE:	5

J:\2025\251094\Wetland\Fig5huc_2510



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

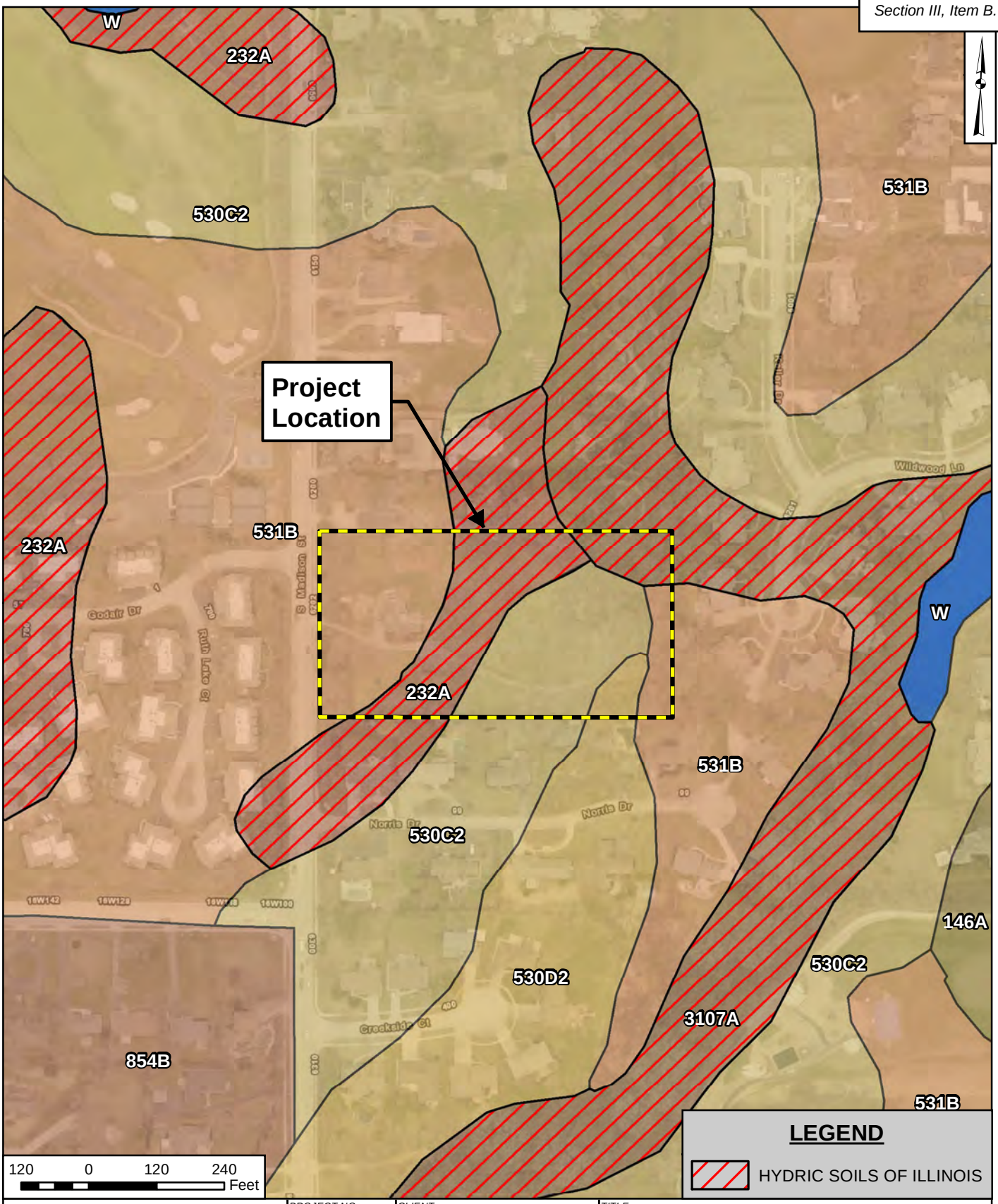
Go beyond limits

PROJECT NO.: 251094	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **FEMA FLOOD INSURANCE RATE MAP (FIRM)**	
CREATED BY: AMM			
DATE: 11/05/2025	BASE LAYER: FEMA FIRM Panel 17043C0193J Effective 08/01/2019	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois	FIGURE: 6
SCALE: See Scale Bar			

J:\2025\251094\Wetland\Fig6firm_2510

V3 Companies 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	PROJECT NO.: 251094	CLIENT: Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527	TITLE: **FLOOD ZONES OF DUPAGE COUNTY, ILLINOIS (2024)**	
	CREATED BY: AMM			
	DATE: 11/05/2025	BASE LAYER: DuPage County Aerial Imagery (2025)	SITE: 6221 Madison Street Burr Ridge, DuPage County, Illinois	FIGURE: 7
Go beyond limits	SCALE: See Scale Bar			

J:\2025\251094\Wetland\Fig7nfhl_2510



V3 Companies
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

Go beyond limits

PROJECT NO.:	251094
CREATED BY:	AMM
DATE:	11/05/2025
SCALE:	See Scale Bar
CLIENT:	Parkside Place CH LLC 616 Executive Drive Willowbrook, Illinois 60527
BASE LAYER:	DuPage County Aerial Imagery (2025)

TITLE: **SOIL SURVEY OF DUPAGE COUNTY, ILLINOIS**

SITE: 6221 Madison Street
Burr Ridge, DuPage County, Illinois

FIGURE: 8

J:\2025\251094\Wetland\Fig8soil_2510

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7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

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PROJECT NO.:	251094
CREATED BY:	AMM
DATE:	11/04/2025
SCALE:	See Scale Bar

CLIENT: Parkside Place CH LLC
616 Executive Drive
Willowbrook, Illinois 60527

BASE LAYER: DuPage County
Aerial Imagery
(2025)

SITE: 6221 Madison Street
Burr Ridge, DuPage County, Illinois

TITLE: **WETLAND & WATERS DELINEATION**

FIGURE: 9

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Exhibit F – Entry and Site Details

Madison Reserve

6221 S. Madison Street | Burr Ridge, Illinois 60527

PIN: 09-13-300-015 | May 13, 2026

Disclaimer: This rendering is intended for illustrative and conceptual purposes only. The imagery shown represents the anticipated character and vision for the Madison Reserve entry experience. Final design, dimensions, landscaping, materials, signage, lighting, roadway features, and architectural elements are subject to refinement based on engineering, municipal approvals, permitting requirements, budget considerations, and final construction documents.

MR
MADISON RESERVE
OF BURR RIDGE

MADISON COURT

MR

MADISON RESERVE

OUTLOT & WALKING PATH

SITE FEATURES

Thoughtfully designed green space and walking paths that enhance the beauty, functionality, and sense of community at Madison Reserve.

WALKING PATH FEATURES

- Meandering crushed granite paths
- Naturalistic, curved layout
- Edging restraints
- ADA-accessible grades
- Widened seating & overlook nodes
- Connections to sidewalks and common areas

LANDSCAPE & PLANTING

- Native ornamental grasses
- Hydrangeas & flowering shrubs
- Layered evergreen screening
- Shade & ornamental trees
- Pollinator-friendly perennials
- Low-maintenance native palette
- Decorative boulders & stone accents
- Mulched planting beds
- Enhanced seasonal color

SITE FURNISHINGS

- Decorative benches
- Waste receptacles
- Bike rack stations
- Dog waste stations
- Seating alcoves
- Picnic or gathering nodes

LIGHTING ELEMENTS

- Low-level bollard lighting
- Accent uplighting at trees
- Decorative pedestrian fixtures
- Warm LED landscape lighting
- Photocell/timer-controlled system

HARDSCAPE FEATURES

- Natural crushed granite surface
- Stone or paver transitions
- Decorative retaining walls where needed
- Limestone or natural stone accents
- Decorative curb enhancements

STORMWATER / SUSTAINABILITY

- Native bioswale plantings
- Rain garden opportunities
- Permeable walking materials
- Low-water-use landscaping
- Sustainable drainage integration

IDENTITY & COMMUNITY FEATURES

- Pocket park character
- Passive recreation space
- Neighborhood gathering atmosphere
- Enhanced gateway experience
- Scenic walking & wellness environment
- Preservation of mature tree canopy where possible

OPTIONAL PREMIUM ENHANCEMENTS

- Pavilion or pergola
- Public art or sculpture
- Decorative fountain or water feature
- Fire pit gathering node
- Fitness stations along pathway
- Interpretive signage or history markers
- Butterfly / pollinator garden section

NATURAL BEAUTY
Curated landscapes that celebrate every season.

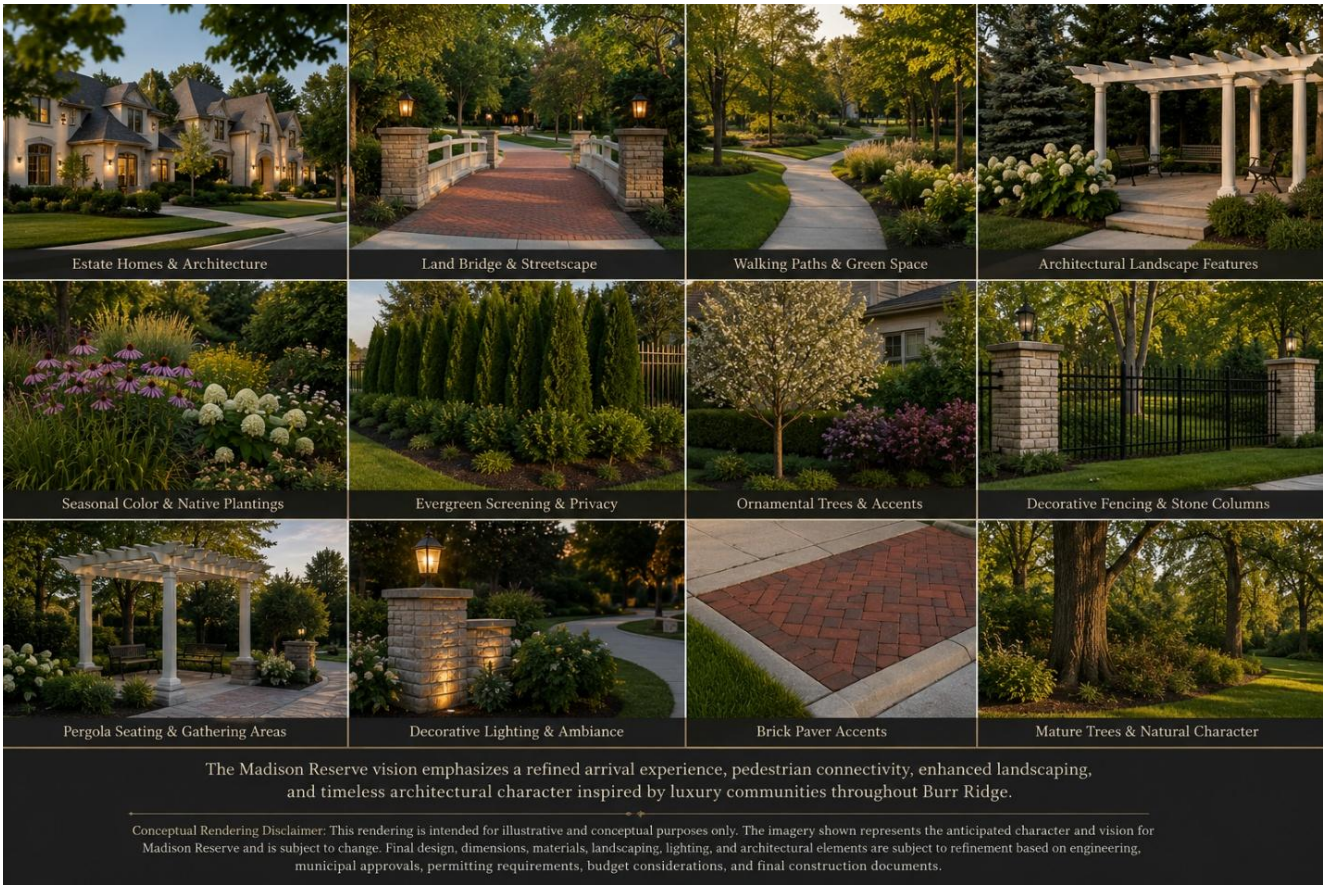
HEALTH & WELLNESS
Inviting paths that encourage an active, outdoor lifestyle.

COMMUNITY CONNECTION
Spaces to gather, relax, and connect with neighbors.

LASTING VALUE
Elevating the character and value of Madison Reserve.

More than an outlot—an amenity that leaves a lasting impression.

MADISON RESERVE


Estate Homes & Architecture
Land Bridge & Streetscape
Walking Paths & Green Space
Architectural Landscape Features
Seasonal Color & Native Plantings
Evergreen Screening & Privacy
Ornamental Trees & Accents
Decorative Fencing & Stone Columns
Pergola Seating & Gathering Areas
Decorative Lighting & Ambiance
Brick Paver Accents
Mature Trees & Natural Character
The Madison Reserve vision emphasizes a refined arrival experience, pedestrian connectivity, enhanced landscaping, and timeless architectural character inspired by luxury communities throughout Burr Ridge.
Conceptual Rendering Disclaimer: This rendering is intended for illustrative and conceptual purposes only. The imagery shown represents the anticipated character and vision for Madison Reserve and is subject to change. Final design, dimensions, materials, landscaping, lighting, and architectural elements are subject to refinement based on engineering, municipal approvals, permitting requirements, budget considerations, and final construction documents.

Front Elevation
Scale: 1/4"=1'-0"

Lot #2

Option F-1

Front Elevation
Scale: 1/4"=1'-0"

Lot #2

Option F-1b

Architects
By
Design, PC

109 Ogden Avenue
Clarendon Hills
Illinois 60514

(630) 323-9604 (p)
(630) 323-9615 (f)

randyk@
architectsbydesign.com

A Custom Home For:

Redwood Lot #2

Burr Ridge, IL

File No: H26-3291 Date: 5-8-26

Checked: RJK. Drawn: MJH. / LJE

REVISIONS

STAMP:

SHEET NO:

A-3

3 OF 3 SHEETS

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ARCHITECTS BY DESIGN, P.C.

Front Elevation
Scale: 1/4"=1'-0"

Lot #2

Option E-1

Front Elevation
Scale: 1/4"=1'-0"

Lot #2

Option E-2

Architects
By
Design, PC

109 Ogden Avenue
Clarendon Hills
Illinois 60514

(630) 323-9604 (p)
(630) 323-9615 (f)

randyk@
architectsbydesign.com

A Custom Home For:

Redwood Lot #2

Burr Ridge, IL

File No: H26-3291 Date: 5-8-26

Checked: RAK. Drawn: MJH. / LJE

REVISIONS

STAMP:

SHEET NO:

A-3

3 OF 3 SHEETS

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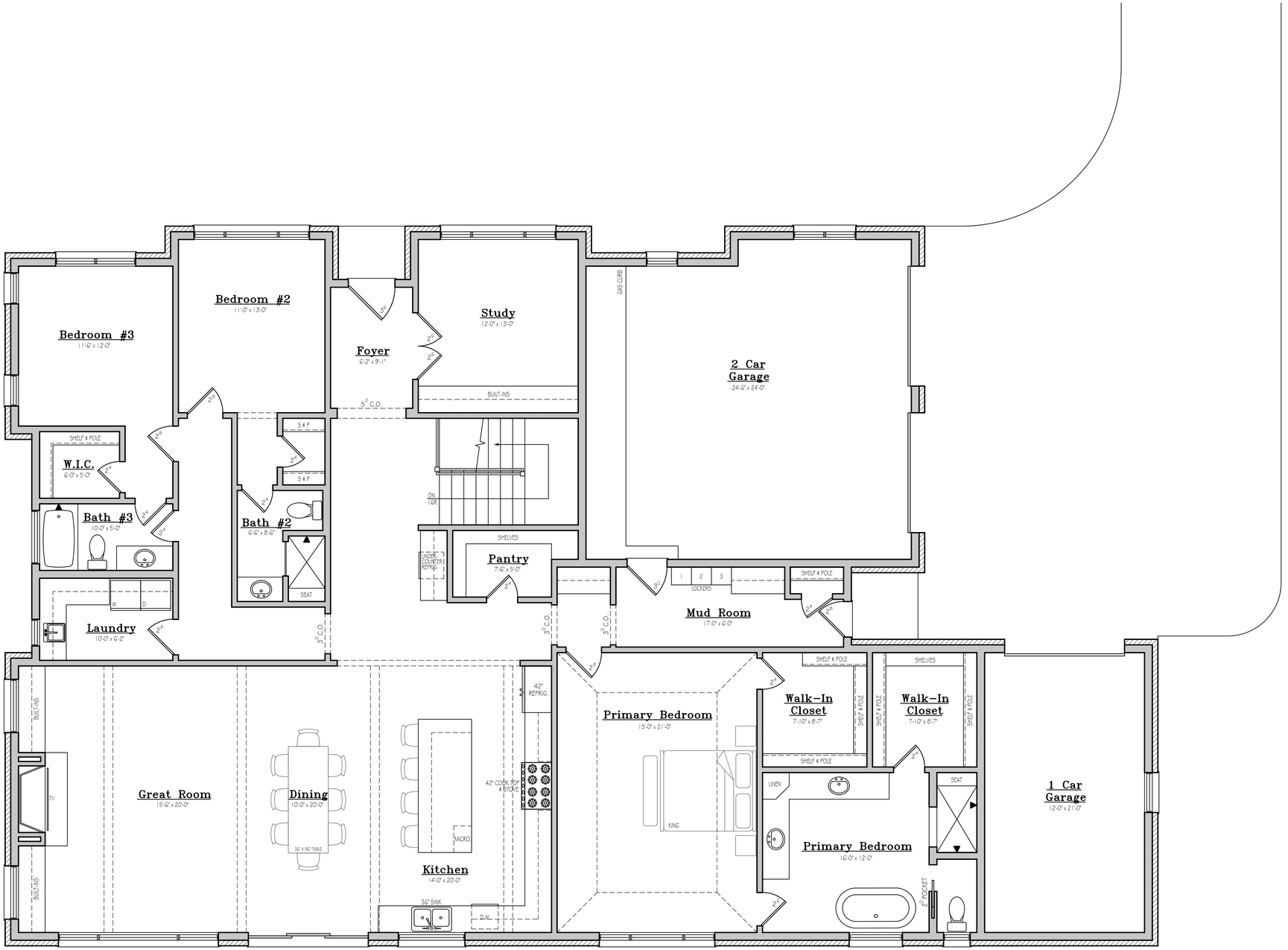

Proposed First Floor Plan

FIRST FLOOR: 3,058.0 SQ. FT.
GARAGE: 947.0 SQ. FT.

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

North

Architects By Design, PC
109 Ogden Avenue
Clarendon Hills
Illinois 60514
(630) 323-9604 (p)
(630) 323-9615 (f)
randyk@architectsbydesign.com

A Custom Home For:
Redwood Lot #2
Burr Ridge, IL

File No: H26-3291
Date: 3/23/2026
Checked: RAK.
Drawn: LJE

REVISIONS

STAMP:

SHEET NO:
A-1
1 OF 3 SHEETS

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Front Elevation

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

Lot #9 12/12 Pitch Side to Side
Option C-1

Architects
By
Design, PC

109 Ogden Avenue
Clarendon Hills
Illinois 60514

(630) 323-9604 (p)
(630) 323-9615 (f)

randyk@
architectsbydesign.com

A Custom Home For:

Redwood Lot #9

Burr Ridge, IL

File No: H26-3291 Date: 5-8-26

Checked: RWK. Drawn: M.J.H. / L.J.E

REVISIONS

STAMP:

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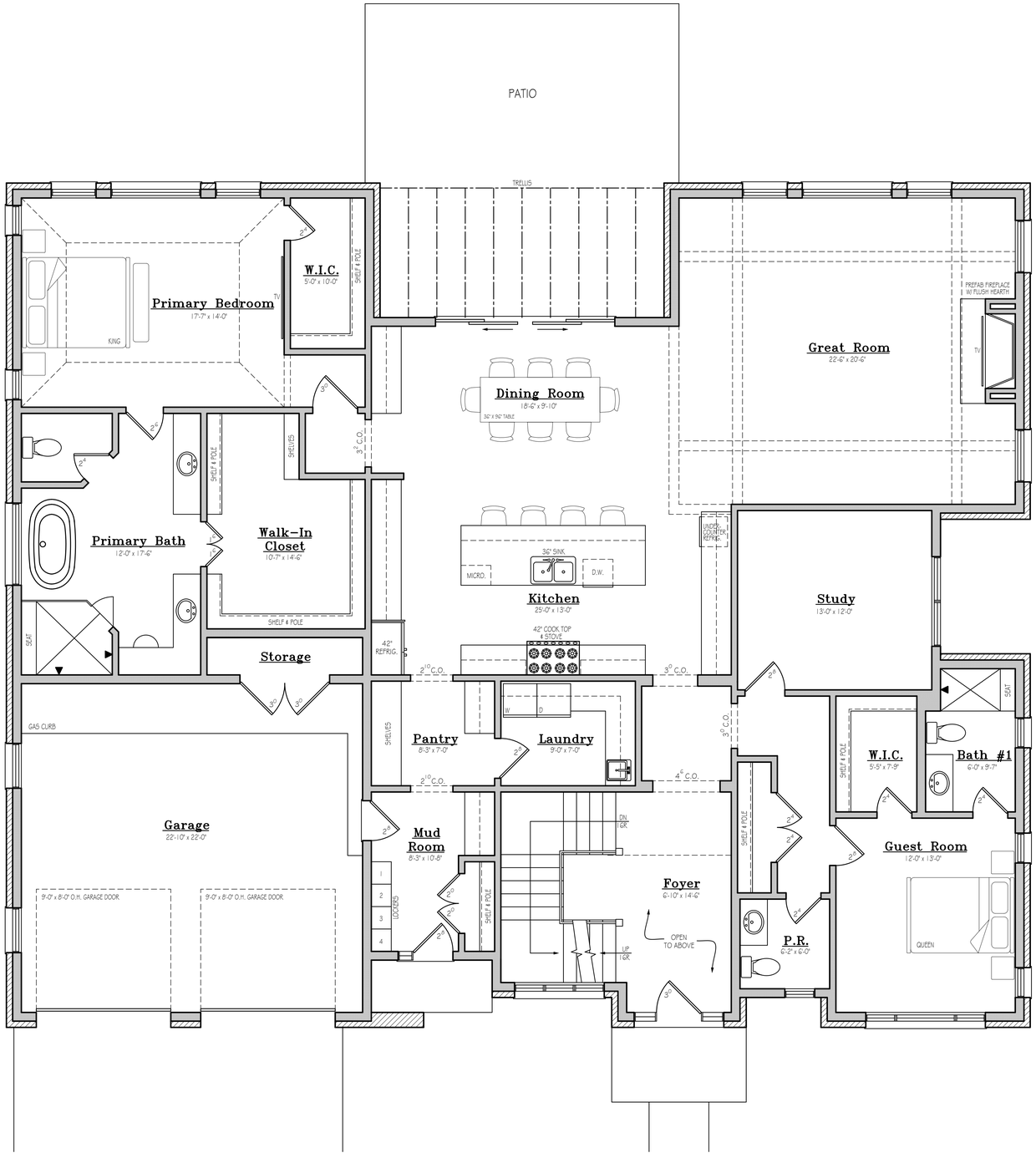

Proposed First Floor Plan

FIRST FLOOR: 3,007.0 SQ. FT.
GARAGE: 575.0 SQ. FT.

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

North

Architects By Design, PC
109 Ogden Avenue
Clarendon Hills
Illinois 60514
(630) 323-9604 (p)
(630) 323-9615 (f)
randyk@architectsbydesign.com

A Custom Home For:

Redwood Lot #9

Burr Ridge, IL

File No: H26-3291 Date: 3-23-2026

Checked: RWK. Drawn: LJE

REVISIONS

STAMP:

SHEET NO:

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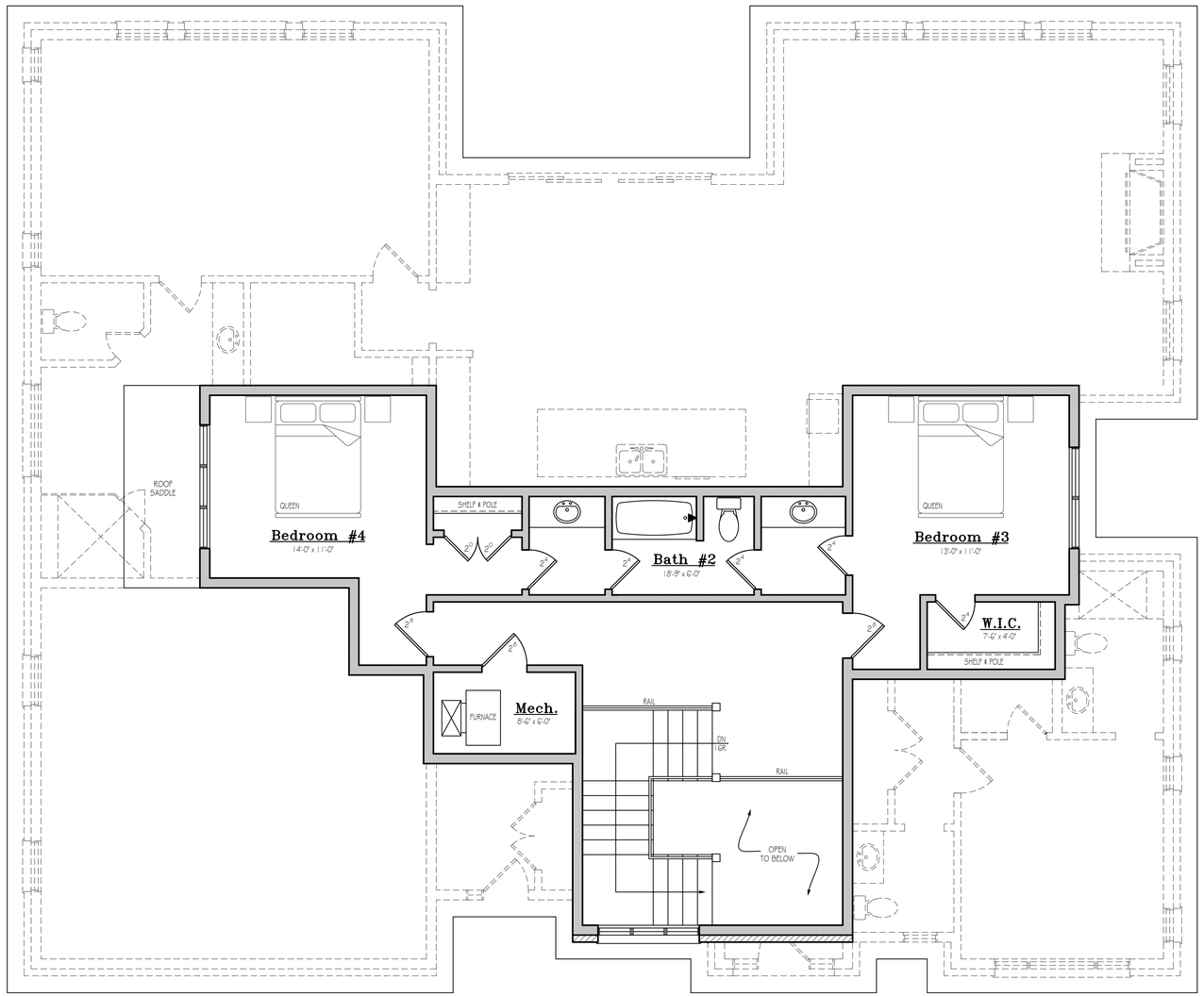

Proposed Second Floor Plan

SECOND FLOOR: 912.0 SQ. FT. Scale: 1/4"=1'-0"

North

Architects By Design, PC
109 Ogden Avenue
Clarendon Hills
Illinois 60514
(630) 323-9604 (p)
(630) 323-9615 (f)
randyk@architectsbydesign.com

A Custom Home For:

Redwood Lot #9

Burr Ridge, IL

File No: H26-3291 Date: 3-23-2026

Checked: RJK. Drawn: LJE

REVISIONS

STAMP:

SHEET NO:

OF 3 SHEETS

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Exhibit H – Renderings and Mood Board
Madison Reserve

6221 S. Madison Street | Burr Ridge, Illinois 60527

PIN: 09-13-300-015 | May 13, 2026

Disclaimer: The renderings included herein are intended for illustrative and conceptual purposes only. The imagery shown represents the anticipated character and vision for the Madison Reserve entry experience. Final design, dimensions, landscaping, materials, and architectural elements are subject to refinement based on engineering, municipal approvals, permitting requirements, budget considerations, and final construction documents.

PATIO
70'-0" x 57'-0"
50'-0" REAR YARD SETBACK
Primary Bedroom
W.I.C.
Dining Room
Great Room
Primary Bath
Linen Closet
Kitchen
Storage
Study
Pantry
Laundry
W.I.C.
Bath #1
Mud Room
Foyer
Guest Room
P.R.
30'-0" CORNER SIDE YARD SETBACK
10'-0" INT. SIDE YARD SETBACK
30'-0" FRONT YARD SETBACK
110.00'

Bedroom #3
11'-1" x 11'-6"
Bedroom #2
11'-1" x 11'-6"
Foyer
7'-0" x 10'-3"
Study
12'-0" x 11'-6"
2 Car Garage
23'-1" x 23'-7"
W.I.C.
6'-1" x 5'-2"
Bath #3
9'-0" x 5'-4"
Bath #2
5'-6" x 10'-2"
Pantry
8'-8" x 5'-0"
Mud Room
14'-9" x 5'-8"
Laundry
9'-0" x 6'-2"
Primary Bedroom
14'-0" x 16'-0"
W.I.C. #1
6'-4" x 7'-0"
W.I.C. #2
6'-4" x 7'-0"
Great Room
16'-0" x 19'-0"
Dining
11'-0" x 19'-0"
Kitchen
11'-8" x 19'-0"
Primary Bathroom
13'-0" x 12'-1"
1 Car Garage
13'-1" x 21'-5"

EUROPEAN COTTAGE

TIMELESS. REFINED. WELCOMING.

A refined blend of European cottage charm and modern transitional luxury. This home is designed to feel warm, timeless and inviting with classic architecture, natural materials, and curated details that create understated elegance and lasting beauty.

DESIGN INSPIRATION

EUROPEAN HERITAGE
MODERN COMFORT
NATURAL MATERIALS
TIMELESS ELEGANCE

MATERIAL PALETTE

WHITE PAINTED BRICK | NATURAL STONE ACCENT | CHARCOAL SHINGLES | WARM STAINED WOOD | IRON LIGHTING | SANDSTONE WINDOWS

ARCHITECTURAL DETAILS

- STEEP GABLE ROOFS
- WHITE PAINTED BRICK & STONE ACCENTS
- TALL, VERTICAL WINDOWS W/ SANDSTONE FRAMES
- ARCHED OPENINGS
- WARM WOOD ACCENTS
- UNDERSTATED DETAILING
- BALANCED, TIMELESS PROPORTIONS

COLOR PALETTE

LANDSCAPE INSPIRATION

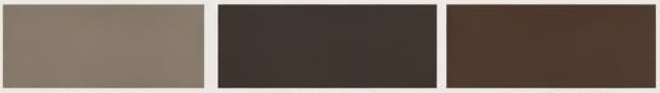
INTERIOR FEEL

WINDOW & TRIM COLOR DIRECTION

Andersen Windows Color: Sandstone

Used for all windows and exterior doors for a soft, warm, timeless look.

COMPLEMENTARY EXTERIOR TRIM & ACCENT OPTIONS



TERRATONE
Trim / Accent

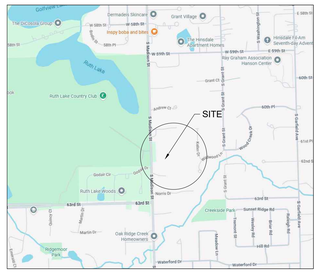
DARK BRONZE
Gutters / Metal

COCOA BEAN
Shutters / Accents

A CURATED HOME THAT FEELS EFFORTLESS, ELEGANT & ENDURING.

BOUNDARY & TOPOGRAPHIC SURVEY
OF
6221 S Madison Street - Burr Ridge, IL

LOT 10 IN BLOCK 5 IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND OF THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE SAID NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920, AS DOCUMENT 141390, IN DUPAGE COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

AREA

206,174 SQ. FT.

4.7331 ACRES

LEGEND

- CABLE TV PEDESTAL
- TRAFFIC LIGHT POLE
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL VAULT
- TRAFFIC LIGHT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- PAINTED TELEPHONE LINE
- FIBER OPTIC CABLE LINE
- ANCHOR
- GUY POLE
- UTILITY POLE
- POWER POLE
- LIGHT STANDARD
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER PAD
- ELECTRIC METER
- HANDHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC VAULT
- ELECTRIC SERVICE OUTLET BOX
- PAINTED ELECTRIC LINE
- TRANSFORMER PAD
- PAINTED GAS LINE
- GAS VALVE
- GAS METER
- GAS VALVE VAULT
- GAS METER
- PIPELINE MARKER
- MONITORING WELL
- POST INDICATOR VALVE
- WELL HEAD
- FLAGPOLE
- MAILBOX
- SIGN
- POST
- PUBLIC PAY TELEPHONE
- PARKING METER
- WETLAND MARKER
- BASKETBALL HOOP
- AIR CONDITIONER PAD/UNIT
- DECIDUOUS TREE W/ TRUNK SIZE
- NON-DECIDUOUS TREE W/ TRUNK SIZE
- BUSH
- SOIL BORING HOLE W/ NUMBER
- HEADWALL
- CURB INLET
- STORM INLET
- STORM MANHOLE
- FLARED END SECTION
- CLEANOUT
- SANITARY MANHOLE
- HOSE BIB
- B-BOX
- HYDRANT
- WATER VALVE
- WATER VALVE VAULT
- PAINTED WATER LINE
- IRRIGATION HEAD
- IRRIGATION CONTROL VALVE
- WATER METER
- FOUND DISK IN CONCRETE
- FOUND BRASS DISC
- FOUND IRON MARKER
- FOUND IRON ROD
- FOUND RAILROAD SPIKE
- FOUND PK NAIL
- FOUND MAG NAIL
- FOUND CUT CROSS
- FOUND IRON PIPE
- FOUND IRON BAR
- SET TRAVERSE POINT
- SET PK NAIL
- SET MAG NAIL
- SET IRON PIPE
- SET CONCRETE MONUMENT WITH BRASS DISC
- SET CONCRETE MONUMENT WITH IRON PIPE
- SECTION CORNER
- QUARTER SECTION CORNER

ABBREVIATIONS

- 760.62 — EXISTING TOP OF CURB ELEVATION
- 782.12 — EXISTING EDGE OF PAVEMENT ELEVATION
- 695 — EXISTING SPOT ELEVATION
- A.P. ACCESSIBLE PARKING
- F.F. FINISHED FLOOR
- T.F. TOP OF FOUNDATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- VCP VITRIFIED CLAY PIPE
- FRM FRAME
- FES FLARED END SECTION
- TC TOP OF CURB
- DEP DEPRESSED CURB
- GUT GUTTER
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- CONC. CONCRETE
- BIT. BITUMINOUS
- MH MANHOLE
- CW CONCRETE WALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TP TOP OF PIPE
- BW BACK OF WALK
- FES FLARED END SECTION
- RIM RIM
- INV INVERT IRON PIPE
- SD STORM DRAIN
- SAN SANITARY SEWER
- N NORTH
- S SOUTH
- E EAST
- W WEST
- CB CHORD BEARING
- A ARC LENGTH
- R RADIUS
- U.E. UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- M.U.E. MUNICIPAL UTILITY EASEMENT
- I.E. INGRESS & EGRESS EASEMENT
- POB POINT OF BEGINNING
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- (REC.) RECORD DATUM
- (MEAS.) MEASURED DATUM
- (CALC) CALCULATED DATUM
- <DEED> INFORMATION TAKEN FROM DEED
- ETAE EXCEPTION TO BLANKET EASEMENT

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA

1 PHOTO LOCATION

UTILITY ATLAS NOTES:

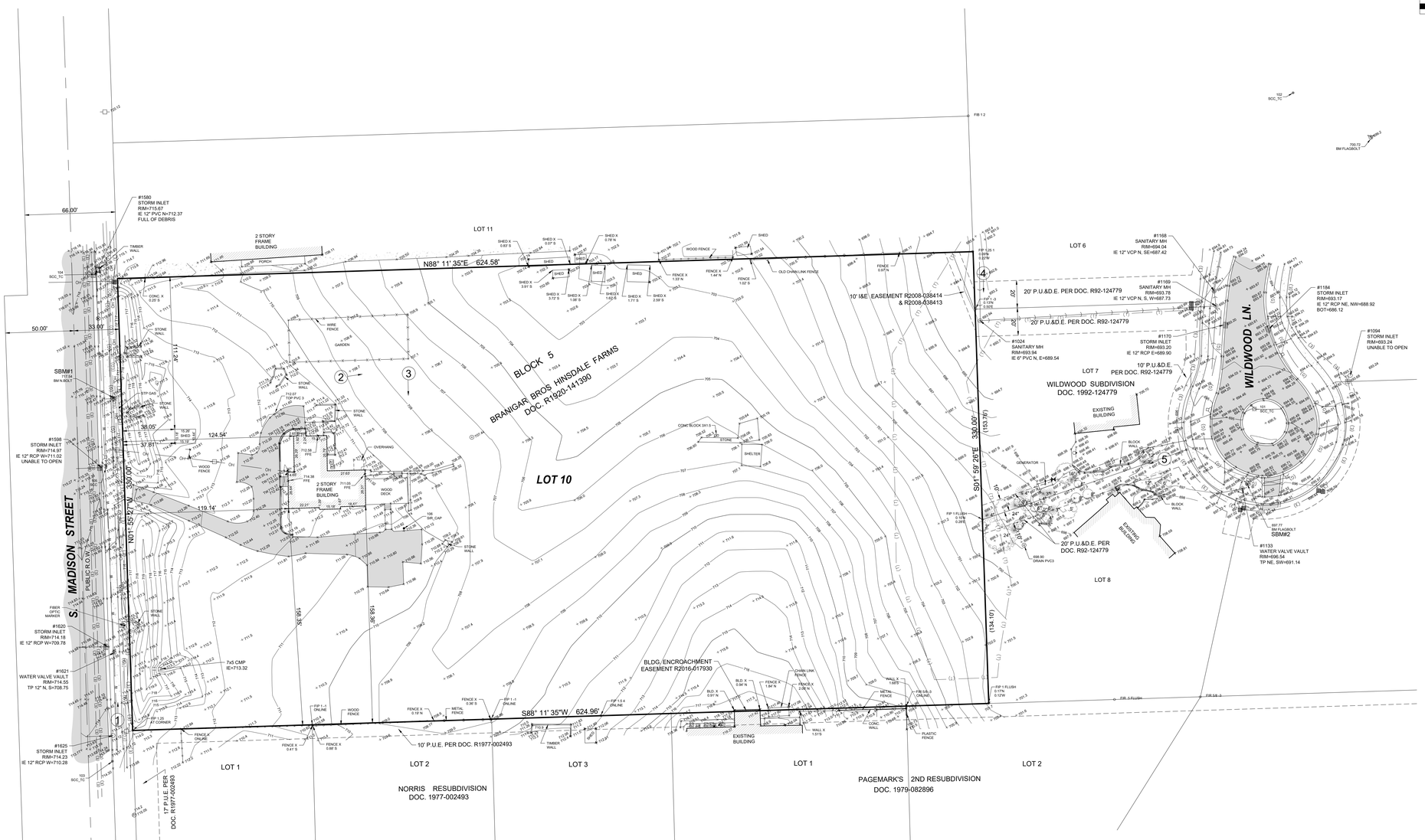
J.U.L.I.E. DESIGN STAGE REQUEST
DIG NUMBER X260200452 RECEIVED 01/20/26.

CONTACTS PROVIDED BY J.U.L.I.E. & LISTED BELOW WERE CONTACTED BY V3 VIA FAX, REQUESTING UTILITY ATLAS INFORMATION ON 01/20/26.

CONTACTS	RESPONSE
ATT/DISTRIBUTION	RESPONDED WITH ATLAS
COM-ED	RESPONDED WITH ATLAS
BURR RIDGE, VILLAGE OF	NO RESPONSE
MCI/VERIZON	RESPONDED WITH ATLAS
NICOR GAS	RESPONDED WITH ATLAS
COMCAST (XFINITY)	RESPONDED "NO CONFLICT"
DUPAGE COUNTY DOT	NO RESPONSE
HINSDALE, VILLAGE OF	NO RESPONSE
LEVEL3 / LUMEN	RESPONDED WITH ATLAS

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. UNDERGROUND UTILITY LINES SHOWN HEREON, IF ANY, ARE BASED ON FIELD LOCATED STRUCTURES IN COORDINATION WITH ATLAS INFORMATION PROVIDED BY UTILITY COMPANIES THROUGH J.U.L.I.E.'S DESIGN STAGE PROCESS. SEE "UTILITY ATLAS NOTES" HEREON FOR SPECIFICS.
5. NO DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, ± 1" SNOW COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. THEREFORE, ADDITIONAL EASEMENT AND / OR SETBACK LINES MAY EXIST THAT THE SURVEYOR IS UNAWARE OF AND MAY NOT BE SHOWN HEREON.



1

2

3

4

5

BENCHMARK

SOURCE: DUPAGE COUNTY SURVEY MONUMENT

STATION DESIGNATION: 0135 (DK3296)
ESTABLISHED BY: DUPAGE COUNTY
DATE: MAR., 2006

ELEVATION: 732.18 (PUBLISHED & HELD)
DATUM: NAVD88
DESCRIPTION: STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70.0 FT SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5 INCH BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL. 0.8 FT ABOVE GRADE.

SITE:

STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26

ELEVATION: 717.54 (MEASURED)
DATUM: NAVD88
DESCRIPTION: N. BOLT ON FIRE HYDRANT ON E. SIDE OF MADISON STREET, NORTH OF THE DRIVEWAY TO RESIDENCE #6221.

STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 02-11-26

ELEVATION: 697.77 (MEASURED)
DATUM: NAVD88
DESCRIPTION: FLANGE BOLT ON FIRE HYDRANT AT S. SIDE OF WILDWOOD LANE CUL-DE-SAC EAST OF THE DRIVEWAY TO RESIDENCE #6265 .

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

FIELD WORK COMPLETED ON FEBRUARY 11, 2026.

DATED THIS 24TH DAY OF FEBRUARY, A.D., 2026.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

V3 Go beyond limits
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
v3co.com

PREPARED FOR:
MDI Access, Inc.
12300 S. Keeler Avenue
Alsip, IL 60803
708.224.0030

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
6221 S Madison Street - Burr Ridge, IL

SURVEY MANAGER: CDB | DRAWN: SPK | FIELD CHIEF: PMS

PROJECT # : 251094
GROUP # : VP03.1
WORK ORDER # : 52337
SHEET # : 1 OF 1

EcoCAT
Ecological Compliance Assessment Tool

DEPARTMENT OF NATURAL RESOURCES

Applicant: V3 Companies
Contact: Alicia Metzger
Address: 7325 Janes Ave.
Woodridge, IL 60517

Project: 6221 Madison Street
Address: 6221 Madison Street, Burr Ridge

IDNR Project Number: 2607092
Date: 11/05/2025
Alternate Number: 251094

Description: The project proposes improvements to the existing residential property

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

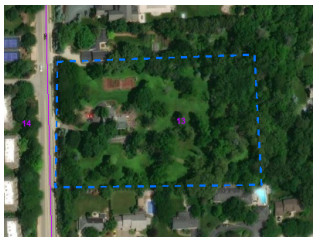
The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. 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. Termination does not imply IDNR's authorization or endorsement.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
38N, 11E, 13



IL Department of Natural Resources Contact
Isabella Newingham
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Bureau of Water Quality
2520 W Iles Avenue
PO Box 19276
Springfield, Illinois 62794

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, 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, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

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.

Nove[illegible]

L-99,886

TESTING SERVICE CORPORATION

Corporate Office
360 S. Main Place, Carol Stream, IL 60188-2404
630.462.2600 • Fax 630.653.2988

Local Offices:
457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.653.3920 • Fax 630.653.2726

650 N. Peace Road, Suite D, DeKalb, IL 60115-8401
815.748.2100 • Fax 815.748.2110

1350 TriState Parkway, Unit 122, Gurnee, IL 60031-9135
847.249.6040 • Fax 844.767.4721

2235 23RD Avenue, Rockford, IL 61104-7334
815.394.2562 • Fax 815.394.2566

203 Earl Road, Suite A, Shorewood, IL 60404-9446
815.744.1510 • Fax 815.744.1728

Geotechnical & Environmental Engineering

Construction Materials Engineering & Testing

Laboratory Testing of Soils, Concrete & Asphalt

Geo-Environmental Drilling & Sampling

Report of Soils Exploration

4.7-Acre Residential Development

6221 S. Madison Street

Burr Ridge, Illinois

Prepared For:

Redwood Construction Group, LLC

616 Executive Drive

Willowbrook, IL 60527

GEOTECHNICAL GROUP

TESTING SERVICE CORPORATION

Local Office:
457 E. Gundersen Drive, Carol Stream, IL 60188-2492
630.462.2600 ● Fax 630.653.2726

Corporate Office:
360 S. Main Place, Carol Stream, IL 60188-2404
630.462.2600 ● Fax 630.653.2988

Local Office
November 3, 2025

Mr. Steve Blentlinger
Redwood Construction Group, LLC
616 Executive Drive
Willowbrook, IL 60527

Re: L-99,886
4.7-Acre Residential Development
6221 S. Madison Street
Burr Ridge, Illinois

Dear Mr. Blentlinger:

This report presents the results of a soils exploration performed for a proposed 4.7-acre residential development in Burr Ridge, Illinois. These geotechnical engineering services have been provided in accordance with TSC Proposal No. 76,479, dated October 1, 2025 and the attached General Conditions, incorporated herein by reference.

The project site encompasses an approximately 4.7-acre parcel located at 6221 S. Madison Street. The single-family home located on the west half of the site is to be demolished to make way for the new construction. The site is otherwise primarily a grassy lawn with mature trees around the perimeter and east end of the property as well as being occasionally present throughout. The site primarily slopes down to the northeast corner while rising up towards the road and a gentle hill in the southeast corner. Ground surface elevations at the test boring locations range from 697.5 to 712.5, a grade differential of about 15 feet.

Current plans call for residential development of the existing property. Preliminary plans indicate that the proposed development is to consist of subdividing the parcel into single-family lots. However, no site or grading plans were available at the time of this report.

Other site improvements would presumably include paved streets and driveways as well as underground utilities. Additional detention is planned for the site, likely to be added on the northeast quadrant of the site.

Field Investigation and Laboratory Testing

A total of six (6) soil borings were drilled as part of this soils exploration. The boring locations were selected and laid out in the field by TSC. Ground surface elevations at the boring locations were also acquired by TSC using a Trimble R12 GNSS receiver which uses the North American Vertical Datum of 1988 (NAVD88), being rounded to the nearest 0.5 foot. Reference is made to the enclosed Boring Location Plan for the drilling layout, ground surface elevations at the borings are also shown.

The borings were extended 10 to 20 feet below existing grade. They were drilled and samples tested in accordance with currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals to a depth of 15 feet and at 5-foot intervals below 15 feet. The samples were taken in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N-value in blows per foot) provides an indication of the

relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following the completion of drilling operations.

Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive soils using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of native clay soils. Dry unit weight tests were also run on specimens of cohesive fill.

Reference is made to the boring logs included with this report indicating subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers is likely to be more gradual. Fluctuations in groundwater levels may also occur due to variations in precipitation (short-term and seasonal) as well as rises or drops in pond, creek or other nearby surface water features, i.e. water levels at a future date may be higher or lower than those recorded at the time of drilling.

Discussion of Test Data

A topsoil layer (native and/or fill) was encountered at the surface of the borings. It was 6 to 8 inches thick at most of the borings, while extending up to 16 inches deep at Boring 6.

Apparent silty clay fill materials were found below the surficial topsoil at Boring 6, extending about 8 feet below existing grade. Samples of this cohesive fill exhibited low to moderate dry unit weights ranging from 93 to 109 pounds per cubic foot (pcf) at medium to high water contents of 20 to 30 percent. They also had variable pocket penetrometer readings (i.e. estimate of unconfined compressive strength) of 1.25 to 4.0 tons per square foot (tsf).

Very stiff to hard native silty clay and sandy clay soils predominated in all of the borings and extended to completion depths in Borings 1 and 3 - 6. They exhibited unconfined compressive strengths ranging from 2.0 to 4.5+ tsf. Water contents varied from 11 to 24 percent, occasionally higher in Boring 1.

Loose to medium dense intermediate/granular deposits consisting of clayey/silty sand and clayey/sandy silt were encountered as interbedded layers within the cohesive soil mass in Boring 1 - 6. They exhibited SPT N-values of 6 to 17 blows per foot (bpf).

Free water was initially encountered at depths of 8 to 13 feet below existing grade in Borings 1 - 4. Upon completion of drilling operations, the water levels generally remained within 2 feet of initial readings. Borings 5 and 6 were “dry” both during and upon completion of drilling operations, i.e. no free groundwater was encountered in them.

Analysis and Recommendations

Building Foundations

Borings 1 - 6 were performed for the proposed single-family residential development. No site or grading plans were available at the time of this report. Based on the soil stratigraphy revealed by the

borings, the proposed buildings may be supported on footing foundations designed for a net allowable bearing pressure of 3000 pounds per square foot (psf) as described below.

Apparent fill materials consisting of silty clay were found extending about 8 feet below existing grade at Boring 6. Samples of the cohesive fill were variable in consistency, exhibiting variable moisture contents of about 20 to 30 percent and relatively low dry unit weights (for fill) below 110 pcf. This information points to the fill not having been compacted to 95 percent compaction based on a Modified Proctor test (the typical requirement for "engineered" fill).

The existing fill materials in their present condition are not recommended for foundation support. It is recommended that the existing fill materials be removed and replaced/recompacted in the building and garage pad areas as part of mass-grading operation.

Since building grades have not been established, we have summarized in the following table the shallowest depth/elevation at which in-situ native soils are considered capable of supporting a net allowable bearing pressure of 3000 psf in connection with footing foundations at the boring locations. Ground surface elevations at the boring locations and depth of topsoil are also shown. An added note relates to the presence of any undercut depth for mass grading (U); this condition is discussed in further detail below. The 3000 psf bearing value is typical and generally satisfactory for residential construction in this area.

Boring No.	Ground Surface Elevation*	Topsoil or Existing Fill (F) Depth (Feet)	3000 psf Native Bearing Soils	
			Depth (Feet)*	Elevation*
1	712.0	0.7	1.0	711.0
2	702.5	0.5	0.5	702.0
3	697.5	0.7	1.0	696.5
4	709.0	0.5	0.5	708.5
5	707.5	0.5	0.5	707.0
6	712.5	8.0 F	8.0 U	704.5

* Ground surface elevations and the depth/elevation to 3000 psf native bearing soils have been rounded to the nearest 0.5 foot.

U Undercut depth (feet) of existing fill as part of building pad construction - topsoil and root zone stripping otherwise assumed.

Native soils found underlying the topsoil layer and/or existing fill materials are considered suitable for support of a net allowable soil bearing pressure of 3000 psf. These are indicated by bearing depths ranging from 0.5 to 1.0 feet, being 8.0 feet deep in Boring 6 in the above table. Suitable bearing consisted of cohesive soil types having unconfined compressive strengths of 2.5 tsf or greater.

In these areas of satisfactory (or marginally satisfactory) bearing, footings may also be constructed on new "engineered" fill that is placed as part of mass-grading. Assuming that existing topsoil and root

zone materials are first stripped (and any existing fill) and new fill placed and compacted in accordance with mass-grading recommendations given below, footings constructed on new engineered fill may also be sized for 3000 psf bearing.

Removal and replacement of existing fill materials as part of building and garage pad construction is specifically recommended at Boring 6. The unsuitable materials typically consisted of silty clay fill materials which extended about 8 feet deep. If left in-place, compression of these soil types could lead to settlement cracking of floor slabs and foundations constructed thereupon.

The base of mass-grading or foundation overexcavations should exceed footing dimensions by at least 12 inches along each side, 6 inches for every foot of overdig where the undercut exceeds 2.0 feet in depth. Replacement materials should consist of crushed stone, crushed gravel or recycled concrete between ¼ to 3 inches in size and containing no fines; IDOT gradations CA-1 and CA-7 meet these criteria. This "structural" fill should be spread in maximum 12-inch layers loose thickness, each lift to be densified using vibratory compaction equipment or by tamping with a backhoe bucket. Footings constructed on the coarse aggregate backfill may also be proportioned for 3000 psf bearing.

In order to preclude disproportionately small footing sizes, it is recommended that all continuous wall footings (formed spread footing/stem construction) be made at least 18 inches wide, trench footings at least 10 inches wide and isolated foundations at least 2.5 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction. It is also recommended that foundation walls be reinforced with a minimum of two #5 rebars top and bottom.

Mass-Grading

It is recommended that building and pavement areas be cleared of vegetation prior to mass-grading. Stripping operations should also include the removal of all surficial topsoil and other decomposable plant matter. The building and pavement areas should then be proof-rolled using a loaded dump truck or other approved piece of heavy rubber-tired construction equipment, in order to detect the presence of unsuitable soil types. In this regard, exposed subgrade soils may have to be reduced in moisture content as part of subgrade preparation. All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if that does not substantially improve subgrade stability, removed and replaced.

Removal and replacement of variable fill materials in the building and garage pad areas as part of mass-grading is specifically recommended at Boring 6. An undercut depth about 8 feet below existing grade should be anticipated. Undercutting of the existing fill materials will require that building pads be enlarged to permit the horizontal distribution of footing loads. In this regard, it is recommended that the base of the undercut, or zone of stripping where only topsoil/root zone materials are to be removed, extend a minimum of 5 feet outside the outer edge of the structure plus an additional 0.5 feet for every foot of fill to be placed.

Any of the existing fill materials meeting the material guidelines set forth for new fill may be reused. Placement and compaction should also follow the subsequent recommendations. New and replacement fill should consist of inorganic silty/sandy clays of low to medium plasticity or approved

granular materials. It is recommended that compaction for building pad and pavement areas be to a minimum of 95 and 90 of maximum dry density, respectively, as determined by the Modified Proctor test (ASTM D 1557). The upper 2 feet of pavement subgrade should also be compacted to the 95 percent criterion, to create a more stable base for proof-rolling and paving. The fill should be placed in approximate 9 inch lifts loose measure for cohesive soils and up to 12 inches for granular materials, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which may be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

In regard to the use of on-site borrow, silty clay soils were often relatively moist - having moisture contents between 16 and 30 percent. It is estimated their use as engineered fill will typically require that the in-situ moisture be reduced by 2 to 10+ percentage points. This reduction in moisture content is typically achieved by spreading the material in a single lift and aerating with a continuous discing operation. For obvious reasons, it will work best in hot, dry and windy weather. Lime modification can also be used and has the advantage of working in less ideal weather conditions.

Pavement Design and Construction

Pavement subgrade preparation may be in general accordance with previous recommendations for mass-grading, i.e. strip existing topsoil and proof-roll. This should include compaction of existing subgrade soils and new fill to 95 percent of Modified Proctor density. While it is our opinion that existing clay fill materials can be left in-place under pavements, they may need to be reduced in moisture content and recompacted prior to the placement of additional fill. If paving construction is performed when drying of surficial soils cannot be accomplished, lime modification or removal of unstable subgrade and replacement with 1 to 2 feet of coarse granular materials may be required.

A nominal California Bearing Ratio (CBR) value of 3.0 is typically used for the design of asphalt pavements in this area, reflecting the clay subgrade which is prevalent. A modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) can be employed for rigid pavement design. The use of these values assumes that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

It is recommended that base course materials conform to IDOT gradation specification CA-6 (well-graded sand and gravel mixture). These materials should be compacted to 95 percent Modified Proctor density or 100 percent of the Standard Proctor (ASTM D 698) maximum density value. The granular base course materials should ideally be kept drained by a system of underdrains placed at least 30 inches below pavement grade (ideal for pavement structures). The underdrains should be pitched to allow for positive drainage and outlet into storm sewers, i.e. not have a discharge that would be prone to freezing such as day lighting into a ditch.

Bituminous materials should conform to an approved current IDOT Superpave mix design (N30 or N50 typical for light-duty pavements and N50 or N70 for heavy-duty), as well as Standard Specifications for Road and Bridge Construction, Sections 406 and 1032. They should be compacted to between 93 and 97 percent of their theoretical maximum density, as determined by the supplier.

Portland Cement Concrete (PCC) or heavy-duty bituminous concrete is recommended for pavements with heavy truck traffic and high traffic load areas such as garbage truck dumpster loading areas. Standard Specifications for Road and Bridge Construction, Sections 353 and 420, should be followed.

Detention Ponds

Borings 2 and 3 were drilled in and around the possible detention area on the north and northwest portions of the parcel. Grading plans were not available at the time of this report.

Very stiff to hard silty clay soil predominated in the upper 8 feet of the referenced borings. The cohesive soil materials had medium to high unconfined compressive strengths in the range of 2.75 to 4.5+ tsf. The cohesive soils should be stable on the 3H:1V to 5H:1V slopes typically used for detention basin excavations in this area.

In regard to the use of on-site borrow, the silty clay and very silty clay soils were often relatively moist - having water contents of between 16 and 23 percent. It is estimated their use as engineered fill will require that the in-situ moisture be reduced by about 2 to 9 percentage points. This reduction in moisture content is typically achieved by spreading the material in a single lift and aerating with a continuous discing operation. For obvious reasons, it will work best in hot, dry and windy weather. Lime modification can also be used and has the advantage of working in less than ideal weather conditions.

Groundwater Management

Free water was encountered at 8 to 13 feet below existing grade in Borings 1 - 4. Therefore, the accumulation of run-off water or seepage at the base of excavations should still be expected to occur during foundation construction and site work. The Contractor should therefore be prepared and expect to have to implement dewatering procedures, as a minimum to include pumping from strategically placed sumps.

In connection with below-grade construction, the Contractor must either brace the sides of the excavations or slope them back in accordance with current OSHA requirements to prevent excavation instability. In this regard, all excavations should comply with the requirements of OSHA 29CFR, Part 1926, Subpart P, “Excavations” and its appendices as well as any other applicable codes. This document states that excavation safety is the responsibility of the Contractor. Reference to this OSHA requirement should be included in the job specifications.

Regarding floor slab drainage, it is recommended that a minimum 6-inch free-draining aggregate layer be provided below basement/below-grade floor slabs. The purpose of the granular fill will be to provide a base for the placement of the concrete slabs and to provide for drainage beneath the floors. It is also recommended that perimeter drain tile be provided for the below grade floors. The drain tile should be surrounded with a minimum of 6 inches of free draining granular material. Damp-proofing of below grade walls is also recommended as a minimum.

However, in Borings 1 and 3 lower level footings could potentially penetrate loose to medium dense clayey silt or silty sand deposits which were encountered below 8 feet deep. These intermediate soil types are expected to have relatively high coefficients of permeability, i.e. will transmit water relatively

quickly. It is our opinion that the basement floor slabs in the area of Borings 1 and 3 should ideally be set at least 2.0 feet above these levels.

While specific building plans were not available for the site, basements are considered to be likely for the single-family homes. All basements should otherwise be provided with a perimeter drain tile tied into a sump pit with an automatic pumping system. These should include backups as well as an auxiliary power source in the event that electrical power is lost. While high rates of groundwater seepage are not expected, the sump pit system should be designed to handle percolation/infiltration rates which may occur during heavy rain storms. This is a standard requirement in the project area, the effectiveness of which will be dependent on groundwater at the site being controllable. If problems are otherwise encountered at any time during construction, i.e. continuous or high rates of groundwater seepage, the design engineer and geotechnical consultant should be notified so that the condition can be further evaluated.

Closure

It is recommended that full-time technician services be provided by Testing Service Corporation personnel during foundation construction, so that the bearing capacity of the soils at undercut and foundation levels can be verified. In addition, adequacy of building materials, stripping and undercutting, fill placement and compaction as well as slab-on-grade and pavement construction should be observed and tested for compliance with the recommended procedures and specifications.

This report has been prepared without the benefit of site plans, grading plans or related information. It is therefore suggested that Testing Service Corporation review these plans when they are available, to check the accuracy of this report as it may be affected, to verify the correct interpretation of recommendations contained herein and to modify the findings accordingly. Additional borings may be suggested at that time to fill in any gaps in information.

The analyses and recommendations submitted in this report are based upon the data obtained from the six (6) soil borings performed at the locations indicated on the Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site, the nature and extent of which may not become evident until during the course of construction. If variations are then identified, recommendations contained in this report should be re-evaluated after performing on-site observations.

Please call if there are any questions in regard to this matter or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION

Samuel J. Patrick, P.E.
Project Engineer
Licensed Professional Engineer
Illinois No. 062-073810

Alfredo J. Bermudez, P.E.
Senior Geotechnical Engineer

SJP:AJB:sp
Enc.

TESTING SERVICE CORPORATION

GENERAL CONDITIONS

Geotechnical and Construction Services

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C.§ 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to $50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to $500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

APPENDIX

UNIFIED CLASSIFICATION CHART

LEGEND FOR BORING LOGS

BORING LOGS

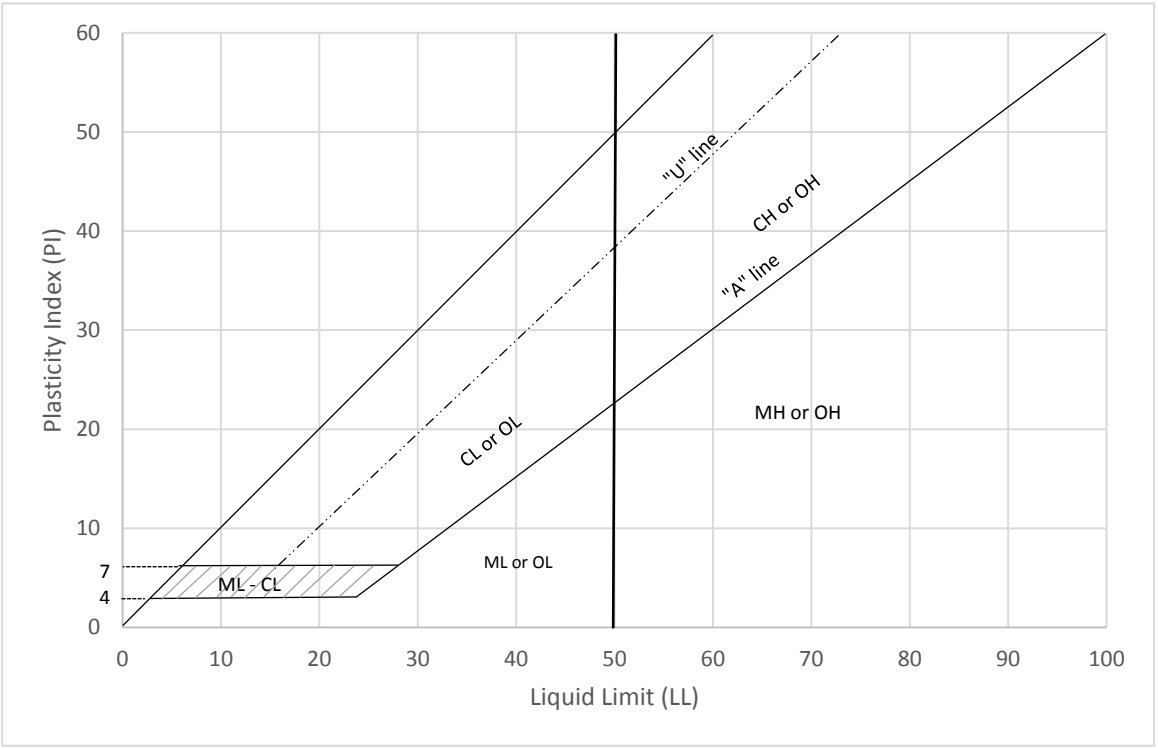
BORING LOCATION PLAN

Testing Service Corporation
Unified Classification Chart

CRITERIA FOR ASSIGNING GROUP SYMBOLS AND GROUP NAMES USING LABORATORY TEST [o]				SOIL CLASSIFICATION	
				Group Symbol	GROUP NAME [b]
COARSE - GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS less than 5% fines [c]	$C_u \geq 4$ and $1 \leq C_C \leq 3$ [e]	GW	Well-graded gravel [f]
			$C_u < 4$ and/or $1 > C_C > 3$ [e]	GP	Poorly-graded gravel [f]
		GRAVELS WITH FINES more than 12% fines [c]	Fines classify as ML or MH	GM	Silty gravel [f, g, h]
			Fines classify as CL or CH	GC	Clayey gravel [f, g, h]
	SANDS 50% or more of coarse fraction passes No. 4 sieve	CLEAN SANDS less than 5% fines [d]	$C_u \geq 6$ and $1 \leq C_C \leq 3$ [e]	SW	Well-graded sand [l]
			$C_u < 6$ and/or $1 > C_C > 3$ [e]	SP	Poorly-graded sand [l]
		SANDS WITH FINES more than 12% fines [d]	Fines classify as ML or MH	SM	Silty sand [g, h, f]
			Fines classify as CL or CH	SC	Clayey sand [g, h, f]
FINE - GRAINED SOILS 50% or more passed the No. 200 sieve	SILTS & CLAYS Liquid limit less than 50%	Inorganic	PI > 7 or plots on or above "A" line j	CL	Lean clay [k, l, m]
			PI < 4 or plots below "A" line j	ML	Silt [k, l, m]
		Organic	$\frac{\text{Liquid limit – oven dried}}{\text{Liquid limit – not dried}} < 0.75$	OL	Organic clay [k, l, m, n] Organic silt [k, l, m, o]
	SILTS & CLAYS Liquid limit 50% or more	Inorganic	PI plots on or above "A" line	CH	Fat clay [k, l, m]
			PI plots below "A" line	MH	Elastic silt [k, l, m]
		Organic	$\frac{\text{Liquid limit – oven dried}}{\text{Liquid limit – not dried}} < 0.75$	OH	Organic clay [k, l, m, p] Organic silt [k, l, m, q]
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

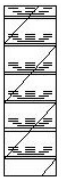
a. Based on the material passing the 3-inch (75-mm) sieve.
b. If field sample contained cobbles and/or boulders, add "with cobbles and/or boulders" to group name
c. Gravels with 5 to 12% fines required dual symbols
GW-GM well graded gravel with silt
GW-GC well graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
d. Sands with 5 to 12% fines require dual symbols
SW-SM well graded sand with silt
SW-SC well graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
e. $C_u = D_{60}/D_{10}$ $C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

f. If soils contains ≥ 15% sand, add "with sand" to group name.
g. If fines classify as CL-ML, use dual symbol GC-GM, SC-SM
h. If fines are organic, add "with organic fines" to group name
i. If soils contains ≥ 15% gravel, add "with gravel" to group name
j. If Atterberg Limits plot in hatched area, soil is a CL – ML, silty clay
k. If soils contains 15 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant
l. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
m. If soils contains ≥ 30% plus No. 200, predominantly gravel, add "gravelly" to group name
n. PI ≥ 4 and plots on or above "A" line
o. PI ≥ 4 and plots below "A" line
p. PI plots on or above "A" line
q. PI plots below "A" line

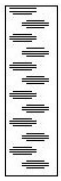


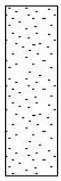
LEGEND FOR BORING LOGS

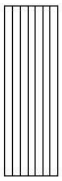
FILL

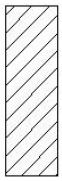

TOPSOIL

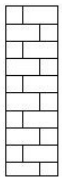
PEAT


GRAVEL


SAND


SILT


CLAY


LIMESTONE/ DOLOMITE

SAMPLE TYPE

SS	=	Split-Spoon
ST	=	Thin-Walled Tube
A	=	Auger
MC	=	Macro-Core (Geoprobe)

WATER LEVEL OBSERVATIONS

▼	While Drilling
▽	End of Boring
▼	24 Hours

FIELD AND LABORATORY TEST DATA

N	=	Standard Penetration Resistance in Blows per Foot (bpf)
WC	=	In-Situ Water Content (%)
Qu	=	Unconfined Compressive Strength in Tons per Square Foot (tsf)
	*	Pocket Penetrometer Reading: Maximum Value = 4.5 tsf
γ_{dry}	=	Dry Unit Weight in Pounds per Cubic Foot (pcf)

SOIL DESCRIPTIONS:

MATERIAL	PARTICLE SIZE RANGE
BOULDER	Over 12 inches
COBBLE	12 inches to 3 inches
Large GRAVEL	3 inches to ¾ inch
Small GRAVEL	¾ inch to No. 4 Sieve
Coarse SAND	No. 4 Sieve to No. 10 Sieve
Medium SAND	No. 10 Sieve to No. 40 Sieve
Fine SAND	No. 40 Sieve to No. 200 Sieve
SILT and CLAY	Passing No. 200 Sieve

COHESIVE SOILS

CONSISTENCY	Qu (tsf)
Very Soft	Less than 0.25
Soft	0.25 to 0.5
Medium Stiff	0.5 to 1.0
Stiff	1.0 to 2.0
Very Stiff	2.0 to 4.0
Hard	4.0 and over

COHESIONLESS SOILS

RELATIVE DENSITY	N (bpf)
Very Loose	0 – 3
Loose	4 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	50 and over

MODIFYING TERM	PERCENT BY WEIGHT
Trace	1 – 10
Little	10 – 20
Some	20 – 35

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **1**

ELEVATIONS
GROUND SURFACE **712.0**
END OF BORING **692.0**

WATER LEVEL OBSERVATIONS
WHILE DRILLING **8.0'**
AT END OF BORING **10.0'**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.7	711.3	Black clayey Topsoil (OL)
				1	SS	6	25.0	2.5					Very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
											3.0	709.0	
				2	SS	10	18.5	4.0					Very stiff brown silty CLAY, little sand and gravel, moist (CL)
5				3	SS	8	18.4	2.75	2.60				
											8.0	704.0	
				4	SS	6	21.3						Loose brown and gray clayey SILT, little sand, very moist (ML)
10											10.5	701.5	
				5	SS	11	11.3	4.5+					Hard gray silty CLAY, some sand, little gravel, moist (CL)
											13.0	699.0	
				6	SS	16	13.9						Medium dense gray silty SAND, trace gravel, very moist (SM)
15											17.0	695.0	
				7	SS	14	26.0	3.0	2.86				Very stiff gray silty CLAY, trace sand, moist (CL)
20													End of Boring at 20.0'
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **2**

ELEVATIONS
GROUND SURFACE **702.5**
END OF BORING **682.5**

WATER LEVEL OBSERVATIONS
WHILE DRILLING **13.0'**
AT END OF BORING **15.0'**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.5	702.0	Black clayey TOPSOIL (OL)
				1	SS	7	18.8	3.5			3.0	699.5	Very stiff brown silty CLAY, little sand, trace roots, moist (CL) [Possible Partial Fill]
5				2	SS	10	20.0	4.5+			5.5	697.0	Hard brown and gray silty CLAY, little sand, trace gravel, moist (CL)
				3	SS	10	20.6	2.75			8.0	694.5	Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
10				4	SS	12	14.7	4.5+	4.85		10.5	692.0	Hard gray silty CLAY, some sand, little gravel, moist (CL)
				5	SS	14	23.1	2.75	2.53		13.0	689.5	Very stiff gray silty CLAY, trace sand, moist (CL)
				6A	SS	14	16.8				14.0	688.5	Medium dense gray clayey SAND, wet (SC)
15				6B			16.6						Medium dense gray sandy SILT, occasional sand seams, wet (ML)
				7	SS	15	17.7						
20													End of Boring at 20.0'
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **3**

ELEVATIONS

GROUND SURFACE **697.5**

END OF BORING **682.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **10.0'**

AT END OF BORING **10.0'**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.7	696.8	Black clayey TOPSOIL (OL)
				1	SS	9	16.0	4.5+					Hard brown silty CLAY, little sand and gravel, moist (CL)
											3.0	694.5	
				2	SS	16	14.0	4.5+					Hard brown and gray silty CLAY, some sand, trace gravel, moist (CL)
5				3	SS	18	14.2	4.5					
											8.0	689.5	
				4	SS	10	24.8						Medium dense gray silty SAND, very moist to wet (SM)
10											10.5	687.0	
				5	SS	9	21.5						Loose gray clayey SILT, little sand, very moist (ML)
											13.0	684.5	
				6	SS	11	15.3	3.5					Very stiff gray silty CLAY, some sand, moist (CL)
15													End of Boring at 15.0'
20													
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **4**

ELEVATIONS

GROUND SURFACE **709.0**

END OF BORING **694.0**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **13.5'**

AT END OF BORING **13.0'**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.5	708.5	Black clayey TOPSOIL (OL)
				1	SS	8	16.4	4.5+					Hard brown silty CLAY, little to some sand, trace roots, moist (CL)
											3.0	706.0	
				2	SS	12	12.9						Medium dense brown clayey SILT, little sand, moist (ML)
5											5.5	703.5	
				3	SS	15	11.4	4.5+					Hard brown silty CLAY, some sand, trace gravel, moist (CL)
											8.0	701.0	
				4	SS	13	16.5	3.0					Very stiff to hard brown silty CLAY, little to some sand, occasional sand seams, moist (CL)
10				5	SS	16	15.5	4.0					
											13.0	696.0	▽
				6	SS	13	13.4	2.25	2.02				Very stiff gray silty CLAY, trace to little sand, trace gravel, moist (CL)
15													End of Boring at 15.0'
20													
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **5**

ELEVATIONS

GROUND SURFACE **707.5**

END OF BORING **687.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0											0.5	707.0	Black clayey TOPSOIL (OL)
				1	SS	7	22.2	4.5					Hard brown trace black silty CLAY, little sand, trace organic, moist (CL) [Possible Partial Fill]
											3.0	704.5	
				2	SS	16	19.4	4.5					Hard brown and gray silty CLAY, little sand and gravel, moist (CL)
5				3	SS	16	17.2	4.0					
											8.0	699.5	
				4	SS	12	15.2	2.75	2.73				Very stiff gray silty CLAY, little to some sand and gravel, moist (CL)
10											10.5	697.0	
				5	SS	16	13.4	3.5					Very stiff gray sandy CLAY, little gravel, moist (CL-ML)
											13.0	694.5	
				6	SS	16	15.0						Medium dense gray sandy SILT, moist (ML)
15											17.0	690.5	
				7	SS	16	24.0	2.75	2.66				Very stiff gray silty CLAY, trace to little sand, moist (CL)
20													End of Boring at 20.0'
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **4.7-Acre Residential Development, 6221 South Madison Street, Burr Ridge, IL**

CLIENT **Redwood Construction Group, LLC, 616 Executive Drive, Willowbrook, IL**

STARTED **10/23/2025** FINISHED **10/23/2025** DRILL RIG NO. **390** JOB **L-99,886**

BORING **6**

ELEVATIONS

GROUND SURFACE **712.5**

END OF BORING **692.5**

WATER LEVEL OBSERVATIONS

WHILE DRILLING **Dry**

AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE NO.	SAMPLE TYPE	N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
0													FILL - Black clayey TOPSOIL (OL)
				1	SS	10	30.0	4.0		93	1.4	711.1	FILL - Brown silty CLAY, little sand, trace organic, moist (CL)
											3.0	709.5	
				2	SS	12	19.7	2.5		109			FILL - Brown silty CLAY, little sand and gravel, moist (CL)
5											5.5	707.0	
				3	SS	13	19.8	1.25		104			FILL - Brown and black silty CLAY, little sand and gravel, trace organic, very moist (CL)
											8.0	704.5	
				4	SS	13	18.9	2.75	2.66				Very stiff brown and gray silty CLAY, little to some sand and gravel, moist (CL)
10				5	SS	12	15.2	3.5					
											13.0	699.5	
				6	SS	17	15.3						Medium dense gray silty SAND, moist (SM)
15											17.0	695.5	
				7	SS	17	22.6	2.75	2.66				Very stiff gray silty CLAY, trace to little sand, moist (CL)
20													End of Boring at 20.0'
25													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

NOTE: **GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.**

LEGEND

BORING LOCATION

BORING LOCATION PLAN
4.7-ACRE RESIDENTIAL DEVELOPMENT
6221 S. MADISON STREET
BURR RIDGE, ILLINOIS

TESTING SERVICE CORP.
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY:	FFE
CHECKED BY:	MVM
JOB NO. :	L-99,886
DATE:	10-24-25

PAGE NO. 1 OF 1

Phase I Environmental Site Assessment

6221 Madison Street
Burr Ridge, Illinois

Project Number:
25-0416-101
Date Submitted:
November 14, 2025

Prepared for:

Redwood Construction Group, LLC
616 Executive Drive
WIllowbrook, IL 60527
Attn: Steve Blentlinger

PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608 | phone: 773.722.9200 | fax: 773.722.9201 | pioneerees.com

PIONEER
ENGINEERING & ENVIRONMENTAL SERVICES, LLC

2753 West 31st Street
Chicago, Illinois 60608
773-722-9200 Phone 773-722-9201 Fax
www.pioneerEES.com

The following personnel have prepared and/or reviewed this report.

Beth Cole
Senior Project Manager
Report Author

Peter Decker
Phase I ESA Group Manager
Report Reviewer

25-0416-101
Pioneer Project Number

November 14, 2025
Date

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FIGURES

Figure 1 - Site Diagram

APPENDICES

Appendix A - Area Map
Appendix B - Aerial Photographs and Topographic Maps
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Appendix D - Environmental Database Report
Appendix E - Qualifications

EXECUTIVE SUMMARY

Pioneer Engineering & Environmental Services, LLC (Pioneer) was engaged by Redwood Construction Group, LLC (Client) to complete a Phase I Environmental Site Assessment (ESA) of a property located at 6221 Madison Street, Burr Ridge, Illinois (subject property). The rectangular-shaped subject property encompasses approximately 4.7 acres and is currently improved by a west-centrally-located, approximate 2,700-square-foot, two-story residential structure (subject building). Two, relatively small wooden storage structures are centrally located along the northern border, a temporary shed is located to the west of the subject building, and a fenced-in garden is north of the subject building. The eastern portion consists of wooded vegetation and a fire pit. See Figure 1 for a Site Diagram.

Investigation indicates that by the late 1920s the subject property was improved by the original (southern) portion of the subject building, with a garage/storage structure visible by the late 1930s to the southeast of the subject building. By the mid-1950s, the northern addition was constructed onto the subject building. The garage/storage structure was demolished by 1987. The exact date of construction of the small storage structures on the north-central border could not be obtained. The subject property has been utilized for residential purposes since construction.

Pioneer's recent visual inspection of the subject property was conducted on November 3, 2025. As mentioned, the subject buildings are utilized exclusively for residential purposes. Wastes generated on site consist solely of general refuse, which is placed in several receptacles observed to the west of the subject building and serviced by Republic Services.

Pioneer observed no bulk storage of hazardous/petroleum substances or obvious evidence of current underground storage tank (UST) emplacement on the subject property at the time of the recent site inspection. Additionally, the subject property is not included on the Illinois Register of USTs and no tank permit records pertaining to the site are reportedly on file with the Tri-State Fire Protection District.

Regulatory databases were searched for environmental listings for the subject property, its adjoining properties, and nearby area properties, for parameters recommended by ASTM International Standard Practice E1527-21. As a result, no subject property listings were identified. Further, no adjoining or nearby/ area property listings were identified that could not be reasonably excluded as non-threats based on risk-based factors.

This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

The Executive Summary is intended to provide a brief overview of the findings of this investigation. It should be noted that although the Executive Summary is an integral part of a report, it should not be substituted in lieu of reading the entire report. The entire report must be read in order to fully understand the findings and potential environmental concerns associated with the subject property.

1.0 STATEMENT OF WORK

Pioneer Engineering & Environmental Services, LLC (Pioneer) was engaged by Redwood Construction Group, LLC (Client) to complete a Phase I Environmental Site Assessment (ESA) of a property located at 6221 Madison Street, Burr Ridge, Illinois. The rectangular-shaped subject property encompasses approximately 4.7 acres and is currently improved by a west-centrally-located, approximate 2,700-square-foot, two-story residential structure (subject building). Two, relatively small wooden storage structures are centrally located along the northern border, and a temporary shed is located to the west of the subject building.See Figure 1 for a Site Diagram and Appendix A for an Area Map.

A Phase I ESA is designed to identify, to the extent feasible pursuant to the processes described by ASTM Standard Practice E1527-21, "recognized environmental conditions" (see following definition) in connection with the subject property. This ASTM standard was developed in order to qualify for the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the "Brownfields Amendments"), in an attempt to achieve "all appropriate inquiry." The ASTM Standard also was developed to provide current owners, prospective buyers, lending institutions or other interested parties with qualified professional judgments concerning the presence or likely presence of a petroleum/hazardous substance release or substantial threat of a release of a petroleum/hazardous substance. Additionally, Pioneer acknowledges subsurface releases of petroleum products and/or hazardous substances from nearby sources have the potential to migrate, including vapors, and can negatively impact the subject property. The scope of this Phase I ESA includes a historical review of the site's development and prior use, visual inspection of the site and any associated structures and other improvements, and a review of state and federal environmental/regulatory databases for the subject site and surrounding properties in accordance with the requirements of the ASTM Standard. Pioneer's Phase I ESAs are generally expanded to identify several potential "business environmental risk(s)," including a search for suspect asbestos-containing materials (ACMs), lead-based paint (LBP), and potential polychlorinated biphenyl (PCB)-containing light ballasts. Thus, the information contained within this Phase I ESA has been compiled in such a manner that meets or exceeds the recommended practices established by ASTM Standard Practice E1527-21, except whereas specified within this report.

The scope of the Phase I ESA can be further expanded from outlined above as specified by the Client, or "User." Unless specifically instructed by the User as to the purpose of the Phase I ESA, Pioneer is required to assume that it is being prepared for the purpose of qualifying for the innocent landowner defense to CERCLA liability. The following specific additions or instructions were made by the User with regard to the purpose and practice of this Phase I ESA: *none*.

The following terminology and definitions are specific to the ASTM Standard:

> *Recognized Environmental Condition* (REC): "(1) the presence of any hazardous substances or petroleum products in, on, or at a subject property due to a release to the environment; (2) the likely presence of any hazardous substances or petroleum products in, on, or at a subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at a subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a recognized environmental condition."

Controlled Recognized Environmental Condition (CREC): "a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls..."

Historical Recognized Environmental Condition (HREC): "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities without subjecting the property to any required controls..."

De Minimis Condition: "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Business Environmental Risk (BER): "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate (such as asbestos, regulatory compliance, lead-based paint issues, etc.), not necessarily limited to those environmental issues required to be investigated in this (ASTM) practice."

Findings: "presence or likely presence of hazardous substances or petroleum products at the subject property. Some findings, but not necessarily all findings, may be indicative of the presence of recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions, or de minimis conditions."

2.0 INTERVIEWS & QUESTIONNAIRES

2.1 Introduction

Pioneer conducted interviews with available persons knowledgeable of the historical and/or current use(s) of the subject property. In general, interviewees supported the information reviewed from other historical sources (see Sections 3.2 and 3.4).

2.2 Property Owner/Key Site Manager Questionnaire & Interview

The Property Owner/Key Site Manager Questionnaire has been developed in accordance with the ASTM Standard E1527-21. The purpose of this questionnaire is to create a foundation and preliminary history of the subject property and to obtain information regarding RECs in connection with the subject property.

Pioneer submitted a Property Owner/Key Site Manager Questionnaire to Ms. Karen Schmidt, representative of the current ownership, in an effort to obtain information regarding potential environmental concerns. However, a completed Property Owner/Key Site Manager Questionnaire was not received at the time of this report's submittal.

2.3 User Questionnaire

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* should provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that "*all appropriate inquiries*" is not complete.

Pioneer requested the Client complete the User Questionnaire, included as Appendix X.3 to ASTM Standard Practice E1527-21. However, a completed User Questionnaire was not received at the time of this report's submittal.

3.0 HISTORICAL RECORDS REVIEW

3.1 Introduction

The historical review process is intended to provide a chronological outline of the prior uses and development of the subject property in accordance with Section 8.3 of the ASTM Standard. The investigative research attempts to identify potential environmental hazards and their associations with structures or operations of the past and present. Particular attention was focused on past owners or operations that may have been involved with the generation, treatment, handling, storage, or disposal of petroleum/hazardous materials and other practices that may have led to recognized environmental conditions in connection with the subject property.

Pertinent information is generally collected from the following standard historical sources that were reasonably ascertainable via third-party providers, online sources, and/or local libraries.

- Fire Insurance Maps (no coverage)
- USGS 7.5 Minute Topographic Maps (USGS maps; Appendix C [select maps])
- Aerial photographs (Appendix C [select aerial photographs])
- City Directories

Sources utilized during this investigation are documented in Section 11.0 of this report. A detailed account of the sources contacted during this investigation, including the dates that information was requested and last updated, is maintained on file at Pioneer and is available upon request. It should be noted that, due to available information that indicates the long-time use of the subject property was exclusively residential, city directories were not consulted.

3.2 Subject Property History

Pioneer reviewed the aforementioned historical sources, including USGS Maps dated 1927, 1953, 1963, 1972, 1980, 1993, 1997, 2015, and 2021, and aerial photographs dated 1939, 1952, 1962, 1972, 1978, 1988, 1998, 2005, 2010, 2015, 2020, and 2024. These sources provided the following information regarding the subject property's development: by the late 1920s the subject property was improved by the original (southern) portion of the subject building, with a garage/storage structure visible by the late 1930s to the southeast of the subject building. By the mid-1950s, the northern addition was constructed onto the subject building. The garage/storage structure was demolished by 1987. The exact date of construction of the small storage structures on the north-central border could not be obtained.

3.3 Adjoining Site History

The aforementioned historical sources reviewed for the subject property provided the following information regarding the adjoining sites:

Summary of Historical Sources for Adjoining Properties

Location	Description/Site Activity
North	To the north of the subject property was vacant land from at least the late 1920s until the late 1940s. By 1952, the two present-day, single-family residential structures were constructed.
East	By 1927, to the east was vacant land and a creek. In the 1990s, the present-day single-family residential community and associated roadways were developed.
South	By 1927, to the south was vacant land. In the late 1970s/early 1980s, the present-day single-family residential structures were constructed.
West	To the west of the subject property was a roadway (present-day Madison Street), followed by a commercial-type structure by the late 1930s.

3.4 Local Records Review

Pioneer reviewed local building and fire department records, tax assessor records and historical city directories as available and deemed necessary. Per the ASTM Standard, additional information, including chain of title records, documentation pertaining to environmental liens and/or site use limitations, specialized site knowledge, documentation pertaining to site valuation reduction for environmental issues and/or previous environmental assessments/reports, was requested from the Client, subject property owner or site occupant. A description of the documentation provided by the various entities is discussed in the following sections of this report.

3.4.1 Village of Burr Ridge

Pioneer submitted a Freedom of Information Act (FOIA) request to the Village of Burr Ridge Building Department in an effort to obtain information on file pertaining to the subject property's historical development and use, including records of underground storage tanks (USTs) and aboveground storage tanks (ASTs). However, a response was not received at the time of this report's completion.

3.4.2 Tri-State Fire Protection District

Pioneer also submitted a FOIA request to the Tri-State Fire Protection District in an effort to obtain information on file pertaining to the subject property's historical development and use, including records of underground storage tanks (USTs) and aboveground storage tanks (ASTs). In response, this agency indicated that it had no records associated with the subject property.

3.4.3 DuPage County Assessor's Office

Pioneer also consulted the DuPage County Assessor's Office website in an effort to obtain information regarding the subject property. The subject property was identified with the Parcel Number 09-13-300-015, and as encompassing 4.7 acres. The subject building was also identified being constructed in 1928 (original) and 1954 (northern addition). No additional pertinent information was available from this source.

3.5 Chain of Title/Environmental Lien Search Documentation

No chain of title or other environmental lien search documentation was provided to Pioneer for review.

3.6 Past Environmental Documents

Pioneer was not provided with any prior environmental reports for the subject property.

4.0 SITE INSPECTION

4.1 Introduction

A visual inspection of the subject property consisted of a physical walk-through of the building and grounds to obtain information regarding recognized environmental conditions in connection with the subject site in accordance with Section 9.0 of the ASTM Standard. Particular attention was focused on, but not limited to, the nature of apparent past and present operations at and adjoining to the subject site and a specific search for certain petroleum/hazardous substances. The purpose of the inspection is to assess the potential of a release or imminent threat of a release of a petroleum/hazardous substance and/ or waste based on the activities performed and observations noted.

The following sections address the observations noted during the visual inspection conducted on November 3, 2025. Ms.Beth Cole, Pioneer Senior Project Manager, was accompanied by Ms. Schmidt during the site inspection. A photographic log for the subject property is included in Appendix D of this report, and see Figure 1 for a Site Diagram.

4.2 Site Location

The subject property is located along the east side of Madison Street, approximately 310 feet north of 63rd Street, in Burr Ridge, Illinois. The rectangular-shaped subject property encompasses approximately 4.7 acres and is currently improved by a west-centrally-located, approximate 2,700-square-foot, two-story residential structure (subject building). Two, relatively small wooden storage structures are centrally located along the northern border, a temporary shed is located to the west of the subject building, and a fenced-in garden is north of the subject building. The eastern portion consists of wooded vegetation and a fire pit.

There were no obvious signs of surficial discolored/stained ground, pooled liquids, or strong, pungent, or noxious odors noted during the recent exterior site inspection. Additionally, no pits, ponds or lagoons were observed on or in the immediate vicinity of the subject property. Furthermore, no obviously-stressed vegetation, solid wastes (i.e., construction debris or trash) or evidence of fly dumping was observed on site during the recent inspection.

Based on a review of the online Village of Burr Ridge Zoning Map, the subject property is located within a Single-Family Residence District (zoned “R-3”).

4.3 Surrounding Properties

The following table provides a summary of the adjoining properties noted during the recent site inspection:

Surrounding Properties

Location	Adjoining Site Improvements
Northwest	To the northwest is Madison Street, followed by a maintenance structure for the Ruth Lake Country Club (6200 Madison Street*).
North	To the north is two single-family residential structures.
Northeast/East/Southeast	To the northeast/east/southeast is a single-family residential community.

Location	Adjoining Site Improvements
South	To the south are several residential structures, followed by Norris Drive.
West/Southwest	To the west/southwest is Madison Street, followed by a residential community.

*See Sections 4.8.2 and 5.2.2 for additional information pertaining to adjoining site environmental database listings.

4.4 Physical Setting

The subject property and area topography is relatively level, with no significant natural relief features. According to the most recent USGS map available, dated 2021, the elevation of the subject property is approximately 705 feet above mean sea level. Based on further interpretation of this map, localized groundwater is expected to flow in an easterly-direction towards Flagg Creek (note: site-specific conditions may vary due to a variety of factors, including geologic anomalies, utilities, nearby pumping wells [if present] and subsurface structures and/or developments).

Pioneer reviewed Plate 1 of the ISGS Circular, *Potential for Contamination of Shallow Aquifers in Illinois*, indicating that the regional geologic materials underlying the subject site are designated as "E"-type soils. An "E" classification is described as containing uniform, relatively impermeable silty or clayey till at least 50 feet thick with no evidence of interbedded sand or gravel.

4.5 Site Improvements

The irregular-shaped, partial two-story subject building is constructed primarily of frame atop a partial (southern) basement. Access to the subject building is provided by entrances along the northern, eastern and western elevations. The subject building is divided into bedrooms, bathrooms, kitchens, and storage areas.

Flooring within the subject building consists of ceramic tile, linoleum, hardwood, carpeting, and concrete; walls consist of drywall and/or plaster, wood paneling, cinder block, and concrete; and ceilings consist of drywall and/or plaster and exposed wood. Pioneer observed circular floor drains in the basements of the subject building, and no staining was noted in their vicinity.

One north-centrally-located storage structure is constructed of wood; the second north-centrally-located storage structure is constructed of wood and metal; and the temporary structure is constructed of plastic. These structures are utilized for storage.

4.6 Site Utilities

The subject building is reportedly heated via a natural gas-powered boiler and cooled via a wall-mounted, electrical air conditioning units. The following table lists the utilities servicing the subject property:

Site Utilities

Utility	Provider
Septic Tank/Field	Septic tank/field located to the east of the subject building
Potable Water	Village of Burr Ridge

Utility	Provider
Natural Gas	Nicor
Electricity	Commonwealth Edison (ComEd)

4.7 Facility Operations & Wastes

As mentioned, the subject buildings are utilized exclusively for residential purposes. Wastes generated on site consist solely of general refuse, which is placed in several receptacles observed to the west of the subject building and serviced by Republic Services.

4.8 Underground Storage Tanks

Underground storage tanks (USTs) that exist or previously existed at sites may represent a potential environmental risk due to the possibility of tank system failures and/or spills and overfills. An inspection was conducted at the subject property in order to identify the location of any USTs that exist or may have existed. Specific attention was focused on visual indications of equipment associated with USTs, such as fill or vent piping, dispensers, dispenser islands, or evidence of excavations. Information for the UST investigation was gathered from the visual inspection, personal interviews, the local municipal agencies, and the Illinois Office of the State Fire Marshal's (OSFM's) UST database.

4.8.1 Subject Property USTs

Pioneer did not observe any obvious physical evidence of current UST emplacement at the subject property. Additionally, the subject property was not identified with registered USTs, and no information regarding on-site UST emplacement was reportedly on file with the Burr Ridge Fire Department.

4.8.2 Adjoining Property USTs

Pioneer performed a visual inspection of the exterior portions of the adjoining properties from the subject property's borders and public thoroughfares and did not observe physical evidence of UST emplacement. However, the northeast adjoining site is listed on the OSFM as having a 1,000-gallon gasoline tank. This tank was removed on December 24, 1998; at that time, a gasoline release was detected, reported to the Illinois Emergency Management Agency (IEMA), and assigned leaking UST (LUST) incident #983159. Pioneer visited the Illinois Environmental Protection Agency (IEPA) online Document Explorer; however, no documents were available for review. The IEPA did issue a No Further Remediation (NFR) letter, indicating formal closure of LUST incident #983159, on August 25, 1999.

4.9 Other Petroleum/Hazardous Substance Storage

Pioneer did not observe obvious evidence of the bulk storage or use of petroleum/hazardous substances on site at the time of the recent inspection. However, Pioneer observed several retail-sized (i.e., 5-gallon or less) containers of paint, gasoline, and pesticides stored within the storage structures.

5.0 ENVIRONMENTAL DATABASE REVIEW

5.1 Introduction

The purpose of this section is to identify sites within a prescribed distance from the subject property that are listed on standard environmental databases that may have a potential impact on the subject property in accordance with Section 8.2 of the ASTM Standard. As required, Pioneer has given consideration to whether vapor migration may be a concern to the subject property when identifying RECs. Numerous federal and state databases were searched for the area surrounding the subject property and specific information regarding these databases and their search distances can be found in the database report (see Appendix E).

5.2 Federal & State Notifiers/Listings

Environmental Risk Information Services (ERIS) provided regulatory information for the site and surrounding properties in a radius map report. Properties/listings identified in the ERIS Database Report within the ASTM minimum search distances from the subject property include one Site Remediation Program (SRP) listings, one registered UST site, and two LUST incidents. Specific information regarding all of these listings can be found in the complete ERIS report, which is included as Appendix F to this report. It should be noted that distances of some of the listed sites have been adjusted based upon field observations and the actual borders of the subject property. Supplemental, non-ASTM-required databases were also noted and evaluated, and any pertinent listings are included/discussed.

5.2.1 Subject Property Listings

The subject property was not identified on any federal and/or state environmental database.

5.2.2 Adjoining Property Listings

As mentioned, the northeast adjoining site at 6200 Madison Street is listed on the OSFM UST database as having one 1,000-gallon gasoline UST and an associated “closed” LUST incident; refer to Section 4.8.2 for additional information. Based on available information, visual observations, and the relatively impermeable nature of the regional geologic materials, Pioneer believes the adjoining listings, do not represent recognized environmental conditions to the subject property at this time.

5.2.3 Nearby/Area Property Listings

All of the remaining sites/listings identified within the ASTM minimum search distances are located in excess of 2,000 feet from the subject property. Based on their distances, the inferred direction of groundwater flow, and/or the relatively impermeable nature of the regional geologic materials, Pioneer believes these sites do not represent RECs to the subject property at this time.

5.2.4 Orphan/Unplottable Listings

Pioneer reviewed the Orphan/Unplottable listings within the environmental database report and identified no listings associated with the subject property or surrounding sites.

6.0 NON-ASTM CONSIDERATIONS

6.1 Introduction

The purpose of this section is to address potential environmental concerns beyond the scope of the ASTM Standard Practice E1527-21. The following sections address non-scope considerations typically requested in conjunction with the completion of a Phase I ESA.

6.2 Asbestos-Containing Materials

This section addresses a potential environmental concern beyond the scope of ASTM Standard Practice E1527-21. Restrictions for asbestos use in building materials became more stringent in the 1970s, and the use of friable and sprayed-on asbestos was prohibited in 1978 by the Environmental Protection Agency with the passage of the National Emission Standards for Hazardous Air Pollutants (NESHAP). Friable and sprayed-on asbestos-containing materials (ACMs) are easily crumbled or pulverized and therefore easily made airborne. Friable ACMs are a potential health hazard. Non-friable ACMs are not a major concern unless they become airborne by such processes as sanding, drilling, milling, cutting, etc. during renovation or demolition. As a note, the 1990 ban on non-friable ACMs was revised in 1993. The revised ban applies only to (1) any new uses of asbestos, and (2) materials for which manufacturing, importing or processing was discontinued prior to July 12, 1989. Products that are no longer subject to the ban include, but are not limited to, vinyl asbestos-containing floor tile, asbestos-cement shingles and roofing felt.

A comprehensive asbestos survey is beyond the scope of this Phase I ESA. The asbestos survey conducted at the subject property was limited to an inspection of readily-accessible interior areas and was not intended to be utilized for building renovation or demolition purposes. Particular attention was focused on identifying asbestos-containing insulation, plaster materials, floor tiles, and sprayed or troweled-on structural coverings. Sampling and analysis were not included as part of this investigation.

During the recent site inspection, Pioneer identified the following suspect ACMs in the subject building: plaster and/or drywall (and associated joint compound), linoleum (and associated mastic), and limited thermal system insulation (TSI) in the form of pipe wrap in the basement. These building materials were considered suspect asbestos-containing based on their physical characteristics and date of construction and were in generally fair condition at the time of the recent site inspection.

6.3 Lead-Based Paint

The use of lead-based paint (LBP) was widespread in the construction industry prior to 1973 due to its durability. At that time, amendments to the Lead Based Paint Poisoning Prevention Act established the allowable level of lead in paint to 0.5 percent by weight of dry sample. This limit was implemented to eliminate the hazard of LBP in housing. LBPs can exist on any painted surface. Such paint, if properly maintained and in good condition, poses little risk. However, damaged or deteriorated surfaces can present a health threat, especially to children under six years of age. Chipping or peeling paint poses a threat if ingested; however, the greatest danger lies in the inhalation of dust particles. Lead dust particles, frequently associated with deteriorating LBP, can be brought to the surface by moisture or can be released by friction or by frequent impact on surfaces such as windows and door frames.

A comprehensive LBP survey is beyond the scope of this Phase I ESA. The LBP survey conducted at the subject property was necessarily limited to a visual inspection of readily accessible interior areas. Particular attention was focused on identifying deteriorated areas of painted surfaces and frequent impact surfaces such as window and door frames. Bulk sampling and analysis of suspect LBPs were not included within the scope of this survey.

Painted surfaces were observed throughout the interior of the subject building. Based upon its date of construction, the painted surfaces in the subject building are considered to potentially contain LBP. The painted surfaces were viewed in generally good condition at the time of the inspection.

6.4 Polychlorinated Biphenyl-Containing Equipment

The use of Polychlorinated Biphenyl (PCB) compounds was widespread in various manufacturing and industrial applications due to their superior dielectric, lubricating and fire-retardant properties prior to their federal ban in 1979. Pioneer's focus has been limited to the more common potential PCB sources, which include dielectric fluids used in electrical equipment, such as transformers and capacitors, unless otherwise stated.

No such equipment was observed in the vicinity of the subject property.

7.0 FINDINGS AND OPINIONS

Based on the information gathered during this Phase I Environmental Site Assessment, within the scope of this investigation and pursuant to the requirements of ASTM Standard Practice E1527-21, the following findings and opinions are presented below:

Recognized Environmental Conditions (RECs):

- None

Controlled Recognized Environmental Conditions (CRECs):

- None

Historical Recognized Environmental Conditions (HRECs):

- None

De Minimis Conditions:

- None

Data Gaps:

- None deemed significant

Business Environmental Risks (BERs):

- During the site inspection, Pioneer observed suspect ACMs in subject building consisting of plaster and/or drywall (and associated joint compound), linoleum (and associated mastic), and TSI/pipe wrap. These building materials were considered suspect asbestos-containing based on their physical characteristics and potential age. Pioneer recommends that an appropriate asbestos inspection be conducted prior to future renovation and/or demolition activities and any confirmed ACMs be handled according to applicable regulations.

- Painted surfaces observed in the subject building are considered to potentially contain LBP based on its date of construction. In general, the painted surfaces were in good condition at the time of the inspection. According to EPA and HUD real estate notification and disclosure rules, owners of most housing built before 1978 must disclose information regarding LBP and LBP hazards to purchasers and renters of such housing, although sampling is not mandated. In addition, the EPA's Lead-Based Paint Renovation, Repair and Painting Program rule requires that workers performing renovation activities in residential buildings constructed prior to 1978 adhere to a variety of safety measures and employ stringent dust control practices and that contractors possess the necessary certifications and training. Further, the Occupational Safety & Health Administration regulates construction work (such as demolition or renovation activities) where an employee may be occupationally exposed to lead and the Illinois EPA regulates the removal of LBP from the exterior portions of structures when such work is performed.

8.0 CONCLUSIONS

Pioneer Engineering & Environmental Services, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property identified as 6221 Madison Street, Burr Ridge, Illinois (see Figure 1, Site Diagram). Any exceptions to, or deletions from, this practice are described in the appropriate section(s) of this report. This assessment has revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

9.0 CLOSING REMARKS

Pioneer warrants that the findings and conclusions contained herein have been promulgated in accordance with ASTM Standard Practice E1527-21, *Phase I Environmental Site Assessment Process*, only for the site described in this report. No environmental assessment can eliminate the uncertainty regarding the potential for RECs in connection with a property. The Phase I ESA is designed to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property.

Due to the limited nature of the work, there is a possibility that conditions may exist which could not be identified within the scope of the assessment, or which were not apparent at the time of the report preparation. The scope of the Phase I ESA does not include the sampling or analytical testing of substances encountered at the subject site. Consequently, a subsurface investigation would be necessary in order to analytically determine the environmental condition of the subject site.

Pioneer is not responsible for independently verifying the information provided. Further, Pioneer cannot be held responsible if the user, current owner or key site manager does not communicate to Pioneer any specialized knowledge or experience that is material to recognized environmental conditions in connection directly or indirectly with the subject property.

This report has been prepared for the use of the Client identified in the report and cannot be relied upon by other persons or entities without the permission of Pioneer. The observations and conclusions contained herein are limited by the scope and intent of the work mutually agreed upon by the Client and Pioneer and the work actually performed. Pioneer believes the findings and conclusions provided in this report are reasonable. However, no warranties are implied or expressed.

Pioneer appreciates the opportunity to be of service to you on this project. We hope this information meets your needs at this time. If you have any questions regarding this initial assessment, please contact us at (773) 722-9200.

10.0 ENVIRONMENTAL PROFESSIONAL DECLARATION

I, Beth Cole, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312. I, Beth Cole, have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Beth Cole
Senior Project Manager

11.0 REFERENCES

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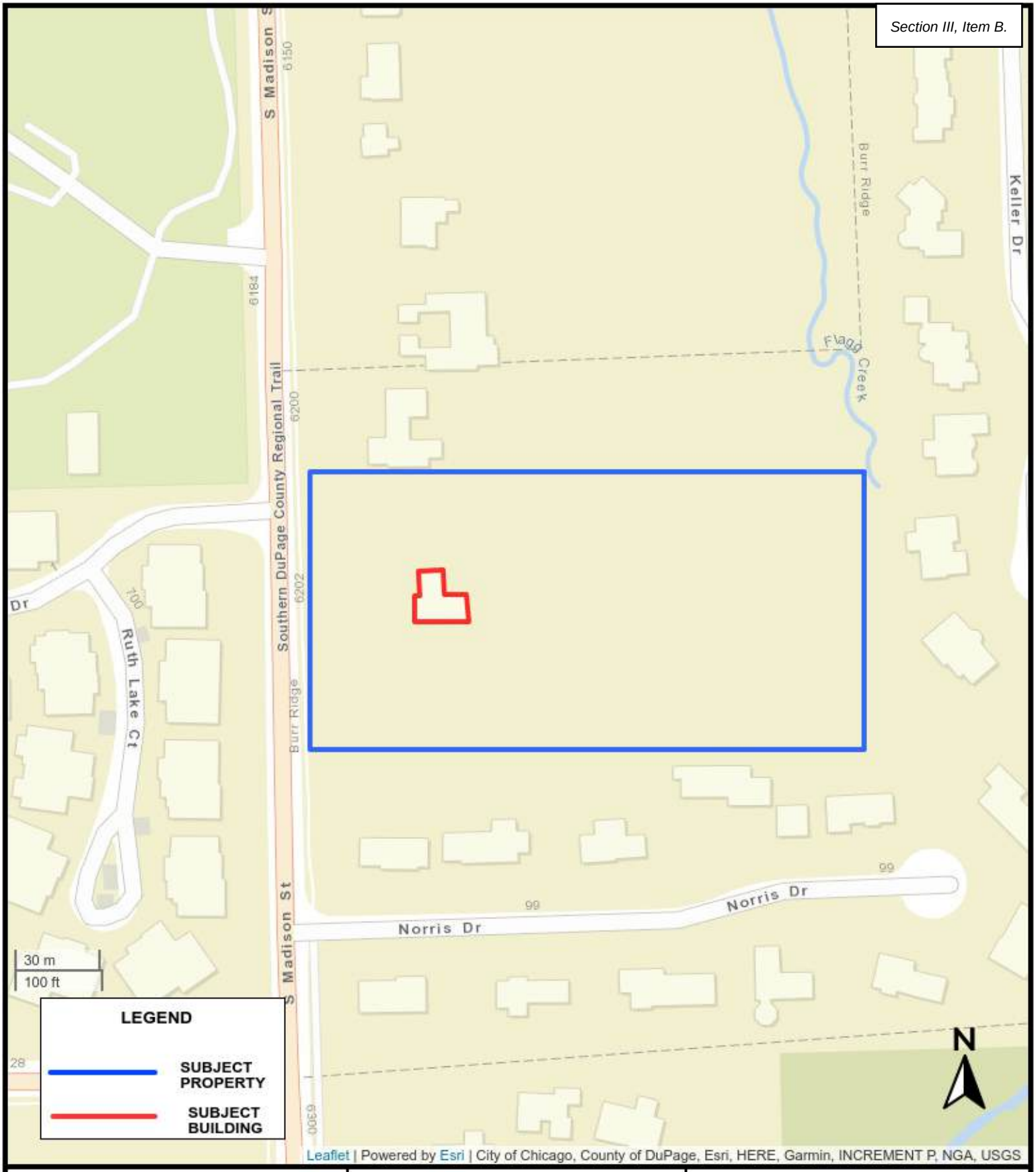
Figure 1
Site Diagram



PIONEER
ENGINEERING & ENVIRONMENTAL SERVICES, LLC

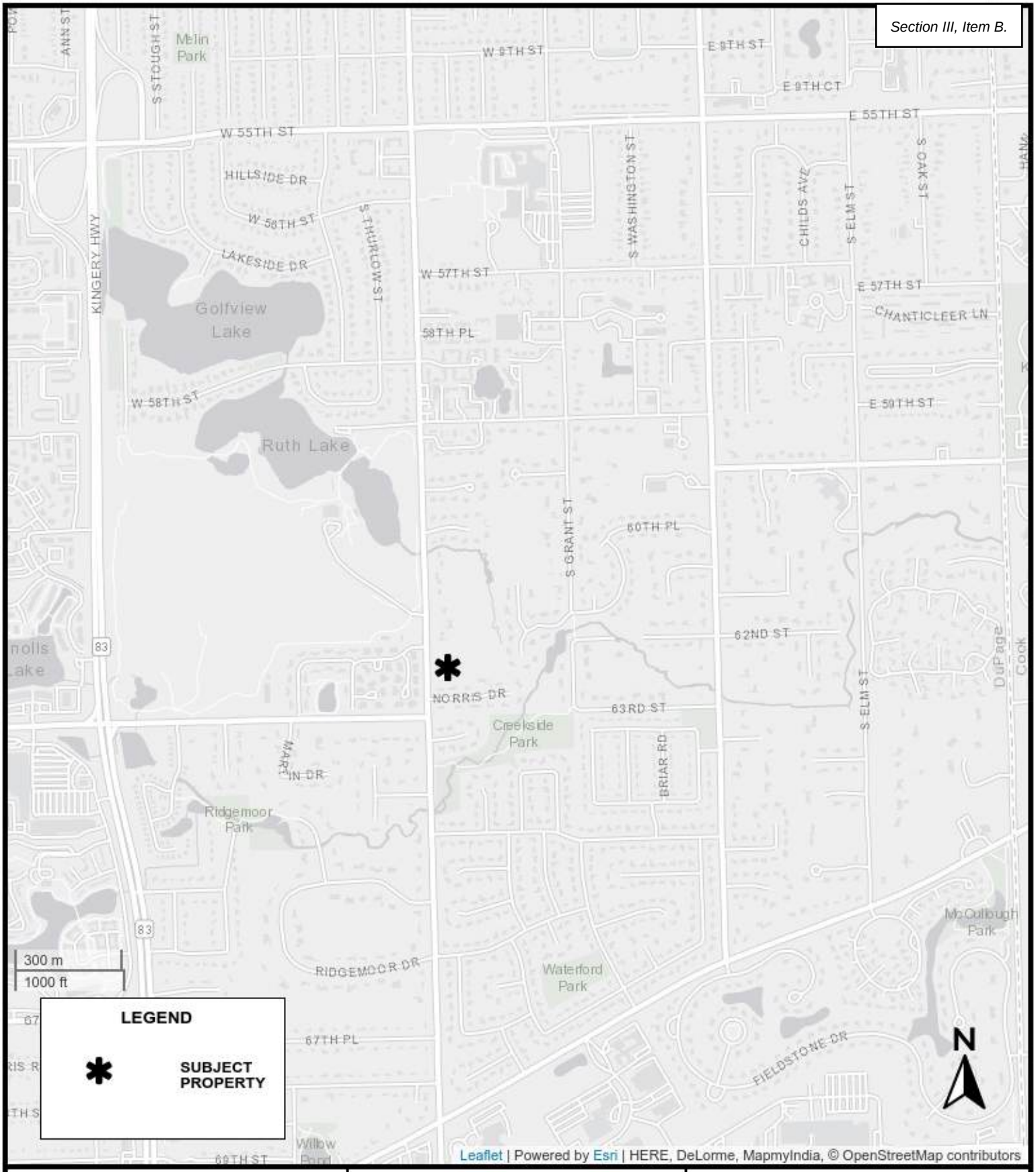
6221 Madison Street
Burr Ridge, Illinois

Project Number: 25-0416-101

Site Diagram

300

APPENDIX A
Area Map



PIONEER
ENGINEERING & ENVIRONMENTAL SERVICES, LLC

6221 Madison Street
Burr Ridge, Illinois

Project Number: 25-0416-101

Area Map

APPENDIX B
Aerial Photographs and Topographic Maps

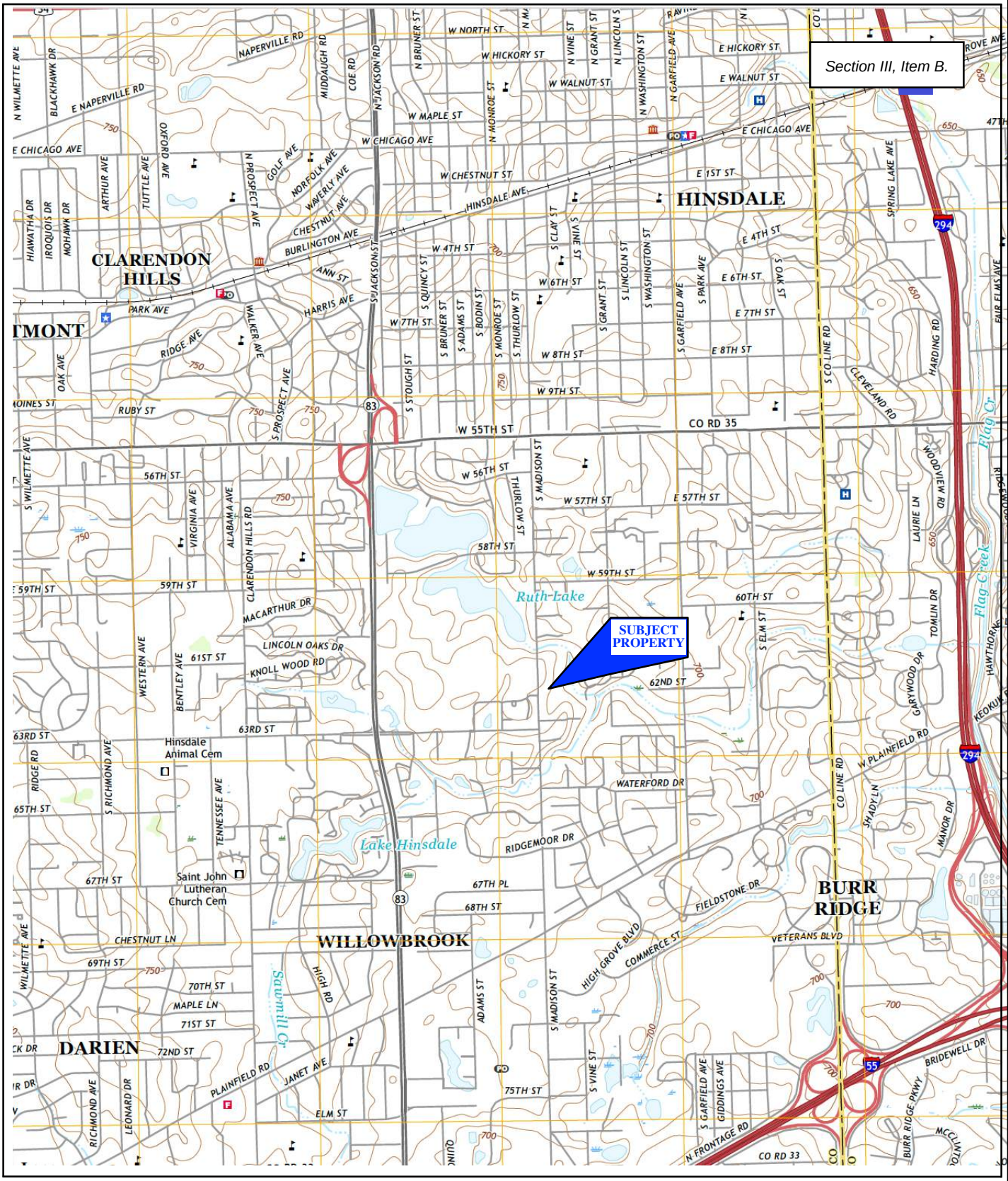
PIONEER
Engineering & Environmental Services, LLC

6221 Madison Street
Burr Ridge, Illinois

USGS TOPOGRAPHIC MAP
HINSDALE, IL. QUADRANGLE
SITE: Section 13, T38N, R11E.

Project Number: 25-0439-101

DATE: 1927



PIONEER Engineering & Environmental Services, LLC	6221 Madison Street Burr Ridge, Illinois	**USGS TOPOGRAPHIC MAP** **HINSDALE, IL. QUADRANGLE** SITE: Section 13, T38N, R11E.
	Project Number: 25-0439-101	DATE: 2021

PIONEER
Engineering & Environmental Services, LLC

6221 Madison Street
Burr Ridge, Illinois

Project Number: 25-0439-101

AERIAL PHOTOGRAPH

306

DATE: 1962

PIONEER
Engineering & Environmental Services, LLC

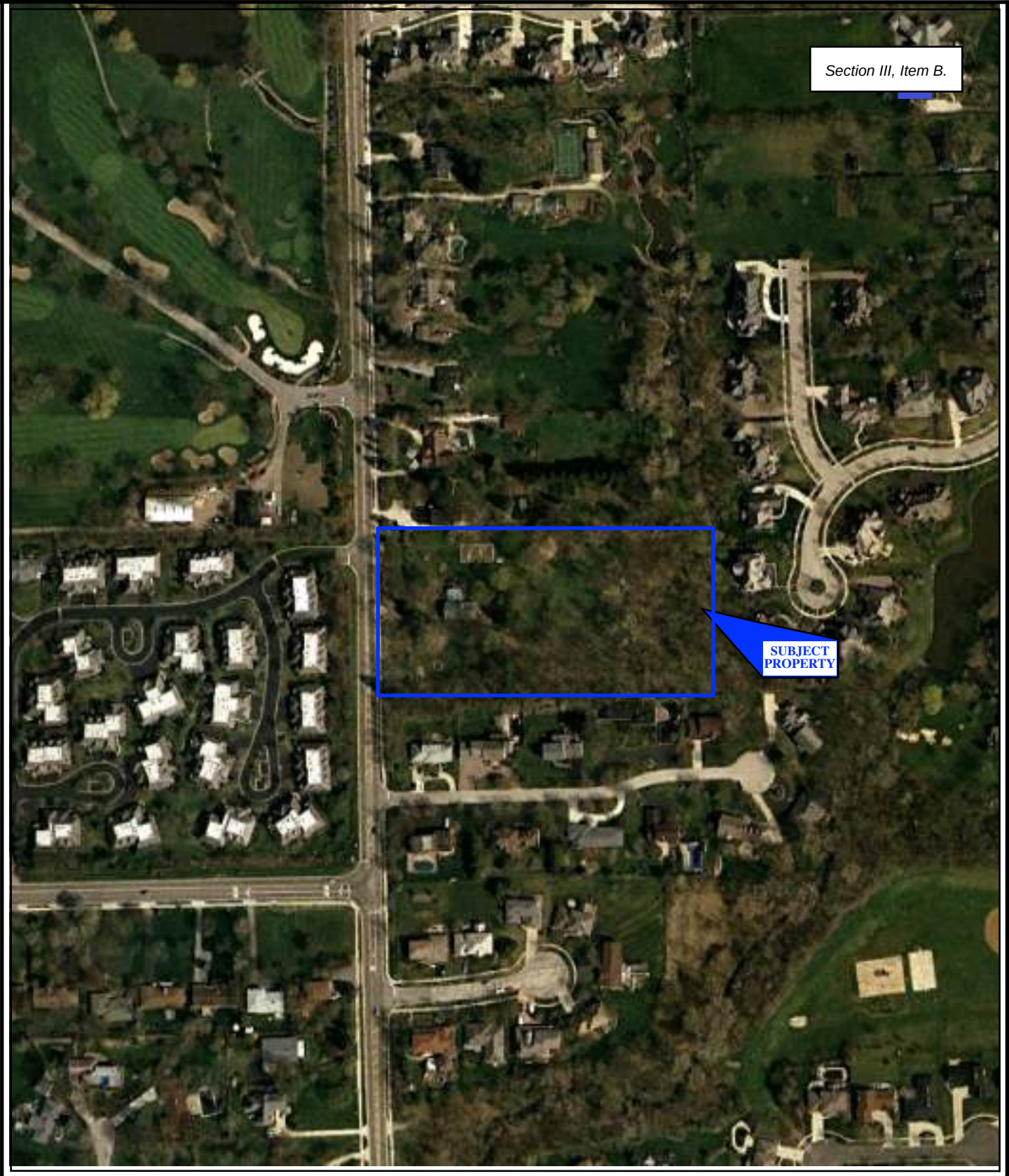
6221 Madison Street
Burr Ridge, Illinois

AERIAL PHOTOGRAPH

307

Project Number: 25-0439-101

DATE: 1978



PIONEER
Engineering & Environmental Services, LLC

6221 Madison Street
Burr Ridge, Illinois

AERIAL PHOTOGRAPH

308

Project Number: 25-0439-101

DATE: 2002

PIONEER
Engineering & Environmental Services, LLC

6221 Madison Street
Burr Ridge, Illinois

AERIAL PHOTOGRAPH

309

Project Number: 25-0439-101

DATE: 2024

APPENDIX C
Photographic Log

1. Subject building

2. Subject building

3. Basement of subject building

4. Basement of subject building

5. One kitchen within subject building

6. First level of subject building

7. Second kitchen of subject building

8. Suspect ACM pipe wrap

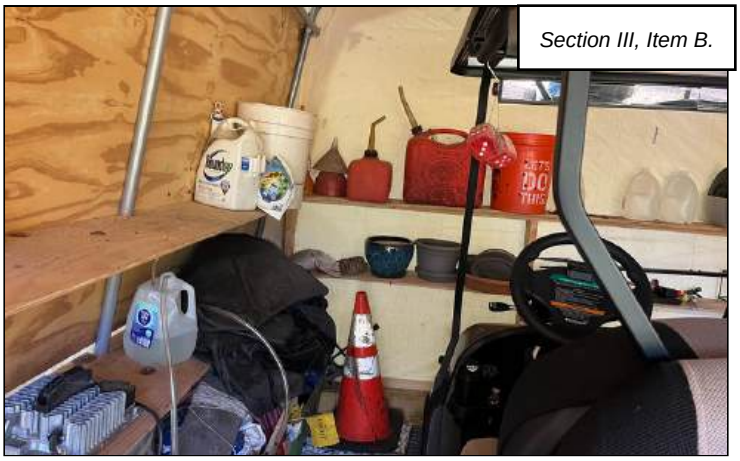
9. One storage structure

10. Interior of the storage structure

11. Second storage structure

12. Interior of storage structure

13. Temporary storage structure



14. Interior of temporary storage structure

15. Septic system

APPENDIX D
Environmental Database Report

DATABASE REPORT

Project Property: *25-0439-101*
6221 South Madison Street
Burr Ridge IL 60527
Project No: *25-0439-101*
Report Type: *Database Report*
Order No: *25102800559*
Requested by: *Pioneer*
Date Completed: *October 29, 2025*

Environmental Risk Information Services
A division of Glacier Media Inc.
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *25-0439-101*
6221 South Madison Street Burr Ridge IL 60527
Project No: *25-0439-101*

Coordinates:

Latitude:	*41.77585064*
Longitude:	*-87.93456652*
UTM Northing:	*4,625,311.70*
UTM Easting:	*422,330.00*
UTM Zone:	*16T*

Elevation: *706 FT*

Order Information:

Order No: *25102800559*
Date Requested: *October 28, 2025*
Requested by: *Pioneer*
Report Type: *Database Report*

Historicals/Products:

ERIS Xplorer *ERIS Xplorer*
Excel Add-On *Excel Add-On*
Fire Insurance Maps *US Fire Insurance Maps*
Product Summary *Product Summary for Aerials, FIMs & Topos*
Vapor Screening Tool *Vapor Screening Tool*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
SSU	Y	1	0	0	0	0	0	0
DELISTED SSU	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWF/LF SPECIAL	Y	0.5	0	0	0	0	-	0
NIPC	Y	0.5	0	0	0	0	-	0
CCDD	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	1	0	1	-	2
LUST DOCUMENT	Y	0.5	0	1	0	1	-	2
DELISTED LUST	Y	0.5	0	0	0	0	-	0
LUST TRUST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	1	0	-	-	1
AST	Y	0.25	0	0	0	-	-	0
DELISTED TANK	Y	0.25	0	0	0	-	-	0
ENG	Y	0.5	0	0	0	0	-	0
INST	Y	0.5	0	0	0	0	-	0
AUL	Y	0.5	0	0	0	0	-	0
SRP	Y	0.5	0	0	0	1	-	1
REM ASSESS	Y	0.5	0	0	0	1	-	1
BROWNFIELDS	Y	0.5	0	0	0	0	-	0
BROWN MBRGP	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County								

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
TANKS CHICAGO	Y	0.25	0	0	0	-	-	0
PERMITS CHICAGO	Y	0.125	0	0	-	-	-	0
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
PFAS ERNS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
POWER PLANTS	Y	0.125	0	0	-	-	-	0
State								
SPILLS	Y	0.125	0	1	-	-	-	1
SPILL OER	Y	0.125	0	0	-	-	-	0
PFAS SPILLS	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
IEPA DOCS	Y	PO	0	1	-	-	-	1
CDL	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
UIC	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
COMPOST	Y	0.5	0	0	0	0	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			0	5	0	4	0	9

*** PO – Property Only***
*** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	IEPA DOCS	Ruth Lake Country Club	6200 S Madison St Hinsdale IL 60521	WNW	0.02 / 86.61	14	17
1	LUST	Ruth Lake Country Club	6200 South Madison St. Hinsdale IL 60521	WNW	0.02 / 86.61	14	17
			Incident No I Incidents ID I NFR Date: 983159 I 22974 I 08/25/1999				
1	LUST DOCUMENT	Ruth Lake Country Club	6200 S Madison St Hinsdale IL 60521	WNW	0.02 / 86.61	14	17
1	SPILLS	RUTH LAKE COUNTRY CLUB	6200 S MADISON ST HINSDALE IL	WNW	0.02 / 86.61	14	18
			Incident No: 983159				
1	UST	Ruth Lake Country Club	6200 S. Madison Hinsdale IL	WNW	0.02 / 86.61	14	19
			Facility No I Facility Status: 2015205 I Closed ***Tank No I Status I Removed Date:*** 1 I Removed I 12/24/1998				
2	LUST	South Madison, LLC	5837 South Madison Street Hinsdale IL 60521	N	0.40 / 2,101.23	13	20
			Incident No I Incidents ID I NFR Date: 20161096 I 28081 I 03/16/2017				
2	LUST DOCUMENT	Marathon Station - 170001974013	5837 S Madison St Hinsdale IL 60521	N	0.40 / 2,101.23	13	20
3	REM ASSESS	Hinsdale - 170002641327	301 W 59th Street Hinsdale IL 60521	N	0.40 / 2,110.83	2	21
3	SRP	The Hinsdale	301 West 59th Street Hinsdale IL 60521	N	0.40 / 2,110.83	2	21

Executive Summary: Summary by Data Source

Standard

State

LUST - Leaking Underground Storage Tanks (LUST)

A search of the LUST database, dated Aug 6, 2025 has found that there are 2 LUST site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ruth Lake Country Club	6200 South Madison St. Hinsdale IL 60521	WNW	0.02 / 86.61	1
	Incident No I Incidents ID I NFR Date: *983159 I 22974 I 08/25/1999*			
South Madison, LLC	5837 South Madison Street Hinsdale IL 60521	N	0.40 / 2,101.23	2
	Incident No I Incidents ID I NFR Date: *20161096 I 28081 I 03/16/2017*			

LUST DOCUMENT - Leaking UST Document

A search of the LUST DOCUMENT database, dated Jun 20, 2025 has found that there are 2 LUST DOCUMENT site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ruth Lake Country Club	6200 S Madison St Hinsdale IL 60521	WNW	0.02 / 86.61	1
Marathon Station - 170001974013	5837 S Madison St Hinsdale IL 60521	N	0.40 / 2,101.23	2

UST - Underground Storage Tank Database (UST)

A search of the UST database, dated Jun 18, 2025 has found that there are 1 UST site(s) within approximately 0.25miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ruth Lake Country Club	6200 S. Madison Hinsdale IL	WNW	0.02 / 86.61	1
	Facility No I Facility Status: *2015205 I Closed* ***Tank No I Status I Removed Date:*** *1 I Removed I 12/24/1998*			

SRP - Illinois Site Remediation Program Database

A search of the SRP database, dated Oct 9, 2025 has found that there are 1 SRP site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
The Hinsdale	301 West 59th Street Hinsdale IL 60521	N	0.40 / 2,110.83	3

REM ASSESS - Document Explorer Remediation and Assessment Sites

A search of the REM ASSESS database, dated Jun 20, 2025 has found that there are 1 REM ASSESS site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Hinsdale - 170002641327	301 W 59th Street Hinsdale IL 60521	N	0.40 / 2,110.83	3

Non Standard

State

SPILLS - Spills and Incidents

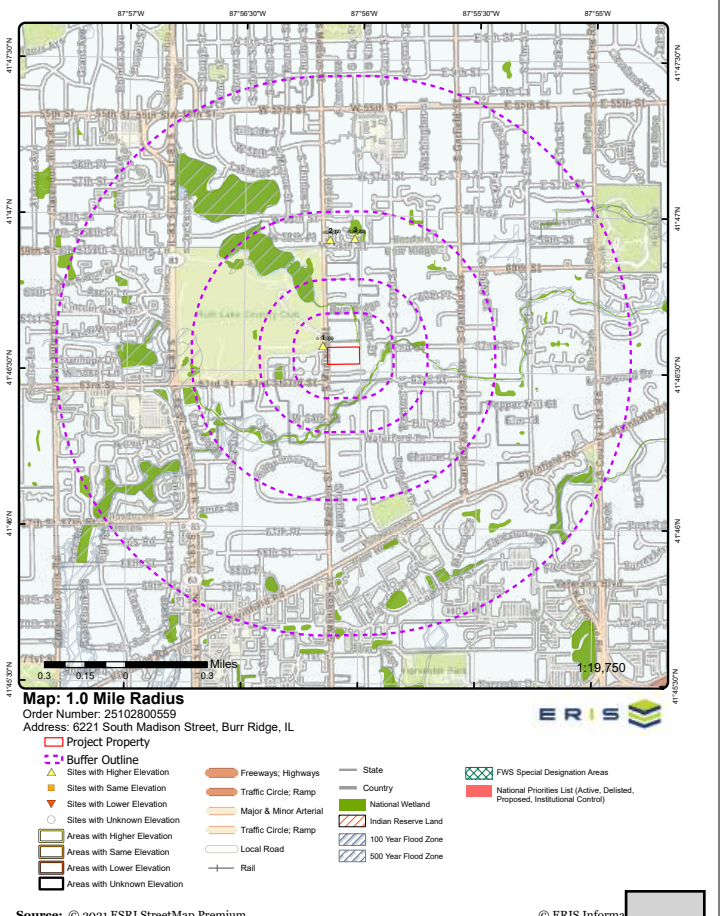
A search of the SPILLS database, dated Jun 20, 2025 has found that there are 1 SPILLS site(s) within approximately 0.12miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
RUTH LAKE COUNTRY CLUB	6200 S MADISON ST HINSDALE IL	WNW	0.02 / 86.61	1
	Incident No: *983159*			

IEPA DOCS - IEPA Document Explorer

A search of the IEPA DOCS database, dated Mar 17, 2025 has found that there are 1 IEPA DOCS site(s) within approximately 0.02 miles of the project property.

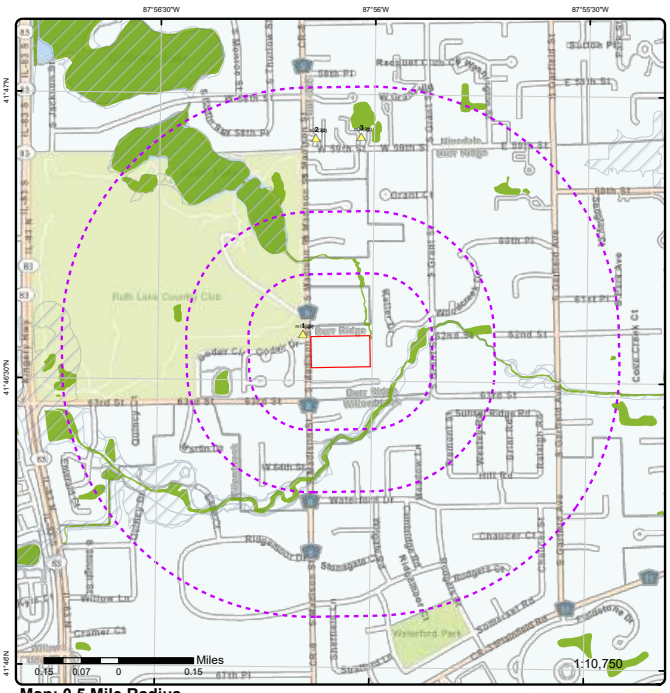
Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ruth Lake Country Club	6200 S Madison St Hinsdale IL 60521	WNW	0.02 / 86.61	1



Map: 1.0 Mile Radius
Order Number: 25102800559
Address: 6221 South Madison Street, Burr Ridge, IL

Project Property
Buffer Outline
Sites with Higher Elevation
Sites with Same Elevation
Sites with Lower Elevation
Sites with Unknown Elevation
Areas with Higher Elevation
Areas with Same Elevation
Areas with Lower Elevation
Areas with Unknown Elevation
Freeways; Highways
Traffic Circle; Ramp
Major & Minor Arterial
Traffic Circle; Ramp
Local Road
Rail
State
Country
National Wetland
Indian Reserve Land
100 Year Flood Zone
500 Year Flood Zone
FWS Special Designation Areas
National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium © ERIS Informa



Map: 0.5 Mile Radius
Order Number: 25102800559
Address: 6221 South Madison Street, Burr Ridge, IL

Project Property
Buffer Outline
Sites with Higher Elevation
Sites with Same Elevation
Sites with Lower Elevation
Sites with Unknown Elevation
Areas with Higher Elevation
Areas with Same Elevation
Areas with Lower Elevation
Areas with Unknown Elevation
Freeways; Highways
Traffic Circle; Ramp
Major & Minor Arterial
Traffic Circle; Ramp
Local Road
Rail
State
Country
National Wetland
Indian Reserve Land
100 Year Flood Zone
500 Year Flood Zone
FWS Special Designation Areas
National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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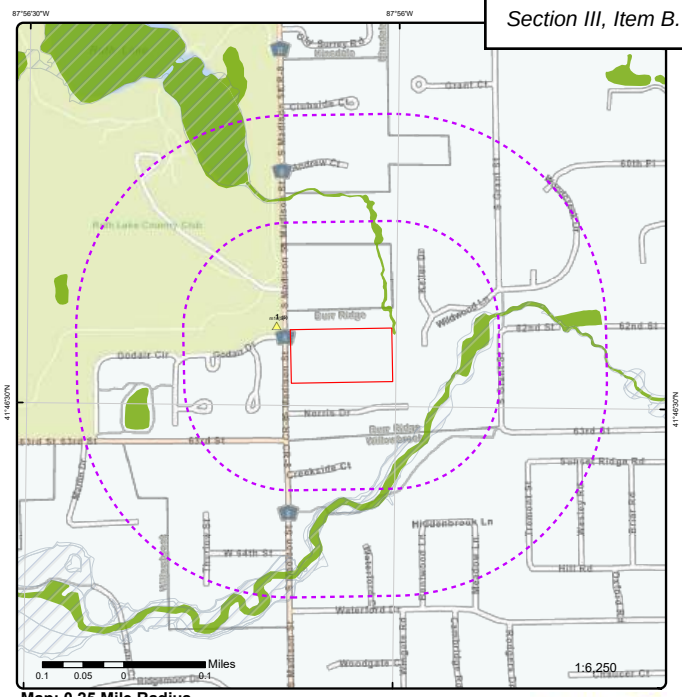

Map: 0.25 Mile Radius
Order Number: 25102800559
Address: 6221 South Madison Street, Burr Ridge, IL

Project Property
Buffer Outline
Sites with Higher Elevation
Sites with Same Elevation
Sites with Lower Elevation
Sites with Unknown Elevation
Areas with Higher Elevation
Areas with Same Elevation
Areas with Lower Elevation
Areas with Unknown Elevation
Freeways; Highways
Traffic Circle; Ramp
Major & Minor Arterial
Traffic Circle; Ramp
Local Road
Rail
State
Country
National Wetland
Indian Reserve Land
100 Year Flood Zone
500 Year Flood Zone
FWS Special Designation Areas
National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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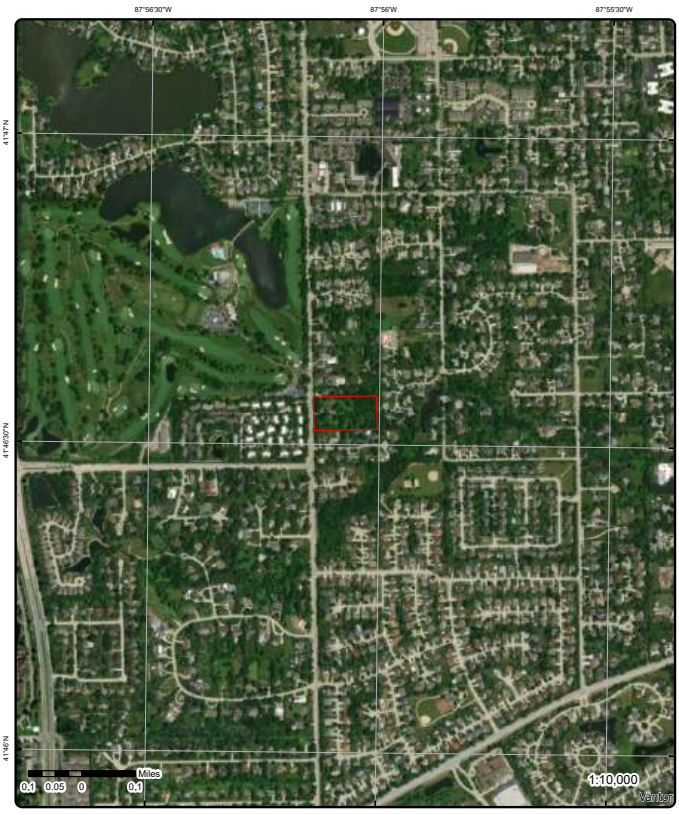

Aerial **Year: 2022**

Order Number: 25102800559

Address: 6221 South Madison Street, Burr Ridge, IL

Source: ESRI World Imagery

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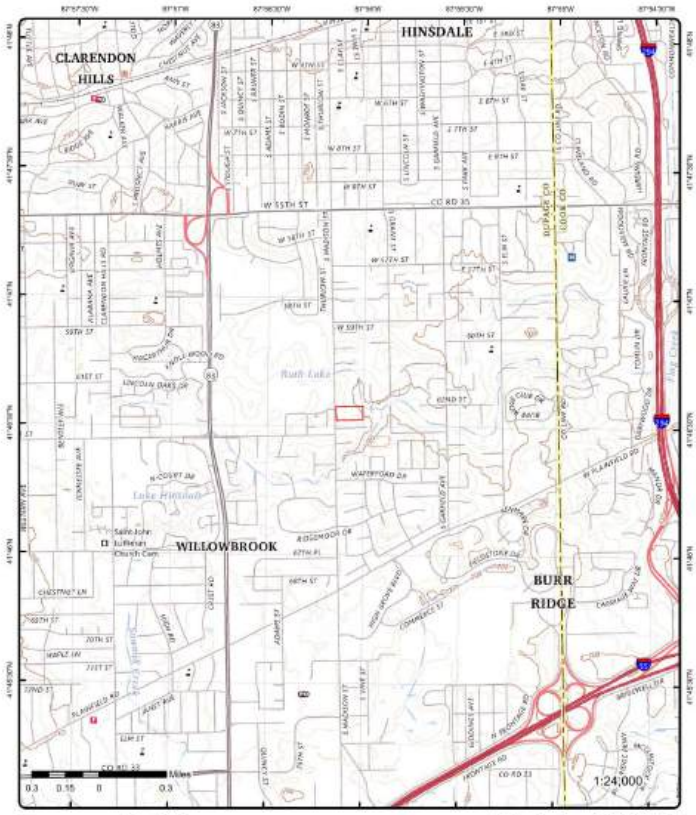

Topographic Map **Year: 2024**

Order Number: 25102800559

Address: 6221 South Madison Street, IL

Quadrangle(s): Sag Bridge IL, Hinsdale IL

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of5	WNW	0.02 / 86.61	719.58 / 14	Ruth Lake Country Club 6200 S Madison St Hinsdale IL 60521	IEPA DOCS

Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer

IEPA Source Water Assessment Program (SWAP) & Mapping Tool

Name: Ruth Lake Country Club
Location Addr 3: 6200 S Madison St
City Name: Hinsdale
State Code: IL
Postal Code: 60521

Details

Indicator: Yes
Site ID: 170000567731
System ID: 0434525103
Collection Dt: 08/01/2001
Revision Dt Time: 06/30/2003
Interest Type: BOL
Media Code: LAND
Latitude Measure: 41.77627
Longitude Measure: -87.9359
Point X: -87.93589999999995
Point Y: 41.77627000000007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of5	WNW	0.02 / 86.61	719.58 / 14	Ruth Lake Country Club 6200 South Madison St. Hinsdale IL 60521	LUST

Incident No: 983159
Incidents ID: 22974
NFR Date: 08/25/1999
Gasoline: True
Unleaded: False
Diesel: False
Fuel Oil: False
Jet Fuel: False
Used Oil: False
Non Petroleum Prod: False
Other Petroleum: False
Non LUST Date:
Non LUST Letter Dt:
Heating Oil Letter Date:
Free Product Discovery Date:
Primary Resp Party Name: Ruth Lake Country Club
Primary Resp Party Address: 6200 South Madison St.
Primary Resp Party City: Hinsdale
Primary Resp Party State: IL
Primary Resp Party ZIP: 60521
Primary Resp Party Phone: 6309864476
Primary Resp Party Contact: Tom Lively
LPC No: 0434525103
IEMA Date: 12/24/1998
Regulation: 732
C 20 Day Report Date: 02/02/1999
C 45 Day Report Date: 02/02/1999
NFR Recorded Date: 09/15/1999
Pre 74 Date:
Proj Manager Phone:
Proj Mngr First Nm: Ed
Proj Mngr Last Nm: Salch
Proj Manager Email:
Site County: DuPage

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of5	WNW	0.02 / 86.61	719.58 / 14	Ruth Lake Country Club 6200 S Madison St	LUST DOCUMENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					Hinsdale IL 60521	

Site ID (Map): 170000567731
System ID (Map): 0434525103
Program ID (Web): 0434525103
Interest Type (Map): LUST
Media Code (Map): LAND
Category (Web): Leaking UST Technical
Doc Indicator (Map): Yes
Doc Count (Web): 1
Total Pages (Web): 3
Rev Dt Time (Map): 06/30/2003
Collection Date (Map): 01/01/2001
Name (Web): Ruth Lake Country Club - 170000567731
Address (Web): 6200 S Madison St
Name (Map): Ruth Lake Country Club
Address (Map): 6200 S Madison St
URL (Web): https://webapps.illinois.gov/EPA/DocumentExplorer/Documents/Index/170000567731
Data Source: IEPA Source Water Assessment Program (SWAP) & Mapping Tool (Map) (as of 17 Mar 2025); IEPA Document Explorer - Facility/Site Search (Web) (as of 20 Jun 2025)
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Orig Bureau (Web): Bureau of Land
City (Web): Hinsdale
State (Web): IL
Zip (Web): 60521
City (Map): Hinsdale
State (Map): IL
Zip (Map): 60521
Latitude (Map): 41.77627
Longitude (Map): -87.9359
X (Map): -87.93589999999995
Y (Map): 41.77627000000007

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	4 of5	WNW	0.02 / 86.61	719.58 / 14	RUTH LAKE COUNTRY CLUB 6200 S MADISON ST HINSDALE IL	SPILLS

Incident No: 983159
Date/Time Occurred: 12/24/1998 10:26:00 AM
Media Release:
Facility Manager:
Fac Manager Phone:
Responsible Party Street:
Area Involved: FIXED FACILITY
Milepost:
Section:
Township:
Range:
County: DUPAGE
Latitude:
Longutude:

Hazardous Materials Incident Report

Incident Report Dt: 12/24/1998 10:26:00 AM
Data Input Status: CLOSED
LUST?:
Hazmat Incident Type: LEAK
Caller: TOM LIVELY
Caller Represents: RUTH LAKE COUNTRY CLUB
Street Address: 6200 S MADISON ST
City: HINSDALE
URL: https://public.iema.state.il.us/FOIAHazmatSearch/HazmatDetails.aspx?RptNum=983159
Narrative:
Follow Up Information:
County: DUPAGE
Entered by:
Date Entered:

Materials Involved

Name: UNLEADED GASOLINE
Type: UNKNOWN
CHRIS CODE:
CAS No:
UN/NA No:
Container Type: UNDERGROUND TANK
Container Size: UNDERGROUND TANK
Amount Released: UNKNOWN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Rate of Release Min:
Duration of Release:
Cause of Release: UNKNOWN
Est Spill Extent:
Spill Extent Units:
Date/Time Inc Occur:
Unknown Occurr:
Date/Time Discov: 12/24/98 1000
Unknown Discovered:
Where Taken: -0-
On Scene Contact:
No of People Evacuat: -0-
A 302(a) Extremely Haz Sub?:
A RCRA Hazardous Waste?:
A RCRA Regulated Facility?:
Proper Safety Precautions: NONE
State Agency Assistance:
Containment/Cleanup Plans:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	5 of5	WNW	0.02 / 86.61	719.58 / 14	Ruth Lake Country Club 6200 S. Madison Hinsdale IL	UST

Facility No: 2015205
Facility Status: Closed
Fac Details Status: Closed
Fac Type Fac Details: Private Institution
Owner Name: Ruth Lake Country Club
Facility URL: http://webapps.sfm.illinois.gov/ustsearch/Facility.aspx?ID=2015205
Permit History Link: https://webapps.sfm.illinois.gov/USTPortal/Permit/FacilityPermitList/2015205
Facility Type: Private Institution
Owner Type: Private
Owner Status: Current Owner
County: Du Page

Tank Information

Tank No: 1
UI No:
Status: Removed
Removed Date: 12/24/1998
Install Date:
Abandoned Date:
Last Used Date: 12/1/1998
Red Tag Issue Date:
CAS Code:
OSFM First Noti Dt: 4/15/1986
Capacity: 1000
Petroleum Use:
Product: Gasoline
CERCLA Substance:
Current Age:
Abandoned Material:
Product Date:
Fee Due: $0.00
Regulated Status: Federal

Owner Summary

Owner No: U0013275
Owner Name: Ruth Lake Country Club
Ownership History: https://webapps.sfm.illinois.gov/ustsearch/Ownership.aspx?ID=2015205
Owner Status: Current Owner
Purchase Date:

Owner Details

Owner Name: Ruth Lake Country Club
Owner Status: Current Owner
Purchase Date:
Owner Address: 6200 S Madison Hinsdale, IL 60521
Type Financial Resp:
Fin Resp Rpt Due:

IEMA No

Permit No: 4195-98
IEMA No: 98-3159
IEMA Link: https://public.iema.state.il.us/FOIAHazmatSearch/HazmatDetails.aspx
Inspection Date: 12/24/1998
Inspection Type: Removal Log

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

LUST Fund Eligibility

IEMA No: 98-3159
Status: Eligible
Deductible: $10,000
Letter:
IEMA Link: https://public.iema.state.il.us/FOIAHazmatSearch/HazmatDetails.aspx
OSFM Received Dt: 11/12/1999
OSFM Response Dt: 11/23/1999

Facility Details

MFD Forms Status:
MFD Permit Issue Dt:
MFD Permit Exp Dt:
Property Parcel:
Pending Nov: No
Status: Closed
Permit History Link: https://webapps.sfm.illinois.gov/USTPortal/Permit/FacilityPermitList/2015205
Green Tag Decal:
Green Tag Issue Date:
Green Tag Exp Date:
Motor Fuel Type:

Motorfuel Dispensing Permit

Status: No Forms Found
Letter:
MFD Received Date:
MFD Name:
MFD City:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of2	N	0.40 / 2,101.23	719.03 / 13	South Madison, LLC 5837 South Madison Street Hinsdale IL 60521	LUST

Incident No: 20161096
Incidents ID: 28081
NFR Date: 03/16/2017
Gasoline: True
Unleaded: False
Diesel: False
Fuel Oil: False
Jet Fuel: False
Used Oil: False
Non Petroleum Prod: False
Other Petroleum: False
Non LUST Date:
Non LUST Letter Dt:
Heating Oil Letter Date:
Free Product Discovery Date:
Primary Resp Party Name: South Madison, LLC
Primary Resp Party Address: 0666-B SW Palatine Hill Road
Primary Resp Party City: Portland
Primary Resp Party State: OR
Primary Resp Party ZIP: 97219
Primary Resp Party Phone: (503) 636-2455
Primary Resp Party Contact: Eric Busch
LPC No: 0434525134
IEMA Date: 11/22/2016
Regulation: 734
C 20 Day Report Date: 12/23/2016
C 45 Day Report Date: 01/26/2017
NFR Recorded Date: 03/17/2017
Pre 74 Date:
Proj Manager Phone: (217) 782-9285
Proj Mngr First Nm: Jenny
Proj Mngr Last Nm: Rossi
Proj Manager Email: Jenny.Rossi@illinois.gov
Site County: DuPage

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	2 of2	N	0.40 / 2,101.23	719.03 / 13	Marathon Station - 170001974013 5837 S Madison St Hinsdale IL 60521	LUST DOCUMENT

Site ID (Map):
System ID (Map):
Program ID (Web): 0434525134
Interest Type (Map):
Media Code (Map):
Category (Web): Leaking UST Technical
Doc Indicator (Map):
Orig Bureau (Web): Bureau of Land
City (Web): Hinsdale
State (Web): IL
Zip (Web): 60521
City (Map):
State (Map):
Zip (Map):

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Doc Count (Web): 8
Total Pages (Web): 360
Rev Dt Time (Map):
Collection Date (Map):
Name (Web): Marathon Station - 170001974013
Address (Web): 5837 S Madison St
Name (Map):
Address (Map):
URL (Web): https://webapps.illinois.gov/EPA/DocumentExplorer/Documents/Index/170001974013
Data Source: IEPA Document Explorer - Facility/Site Search (Web) (as of 20 Jun 2025)
Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Latitude (Map):
Longitude (Map):
X (Map):
Y (Map):

3	1 of2	N	0.40 / 2,110.83	707.87 / 2	Hinsdale - 170002641327 301 W 59th Street Hinsdale IL 60521	REM ASSESS

Note: Documents related to facilities in Illinois can be searched on the Illinois Environmental Protection Agency (IEPA) Document Explorer: https://external.epa.illinois.gov/DocumentExplorer
Data Source: IEPA Source Water Assessment Program (SWAP) & Mapping Tool (Map) (as of 17 Mar 2025); IEPA Document Explorer - Facility/Site Search (Web) (as of 20 Jun 2025)

IEPA Document Explorer

Name: Hinsdale - 170002641327
Address: 301 W 59th Street
City: Hinsdale
State: IL
Zip Code: 60521

Details

Program ID: 0434525148
Document Count: 10
Category: Site Remediation - Technical
Originating Bureau: Bureau of Land
Category URL: https://docuware7.illinois.gov/DocuWare/PlatformRO/WebClient/2/Integration?eo=77Bb8KOTSmFKG5FdhGgUV22B2v1bDmQF9pSs5pLdp47j8wpP-S51VlyhVLhjwgpLG9dzj24jtZ6OZ_MTDC--aEyggmwiikq65yNM_ZTBiCirGEmiTsSEi1LR-9e1AjMhU_bTiVGjtPwiZorLiCTJ7mj813wMOVkPUTumhccBw1LNUm4QmdsrcPrcK--YqKZbCt9PR_RVKC2EM1OWZ8sPRDD6RnLiqoJhG3J4fiidURzsTaG2-jMr1XvCmiiYiQ-80

IEPA Source Water Assessment Program (SWAP) & Mapping Tool

Name: Hinsdale
Location Addr 3: 301 W 59th Street
City Name: Hinsdale
State Code: IL
Postal Code: 60521

Details

Indicator: No
Site ID: 170002641327
System ID: 434525148
RID: 1825973
Media Code: LAND
Revision Dt Time: 4/23/2024
Collection Dt: 4/23/2024
Interest Type: BOL
Latitude Measure: 41.465563
Longitude Measure: -87.560177
Point X: -87.56017699999995
Point Y: 41.46556300000003

3	2 of2	N	0.40 / 2,110.83	707.87 / 2	The Hinsdale 301 West 59th Street	SRP

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Hinsdale IL 60521

IEPA ID: 0434525148
US EPA ID:
County: DuPage
Source: Site Remediation Program Database Search (Site List) (as of 9 Oct 2025)
Longitude: 87.560177
Latitude: 41.465563

Site Applicant / Consultant Information

RA Title: Mr.
RA First Name: Michael
RA Last Name: Earl
RA Address1: 2082 Michelson Drive
RA Address2: 3rd Floor
RA City: Irvine, CA
RA Zip: 92612
Consultant Contact: Mr. David Sawicki
RA Company: FLT Hinsdale LLC
Consultant Company: Partner Engineering and Science, Inc.
Received SA Date: 4/16/2024
PM ID: Michael Meng
Foury Letter Date:
Active Site: Yes
Consultant Address1: 450 East 22nd Street
Consultant Address2: Suite 200
Consultant City: Lombard, IL
Consultant Zip: 60148

Unplottable Summary

Total: 1 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		MADISON AVE BURR RIDGE *NRC Report No:* 877543	DARIEN IL		806539585

Unplottable Report

Site:
MADISON AVE BURR RIDGE DARIEN IL ERNS

NRC Report No: 877543
Type of Incident: FIXED
Incident Cause: UNKNOWN
Incident Date: 16-Jul-2008 22:30:00
Incident Location: SANITARY SHIP CANAL
Incident Dtg: DISCOVERED
Distance from City:
Distance Units:
Direction from City:
Location County: DU PAGE
Potential Flag: No
Year: Year 2008 Reports
Description of Incident: THE CALLER IS REPORTING A SPILL OF AN UNKNOWN SLUDGE MATERIAL INTO THE SANITARY SHIP CHANNEL. THE SPILL WAS REPORTED BY SOMEONE THAT WAS HAVING A CAMPFIRE IN THE AREA THAT WITNESSED THE SPILL. THE COUNTY POLICE WERE ON SCENE TO CHECK ON THE INDIVIDUALS THAT WERE HAVING THE FIRE AT WHICH POINT THE POLICE WERE NOTIFIED OF THE INCIDENT. THE REPORTING PARTY DID NOT HAVE ANY INFORMATION ABOUT WHAT WAS SPILLED OR HOW MUCH WAS SPILLED. THE REPORTING PARTY STATED THAT WHOMEVER WAS RESPONSIBLE FOR THE SPILL WAS DRIVING A RED TRUCK WITH A WHITE TANK ON THE BACK AND DESCRIBED THE TRUCK AS A WORK TRUCK. AFTER THE SPILL OCCURRED THE RESPONSIBLE PARTY LEFT THE SCENE. THE POLICE DEPARTMENT NOTIFIED THE FIRE DEPARTMENT AND THE COAST GUARD WHO WILL RESPOND IN THE MORNING.
Latitude Degrees:
Latitude Minutes:
Latitude Seconds:
Longitude Degrees:
Longitude Minutes:
Longitude Seconds:
Lat Quad:
Long Quad:
Location Section: N/A
Location Township: N/A
Location Range: N/A

Material Spill Information

Chris Code: UNK
CAS No: 000000-00-0
UN No:
Name of Material: UNKNOWN MATERIAL
Amount of Material: 0
Unit of Measure: UNKNOWN AMOUNT
If Reached Water: NO
Amount in Water:
Unit Reach Water:

Calls Information

Date Time Received: 17-Jul-2008 00:09:00
Date Time Complete: 17-Jul-2008 00:19:08
Call Type: INC
Resp Company:
Resp Org Type: UNKNOWN
Responsible City:
Responsible State: XX
Responsible Zip:
Source: TELEPHONE

Incident Information

Tank ID:
Tank Regulated: U
Tank Regulated By:
Capacity of Tank:
Capacity Tank Units:
Description of Tank:
Actual Amount:
Actual Amount Units:
Tank Above Ground: ABOVE
NPDES:
NPDES Compliance: U
Init Contin Rel No:
Contin Rel Permit:
Contin Release Type:
Aircraft ID:
Building ID:
Location Area ID:
Location Block ID:
OCSG No:
OCSP No:
State Lease No:
Pier Dock No:
Berth Slip No:
Brake Failure: U
Airbag Deployed: U
Transport Contain: U
Location Subdiv:
Platform Rig Name:
Platform Letter:
Allision: U

Aircraft Runway No:		**Type of Structure:**	
Aircraft Spot No:		**Structure Name:**	
Aircraft Type:		**Structure Oper:**	U
Aircraft Model:		**Transit Bus Flag:**	
Aircraft Fuel Cap:		**Date Time Norm Serv:**	
Aircraft Fuel Cap U:		**Serv Disrupt Time:**	
Aircraft Fuel on Brd:		**Serv Disrupt Units:**	
Aircraft Fuel OB U:		**CR Begin Date:**	
Aircraft Hanger:		**CR End Date:**	
Road Mile Marker:		**CR Change Date:**	
Power Gen Facility:	N	**FBI Contact:**	
Generating Capacity:		**FBI Contact Dt Tm:**	
Type of Fixed Obj:	OTHER	**Passenger Handling:**	
Type of Fuel:		**Passenger Route:**	XXX
DOT Crossing No:		**Passenger Delay:**	XXX
DOT Regulated:	U	**Sub Part C Test Req:**	XXX
Pipeline Type:		**No of Conductor Tested:**	
Pipeline Abv Ground:	ABOVE	**No of Engineer Tested:**	
Pipeline Covered:	U	**No of Trainman Tested:**	
Exposed Underwater:	N	**No of Yard Foreman Tested:**	
Railroad Hotline:		**No of RCL Operator Tested:**	
Railroad Milepost:		**No of Brakeman Tested:**	
Grade Crossing:	U	**No of Train Dispat Tested:**	
Crossing Device Ty:		**No of Signalman Tested:**	
Ty Vehicle Involved:		**No of Other Emp Tested:**	
Device Operational:	Y	**No of Unknown Emp Tested:**	

Incident Details Information

Release Secured:	U	**State Agen Report No:**	NONE
Release Rate:		**State Agen on Scene:**	POLICE
Release Rate Unit:		**State Agen Notified:**	POLICE, FIRE
Release Rate Rate:		**Fed Agency Notified:**	USCG
Est Duration of Rel:		**Oth Agency Notified:**	
Desc Remedial Act:	COAST GUARD WILL RESPOND IN THE MORNING	**Body of Water:**	
Fire Involved:	N	**Tributary of:**	
Fire Extinguished:	U	**Near River Mile Make:**	
Any Evacuations:	N	**Near River Mile Mark:**	
No Evacuated:		**Offshore:**	N
Who Evacuated:		**Weather Conditions:**	CLEAR
Radius of Evac:		**Air Temperature:**	70
Any Injuries:	N	**Wind Direction:**	
No. Injured:		**Wind Speed:**	
No. Hospitalized:		**Wind Speed Unit:**	
No. Fatalities:		**Water Supp Contam:**	U
Any Fatalities:	N	**Water Temperature:**	
Any Damages:	N	**Wave Condition:**	
Damage Amount:		**Current Speed:**	
Air Corridor Closed:	N	**Current Direction:**	
Air Corridor Desc:		**Current Speed Unit:**	
Air Closure Time:		**EMPL Fatality:**	
Waterway Closed:	N	**Pass Fatality:**	
Waterway Desc:		**Community Impact:**	
Waterway Close Time:		**Passengers Transfer:**	NO
Road Closed:	N	**Passenger Injuries:**	
Road Desc:		**Employee Injuries:**	
Road Closure Time:		**Occupant Fatality:**	
Road Closure Units:		**Sheen Size:**	
Closure Direction:		**Sheen Size Units:**	

Major Artery:	No	**Sheen Size Length:**	
Track Closed:	N	**Sheen Size Length U:**	
Track Desc:		**Sheen Size Width:**	
Track Closure Time:		**Sheen Size Width U:**	
Track Closure Units:		**Sheen Color:**	
Track Close Dir:		**Dir of Sheen Travel:**	
Media Interest:	NONE	**Sheen Odor Desc:**	
Medium Desc:	WATER	**Duration Unit:**	
Addl Medium Info:	SANITARY SHIP CHANNEL	**Additional Info:**	THE CALLER HAD NO ADDITIONAL INFORMATION.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS), and is limited to those sites where the NPL Status reflects the site is 'Currently on the Final NPL (F)' and/or the 'Site is Part of NPL Site (A)'. These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

National Priority List - Proposed: PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

Deleted NPL: DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jun 19, 2025

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Jun 26, 2025

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jun 26, 2025

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Sep 1, 2025

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Sep 1, 2025

RCRA Generator List: RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. This list also includes RCRAInfo sites that have notified as LQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. This list also includes RCRAInfo sites that have notified as SQGs that do not have a registered Site Manager or Certifier in RCRAInfo.

Government Publication Date: Sep 1, 2025

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Sep 1, 2025

RCRA Non-Generators: RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Sep 1, 2025

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Sep 1, 2025

Federal Engineering Controls-ECs: FED ENG

List of Engineering controls (ECs) made availabe by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jul 29, 2025

Federal Institutional Controls- ICs: FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jul 29, 2025

Land Use Controls Information System: LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites: NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Jun 19, 2025

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Sep 7, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 8, 2025

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Jun 5, 2025

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jun 26, 2025

Superfund Decision Documents: SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: Jul 29, 2025

State

State Response Action Program Database: SSU

The State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit. The State Response Action Program database made available by Illinois Environmental Protection Agency. This database serves a purpose similar to that of the federal Superfund Enterprise Management System (SEMS), functioning as a state-level counterpart for tracking potential hazardous substance release sites.

Government Publication Date: Jan 16, 2025

Delisted State Response Action Program: DELISTED SSU

List of sites removed from the State Response Action Program database identifies the status of all sites under the responsibility of the Illinois EPA's State Sites Unit.

Government Publication Date: Jan 16, 2025

Solid Waste Landfills Subject to State Surcharge Database: SWF/LF

The Bureau of Land maintains a list of solid waste facilities and landfills throughout the state. This list made available by Illinois Environmental Protection Agency's Bureau of land.

Government Publication Date: Jun 24, 2024

Special Waste Site List: SWF/LF SPECIAL

The following landfills are those that as of January 1, 1990, accept non-hazardous special waste pursuant to the Illinois Environmental Protection Agency Non-Hazardous Special Waste Definition. List A includes landfills that may receive any non-hazardous waste. Non-Regional Pollutant Control Facilities are so noted. List B includes landfills designed to receive specific non-hazardous wastes. List B landfills are designated as a Regional Pollutant Control Facility by RPCF, or Non-regional Pollutant Control Facility by Non-RPCF.

Government Publication Date: Jan 1, 1990

Northeastern Illinois Planning Commission Historical Inventory of Solid Waste Disposal Sites in Northeastern Illinois: NIPC

Historical inventory of solid waste disposal sites in northeastern Illinois prepared by the Northeastern Illinois Planning Commission (NIPC).

Government Publication Date: Dec 1987

Clean Construction or Demolition Debris: CCDD

This is a list of CCDD Fill Operations with Approved Permits. Beginning July 1, 2008, no person can use CCDD as fill material in a current or former quarry, mine, or other excavation unless they have obtained a permit from the Illinois EPA.

Government Publication Date: Jul 1, 2025

Leaking Underground Storage Tanks (LUST): LUST

Leaking underground storage tanks (LUSTs) are a significant source of environmental contamination and may pose threats to human health and safety. The Illinois Office of the State Fire Marshal (OSFM) regulates the daily operation and maintenance of UST systems. When a release occurs, a tank owner, operator, or their designated representative, must notify the Illinois Emergency Management Agency (IEMA), which then notifies the Illinois Environmental Protection Agency (Illinois EPA). The Illinois EPA's LUST Section begins oversight of remedial activities only after the UST release has been reported to the IEMA.

Government Publication Date: Aug 6, 2025

Leaking UST Document: LUST DOCUMENT

A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Leaking Underground Storage Tank (LUST) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.

Government Publication Date: Jun 20, 2025

Delisted Leaking Underground Storage Tank Sites: DELISTED LUST

List of sites removed from the Leaking Underground Storage Tank Incident Tracking (LIT) database made available by the Illinois Environmental Protection Agency.

Government Publication Date: Aug 6, 2025

Underground Storage Tank Fund Payment Priority List: LUST TRUST

In case sufficient funds are not available in the Underground Storage Tank Fund, requests for payment are entered on the Payment Priority List by "queue date" order. As required by the Environmental Protection Act, the queue date is the date that a complete request for partial or final payment was received by the Agency. The queue date is "officially" confirmed at the end of the payment review process when a Final Decision Letter is sent to the site owner. The Underground Storage Tank Fund Priority list made available by Illinois Environmental Protection Agency.

Government Publication Date: Nov 01, 2016

Underground Storage Tank Database (UST): UST

This Underground Storage Tank (UST) database is maintained by the Division of Petroleum & Chemical Safety of the Office of the Illinois State Fire Marshal (OSFM). Agency Disclaimer: The data contains information derived from tank registration information supplied to the OSFM from outside sources. This information may not contain complete or current information on a specific tank.

Government Publication Date: Jun 18, 2025

Aboveground Storage Tanks (AST): AST
A list of aboveground storage tanks inspected by the Office of State Fire Marshal (OSFM).
Government Publication Date: Jun 30, 2025

Delisted Storage Tanks: DELISTED TANK
This database contains a list of closed storage tank sites that were removed from the illinois Department of Enivornmental Quality.
Government Publication Date: Aug 6, 2025

Sites with Engineering Controls: ENG
Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with engineering controls in place.
Government Publication Date: Oct 9, 2025

Institutional Controls: INST
Sites in the Illinois Environmental Protection Agency (IEPA)'s Site Remedition Program (SRP) database with institutional controls in place.
Government Publication Date: Oct 9, 2025

Environmental Covenants Registry: AUL
According to the Illinois Environmental Protection Agency (Illinois EPA), the Illinois Uniform Environmental Covenants Act (UECA) (765 Illinois Compiled Statues (ILCS) 122 et seq.) creates an environmental covenant that is a specific recordable interest in real estate. It arises from an environmental response project that imposes activity and use limitations on a property. No environmental covenant is effective without the approval of the Illinois EPA, through the Director's signature. The UECA instrument recites the property use controls and remediation requirements imposed upon the property. Section 12(a) of the Illinois UECA requires the Illinois EPA to establish and maintain a registry that contains all environmental covenants and any amendment or termination of those covenants.
Government Publication Date: Apr 3, 2025

Illinois Site Remediation Program Database: SRP
The Site Remediation Program (SRP) database identifies the status of all voluntary remediation projects administered through the Pre-Notice Site Cleanup Program (1989 to 1995) and the Site Remediation Program (1996 to the present). The SRP database is made available by the Illinois Environmental Protection Agency (IEPA).
Government Publication Date: Oct 9, 2025

Document Explorer Remediation and Assessment Sites: REM ASSESS
A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more documents available are associated with the Federal Facilities Unit, National Priorities List Unit, Site Assessment Unit, or Voluntary Site Remediation Unit. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.
Government Publication Date: Jun 20, 2025

Brownfields Redevelopment Assessment Database: BROWNFIELDS
This listing of Brownfields Redevelopment Assessment sites is provided by the Illinois Environmental Protection Agency's (IL EPA) Bureau of Land. Brownfields are abandoned or under-utilized industrial and commercial properties with actual or perceived contamination and an active potential for redevelopment. The IL EPA Remedial Project Management Section (RPMS) manages the Brownfields loan programs and offers technical support to communities through the services of its Brownfields Representatives.
Government Publication Date: Jun 30, 2025

Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA: BROWN MBRGP
The Office of Brownfields Assistance (OBA) database identifies the status of all Municipal Brownfields Redevelopment Grant Program (MBRGP) project sites administered through OBA. Office of Brownfields Assistance Database search made available by Illinois Environmental Protection Agency's Bureau of Land Data-Center.
Government Publication Date: Mar 31, 2013

Tribal

Leaking Underground Storage Tanks on Indian Lands: INDIAN LUST
This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 5, which includes Illinois, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 16, 2017

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST
This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 5, which includes Illinois, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Oct 16, 2017

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: May 22, 2025

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: May 22, 2025

County

Chicago Storage Tanks: TANKS CHICAGO
This dataset contains Aboveground Storage Tank (AST) and Underground Storage Tank (UST) information from the City of Chicago Department of Public Health's (CDPH) Tank Asset Database. The Tank Asset Database contains tank information from CDPH AST and UST permit applications as well as UST records imported from the historic City of Chicago Department of Environment (DOE) database. This dataset also includes AST records from the historic DOE and pre-1992 UST records from the Building Department.
Government Publication Date: Aug 21, 2024

Chicago Environmental Permits: PERMITS CHICAGO
Permits issued by the City of Chicago Department of Environment (DOE) from January 1993 to December 31, 2011 and by the City of Chicago Department of Public Health (CDPH) since January 1, 2012. On January 1, 2012, the DOE was disbanded and all its inspection, permitting, and enforcement authorities were transferred to the CDPH.
Government Publication Date: Sep 22, 2025

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data: PFAS GHG
The U.S. Environmental Protection Agency's (EPA) Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. This dataset is sourced from the EPA's PFAS Analytic Tools, and it includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified as PFAS based on EPA's CompTox Chemicals Dashboard lists of PFAS with defined and undefined structures. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.
Government Publication Date: Oct 7, 2025

On-Scene Coordinator Response Sites: OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.
Government Publication Date: May 6, 2025

Facility Registry Service/Facility Index: FINDS/FRS
The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).
Government Publication Date: Jul 1, 2025

Toxics Release Inventory (TRI) Program: TRIS
The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.
Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites: PFAS NPL
This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.
Government Publication Date: Sep 26, 2025

Federal Agency Locations with Known or Suspected PFAS Detections: PFAS FED SITES
This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2025 per agency entity dataset. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.
Government Publication Date: May 30, 2025

SSEHRI PFAS Contamination Sites: PFAS SSEHRI
This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/
Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills: PFAS ERNS
This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.
Government Publication Date: Sep 1, 2025

PFAS NPDES Discharge Monitoring: PFAS NPDES
This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.
Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory: PFAS TRI
List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.
Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data: PFAS WATER
This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.
Government Publication Date: Jan 13, 2025

PFAS TSCA Manufacture and Import Facilities: PFAS TSCA
The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.
Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest: PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Oct 4, 2025

PFAS Industry Sectors: PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Sep 1, 2025

Hazardous Materials Information Reporting System: HMIRS

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 28, 2025

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act: TSCA

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Jun 26, 2025

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: May 3, 2025

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jul 19, 2025

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jul 19, 2025

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites: FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: Jul 10, 2025

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 8, 2025

Surface Mining Control and Reclamation Act Sites: SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM' s Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 1, 2025

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Sep 26, 2025

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants: POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

State

Spills and Incidents: SPILLS
This listing of hazardous materials spill/incident reports is sourced from the Illinois Emergency Management Agency (IEMA)
Government Publication Date: Jun 20, 2025

Emergency Response Releases & Spills Database: SPILL OER
The Illinois Environmental Protection Agency's (IEPA) Office of Emergency Response (OER) maintains this Emergency Response Releases & Spills Database. The Emergency Operations Unit (EOU), within OER, coordinates IEPA's response to environmental emergencies involving oil or hazardous materials and ensures that any environmental contamination is cleaned up. EOU works with other response agencies including the Illinois Emergency Management Agency (IEMA), which is the initial contact for responses to an emergency or disaster in Illinois.
Government Publication Date: Jul 10, 2025

PFAS Spill Sites: PFAS SPILLS
A specific list of spill/incident reports from the Illinois Emergency Management Agency (IEMA) where the hazardous material involved in the spill/incident is identified in the PFAS Structure List and/or PFAS Chemicals Without Explicit Structure List made available by the United States Environmental Protection Agency (US EPA).
Government Publication Date: Jul 10, 2025

Dry Cleaning Facilities: DRYCLEANERS
This list of licensed drycleaner facilities is provided by the Drycleaner Environmental Response Trust Fund of Illinois; and since July 1, 2020, is administrated by Illinois Environmental Protection Agency (IEPA).
Government Publication Date: Jul 7, 2025

Delisted Drycleaners: DELISTED DRYCLEANERS
List of sites removed from the drycleaners database made available by the Drycleaner Environmental Response Trust Fund of Illinois.
Government Publication Date: Jul 7, 2025

IEPA Document Explorer: IEPA DOCS
A list of permits and documents found in the Illinois Environmental Protection Agency (IEPA) Document Explorer. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are available in a digital format. This list includes records not otherwise categorized as LUST, Remediation, Air Permits, NPDES, or Compliance Commitment Agreements.
Government Publication Date: Mar 17, 2025

Clandestine Drug Labs: CDL
List of clandestine drug lab locations made available by the Illinois Department of Public Health. The Department maintains a list of properties from reports it receives from the Illinois State Police through the Illinois Emergency Management Agency.
Government Publication Date: Jan 4, 2023

Tier 2 Report: TIER 2
List of facilities who submit Tier II forms to the Illinois Emergency Management Agency (IEMA).
Government Publication Date: May 10, 2023

Air Permits: AIR PERMITS
A list of sites from the Illinois Environmental Protection Agency (IEPA) Document Explorer at which one or more of the documents is in the Air Permits (construction and operating) category. The IEPA Document Explorer provides online access to numerous Illinois EPA public records which are maintained in a digital format.
Government Publication Date: Jun 20, 2025

Underground Injection Control Wells: UIC
The Underground Injection Control (UIC) Program is a federal program established under the provision of the Safe Drinking Water Act of 1974. Since groundwater is a major source of drinking water in the United States, the UIC Program requirements were designed to prevent contamination of groundwater resulting from the operation of injection wells. The Underground Injection Well Inventory is provided by the Illinois Environmental Protection Agency. This inventory includes Class V Injections Wells which are utilized to inject non-hazardous waste into or above the Underground Source of Drinking Water.

Government Publication Date: Aug 1, 2019

Potentially Infectious Medical Waste Facilities: MEDICAL WASTE
Title 35 of the Illinois Administrative Code defines Potentially Infectious Medical Waste (PIMW) as waste generated in connection with the diagnosis, treatment (i.e., provision of medical services), or immunization of human beings or animals; research pertaining to the provision of medical services; or the provision or testing of biologicals. The Illinois Environmental Protection Agency's Bureau of Land is responsible for administering the PIMW program. The facilities included on this listing treat, store, transfer or dispose of PIMW.
Government Publication Date: Jun 6, 2023

Compost Facilities: COMPOST
The Illinois Environmental Protection Agency's Bureau of Land, Materials Management Unit maintains this list of composting facilities. Composting facilities provide an alternative option to managing and disposing of non-hazardous solid waste and/or landscape waste instead of the waste being landfilled. It is a natural form of recycling that turns some common kinds of household waste, like food and lawn wastes, into a dark organic material that can be used in a variety of beneficial ways.
Government Publication Date: Jun 27, 2025

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E
Qualifications

PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608
Tel: 773-722-9200 | Fax: 773-722-9201 | pioneerEES.com

ELIZABETH A.H. COLE

TITLE: Project Manager - Environmental Professional
Pioneer Engineering & Environmental Services, LLC

EDUCATION: B.S. Natural Resources and Environmental Science
Purdue University, West Lafayette, IN

CERTIFICATIONS: Licensed Asbestos Building Inspector—IDPH License #100-19856
Completed ASTM Site Assessment Training
40 Hour OSHA Safety Trained for Hazardous Waste Sites

QUALIFICATIONS:

- Conducted numerous due diligence Phase I Environmental Site Assessments (Phase I ESAs) of various properties, including vacant/undeveloped land, residential sites, commercial/retail properties and industrial facilities. Assessments consisted of project oversight, site investigations, historical research, regulatory agency file reviews, report preparation, and overall extensive correspondence with federal, state, and local government agencies. Assessments have been performed in Illinois, Indiana, Michigan, Kentucky, Wisconsin, Arizona, Texas, North Dakota and Washington.

- Conducted numerous due diligence Transaction Screen Processes (TSPs) of low-risk properties ranging from vacant land to mixed-use developments. Assessments consisted of project oversight, site investigations, historical research, regulatory agency file reviews, report preparation, and overall extensive correspondence with federal, state, and local government agencies. Assessments have been performed in Illinois.

- Conducted numerous field sampling events, including subsurface soil, surface water, groundwater and air throughout Indiana and Chicagoland.

- Conducted numerous asbestos inspections for commercial and multi-unit residential properties. These studies included collecting samples of suspect asbestos-containing materials (ACMs) and outlining the findings in detailed reports.

- Prepared numerous Phase II Environmental Site Assessments (Phase II ESAs) for areas throughout Chicagoland.

- Assisted with daily tasks and maintenance within wastewater treatment and monitoring operations at former Superfund sites in Indiana.

- Managed Leaking Underground Storage Tank (LUST) compliance at numerous sites throughout Indiana for the State of Indiana Department of Environmental Management, including: review of site characterizations, remediation and closure documents; and prepared documentation required for closure decisions.

PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608 | phone: 773.722.9200 | fax: 773.722.9201 | pioneerees.com

PIONEER
ENGINEERING & ENVIRONMENTAL SERVICES, LLC

2753 West 31st Street | Chicago, IL 60608
Tel: 773-722-9200 | Fax: 773-722-9201 | pioneerEES.com

November 14, 2025

Redwood Construction Group, LLC
616 Executive Drive
Willwobrook, IL 60527
Attn: Steve Blentlinger

RE: Hazardous Material Survey
6221 Madison Street
Burr Ridge, Illinois 60527
Pioneer Project No. 25-0439-102

INTRODUCTION & PURPOSE

Pioneer Engineering & Environmental Services, LLC (Pioneer) was retained to perform a Hazardous Material Survey (HMS) of the above-captioned property (subject property). The rectangular-shaped subject property encompasses approximately 4.7 acres and is currently improved by a west-centrally-located, approximate 2,700-square-foot, two-story residential structure (subject building). Two, relatively small wooden storage structures are centrally located along the northern border, a temporary shed is located to the west of the subject building, and a fenced-in garden is north of the subject building. The eastern portion consists of wooded vegetation and a fire pit.

The HMS was conducted by Beth Cole, Pioneer Senior Project Manager and Occupational Safety and Health Administration (OSHA)-certified Hazardous Waste Operations and Emergency Response (HAZWOPER) technician, on November 3, 2025. The purpose of this HMS was to identify any hazardous materials, potentially hazardous materials, universal waste materials, and/or other regulated materials (ORMs) at the site, including, but not limited to, mercury, polychlorinated biphenyls (PCBs), and refrigerants. However, the scope of work did not include the sampling or characterization of such materials identified and excludes any that may have been hidden or obscured by inaccessible areas, finishing materials, and/or stored materials.

Materials surveyed included hazardous materials as defined under 49 Code of Federal Regulations (CFR) Parts 100-185, hazardous waste materials as defined under 40 CFR Parts 261-271 of the Resource Conservation and Recovery Act (RCRA), universal waste materials as defined under 40 CFR Part 273 Standards for Universal Waste Management, PCBs as defined under 40 CFR Part 761 of the Toxic Substances Control Act (TSCA), and ozone depleting substances as defined under 40 CFR Part 82 of the United States Environmental Protection Agency (USEPA) Clean Air Act, in addition to potentially hazardous materials or ORMs that may become regulated wastes upon termination of use.

ON-SITE OBSERVATIONS

The following table serves as an inventory of the hazardous materials, potentially hazardous, universal waste materials, and/or ORMs identified during the HMS:

Hazardous and Other Regulated Material Inventory

Material Description	Identified	Location	Notes
Suspect Asbestos-Containing Materials	✔	Throughout the subject building	Pioneer was informed that abatement of ACMs had been conducted; however, no documentation was provided
Suspect Lead-Based Paint	✔	Throughout the subject building	Likely layered painted surfaces
Aerosol Cans	✔	Basement and storage structures	Retail-sized (i.e., 5-gallon or less) containers paints and other various materials
Appliances (White Goods)	✔	Kitchens, basement, second level	Refrigerators, stoves, dish-washing machines, clothes washing machines, dryers, water heater, boiler, reverse osmosis water treatment, geothermal
Fluorescent Bulbs			
High Intensity Discharge Lamps			
Batteries			
Chemical Wastes			
Computers & Other Electronics	✔	First level of subject building	Televisions, etc.
Exit Signs			
Gas Cylinders & Fire Extinguishers	✔	In subject building, first level	One fire extinguisher
Meters & Switches			
Mold			
Petroleum Products	✔	Storage structures	Retail-sized containers of gasoline for lawn care
Pesticides	✔	Temporary storage structure	Retail-sized container of Round-Up
Pharmaceuticals/Medical Waste	✔	Within bathrooms	Retail/consumer amounts
Radioactive Equipment & Waste			
Sanitizers			

Material Description	Identified	Location	Notes
Smoke Detectors	✔	Throughout subject building	Modern units
Maintenance Products (including Household Cleaners)/Chemical Storage			
Thermostats	✔	Throughout subject building	Modern, electrical units
Refrigerants	✔	Kitchens	Refrigerators
Transformers & Other Suspect PCB-Containing Electrical Equipment (i.e., ballasts)			
Electrical Panels	✔	In subject building, basement and first level	Modern and original
Other (Describe)			

FINDINGS

Hazardous materials, potentially hazardous materials, universal wastes, and ORMs were evaluated during this survey, as identified in the above table. Materials that meet the definition of hazardous waste may be subject to special handling and disposal requirements under RCRA regulations. Universal waste materials are often subject to less stringent regulations to encourage their proper disposal and/or recycling; however, these materials should typically be containerized prior to any demolition activities and disposed/ recycled by a qualified and licensed contractor at an approved facility in accordance wit current regulations. It should also be noted that a material suitable for its initial intended use is not classified as “waste” until which time the material has been designated for disposal; therefore, certain materials may be considered as “salvage” in lieu of disposal, as applicable.

LIMITATIONS & CLOSING REMARKS

Please note that this is a non-invasive study that did not include any sampling or characterization activities.

This report has been prepared for the use of Redwood Construction Group, LLC (Client) and can not be relied upon by other persons or entities without the permission of Pioneer. The observations and conclusions contained herein are limited by the scope and intent of the work mutually agreed upon by the client and Pioneer and the work actually performed. Pioneer believes that the findings and conclusions provided in this report are reasonable. However, no warranties are implied or expressed.

Pioneer appreciates the opportunity to be of service to you on this project. We hope this information meets your needs at this time. If you have any questions regarding this initial assessment, please contact us at (773) 722-9200.

Respectfully Submitted,

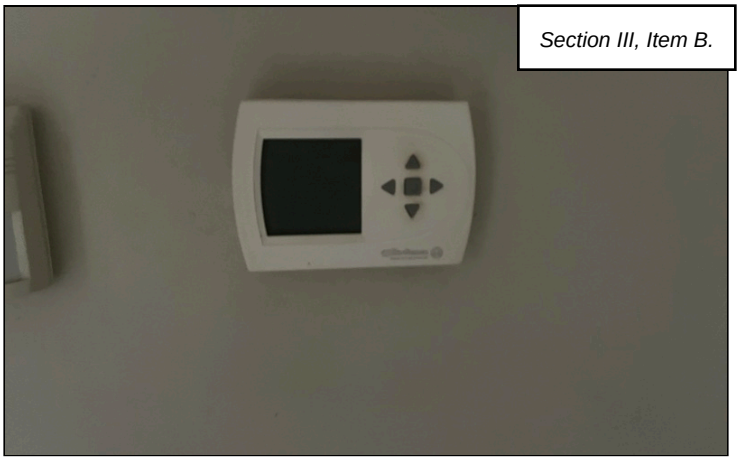
Pioneer Engineering & Environmental Services, LLC

Beth Cole
Senior Project Manager

Peter Decker
Phase I ESA Group Manager

Enclosures: Photographic Log

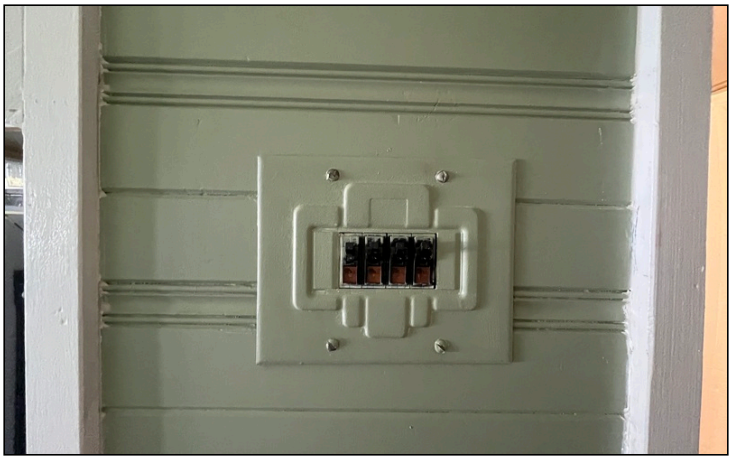
1. Subject building exterior



2. Thermostat

3. Alarm system key pad

4. Thermostat



5. Circuit

6. Basement; water heater

7. Basement; geothermal system

8. Suspect ACM/pipe wrap

9. Maintenance products in basement

10. Maintenance products in basement

11. Maintenance products, aerosols in basement

12. Gasoline can in basement

13. Reverse osmosis system

14. Fire extinguisher

15. Air conditioning unit

16. Kitchen; white goods

17. Second level; white goods

18. Second kitchen; white goods

19. Storage structure

20. Storage structure interior; maintenance products and gasoline

21. Second storage structure

22. Storage structure interior; maintenance products and gasoline

23. Temporary storage structure

24. Storage structure interior; pesticide and gasoline

On behalf of the Ruth Lake Ridge Homeowners Association, we are writing to oppose approval of the rezoning proposal for Z-08-2026: 6221 S. Madison St**.** We believe it should stay a single residence property, but if it must be divided, then the maximum reasonable number should be 2 to 4 residences. Our reasons are as follows:

1. This is a single-family stand-alone neighborhood with natural green space surroundings. The area already has several multi-unit developments surrounding it. Adding more cramped properties would materially change the character, safety, and beauty of the area. It would also negatively affect the air quality and overall health of residents in the area.

2. Traffic congestion at 63rd and Madison has become more congested over the years. Adding more traffic pouring in and out of the proposed street would contribute materially to the congestion right around the light. This poses safety threats as well as inconvenience to residents and other motorists.

3. Another significant safety threat is the threat to pedestrians and bicyclers who use the sidewalk and bike lanes in that area. Madison at that location is a popular neighborhood area as opposed to just a thoroughfare. It is popular with children, families, runners, and bikers. The added traffic pouring in and out of yet another street (as opposed to a single driveway or just two houses) would significantly add to the threat of accidents.

4. This proposal appears to drastically deviate from the existing zoning rules which are in place for legitimate reasons. This deviation would completely change the neighborhood. The area should be zoned the same as our Ruth Lake Ridge neighborhood in order to keep with the aesthetic, quality and safety of the area. Those rules were wisely enacted and there is no legitimate reason to deviate from them.

5. If you allow this proposal, you are opening the door to a slippery slope for the future of similar properties in this neighborhood and throughout Burr Ridge. This will further erode the unique and shrinking spaces that fewer and fewer towns are protecting. Burr Ridge is truly “A Very Special Place”. As our representatives, it is your responsibility to keep it that way.

For the above reasons, we respectfully request that a proposal to build 9 homes be denied. Single residence properties have worked well in our community and will continue to do so.

Thank you for your consideration.

Lori Vardas

President, Ruth Lake Ridge Homeowners’ Association

J. MICHAEL MEISSNER ARCHITECT
1405 Chanticleer Lane Hinsdale, IL, 60521
CELL 630.890.8373 E-mail arkitec@att.net

To The Village of Burr Ridge
7200 South Countyline Road
Burr Ridge, IL. 60537
Attention Plan Commission
Chairman Greg Trzupek

6.5.2026

Regarding
Zoning variation request #Z-80-2026 6221 South Madison Street

Dear Chairman, and Members of the Burridge Zoning Board of Appeals,

My name is Michael Meissner, professionally known as J. Michael Meissner architect. By way of standing, and my relationship to the matter before the ZBA, is in two parts, I am the son of Purdie Meissner McCullough. Purdie was the president of the Burr Ridge Park board for 13 years and sat on the Plan Commission for 11 years. She helped initiate the incorporation of Burr Ridge into becoming a village.

My career as an architect spans 45 years. I'm a full time architecture professor at Judson University, teaching undergraduate and graduate level design. I've consulted with many surrounding villages regarding zoning, ordinances, building codes, special use projects, land development, and historic preservation.

The zoning matter request before the village regarding 6221 S Madison St. land, I am very familiar with. Robert Bair, the now deceased previous owner was my best friend going back to 1956 when we rode the same school bus to classes. I sat bedside Bob in his passing a year ago this most recent February. I am thoroughly familiar with this piece of land, as I helped Bob care for and consider various projects on it, including what prospects for its ultimate development might become.

Currently there is a request for variation by the new owner and developer of 6221 asking for relief in the currently allowable number of dwelling units under the auspices of a PUD. I am surprised at this request, as the developer was heard by the Village's ZBA in advance of purchase and knows 100% what was, is allowable/permissible under the current zoning regulations.

If I am correct, there are State Statute requirements, provisions, the 7 L[illegible] points that the petitioner's request must address as necessity of proving a "hardship" to be granted relief from the zoning currently in place.
I fail to see where there is any genuine "hardship case" to be made, given how thoroughly familiar the developer was in advance of their purchase to claim circumstances beyond their control. And the risk to the Village in setting an unmistakably, unfavorable precedence is problematic.

Clearly, in my humble opinion, suggesting that a 5 acre parcel be given the latitude, standing and privileged to be considered a PUD is far-fetched. The PUD classification and vehicle is specifically and precisely intended of far larger areas of land to even be considered.

I might go so far as to say that if this request were to be granted, it would easily fall prey to a "spot zoning" legal conflict.

I can easily site 3 successful examples of conforming 5 acre developed parcels on Elm Street alone. Peppermill Court with 8 (pre DuPage Storm Water Management Regulations), Elm Court with only 3 homes and water detention, and Dartmouth Court with 7 homes, with water detention.

The proposed request does not honor or respect the character of the neighborhood. It does alter the essential character, it does increase the demands upon fire and safety services, and will impair to a greater degree the light, view and values of the surrounding residents.

As a small side note, during the informal discussion held in the Village Hall, the petitioner stated that the current mature privacy berm along Madison Street with substantial trees was going to remain.

The only benefit I see being sought is for the developer's financial gain, and none or nothing to improve, or benefit the Village of Burr Ridge.

Respectfully submitted,

J. Michael Meissner .I.A, NCARB, UIA

May I please ask for this letter either be read into the record by the presiding clerk, or that at the public hearing. I may read this into the record myself.
Thank you.

VILLAGE OF
BURR RIDGE
7700 COUNTY LINE ROAD
BURR RIDGE IL 60527

LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission and Zoning Board of Appeals of the Village of Burr Ridge, Cook and DuPage Counties, Illinois, will conduct the following Public Hearing beginning at **7:00 p.m. on Monday, June 15, 2026**, at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527

PURPOSE OF HEARING

The Plan Commission/Zoning Board of Appeals will hold a public hearing to consider a request by Steve Blentlinger of 6221 S Madison Holdings LLC. The petitioner wishes to redevelop a 4.7-acre site as a planned unit development to establish 10 lots: 9 buildable lots for single-family residences and 1 lot dedicated to stormwater. The petitioner requests: (1) a special use for a Planned Unit Development (PUD) in accordance with Zoning Ordinance Sections VI.F.2.h and XIII.L with exceptions and deviations from Subdivision and Zoning Ordinances regulations; (2) variations pursuant to Zoning Ordinance Section XIII.H.3 for: (a) a minimum PUD lot area of 4.73 acres instead of the required R-3 PUD minimum of 40 acres; and (b) a minimum PUD lot width of approximately 215 feet of frontage instead of the required R-3 PUD minimum of 800 feet; (3) Preliminary Plan approval for a PUD in accordance with Zoning Ordinance Section XIII.L.2.c.; and (4) Preliminary Plat of Subdivision approval. The petition number and address of this petition is **Z-08-2026: 6221 S Madison Street** and the Permanent Real Estate Index Number is **09-13-300-015-0000.**

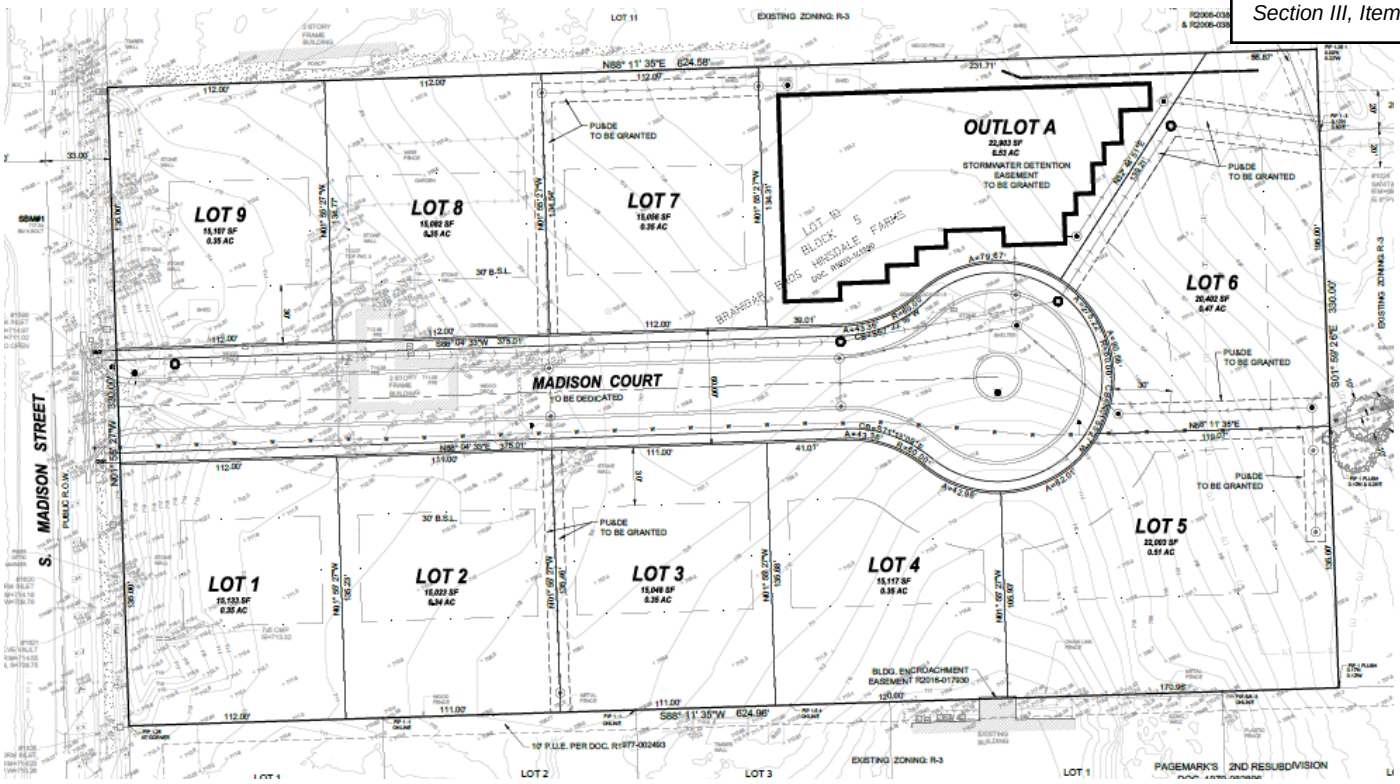
Public comment may be provided by individuals who physically attend the meeting at Gower Middle School, 7941 South Madison Street, Burr Ridge, IL 60527. All written public comment wishing to appear in the Plan Commission report shall be provided no later than Tuesday, June 9, 2026. All public comment may be emailed to Planner Ella Stern (estern@burr-ridge.gov) or mailed to Ms. Stern's attention at 7700 County Line Rd., Burr Ridge, IL 60527. The Plan Commission/Zoning Board of Appeals reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

BY ORDER OF THE PLAN COMMISSION/ZONING BOARD OF APPEALS OF THE VILLAGE OF BURR RIDGE, COOK AND DUPAGE COUNTIES, ILLINOIS.

Greg Trzupek, Chairman

MEMBERS: GREG TRUZPEK, MIKE STRATIS, JIM BROLINE, BARRY IRWIN, JOSEPH PETRICH, ENZA PARRELLA, AND RICHARD MORTON.

The site is starred in red.



Proposed site plan.

Additional information is posted on the Village's website in the link below:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/index.php

Burr Ridge homepage – Government – Boards, Committees, and Commissions – Plan Commission & Zoning Board of Appeals – Upcoming Public Hearing Petitions

The Plan Commission meeting agenda packet will be posted the Thursday before the meeting and will be available on the website here:
https://www.burr-ridge.gov/government/boards_committees___commissions/plan_commissions___zoning_board_of_appeals/agendas___minutes.php

Burr Ridge homepage – Government – Agendas & Minutes – Plan Commission & Zoning Board of Appeals

OWNER OR CURRENT OCCUPANT
6200 S MADISON ST
HINSDALE, IL 60521

OWNER OR CURRENT OCCUPANT
12 ANDREW CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6030 GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6 ANDREW CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
4 ANDREW CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
8 ANDREW CT
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
10 ANDREW CT
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
2 ANDREW CT
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6040 S GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6055 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6050 GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6111 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6059 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6111 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6112 WOODCREEK CT
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6120 S GRANT ST
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6086 KELLER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6081 KELLER DR
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6116 WOODCREEK DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6130 S GRANT ST
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6101 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6171 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6185 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6101 KELLER DR
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
549 60TH PL
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6151 KELLER DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6301 S CASS
WESTMONT, IL 60559

OWNER OR CURRENT OCCUPANT
6196 WILDWOOD LN
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6200 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6201 WILDWOOD LN
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6206 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6221 MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6201 S GRANT ST
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6235 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6256 WILDWOOD LN
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6235 S GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6240 S GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6265 WILDWOOD LN
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6300 WILDWOOD LN
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
6271 S GRANT ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6250 GRANT ST
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
11 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
9 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
5 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
10 S LASALLE ST UNIT 2750
CHICAGO, IL 60603

OWNER OR CURRENT OCCUPANT
1 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
15W550 63RD ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
15W562 63RD ST
BURR RIDGEIL60527

OWNER OR CURRENT OCCUPANT
6285 S GRANT ST
BURR RIDGEIL60527

OWNER OR CURRENT OCCUPANT
6280 S GRANT ST
BURR RIDGEIL60527

OWNER OR CURRENT OCCUPANT
12 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
10 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
5555 CLEVELAND AVEGW1W47
COLUMBUS, OH 43231

OWNER OR CURRENT OCCUPANT
6 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
4 NORRIS DR
BURR RIDGE, IL 60521

OWNER OR CURRENT OCCUPANT
2 NORRIS DR
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6184 S MADISON
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6125 S MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6184 S MADISON
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
6100 S MADISON ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6100 S MADISON ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6143 MADISON ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
7035 HIGH GROVE BLVD
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
63RD ST
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
226 SUNSET RIDGE RD
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
230 SUNSET RIDGE RD
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
240 SUNSET RIDGE RD
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
420 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
432 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
440 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
448 CREEKSIDE CT
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
416 CREEKSIDE CT
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
6302 MADISON ST
HINSDALE, IL 60521

OWNER OR CURRENT OCCUPANT
16W029 63RD ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
525 63RD ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
16W055 63RD ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
22 EASTINGS WAY
S BARRINGTON, IL 60010

OWNER OR CURRENT OCCUPANT
605 63RD ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
615 63RD ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6310 TREMONT RD
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
421 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
431 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
441 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6320 TREMONT ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
447 CREEKSIDE CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6310 S MADISON ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6341 THURLOW ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6310 THURLOW ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
308 HIDDEN BROOK LN
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
318 HIDDEN BROOK LN
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
326 HIDDENBROOK LN
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
332 HIDDENBROOK LN
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
342 HIDDENBROOK LN
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
7760 QUINCY ST
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
6320 MADISON ST
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
6346 BENTWOOD LN
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
408 WATERFORD CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6340 S MADISON ST
HINSDALE, IL 60521

OWNER OR CURRENT OCCUPANT
504 W 64TH ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
420 WATERFORD CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
506 W 64TH ST
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6355 WATERFORD CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
426 WATERFORD CT
WILLOWBROOK, IL 60527

OWNER OR CURRENT OCCUPANT
6353 BENTWOOD LN
WILLOWBROOK, IL 60521

OWNER OR CURRENT OCCUPANT
400 N LA SALLE DRUNIT 3401
CHICAGO, IL 60654

OWNER OR CURRENT OCCUPANT
6061 KELLER DRIVE
BURR RIDGE, IL 60527

OWNER OR CURRENT OCCUPANT
1404 ENGLISH CT
NAPERVILLE, IL 60564

OWNER OR CURRENT OCCUPANT
6050 S GRANT ST
BURR RIDGE, IL 60527

VILLAGE OF BURR RIDGE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS

Consent to Install Public Notice Sign

The owner of the property referenced below, or an authorized representative of the owner, which is the subject of a public hearing before the Village of Burr Ridge Plan Commission or Zoning Board of Appeals, hereby consents to allow the Village of Burr Ridge to install a public notice sign on the aforesaid property. The public notice sign will be erected 15 to 30 days prior to the public hearing and will remain on the property until it is removed by the Village of Burr Ridge subsequent to a final dispensation of petition request.

Street Address of Subject Property: 6221 S Madison Street, Burr Ridge, IL

Property Owner or Petitioner: Steve Blentlinger, Managing Member
6221 S Madison Holdings LLC
(Print Name)

[redacted]
(Signature)

VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

NOTICE

There will be a public hearing to consider zoning changes or approvals for this property.

Case Number: Z-08-2026

For further information, please call or visit:
Burr Ridge Village Hall
7660 County Line Road
(630)-654-8181

www.burr-ridge.gov
(see Plan Commission & Zoning Board of Appeals)

VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

NOTICE

There will be a public hearing to consider zoning changes or approvals for this property.

Case Number: Z-08-2026

For further information, please call or visit:
Burr Ridge Village Hall
7660 County Line Road
(630)-654-8181

www.burr-ridge.gov
(see Plan Commission & Zoning Board of Appeals)

M E M O

To: Janine Farrell, AICP, Director of Community Development

Through: David Preissig, P.E., Director of Public Works & Village Engineer

From: Thomas Ferenac, P.E., Assistant Village Engineer

Date: June 8, 2026

Subject: 6221 S. Madison Street (Madison Reserve) – Preliminary Engineering Review

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The following are review comments for the subject development:

- Preliminary plat
- Preliminary engineering plans dated May 8, 2026
- Preliminary stormwater report dated May 8, 2026
- Wetland delineation report dated November 11, 2025
- Geotechnical report dated November 3, 2025

Preliminary Plat

1. The 60′ right-of-way to be dedicated for Madison Court meets the minimum required by the Subdivision Ordinance.

2. Dimension all proposed easements on the plat.

3. Proposed easement between Lots 5 and 6 should be a minimum of 30’ for adequate water-sewer separation as well as future maintenance of the water main.

4. Include 10’ Public Utility and Drainage Easements along the frontage of each lot (in lieu of rear lots) for new electric and communications facilities and pedestals.

5. DuPage County mapping indicates a Zone A floodplain encroaching into Lot 6, and confirmed as Waters of DuPage. Include its limits and buffers in a Drainage and Floodway Easement.

Preliminary Engineering

6. Provide a method of emergency overflow for the detention system to accommodate a storm in excess of the 100-year return frequency and to function as an overflow bypass in the event the low-flow outlet is obstructed, per Municipal Code §8.29.

7. Staging construction of the proposed stormwater vault while providing erosion and sediment control in a temporary sediment basin will need to be developed in future plan submittals.

8. Provide access details and a maintenance plan for the proposed post-construction best management practice to be provided in the gravel beneath the open-bottom stormwater vault, which gravel will be periodically cleaned to maintain these void spaces.

9. Proposed storm sewer connection to existing structure requires further detail and hydraulic analysis. This existing structure is a grated vault, and when frequently overtopped, the flows are conveyed in the sideyard swales and across Wildwood Lane.

10. The DuPage County Stormwater & Floodplain Ordinance and Chapter 8, Article II of the Burr Ridge Municipal Code must be followed in accordance with all provisions, requirements, submittal forms, and supporting documentation.

11. The plans show an existing water main along Madison Street. The Village has no record of a main along this frontage; the existing Village main dead-ends to the south at Norris Dr. The water main shall be extended along Madison Street to terminate at the northwest corner of Lot 9.

12. The proposed 8″ sanitary is shown connecting to existing structure #1024 (6″ PVC IE = 689.54). Confirm downstream capacity of the existing 6” sanitary sewer at this manhole with FCWRD, or upside existing 6” pipe as may be needed.

13. Provide an updated geotechnical report at final engineering with infiltration testing and a drawdown calculation and seasonal high groundwater data.

14. Revise the proposed pavement composition per Table VIII-A of the Subdivision Ordinance. Specifically, 2” Binder and 6” Bituminous Base.

15. Off-site work in private property, although being contained in existing easements, will require the acknowledgement of these property owners. Documenting existing conditions and restoring these private properties will be required, and the associated costs included in the letter of credit to be provided to the Village.

16. A DuPage Co Division of Transportation (DuDOT) permit will be required for the new street intersection and associated work connected with Madison Street (Co Hwy 8).

17. A Flagg Creek Water Reclamation District (FCWRD) permit will be required for the sanitary sewer extensions.

VILLAGE OF BURR RIDGE

MEMORANDUM

TO: Village of Burr Ridge Plan Commission
Greg Trzupek, Chairman

FROM: Ella Stern, Planner

DATE: June 15, 2026

RE: Board Report

The Board of Trustees took the following action relative to matters forwarded from the Plan Commission on June 8, 2026.

- **V-01-2026: 602 Ambriance Drive (Sethi); Variation and Findings of Fact**
  - The Board approved an Ordinance approving denying a variance request from Section VI.F.4 of the Burr Ridge Zoning Ordinance to permit a Floor Area Ratio of .232 instead of the .20 maximum. The recommendation was unchanged from the Plan Commission.

- **V-03-2026: 3 Woodgate Drive (Smith); Variations and Findings of Fact**
  - The Board approved an Ordinance approving a request for a variation to permit a fence within a corner side yard setback, in accordance with Section VI.J.5 of the County Line Road Overlay Zoning Ordinance regulations. The petitioner withdrew the request for a fence located in an interior side yard.

- **S-03-2026: Intersection of 79th Street and Woodside Lane (Burr Oaks Glen South); Conditional Sign Approval and Findings of Fact**
  - The Board approved an Ordinance approving a request for conditional sign approval as per Section 55.05 of the Sign Ordinance to replace a Subdivision Entryway sign in a Residential District.

- **Z-07-2026: 501 Village Center Drive (AT&T Mobility); Special use, Special Use Amendment and Findings of Fact**
  - The Board directed staff to prepare an Ordinance denying a request for a special use for a wireless facility as per section VIII.C.2 of the Zoning Ordinance and to amend Ordinance A-834-10-05 to permit alterations to the structure related to the wireless facility. The recommendation was unchanged from the Plan Commission.

VILLAGE OF
BURR RIDGE
A VERY SPECIAL PLACE

MONTHLY BUILDING REPORTS

May 2026

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JPF-26-191	05/27/26	1108 Woodview Rd	Mr Brian Butler [redacted]	N	Fence
JPAT-26-184	05/26/26	11792 Woodside Ct	Frazier Residential Concrete (708) 473-6359 gfrazier@frazierconcrete	N	Res Patio
JRAD-26-168	05/18/26	8350 Waterview Ct	Stronghold Construction & Maintenance Co. (331) 643-7467 shedpros2@gmail.com	N	Res Detached Accessory Building
JPF-26-181	05/25/26	10S 245 Vine St	Jolanta Ziemba [redacted]	Y	Fence
JPS-26-180	05/21/26	840 Village Center Drive	Olympik Signs, Inc (630) 424-6100 gdragisic@olysigns.com	N	Sign
JPS-26-190	05/27/26	590 Village Center Dr.	One Up Signs, LLC (708) 479-4949 brandon@oneupsigns.com	N	Sign
JCPB-26-182	05/19/26	124 Tower Dr	Murphy Construction Services (630) 654-8242 permits@murphy-construct	N	Com Parking Lot
JRAD-26-188	05/27/26	3 TORI COURT	Hisham and Jennifer Greiss [redacted]	Y	Res Detached Accessory Building
JCPP-26-201	05/29/26	24 Stonehenge Ct	R. DiFoggio & Sam Plumbing & Sewer Co (708) 424-8889 rdifoggioandsam@yahoo.co	N	Plumbing Misc
JPF-26-179	05/20/26	6533 Shady Lane	Samer Kassar [redacted]	Y	Fence
JCA-26-135	05/01/26	11530 Ridgewood Ln	Lamantia Design & Construction (630) 663-9900 jcasciaro@lamantia.com	N	Res Alteration

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JPF-26-166	05/11/26	15W280 Plainfield Rd	Vincent Bonfiglio Norma McDermott [redacted]	Y	Fence
JPR-26-174	05/20/26	8340 Madison St	American Cable & Telephone (630) 277-0033 kenb@americanct.com	N	ROW Utility
JPR-26-175	05/20/26	8320 MADISON ST	American Cable & Telephone (630) 277-0033 kenb@americanct.com	N	ROW Utility
JDEK-26-147	05/06/26	8891 S. Madison	Erdmann Exterior Designs (847) 357-9607 Emily@erdmannexteriors.c	N	Res Deck
JCNC-26-163	05/15/26	7650 Lincolnshire Dr	CMT Crawford, Murphy & Tilly|Engineers & Consultants (217) 572-1141 gfrazier@cmtengr.com	N	Com New Construction
JPAT-26-178	05/19/26	1100 Laurie Ln	Dufour Services (630) 484-6393 dan@dufourservices.com	N	Res Patio
JPF-26-192	05/27/26	1060 LAURIE LN	James E Wolfe [redacted]	Y	Fence
JPR-26-171	05/19/26	473 Kirkwood Cove	Robert Kofler Construction Inc. (847) 204-9943 bobby@rkc-inc.com	N	ROW Driveway
JCA-26-158	05/14/26	4 KERI LN	Crystal Steele (303) 882-0164 natesutterer@homeedition	N	Res Alteration
JPR-26-197	05/28/26	1206 Kenmare Dr	C B Landscaping LLC (847) 456-2475 cb.landscaping@yahoo.com	N	ROW Driveway

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JGEN-26-144	05/05/26	403 Kenmare Dr	Oakwood Electric & Generator (630) 964-0541 beckyandrob@oakwoodelect	N	Generator
JPR-26-193	05/26/26	5981 GRANT ST	Irish Castle Inc (708) 599-0844 nestor@irishcastlepaving	N	ROW Driveway
JPR-26-155	05/12/26	150 Glenmora Dr	ESPO Engineering (630) 522-3024 ocarlin@espocorp.com	N	ROW Utility
JCPB-26-169	05/19/26	15W400 North Frontage Rd	Finkbiner Equipment Co. (630) 654-3700 mahrendt@finkbinerequipm	N	Com Parking Lot
JPR-26-176	05/20/26	7001 N Frontage Road	American Cable & Telephone (630) 277-0033 kenb@americanct.com	N	ROW Utility
JGEN-26-194	05/28/26	6988 Fieldstone Dr	Penco Electric Inc (847) 475-1231 permits@pencoelectricinc	N	Generator
JPAT-26-185	05/26/26	6912 Fieldstone Dr	Ortizz Landscaping Inc. (630) 994-6037 taniaortiz1507@gmail.com	N	Res Patio
JODK-26-186	05/26/26	6912 Fieldstone Dr	Ortizz Landscaping Inc. (630) 994-6037 taniaortiz1507@gmail.com	N	Res Outdoor Kitchen
JRPB-26-187	05/26/26	6851 Fieldstone Dr	Sunrun Installation Services (224) 500-5583 il.permitting@sunrun.com	N	Res Solar Panels
JCA-26-145	05/06/26	6100 Elm St	Building Resource Group LLC Paul Pacocha (630) 910-9440 ppacocha@buildingresourc	N	Res Alteration
JCPB-26-156	05/13/26	9S174 Drew Ave	Milivojevic, Filip [redacted]	Y	Building Misc

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JCPB-26-153	05/11/26	321 Devon Dr	Reliable Concrete Corp. (630) 235-7297 Reliableconcrete@yahoo.c	N	Building Misc
JCPB-26-165	05/14/26	50 Deer Path Trl	Afshan Gondal M A Toor [redacted]	Y	Building Misc
JDEK-26-142	05/05/26	8300 County Line Rd	Crockett Construction Inc. (708) 301-8522 cindy@crockettconstructi	N	Res Deck
JGEN-26-143	05/05/26	8300 County Line Rd	Crockett Construction Inc. (708) 301-8522 cindy@crockettconstructi	N	Generator
JPR-26-151	05/11/26	8300 County Line Rd	Crockett Construction Inc. (708) 301-8522 cindy@crockettconstructi	N	ROW Utility
JCA-26-152	05/11/26	8300 County Line Rd	Crockett Construction Inc. (708) 301-8522 cindy@crockettconstructi	N	Res Alteration
JPR-26-173	05/20/26	7600 COUNTY LINE ROAD	American Cable & Telephone (630) 277-0033 kenb@americanct.com	N	ROW Utility
JPR-26-160	05/14/26	7153 Commonwealth Ave	Irish Castle Inc (708) 599-0844 nestor@irishcastlepaving	N	ROW Driveway
JPR-26-183	05/26/26	142 Circle Ridge Dr	Frazier Residential Concrete (708) 473-6359 gfrazier@frazierconcrete	N	ROW Driveway
JPAT-26-189	05/27/26	9370 Cascade Cir	11 Gateway LLC [redacted]	Y	Res Patio
JPR-26-149	05/07/26	150 Burr Ridge PKWY	Talman Consultants (773) 480-9239 bwilhelm@talmanconsultan	N	ROW Utility

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JCA-26-140	05/04/26	120 Burr Ridge Pkwy	BCR Construction & Development Inc Philip Elizondo (630) 742-6126 bcr@bcrbuilds.com	N	Com Alteration
JCA-26-137	05/01/26	100 Burr Ridge Pkwy	Koru Group (331) 444-5678 leanne@korugroup.com	N	Com Alteration
JPS-26-172	05/20/26	100 Burr Ridge Pkwy	Olympik Signs, Inc (630) 424-6100 gdragisic@olysigns.com	N	Sign
JPR-26-162	05/15/26	201 Ambriance	RAD3 Engineering, PLLC (312) 764-2211 jklopp@rad3engineering.c	N	ROW Utility
JCA-26-164	05/15/26	16W215 94th St	James Lecas [redacted]	N	Building Misc
JPF-26-141	05/04/26	16W250 93rd Pl	BAMS 2001 LLC (630) 781-6744 edeleon67@yahoo.com	Y	Fence
JPR-26-167	05/18/26	15W780 83rd St	American Cable & Telephone (630) 277-0033 kenb@americanct.com	N	ROW Utility
JRSF-26-170	05/18/26	15W703 83rd St	Sobiech, Mark [redacted]	N	Res New Single Family Residence
JDS-26-177	05/21/26	16W 50 83rd ST	Village Of Burr Ridge (630) 654-8181 amezatis@burr-ridge.gov	Y	Demo
JPPL-26-157	05/08/26	15W721 82nd St	Deans Lawn & Landscaping Inc (219) 846-9078 m.falk@deanslandscaping.	N	Res Swimming Pool
JCPB-26-195	05/29/26	15W721 82nd St	Deans Lawn & Landscaping Inc (219) 846-9078 m.falk@deanslandscaping.	N	Building Misc

Permits Applied For

Permit #	Date	Address	Applicant	Work by owner?	Type
JPR-26-154	05/12/26	700 81st St	Mudjer, Stephen & Margaret [redacted]	N	ROW Driveway
JCPB-26-150	05/11/26	15W700 79th St	Professional Paving & Concrete Co. (630) 469-8055 katie.mullins@wepavethey	N	Com Parking Lot
JRSF-26-161	05/10/26	11373 79th Street	APH Development LLC (312) 877-9988 audrius@aphdevelopments.	N	Res New Single Family Residence

Total Permits: 57

Permits Issued

Building Misc

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JCPB-26-165	05/20/26	50 Deer Path Trl	Afshan Gondal M A Toor	Y	7,071	$2,000
	Work Description:	Exterior brick veneer reconstruction and structural attachment repair. Work limited to non-load-bearing exterior brick veneer repair.				
JCPB-26-156	05/26/26	9S174 Drew Ave	Milivojevic, Filip	Y		$1,200
	Work Description:	Removal of dead and damaged trees on a residential property due to safety concerns related to coyotes using the area as shelter, as well as the potential for tree failure causing damage to the garage and vehicles.				
JCPB-26-138	05/14/26	602 Ambriance	RAVINDER SETHI	N		$1,500 **Work**
	Description:	Reconnect our existing 3 air conditioning units to their original location.				
JCPB-26-128	05/12/26	800 Village Center Dr	Clarion Construction, Inc	N	1,000	$5,150
	Work Description:	Permit to Caulk Failing Window Seals on the Building with a Boom Lift.				

Total Permits For Type: 4
Total Const. Value For Type: $9,850

Electrical Misc

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JCPE-26-130	05/07/26	8425 DOLFOR CV	Lighthouse Restoration Group	N		$7,200
	Work Description:	Remove damaged 200 amp underground service and replace with a new 200 amp underground service.				
JCPE-26-129	05/07/26	6630 Manor Dr	ABC Plumbing, Heating, Cooling & Electric	N		$19,920
	Work Description:	Replace 200A full underground service, including 200A electrical panel and outside meter with disconnect and upgrading grounding. Install a new 20A dedicated circuit for Tankless Water Heater, 20A circuit for Basement Refrigerator and Wine Cooler, 20A circuit for Kitchen Coffee Station and two 20A circuits for garage through existing conduits.				
JCPE-26-116	05/15/26	9321 Fallingwater Dr W	Base Power Development	N		$12,000
	Work Description:	Exterior Ground Mounted Home Battery Installation				

Total Permits For Type: 3
Total Const. Value For Type: $39,120

Elevator

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JELV-26-126	05/21/26	9216 Fallingwater Dr E	DME Access, LLC	N		$51,240

Work Description: Provide and install (1) residential elevator.

Total Permits For Type: 1
Total Const. Value For Type: $51,240

Fence

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JPF-26-141	05/19/26	16W250 93rd Pl	BAMS 2001 LLC	Y		$6,000

Work Description: Replace fence

JPF-26-134	05/12/26	23 Deer Path Trl	Northwest Cedar Products	N		$9,900

Work Description: We are installing 319 linear feet of a 5 foot 12 black aluminum fence with one double gate and one walk gate

Total Permits For Type: 2
Total Const. Value For Type: $15,900

Generator

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JGEN-26-144	05/08/26	403 Kenmare Dr	Oakwood Electric & Generator	N		$11,380

Work Description: Install 22 KW Next Generation Generac Home Standby Generator - Non Pre-Package Generator

JGEN-26-143	05/07/26	8300 County Line Rd	Crockett Construction Inc.	N		$13,543

Work Description: Replace existing generator. Install new 22kW Generac Generator and transfer switch.

Total Permits For Type: 2
Total Const. Value For Type: $24,923

Res Alteration

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JCA-26-158	05/19/26	4 KERI LN	Crystal Steele	N	6,500	$75,000

Work Description: Interior remodel within an existing single-family residence - primarily a “Remove and Replace” project, includes plumbing, electrical, and limited miscellaneous structural. The purpose is to remove dated design elements and to fit the home with modern standards in functionality and decor.
Specific objectives and tasks:

o Remove and replace tile (tile floors, walls and ceilings), drywall, plumbing fixtures and electrical components (switches, outlets, lights and exhaust fans) in 4.5 bat
o Improve canned lighting layout in the front living room, and rear living
o Modernize the electrical load plan by refreshing the 200-amp panel, adding a 100-amp subpanel, and decreasing the load on certain and a surge protection device.
o Remove and replace certain flooring and drywall.
o Install a comprehensive smoke alarm system.
o Repair minor general and structural issues related to water damage (~ 18 ft2) and the removal and replacement of a section of handrails and guardrails.

JCA-26-145	05/26/26	6100 Elm St	Building Resource Group LLC Paul Pacocha	N	720	$165,900
Work Description:	Kitchen and laundry room remodel, using existing footprint					
JCA-26-135	05/08/26	11530 Ridgewood Ln	Lamantia Design & Construction	N	504	$175,000
Work Description:	Primary Bedroom/Bath & Renovation; Windows					
JCA-26-127	05/19/26	9S174 Drew Ave	R Vari & Associates	N	2,258	$100,000
Work Description:	Interior renovation to existing single family residence					
JCA-26-118	05/19/26	8261 Lake Ridge Dr	Mersch, Diane	N	5,900	$150,000
Work Description:	Kitchen, bathroom remodel, flooring, trim, basement remodel					
JCA-26-095	05/01/26	23 Deer Path Trl	Mora Builders Inc	N		$36,000
Work Description:	Complete bathroom Remodels					

Total Permits For Type: 6
Total Const. Value For Type: $701,900

Res Patio

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JPAT-26-083	05/07/26	171 Ashton Dr	Infinity Real Property	Y		$4,000
Work Description:	Patio, Retaining Wall, Steps, Outdoor Fireplace					

Total Permits For Type: 1
Total Const. Value For Type: $4,000

ROW Driveway

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JPR-26-139	05/27/26	8650 DOLFOR CV	Pro Pavement	N		$6,500
Work Description:	Remove and Replace existing brick driveway with new asphalt					
JPR-26-123	05/13/26	3 Brighton Pl	Sutton Asphalt LLC	N		$18,000
Work Description:	Asphalt driveway removal and replacement to match existing layout and drainage. HMA to b installed in 2 lifts totaling 3" - binder and surface courses.					

JPR-26-114	05/07/26	404 Ambriance	M & J Asphalt Paving Company, Inc	N	$30,000

Work Description: Reset existing brick paver driveway

Total Permits For Type: 3
Total Const. Value For Type: $54,500

ROW Utility

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JPR-26-162	05/22/26	201 Ambriance	RAD3 Engineering, PLLC	N		$2,025

Work Description: pan replacement - Approx. 81 LF of conduit for coax via bore from proposed splice to intercept existing coax within the north utility easement of Ambriance Dr, approx. 383’ east of S County Line Rd, heading north to existing pedestal.

JPR-26-155	05/13/26	150 Glenmora Dr	ESPO Engineering	N		$2,358

Work Description: To replace an underground CATV cable from an existing CATV pedestal in the easement on Glenmora Lane to another existing CATV pedestal in the easement. All CATV cable will be installed underground by directional boring.

JPR-26-122	05/12/26	5901 Garfield Ave	Shactee Engineering Debbie Guvernator	N		$5,000

Work Description: Installation of ERX equipment on existing Nicor Gas Vault
Nicor Gas - Daniel Strycharz - dstrycha@southernco.com - (630) 983-8676
Contractor - Miller Pipeline - Jake Trippler - jake.trippler@millerpipeline.com - (312) 339-3047

Total Permits For Type: 3
Total Const. Value For Type: $9,383

Sign

Permit #	Date	Address	Applicant	Work by owner?	Sq. Ft.	Const. Value
JPS-26-172	05/26/26	100 Burr Ridge Pkwy	Olympik Signs, Inc	N		$6,300

Work Description: Installation of the following signs:
1) One (1) set of LED illuminated, Face-Lit Channel Letters to be installed on North building elevation facade
2) One (1) LED illuminated, Face-Lit Channel Logo to be mounted to window mullions on North building elevation

JPS-26-159	05/22/26	563 Village Center Dr	Peak Running	Y		$

Work Description: We will be moving the current Peak Running sign from 555 Village Center Dr to the new location 563 Village Center Dr.

Total Permits For Type: 2
Total Const. Value For Type: $6,300

Grand Total Permits: 27

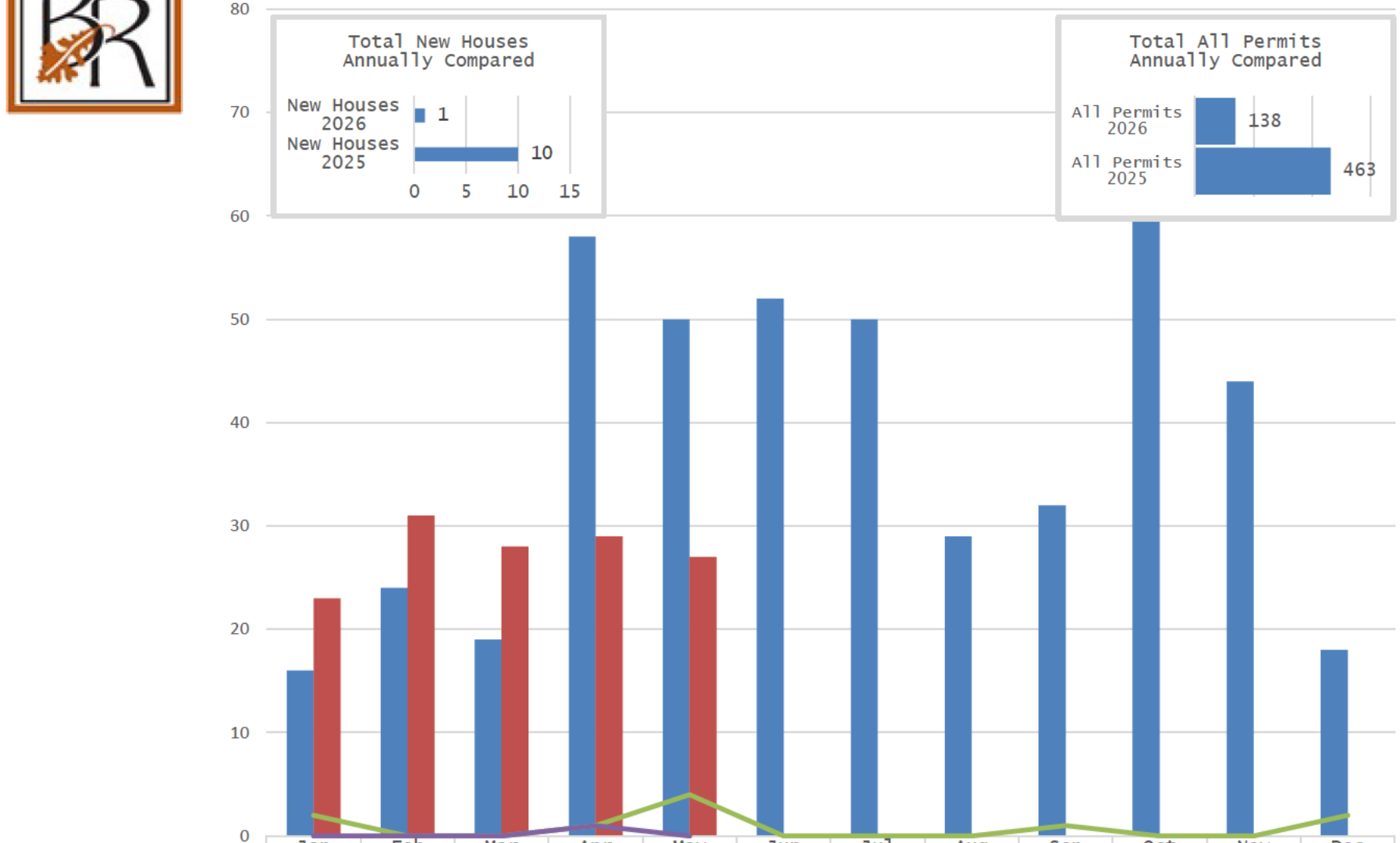
Grand Total Const. Value: $917,116

Certificates of Occupancy Issued

CofO	Status	Issued To	Location	Category	Issued
OT26058	Issued	Ken Malnar Golf Instruction, Inc.	7956 Madison St	Com, Alteration	05/07/2026

Total Occupancy Certificates: 1

Permits Issued Monthly 2025 Compared to 2026



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
All Permits 2025	16	24	19	58	50	52	50	29	32	71	44	18
All Permits 2026	23	31	28	29	27							
New Houses 2025	2	0	0	1	4	0	0	0	1	0	0	2
New Houses 2026	0	0	0	1	0							