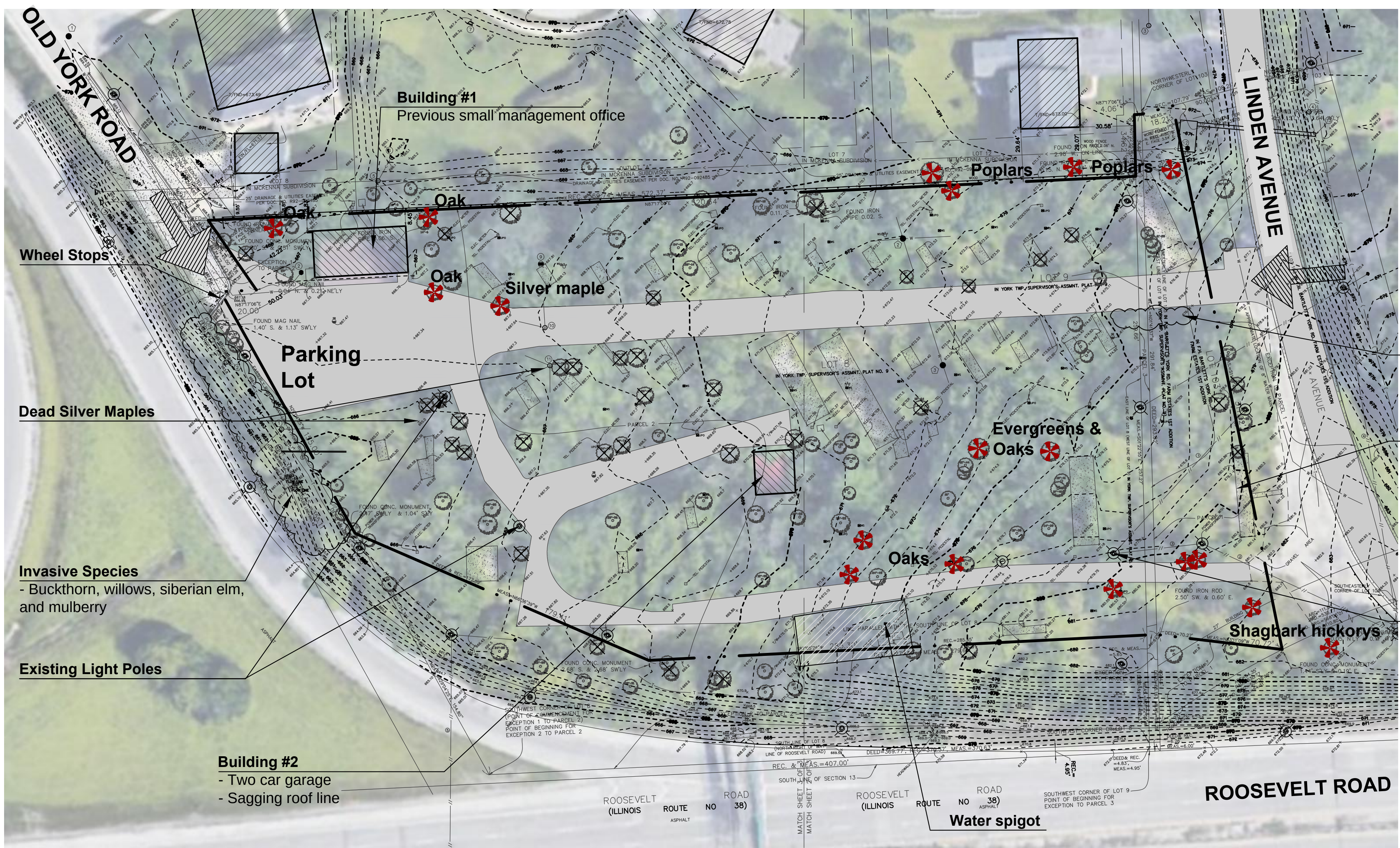
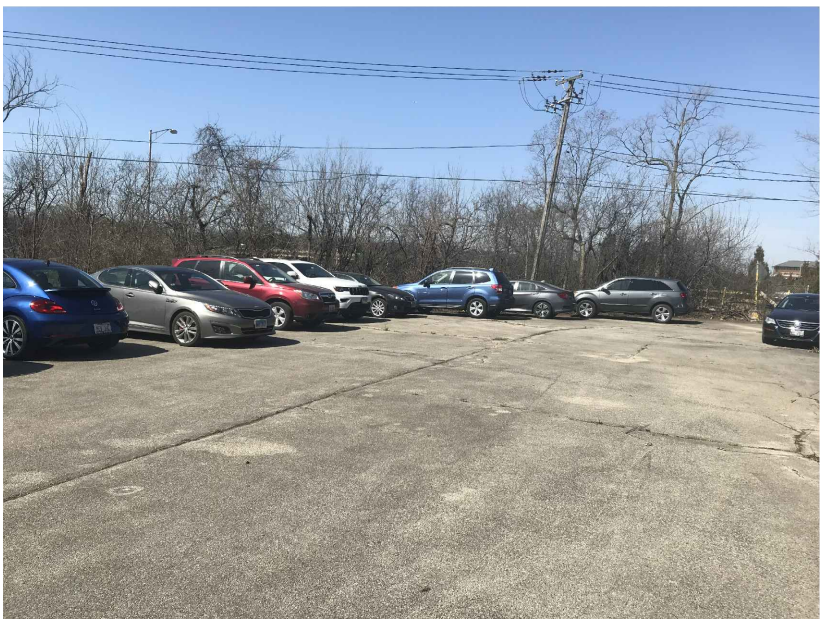




- Property Line
- Access Point
- Concrete wall with fill
- Electrical poles
- Dead trees
- High Quality Trees



Building #1



Parking Lot near Building #1



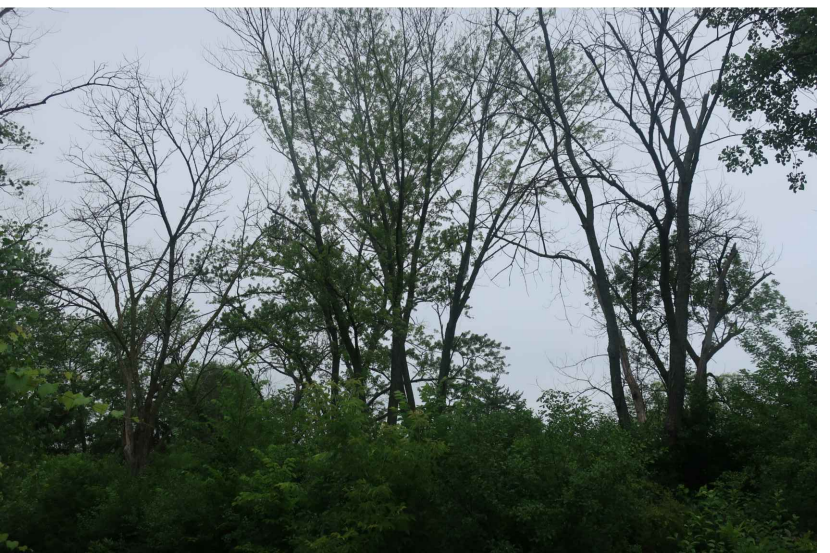
Trailer Pad with Utilities



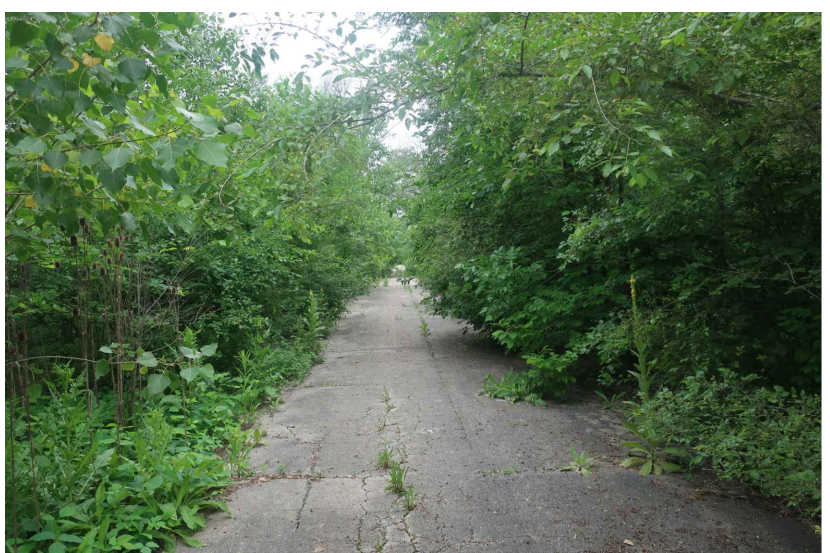
Trailer Pad



Building #2



Dead Trees to be Removed



Linden Avenue Access Road



Mature Oaks to be Preserved

Overview:

The 3.41 acre site is located at 0S761 Old York Road and was formally a trailer park with a small management office (building #1) and a two car garage (building #2). The site is located in unincorporated York Township, DuPage County, Illinois, and currently falls under DuPage County permitting requirements.

Utilities:

Initial site investigation indicates existing water lines and remnants of utilities including electric and sewer remain on the site but abandoned from current use at the existing trailer pads. Utilities to the buildings are currently not working and condition is unknown.

Stormwater Detention:

The previous use of the site as a residential trailer park has left existing gravel drives, paved trailer pads and an asphalt parking lot. DuPage County permitting may allow the site to be developed without the need for new stormwater detention.

Access:

The existing access from the northwest side for vehicles and from both the northwest and northeast for pedestrians will serve the park site well.

Building #1:

The existing caretaker building/club house may be a good future restroom and storage area for the site if the building is found structurally sound.

Building #2:

The existing garage is centrally located on the site and appears to have a sagging roof line. It may be best to remove this building unless a good reuse is found that Building #1 cannot meet.

Topography and Soils:

The site has an elevation change of 15 feet from the southeast corner of the property to the northwest corner. The site contains slopes that are generally within the 0-6% range. The site contains 91% orthents, clayey, undulating soils with 9% minor components - all classifications are moderately well drained.

Floodplain and Wetlands:

Both the Flood Insurance Rate Map (FIRM) and the National Wetland Inventory (NWI) maps were reviewed for the site. No floodplains or wetlands are identified.

Existing Pavement:

There is a total of 27,925 square feet of existing asphalt/gravel drive and parking. There is a total of 6,154 square feet of concrete from the existing trailer pads on site.

Existing Vegetation:

The existing vegetation is overgrown and thick with understory brush. Clearing out the invasive plant species will enhance site lines and shape views throughout the site. The higher quality trees have been identified and are shown in red on the map. Most other trees are in poor condition, dead, or are undesired invasive species.