



Zoning Request Report
County of Kane

Kane County Development
719 Batavia Ave
Geneva, IL 60134
Phone: (630) 232-3492
Fax: (630) 232-3411

TO: Kane County Zoning Board Of Appeals
Kane County Development Committee
County Board Member District
Janice Hill Carl Scheodel Mark VanKerkhoff Monica Meyers
Petitioner

PETITION NUMBER 2016-4405

Date 11/22/2016

GENERAL INFORMATION

APPLICANT: VALKO, KIRK A & JOY A

18N741 WESTHILL RD
DUNDEE 601189215

PURPOSE: REZONING FROM F TO E-1 WITH A 10 LOT SIZE VARIANCE TO BRING THE PROPERTY BACK INTO CONFORMANCE WITH THE KANE COUNTY ZONING ORDINANCE

EXISTING ZONING: F - FARMING;

REQUESTED ACTION: E-3 - ESTATE RESIDENTIAL;

SIZE: 1.15 ACRES

LOCATION: 18N741 WESTHILL ROAD, SECTION 9, DUNDEE TOWNSHIP (03-09-100-047)

SURROUNDING	ZONING	USE
NORTH	E-3 - ESTATE RESIDENTIAL;	RESIDENTIAL;
SOUTH	F - FARMING;	RESIDENTIAL;
EAST	F - FARMING;	RESIDENTIAL;
WEST	F - FARMING;	RESIDENTIAL;

EXISTING LAND USE: RESIDENTIAL;

LAND USE PLAN DESIGNATION: COUNTRYSIDE ESTATE RESIDENTIAL

ZONING HISTORY: NO PREVIOUS REQUESTS FOR THIS PROPERTY

APPLICABLE LAND USE REGULATION: ARTICLE IX, SECTION 9.4 OF THE KANE COUNTY ZONING ORDINANCE

Kirk Valko, et ux
Rezoning from F to E-3 with a lot size variance of .10 acre

Special Information: A southern portion of the property was sold off to a neighbor a few years ago, rendering the property in violation of the Zoning Ordinance in the F-Farming District. The petitioner is seeking a rezoning and small lot size variance in order to bring the existing residential parcel back into conformance with the Zoning Ordinance.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Countryside Estate Residential. The gross density should not generally exceed an average of one dwelling unit per four acres of land.

Staff recommended Finding of Facts:

1. The rezoning will bring the property back into conformance with the Zoning Ordinance.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

**PROPOSED FINDINGS OF FACT
MAP AMENDMENT**

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

The property in question has been improved with a single family residence on West Hill Road in Dundee Township, amidst a neighborhood of single family residences adjacent to Woodland Springs Subdivision, Springacres Hills North, James Waclawik Subdivision and other single family residences.

In 2007, the previous owners divided a larger parcel and reduced the parcel in question to an area equal to 1.15 acres. The parcel remains classified in the F-Farming District.

2. What are the zoning classifications of properties in the general area of the property in question?

The surrounding area is zoned as follows:

North	E-3 – Estate Residential, and E-2A – Estate Residential
East	F-Farming; and farther east, E-2A – Estate Residential, and E-3 – Residential..
South	E-1 – Estate Residential
West	F-Farming

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

The property in question has been improved with a single family residence, and is suitable for this purpose.

4. What is the trend of development, if any, in the general area of the property in question?

The trend of development in the area of the property in question is residential.

5. How does the projected use of the property relate to the Kane County 2040 Land Use Plan?

The parcel is located in an area designated as "Countryside Estate Residential." The area in question fits the description of such areas below. It is characterized by i) rolling hills; ii) large areas of woodlands; and iii) low-density area, mostly scattered estate-type development.

Areas identified as "Countryside Estate Residential" on the 2040 Land Use Map are described as follows:

"...generally those which are characterized by rolling, moraine hills separated by wetlands, or small creeks and with large areas of woodlands and other native vegetation. These areas are often adjacent to existing low-density residential areas, may already have a limited degree of scattered, estate-type development, and sometimes include land used for equestrian activities or serve as a low-density transition to important agricultural and green infrastructure resources.

The Plan recommends establishing low-density criteria for future developments to preserve the character, wildlife base, and natural features of these areas.

The density and lot size of each individual development should be determined by the following:

- physical characteristics (previously stated)
- the trend and character of development in the surrounding area
- soil suitability for septic systems, and
- significant open space and green infrastructure preservation.

The gross density should not generally exceed an average of one dwelling unit per four acres of land."

KANE COUNTY DEVELOPMENT DEPARTMENT

Subdivision and Zoning Division, Kane County Government Center
719 Batavia Avenue
Geneva, Illinois 60134
Office (630) 232-3492
Fax: (630) 232-3411

Received Date

APPLICATION FOR A VARIATION

Instructions:

To request a variation for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 03-09-100-047
	Street Address (or common location if no address is assigned): 18N741 West Hill Road, Dundee, Illinois 60118

2. Applicant Information:	Name Valko, Kirk / Joy	Phone 815-751-6674
	Address 18N741 West Hill Dundee, Illinois 60118	Fax
		Email

3. Record Owner Info:	Name Valko, Kirk/Joy	Phone 815-751-6674
	Address 18N741 West Hill Dundee, Illinois 60118	Fax
		Email

Zoning and Use Information:

Current zoning of the property: F-1 Farming

Current use of the property: Residential

Reason for Request:

Variation requested (state specific measurements):

A variance by .10 of an acre to render residential use of the property, a conforming use under the Kane County Zoning Regulations.

Reason for request:

To render the property a conforming, single family residential structure, and to allow for its continued use for residential purposes.

Action by Applicant on Property: See attached Proposed Findings of Fact

What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

Is the purpose of the proposed variation based on more than a desire to make money from the property? (explain)

Has the alleged difficulty or hardship been created by any person presently having an interest in the property? (explain)

The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should "make your case" by explaining how your request will not:

See attached Proposed Findings of Fact D 1-5.

1. Impair an adequate supply of light and air to adjacent property.

2. Increase the hazard from fire and other dangers to adjacent property.

3. Diminish the value of adjacent land and buildings.

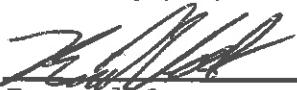
4. Increase congestion or create traffic hazards.

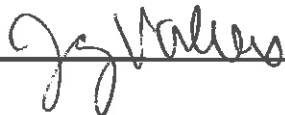
5. Impair the public health, safety, comfort, morals and general welfare.

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Certification of Notification of adjacent property owners
- Aerial (air photo) with property clearly highlighted contact:
The Sidwell Co., 675 Sidwell Dr., St. Charles, IL (630) 549-1000
- Trust Disclosure (If applicable)
- Application fee (make check payable to Kane County Development Department)
- Site Plan drawn to scale showing house, well and septic.

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.


Record Owner



Sept. 20, 2016
Date

Applicant or Authorized Agent

Date

PROPOSED FINDINGS OF FACT
PETITION FOR VARIATION

A. What physical characteristics would prevent the property from being used in conformity with the requirements of the Zoning Ordinance?

The property consists of only 50,094 square feet total (1.15 acres), and has long been improved with the existing single family residence on the premises. The parcel was formerly larger, about 3.4± acres in all, before it was split in 2007 by sale of a portion of the parcel by the former owner to a third party for construction of a new single family residence.

The current owners desire to amend the zoning classification from F Farming District to E-3 Estate District, with a variance by .10 of an acre to render his use a conforming use under the Kane County Zoning Regulations.

The minimum lot size for the E-3 Estate District is 1.25 acres.

B. Is the purpose of the proposed variation based on more than a desire to make money from the property?

The purpose of the proposed variation is to render the property a conforming, single family residential structure, and to allow for its continued use for residential purposes.

C. Has the alleged difficulty or hardship been created by any person presently having an interest in the property?

The alleged “practical difficulty” or “particular hardship” results from a reduction in the size of the property after the lawful division of the original larger parcel by the previous owner. The current owners do not intend to expand the use, only to continue the existing single family use of the premises in an appropriate residential (and not farming) zoning district.

D. The Kane County Zoning Ordinance requires that the Zoning Board of Appeals find that there is a practical difficulty or some particular hardship if existing regulations are applied. The Board must also consider certain factors related to the granting of a variance. As the Applicant, you should “Make your case” by explaining how your request will NOT:

1. Impair an adequate supply of light and air to adjacent property.

No changes to the existing single family residential use of the property are proposed. Therefore, use of the property – with a slight variation of the lot size – would not impair the supply of light and air to any adjacent property.

2. Increase the hazard from fire and other dangers to adjacent property.

No changes to the existing single family residential use of the property are proposed. Therefore, use of the property – with a slight variation of the lot size – would not be any increase to the hazard from fire, or any other danger, to any adjacent property.

3. Diminish the value of adjacent land and buildings.

No changes to the existing single family residential use of the property are proposed. Therefore use of the property – with a slight variation of the lot size – would not diminish the value of any adjacent land or buildings. The property has for a long time been improved with the existing single family residence.

4. Increase congestion or create traffic hazards.

No changes to the existing single family residential use of the property are proposed. Therefore, use of the property – with a slight variation of the lot size – would not increase congestion on the local streets, or create any traffic hazards. The property is located in an unsubdivided area of Dundee Township; there is no through street serving the property in question; and traffic congestion and hazards are irrelevant in this neighborhood.

5. Impair the public health, safety, comfort, morals and general welfare.

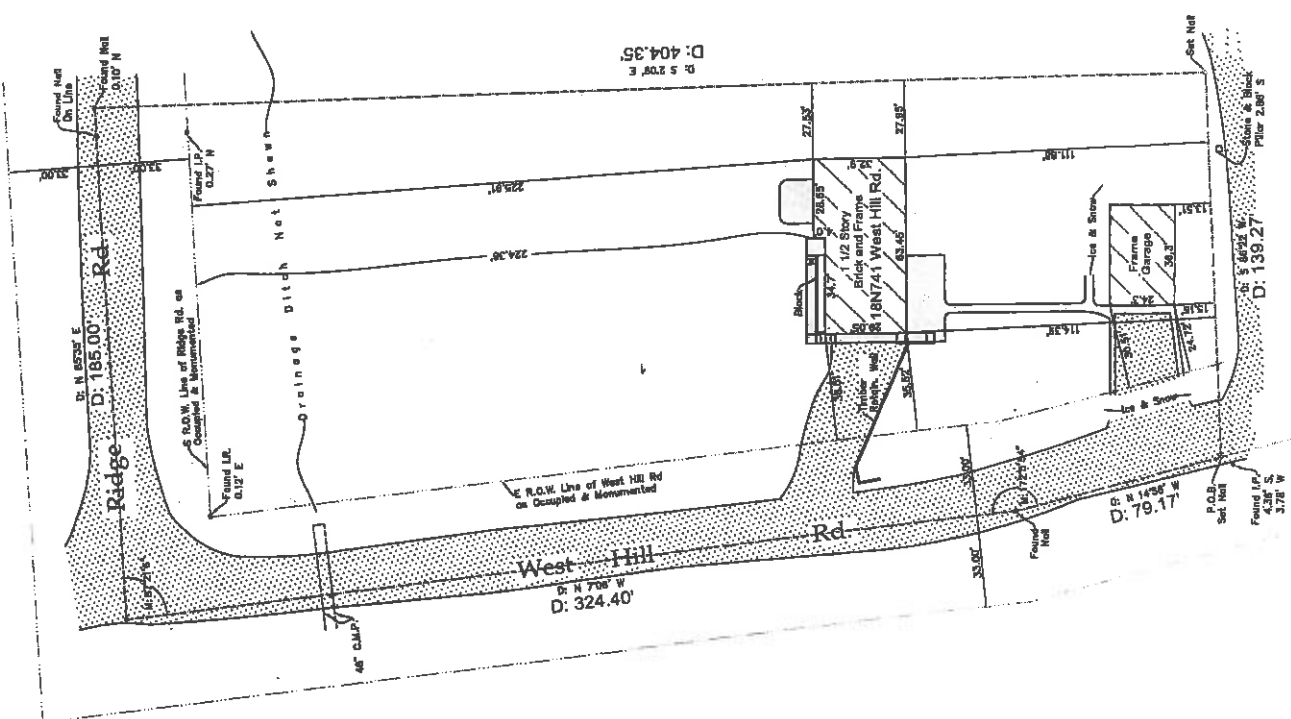
No changes to the existing single family residential use of the property are proposed. Therefore, use of the property – with a slight variation of the lot size – would not impair the public health, safety, comfort, morals or general welfare.

PLAT OF SURVEY

KO 9-42-8 N&S

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER, 33 FEET; THENCE NORTH 51 DEGREES 45 MINUTES WEST, 123 FEET; THENCE NORTH 13 DEGREES 09 MINUTES WEST, 270.49 FEET; THENCE SOUTH 88 DEGREES 38 MINUTES WEST, 215.39 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES 58 MINUTES WEST, 781.13 FEET TO A BESS POINT IN THE CENTER LINE OF WEST HILL ROAD; THENCE NORTH 7 DEGREES 08 MINUTES WEST, 504.4 MORE FEET; THENCE SOUTH 88 DEGREES EAST, 135 FEET; THENCE SOUTH 2 DEGREES 09 MINUTES EAST, 404.35 FEET, MORE OR LESS, TO A POINT NORTH 88 DEGREES EAST, 135 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 22 MINUTES WEST, 138.27 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF DUNDEE, KANE COUNTY, ILLINOIS.



DATE OF SURVEY: MARCH 4, 2014
 REVISED SURVEY: MARCH 18, 2014
 STATE OF ILLINOIS
 COUNTY OF KANE
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORDS OF THE STATE OF ILLINOIS, AND THAT THE DISTANCES AND BEARINGS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPER PLACEMENT LINES AND THE ADDITIONAL VISIBLE IMPROVEMENTS DO NOT ENOUGH ON THE ABOVE DESCRIBED PROPERTY.
 I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 MY LICENSE EXPIRES 11-30-2014
 COMPARE THE DESCRIPTION OF THIS PLAT WITH USED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, THE DISTANCES AND BEARINGS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.
 ILLINOIS PROFESSIONAL DESIGN FIRM/LAND SURVEYING CORPORATION NO. 4183

Due to snow cover, all ground features may not be shown.
 PROPERTY AREA: 87708.2 SQ. FT. OR 1.54 ACRES
 CLIENT: ATTY. SHAPIRO
 JR 140078

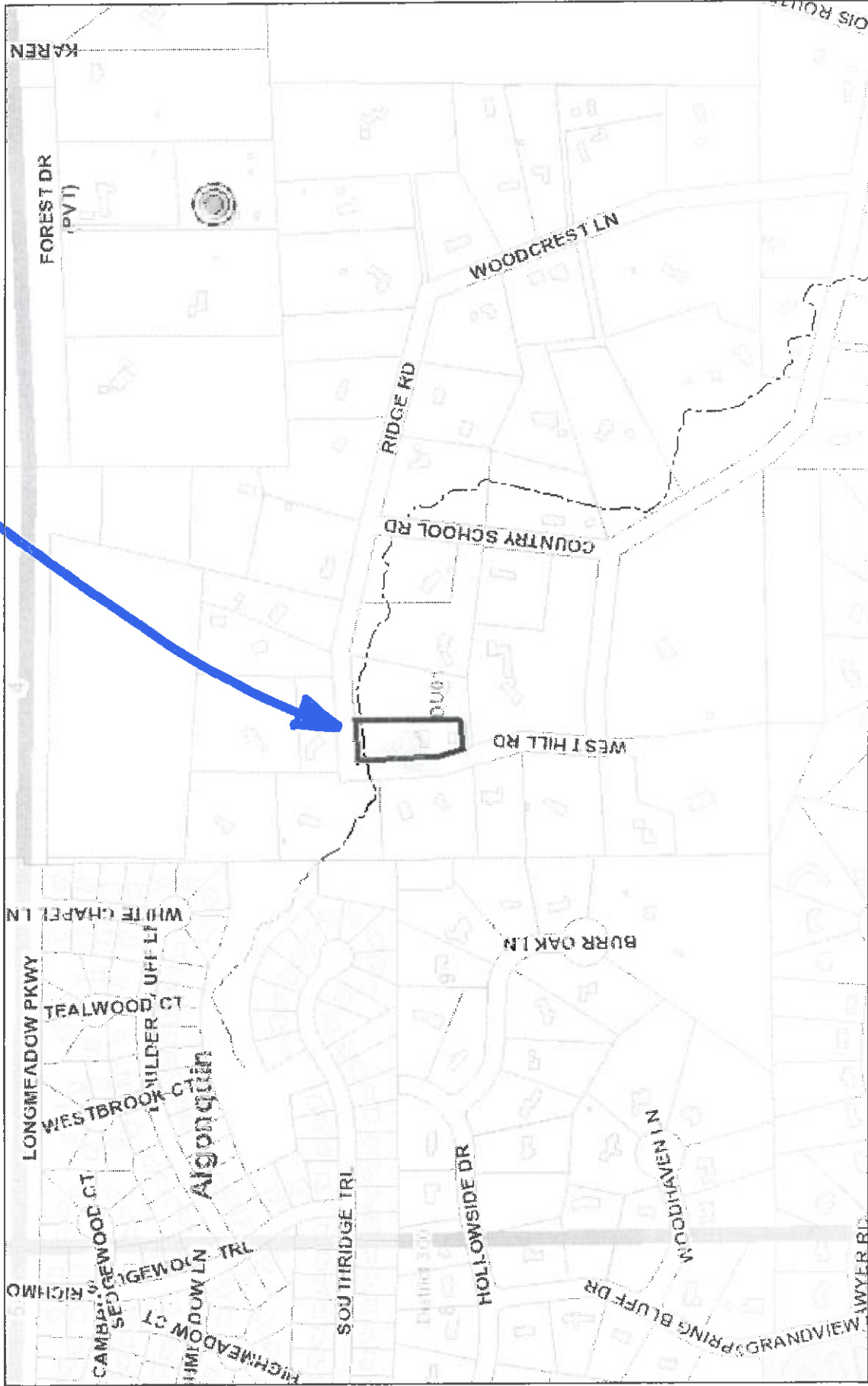
LEGEND

- R - RECORD DISTANCE
- M - MEASURED DISTANCE
- P - PLUMB
- S - SET
- CONCRETE
- ASPHALT

SCALE: 1" = 200' (MAIN MAP)

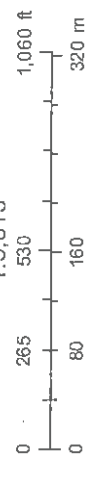
SCHLAFBEGG & ASSOCIATES, INC.
 130 GATES STREET
 ELBURN, ILLINOIS 60119
 (708) 305-9831

Map Title



November 9, 2016

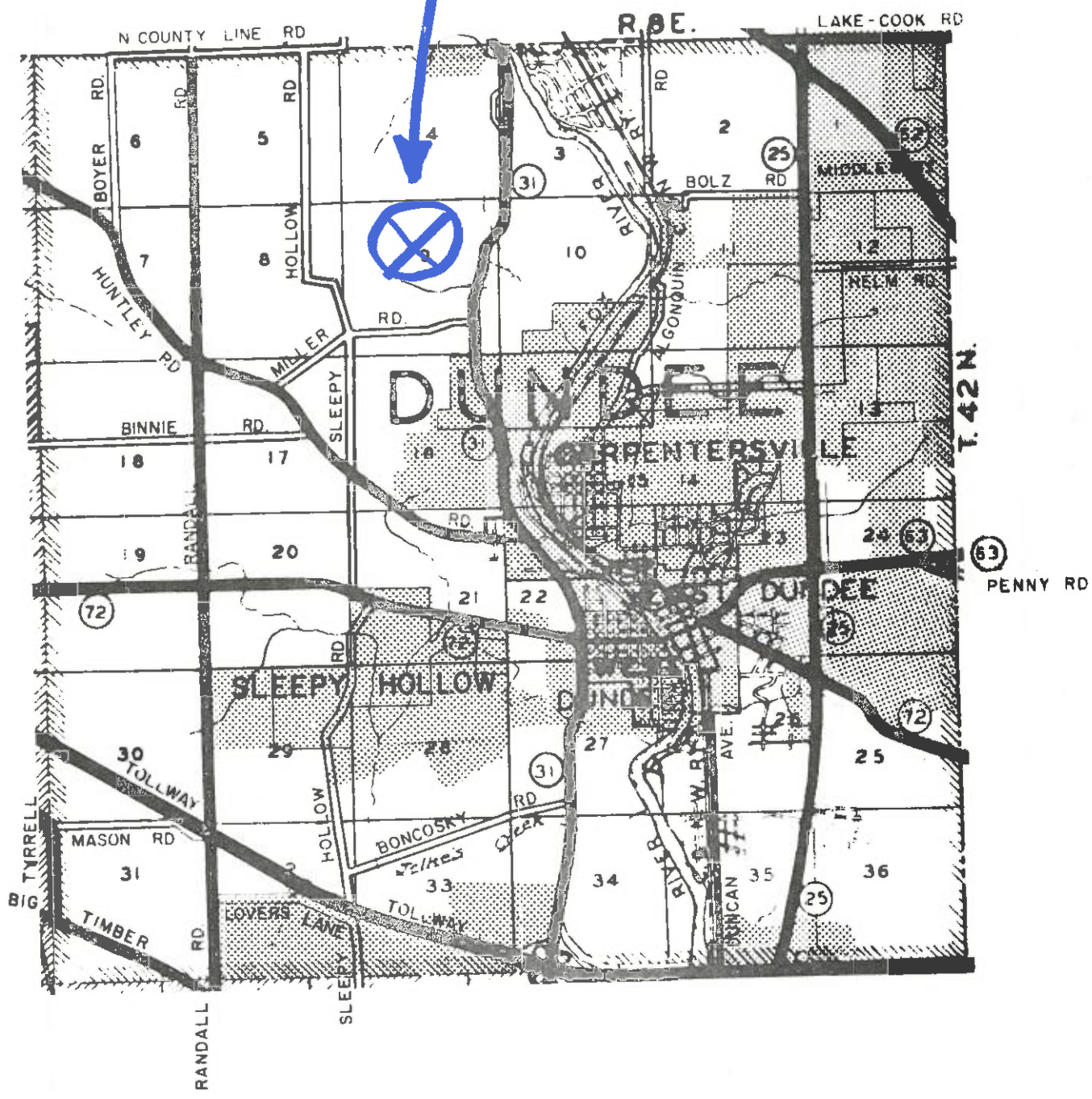
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Source : GIS-Technologies
GIS-Technologies

These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

GIS-Technologies
Kane County Illinois



**KANE-DUPAGE
SOIL AND WATER CONSERVATION DISTRICT**

**LAND USE OPINION
16-069**



October 27, 2016

**Prepared for:
Kane County**

**Petitioner:
Mark Schuster
1250 Larkin Avenue Suite 100
Elgin, Illinois 60123**

Petitioner: Mark Schuster, 1250 Larkin Ave. Suite 100, Elgin, IL 60123

Contact Person: Mark Schuster, (847) 742-8800

Unit of Government Responsible for Permits: Kane County

Acreage: 1.08

Location of Parcel: Section 9, Township 42 N, Range 8 E

Property Address/PIN#: 18N741 West Hill Road, Dundee, IL 60118

Existing Land Use: Residential

Surrounding Land Use: Residential

Proposed Land Use: Estate

Natural Resource Concerns

Land Cover in the Early 1800's: This site is located in an area previously identified as prairie and forest. (See page 2 for more information.)

Kane County Green Infrastructure Plan: This site is located in an area indicated as Environmental Resource Area and ADID Wetland. (See page 3)

Wetlands: The ADID wetland map identifies wetland areas on this site. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 4 for more wetland information.)

Floodplain: There are no floodplain areas identified on this site. (See page 5)



Streams: There are no streams on this site. (See page 6)

Regulations: Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 7 for regulation information.

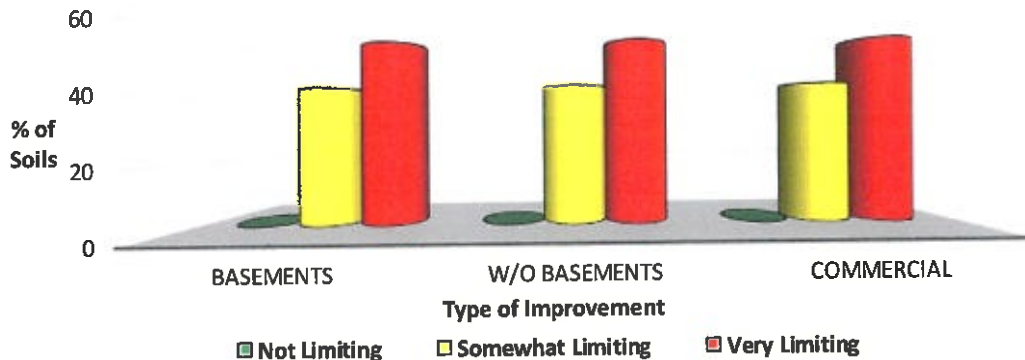
Aquifer Sensitivity: This site is within a zone rated as low with respect to potential for contamination from spilled or applied substances to the soil surface. (See page 9)

Topography and Drainage: Please refer to page 10 for information regarding site topography and drainage.

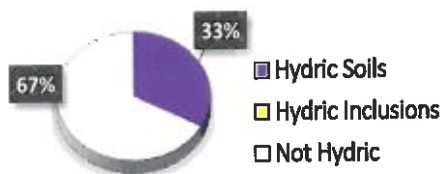
Stormwater: See page 11 for information regarding stormwater management.

Soil Erosion: Any development on this site should include a soil erosion and sediment control plan. (See page 11)

Building Limitations: Soils at this site do contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 13 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



Hydric Soils: There are hydric soils identified on this site. (See page 14)



LAND USE OPINION

Land Use Opinion: The most current natural resource data indicates the following concerns for this site: **Wetlands, Soil Limitations, Preserved Natural Areas, Soil Erosion and Sediment Control, and Stormwater Management.** Based on the information in this report, it is the opinion of the Kane-DuPage Soil and Water Conservation District Board that this site **may not be suited** for the land use change **unless** the previously mentioned concerns are addressed.

SITE INSPECTION

A site inspection was conducted by Resource Analyst, Becky Morgan on October, 2016. The following photos were taken during this inspection and reflect the site conditions at that time.

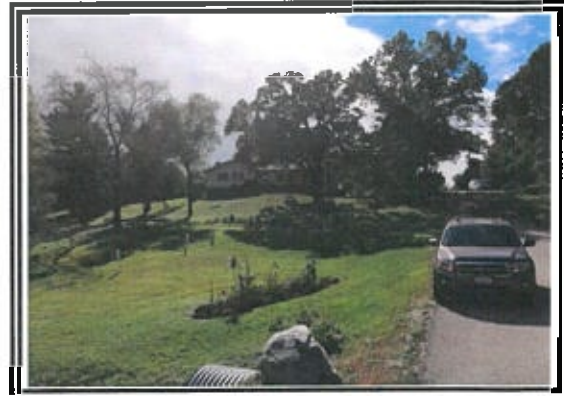


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PURPOSE AND INTENT

This report presents natural resource information to officials of the local governing body and other decision makers. Decisions concerning variations, amendments or relief of local zoning ordinance may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands because of these decisions may reference this report. This report is a requirement under the Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations and

other information furnished by the petitioner.

Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county.

The conclusion of this report in no way indicates the impossibility of a certain land use. However, it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Please direct technical questions about data supplied in this report to:

Kane-DuPage
Soil and Water Conservation District
2315 Dean Street, Suite 100

LAND COVER IN THE EARLY 1800'S

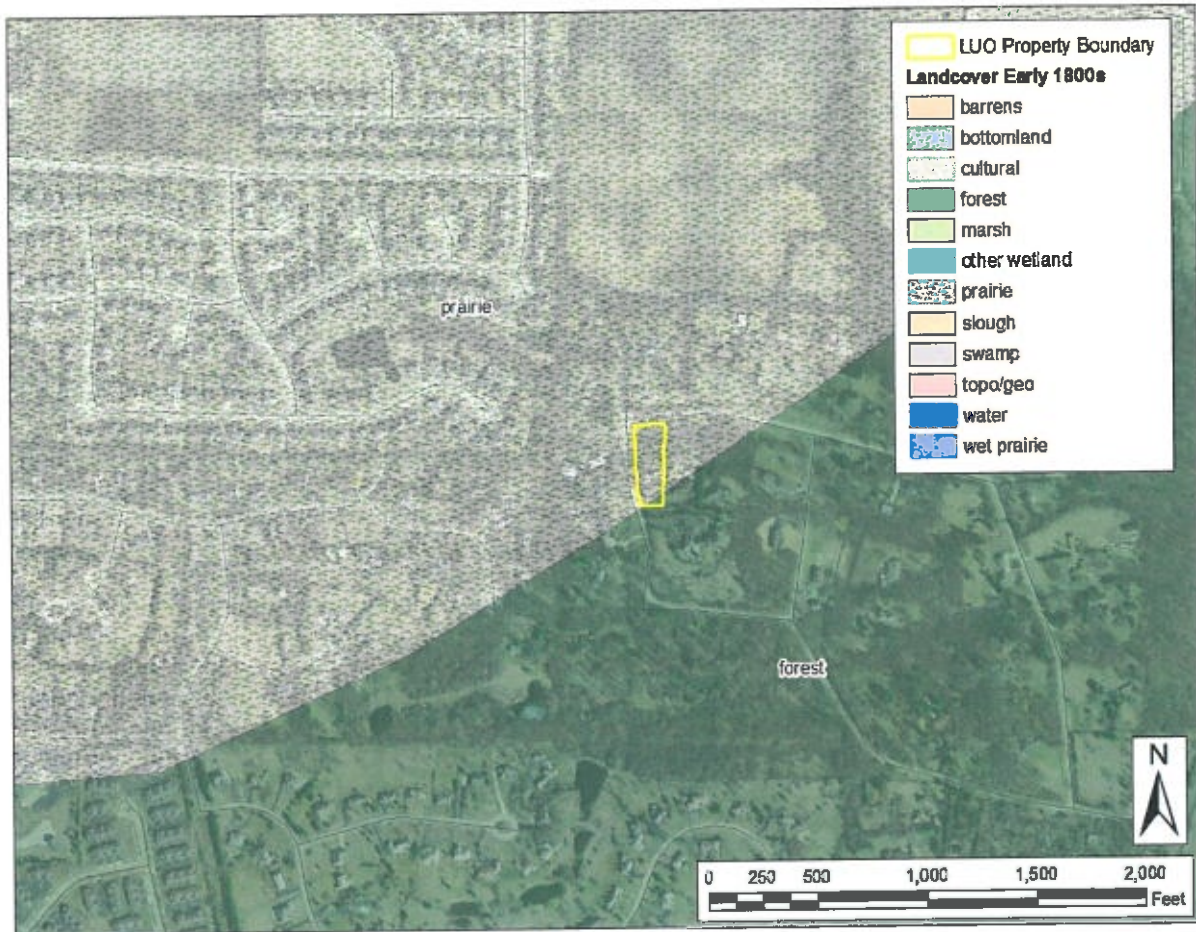


Figure 1: Land Cover in the Early 1800's

These surveys represent one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. They predate our county land ownership maps and atlases. These plat maps and field notebooks contain a wealth of information about what the landscape was like before the flood of settlers came into the state.

The vast majority of the landscape of Illinois in the early 1800's consisted of two different natural resource areas. These two areas were prairie and forest. Prairie and woodland ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss
- improve air and water quality

Other designations include, cultural (or agricultural area), marsh, wet prairie, wetland, barrens and water. Please note that these designations are based on surveys taken in the early 1800's, and may not represent exact site conditions.

This site is located in an area surveyed as prairie and forest on the land cover in the early 1800's map. The District recommends preserving as much as of the natural character of the site as possible during this land use change. It is also recommended that native plants be utilized for landscaping whenever possible. Removal of invasive species is also encouraged.

GREEN INFRASTRUCTURE

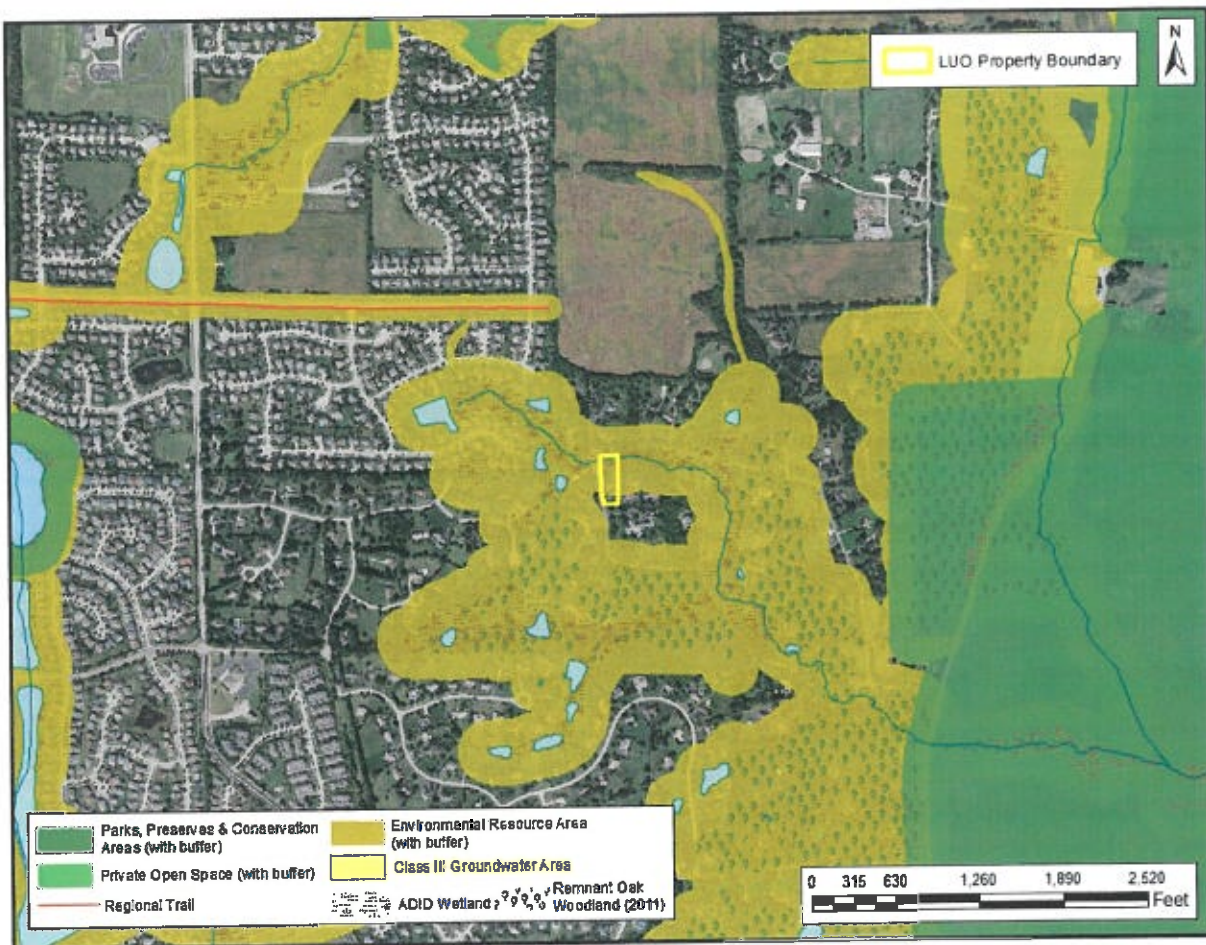


Figure 2: Kane County Green Infrastructure Plan

From the Kane County Green Infrastructure Plan, “Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County 2040 Green Infrastructure Plan includes analysis of existing natural resources in the County and recommendations for green infrastructure priorities and approaches. The ultimate goal of the Kane County 2040 Green infrastructure Plan is to lay the groundwork for green infrastructure planning and projects at the regional, community, neighborhood and site levels.”

The benefits of green infrastructure include:

- Preservation of habitat and biodiversity

- Water and soil conservation
- Flood storage and protection
- Improved public health
- Encourage local food production
- Economic benefits
- Mitigation and adaptation for climate change

This site includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Wetlands and Environmental Resource Area.

NWI WETLANDS



Figure 3: National Wetland Inventory Map

United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory Photo Year 1983-1984, Digitized 1985-1986.

Wetlands are some of the most productive and diverse ecological systems on earth. The U.S. Army Corps of Engineers and the U.S. Environmental Protection Agency define wetlands as follows, "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." Some other common wetlands located in this part of Illinois are fens and wet meadows.

Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- Controlling flooding by offering a slow release of excess water downstream or through the soil.
- Cleansing water by filtering out sediment and pollutants.

- Functioning as rechargers of our valuable groundwater.
- Providing essential breeding, rearing, and feeding grounds for many species of wildlife.

A review of the National Wetland Inventory Map indicates that wetlands do not appear to exist on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change. A wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of these wetlands. Please see page 8 for wetland regulation information.

ADID WETLANDS

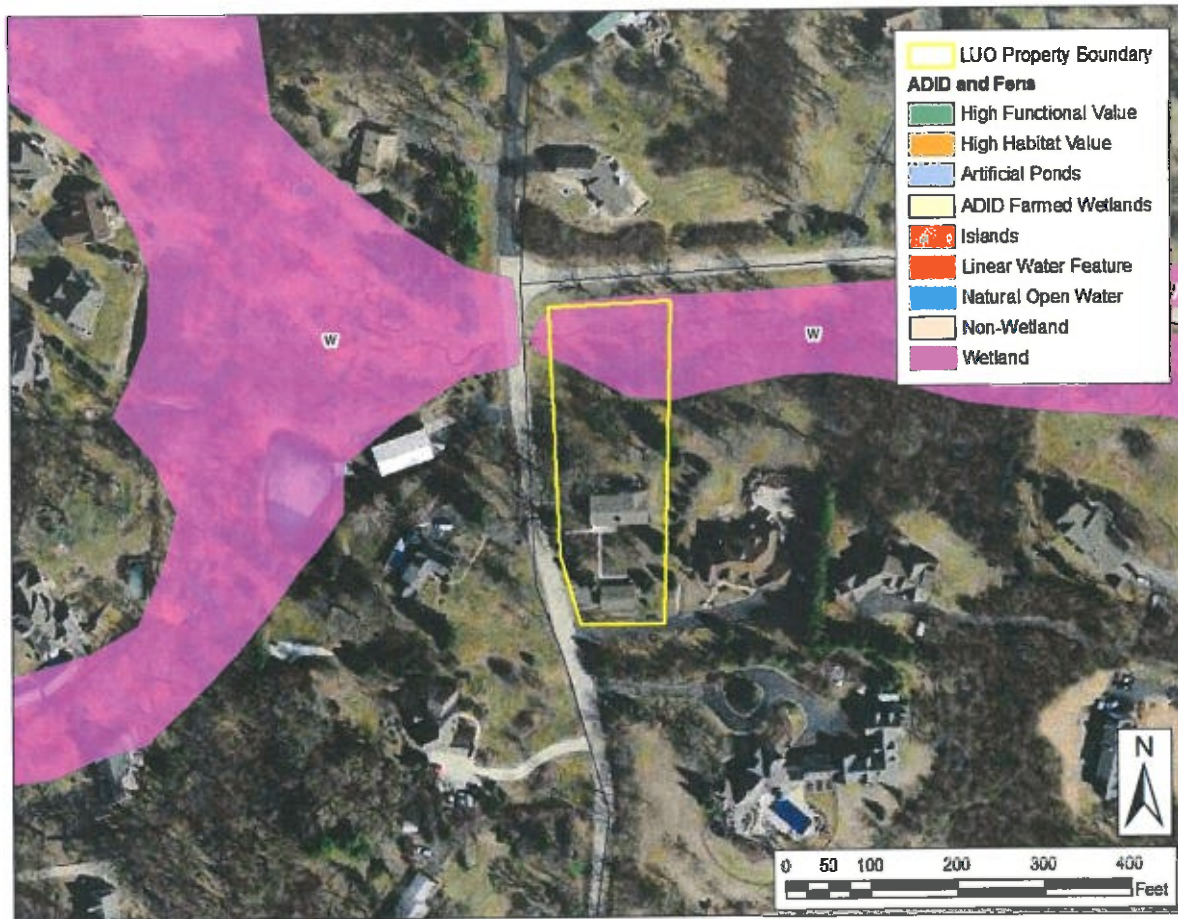


Figure 4: ADID Wetlands

Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

Released in August of 2004, the Kane County Advanced Identification of Aquatic Resources (or ADID) study is a cooperative effort between federal, state, and local agencies to inventory, evaluate, and map high quality wetland and stream resources in the county. ADID studies are part of a U.S. Environmental Protection Agency program to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The primary purpose is to identify wetlands and streams unsuitable for dredging and filling because they are of particularly high quality. This information can be used by federal, state, and local governments to aid in zoning, permitting, and land acquisition decisions. In addition, the information can

provide data to agencies, landowners, and private citizens interested in restoration, acquisition, or protection of aquatic sites and resources. For more detailed information regarding wetlands in Kane County, please refer to the full Kane County ADID study at : <http://dewprojects.countyofkane.org/adid/index.htm>

A review of the Kane County ADID map revealed that ADID wetlands were identified on this site. ADID wetlands 666 and 669 were mapped on this site.

FLOODPLAIN



Figure 5: Floodplain Map

Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.

From FEMA's Floodplain Natural Resources and Functions Chapter 8, "Undeveloped floodplain land provides many natural resources and functions of considerable economic, social and environmental value. Nevertheless, these and other benefits are often overlooked when local land-use decisions are made. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment."

There are so many benefits of the floodplain that not all can be listed here, but the following is a general list of benefits and functions:

- natural flood storage and erosion control
- water quality maintenance

- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

According to the Flood Insurance Rate Map, no part of this site is within the boundaries of a 100-year floodplain. This development should not impede the beneficial functions of the floodplain. Please see 8 for information regarding floodplain regulations.

STREAMS AND WATERSHED MANAGEMENT

Rivers and Streams are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surface and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution (IEPA– Nonpoint Source Pollution).

The Illinois Environmental Protection Agency provides the following in regards to nonpoint source pollution, “Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification.”

Local watershed management planning is an important effort that involves citizens of a watershed in the protection of their local water resources. Water quality is a reflection of its watershed.

Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage

- Enhance and restore stream health
- Guide new development to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

There are many subwatershed plans that have already been developed in Kane County. Please follow the link to the Kane County 2040 Green Infrastructure Plan. See page 108 for a list of local watershed plans.

<http://countyofkane.org/FDER/Pages/development/planning.aspx>

Nutrient management is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a “dead zone” located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources. Read Illinois’s Plan for reducing nutrient loss here:

<http://www.epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy/index>

REGULATORY INFORMATION

The laws of the United States and the State of Illinois assign certain agencies specific and different regulatory roles to protect the waters within the State's boundaries. These roles, when considered together, include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat As well as recreational resources. Unregulated use of waters within the State of Illinois could permanently destroy or alter the character of these valuable resources and adversely impact the public. Therefore, please contact the proper regulatory authorities when planning any work associated with Illinois waters so that proper consideration and approval can be obtained.

REGULATORY AGENCIES:

Wetland/U.S. Waters: U.S. Army Corps of Engineers, Chicago District, 111 North Canal Street, Chicago, IL 60606-7206. Phone: (312) 353-6400.

<http://www.lrc.usace.army.mil/>

Wetland/Isolated: Kane County Water Resources Division, 719 Batavia Avenue, Geneva, IL 60134. (630)232-3400.

<http://www.countyofkane.org/FDER/Pages/environmentalResources/water.aspx>

Floodplains: Illinois Department of Natural Resources\Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103. (847)608-3100.

<https://www.dnr.illinois.gov/WaterResources/Pages/Permit%20Programs.aspx>

Who Must Apply:

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, floodplain or floodway subject to State or Federal regulatory jurisdiction should apply for agency approvals.

Construction Permit: Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

NPDES General Construction Permit ILR10:

Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

<http://www.epa.illinois.gov/topics/forms/water-permits/storm-water/construction/index>

Coordination: We recommend early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate/compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.

AQUIFER SENSITIVITY



Figure 6: Aquifer Sensitivity Map

Dey, W.S., A.M. Davis, and B.B. Curry 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS

The map aquifer sensitivity to contamination (Dey et al 2007) is a representation of the potential vulnerability of aquifers in an area to contamination from sources of contaminants at or near the surface. The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.”

Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater accounts for a considerable percentage of the drinking water in Kane County. The chart below shows the aquifer sensitivity classifications. This site is classified as having a low potential for contamination.

A = High Potential, B = Moderately High Potential, C = Moderate Potential, D = Moderately Low Potential, E = Low Potential

A1	Aquifers are greater than 50ft thick and within 5ft of the surface	C1	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
A2	Aquifers are greater than 50ft thick and between 5 and 20ft below the surface	C2	Aquifers are between 20 and 50ft thick and between 20 and 50ft below the surface
A3	Aquifers are between 20 and 50ft thick and within 5ft of the surface	C3	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 20 and 50ft below the surface
A4	Aquifers are between 20 and 50ft thick and between 5 and 20ft below the surface	D1	Aquifers are greater than 50ft thick and between 20 and 50ft below the surface
B1	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both within 5ft of the surface	D2	Aquifers are between 20 and 50ft thick and between 50 and 100ft below the surface
B2	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 5 and 20ft below the surface	D3	Sand and gravel aquifers are between 5 and 20ft thick, or high-permeability bedrock aquifers are between 15 and 20ft thick, both between 50 and 100ft below the surface
E1	Sand and gravel or high-permeability bedrock aquifers are not present within 100 ft of the land surface		

TOPOGRAPHY AND DRAINAGE

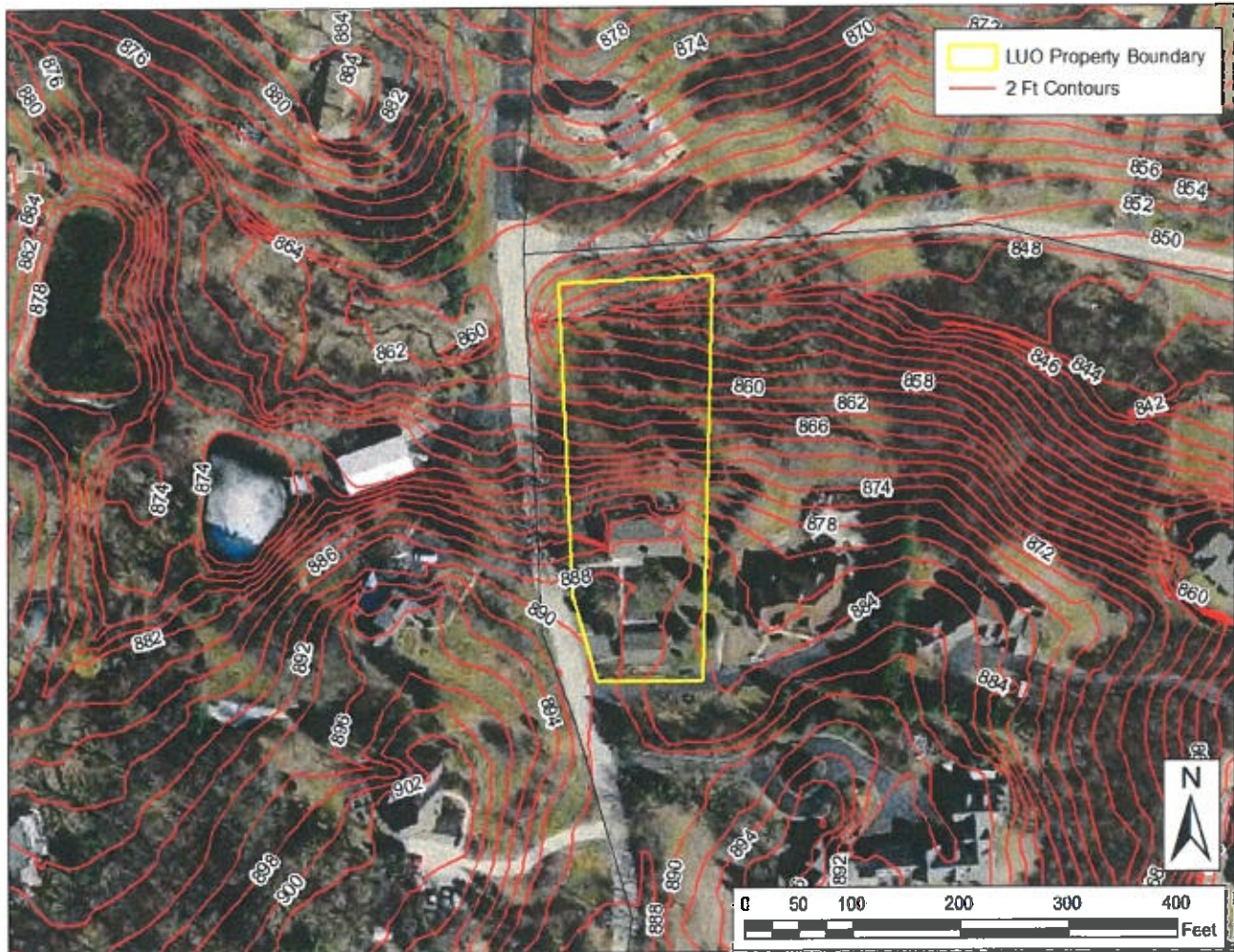


Figure 7: Municipalities 2 Ft Contours

USGS Topographic maps and other topographic surveys give information on elevations, which are important to determine slopes, natural drainage directions, and watershed information. Elevations determine the area of impact of flooding. Slope information determines steepness and erosion potential of the site. Slope has the greatest impact in determining the erosion potential of a site during construction activities. Drainage directions determine where water leaves the property in question, possibly impacting surrounding natural resources.

It is important to consider drainage during any proposed construction onsite. Any areas where water leaves the site should be monitored for potential pollutants which could contaminate downstream waters.

The high point of this property is located in the southwestern portion of the site at an elevation of 890 feet above mean sea level. The property generally drains overland and offsite to the northeast at the lowest elevation on the property at 850 feet above sea level.

STORMWATER

Any proposed removal of vegetation, compaction of soil, and addition of impervious surfaces (rooftops, roadways, etc.) will greatly increase the amount of stormwater runoff generated on this site. The District recommends the use of onsite stormwater management strategies whenever possible. IEPA now recommends that stormwater pollution prevention plans include post-construction stormwater management which retains the greatest amount of post-development stormwater runoff practicable, given the site and project constraints. From the ILR10 permit for construction sites 1 acre or more, "Such practices include but are not limited to: stormwater detention structures (including wet ponds); stormwater retention structures; flow attenuation by use of open

vegetated swales and natural depressions; infiltration of runoff onsite; and sequential systems (which combine several practices)."

Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the Kane County Stormwater Ordinance for stormwater requirements and minimum standards.

<http://www.countyofkane.org/FDER/Pages/environmentalResources/waterResources/>

SOIL EROSION

Development on this site should include the use of a soil erosion and sedimentation control plan. Due to the soil type and slope of the site, the District believes that the potential for soil erosion during and after any proposed construction will be **large**. Furthermore, the erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

Erosion and sedimentation control measures include: 1) staging the construction to minimize the amount of disturbed areas present at the same time, 2) maintaining or planting vegetative groundcover, and 3) keeping runoff velocities low.

Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams and other sensitive areas.

Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information is taken from the Soil Survey of Kane County, Illinois, United States Department of Agriculture, Natural Resource Conservation Service. This information is important to all parties involved in determining the suitability of the proposed land use change.

SOIL MAP UNITS

The soil survey map of this area (Figure 1) indicates soil map units. Each soil map unit has limitations for a variety of land uses such as septic systems, and buildings site development, including dwellings with and without basements. All of the soils contain **very limiting** conditions for building site development. See **Soils Interpretations** section and attached **Soil Tables**.

The Soil Survey Geographic (SSURGO) data base was produced by the U.S. Department of Agriculture, Natural Resources Conservation Service and cooperating agencies for the Soil Survey of Kane County, Illinois. The soils were mapped at a scale of 1:12,000. The enlargement of these maps to scales greater than that at which they were originally mapped can cause misunderstanding of the detail of the mapping. If enlarged, maps do not show the small areas of contrasting soil that could have been shown at a larger scale. The depicted soil boundaries and interpretations derived from them do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
618E-Senachwine	24%	0.26
527C2-Kidami	43%	0.47
356A-Elapso	33%	0.36
Table 1: Soil Map Units		Total
		1.09

All percentages and acreages are approximate.

We suggest that a geotechnical engineer conduct an on site investigation. This should determine, specifically, what soils type is present at a particular location, along with its associated limitations or potential for a particular use. It will also assist in determining which types of engineering procedures are necessary to account for the limitations of the soil on the site.

BUILDING LIMITATIONS

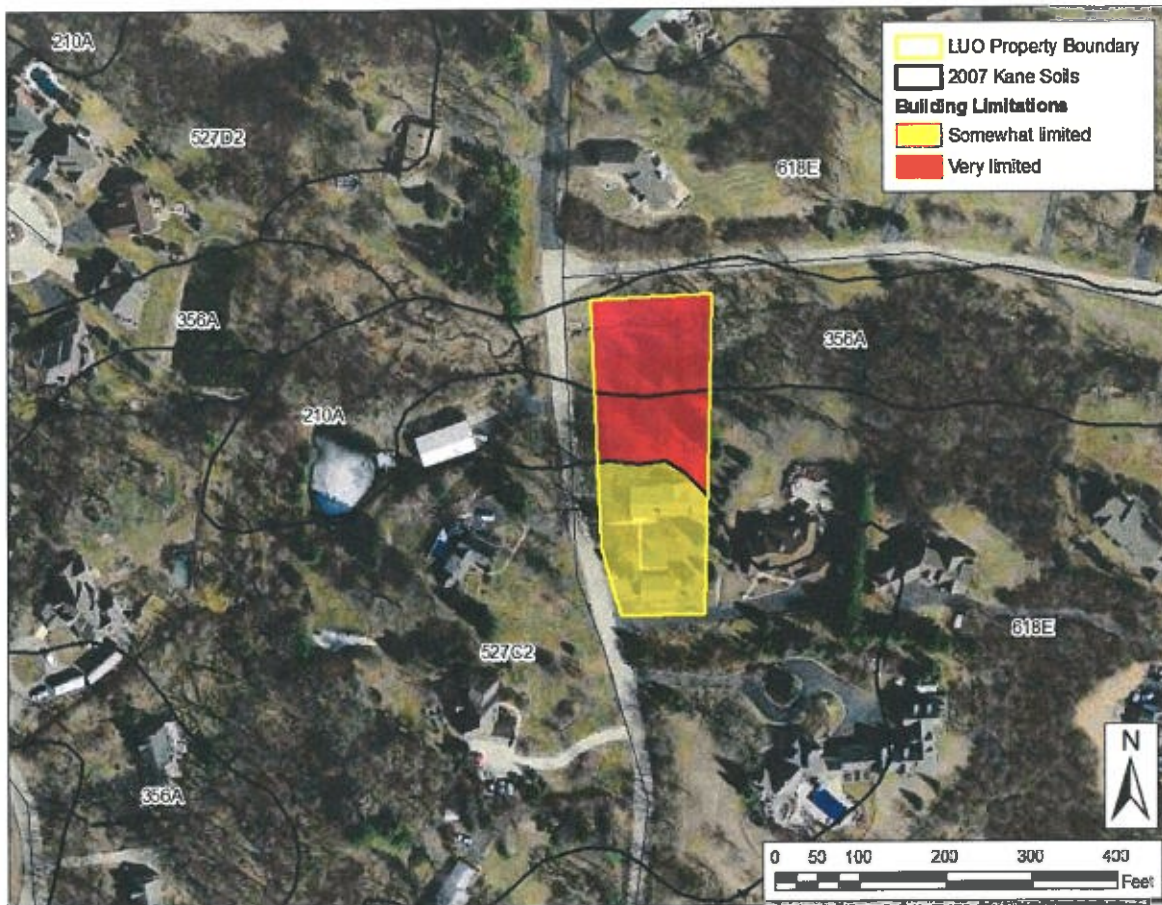


Figure 8: Soil Survey Map

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Areas shaded red represent VERY LIMITING limitations for building site development, areas shaded yellow represent SOMEWHAT LIMITING limitations for building site development, and areas shaded green represent NOT LIMITING limitations for building site development.

The soil limitation ratings are used mainly for engineering designs of dwellings with or without basements, local streets and roads, small commercial buildings, septic tank absorption fields, and etc. The ratings of not limiting, somewhat limiting, and very limiting are based on national averages and are defined and used as follows:

Not Limiting (Slight) - This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

Somewhat Limiting (Moderate) - This rating indicates that the soil properties and site features are un-

favorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

Very Limiting (Severe) - This indicates that one or more soil properties or site features are very unfavorable and difficult. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as severe.

There are limitations for building site development on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

SOIL CONDITIONS

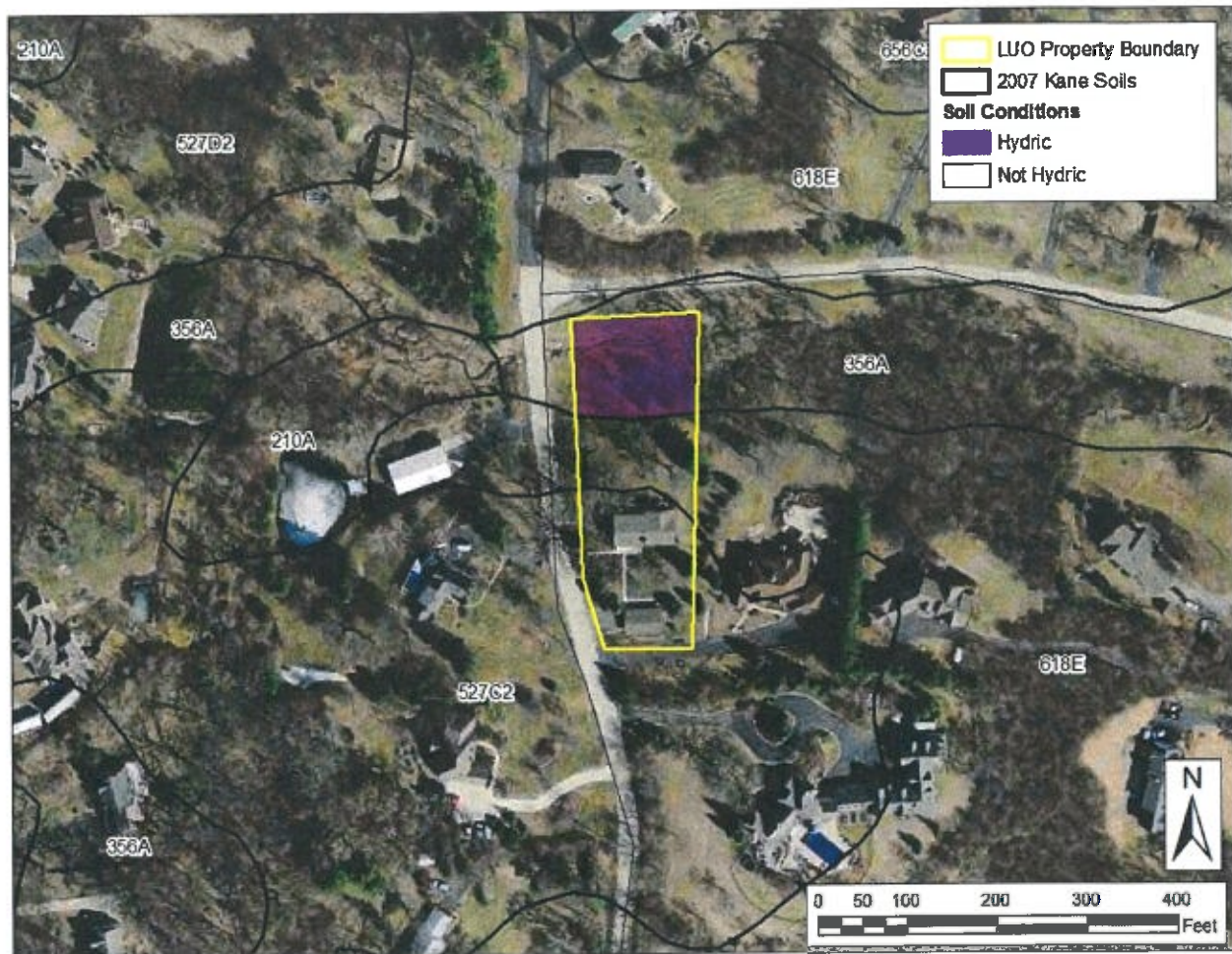


Figure 9: Hydric Soils

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County SSURGO soil layer certified in 2007. Hydric soils are shaded purple and soils with hydric inclusions are shaded yellow.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

Hydric inclusions are small areas, or inclusions, of nonhydric soils in the higher positions of the landform or map units dominantly made of nonhydric soils with inclusions of hydric soils in the low positions on the landform.

Hydric soils provide limitations for building site development due to their potential for ponding and poor drainage capacity. This often results in the need for improved drainage onsite prior to any proposed development. Any change to the natural drainage onsite has the potential to create flooding issues on and adjacent to the site. Hydric soils are often organic (peat or muck) and not suitable construction material. Hydric soils also may indicate wetlands onsite.

There are hydric soils on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.

Our opinion is based on information from the following sources:

- Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.
- County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.
- United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.
- Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.
- Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.
- U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.
- Nonpoint Source Pollution— What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA .
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.
- Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.
- An on-site investigation conducted by the SWCD Resource Analyst, Becky Morgan on October 11, 2016

We respectfully submit this information in compliance with the Illinois Soil and Water Conservation Districts Act (ILCS 70, 405/1 et seq). The District Board reviews proposed developments. Becky Morgan, Resource Analyst prepared this report.

cc: Mark Schuster
 1250 Larkin Ave. Suite 100
 Elgin, IL 60123

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The Map Unit Description (Brief, Generated) report displays a generated description of the major soils that occur in a map unit. Descriptions of non-soil (miscellaneous areas) and minor map unit components are not included. This description is generated from the underlying soil attribute data.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Map unit: 356A - Elpaso silty clay loam, 0 to 2 percent slopes

Component: Elpaso, drained (84%)

The Elpaso, drained component makes up 84 percent of the map unit. Slopes are 0 to 2 percent. This component is on till plains on uplands. The parent material consists of loess over till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.

Map unit: 527C2 - Kidami loam, 4 to 6 percent slopes, eroded

Component: Kidami (90%)

The Kidami component makes up 90 percent of the map unit. Slopes are 4 to 6 percent. This component is on end moraines, ground moraines. The parent material consists of till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent.

Map unit: 618E - Senachwine silt loam, 12 to 20 percent slopes

Component: Senachwine (90%)

The Senachwine component makes up 90 percent of the map unit. Slopes are 12 to 20 percent. This component is on end moraines. The parent material consists of thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.

Dwellings With Basements

Rating Options

Attribute Name: Dwellings With Basements

Dwellings are single-family houses of three stories or less. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 4% Ponding Depth to saturated zone Shrink-swell Peotone, drained 2% Ponding Depth to saturated zone Shrink-swell
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 90% Shrink-swell
519E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Herbert 2% Depth to saturated zone Shrink-swell Elpaso 2% Ponding Depth to saturated zone Shrink-swell

Dwellings Without Basements

Rating Options

Attribute Name: Dwellings Without Basements

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
355A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 4% Ponding Depth to saturated zone Shrink-swell Peotone, drained 2% Ponding Depth to saturated zone Shrink-swell
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 90% Depth to saturated zone
618E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Herbert 2% Depth to saturated zone Elpaso 2% Ponding Depth to saturated zone Shrink-swell

Small Commercial Buildings

Rating Options

Attribute Name: Small Commercial Buildings

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
356A	Elpaso silty clay loam, 0 to 2 percent slopes	Very limited	Elpaso, drained 84% Ponding Depth to saturated zone Shrink-swell Harpster, drained 4% Ponding Depth to saturated zone Shrink-swell Peoñone, drained 2% Ponding Depth to saturated zone Shrink-swell
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 80% Slope Shrink-swell
618E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Herbert 2% Depth to saturated zone Shrink-swell Elpaso 2% Ponding Depth to saturated zone Shrink-swell

CONTACTS

Federal Agencies

U. S. Army Corps of Engineers
Regulatory Branch
111 North Canal Street, Suite 600
Chicago, Illinois 60606
(312) 846-6400
<http://www.usace.army.mil>

**U.S.D.A. Natural Resources
Conservation Service**
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7961 ext. 3
<http://www.il.nrcs.usda.gov/>

U.S. Fish & Wildlife Service
Chicago Illinois Field Office
1250 South Grove Street Suite 103
Barrington, Illinois 60010
(847) 381-2253
<http://www.fws.gov/>

U.S. Environmental Protection Agency
Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312) 353-2000
<http://www.epa.gov/region5/>

State Agencies

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217) 782-6302
<http://dnr.state.il.us/>

Illinois Environmental Protection Agency
1021 North Grand Avenue East
P.O. Box 19276
Springfield, Illinois 62794-9276
(217) 782-3397
<http://www.epa.state.il.us/>

Illinois Department of Transportation
2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
<http://www.dot.state.il.us/>

Illinois Natural History Survey
607 East Peabody Drive
Champaign, Illinois 61820
(217) 333-688
<http://www.inhs.uiuc.edu/>

County Offices

DuPage County
Administration Building
421 North County Farm Road
Wheaton, Illinois 60187
630-407-6500
<http://www.co.dupage.il.us/>

Development Department
(630) 407-6700

**Environmental Concerns Department
Stormwater Management Division**
(630) 407-6700

Solid Waste Department
(630) 407-6700

Health Department
111 North County Farm Road
Wheaton, Illinois 60187
(630) 682-7400

Forest Preserve District
3 S 580 Naperville Road,
Wheaton, Illinois 60189
(630) 933-7200

Kane County
Government Center
719 South Batavia Ave.
Geneva, IL 60134
630-232-3400
<http://www.co.kane.il.us/>

Development Department
(630) 232-3492

Department of Environmental Management
630-208-5118

Forest Preserve District
(630) 232-5980

Health Department
1240 North Highland Avenue
Aurora, IL 60506
(630) 897-1124

Berkhout, Keith

From: McGraw, Keith
Sent: Tuesday, November 22, 2016 10:51 AM
To: Berkhout, Keith
Cc: Benda, Lydia; Nika, Kurt
Subject: Kirk Valko, et ux Rezoning from F to E-3 request
Attachments: Rezoning from F to E-3 with lot size variance request.pdf

Keith

In reference to the attached and above mentioned petition, KDOT has no comments, suggestions or changes.

As always, if there is anything else you need, please don't hesitate to call or write

Keith McGraw

Kane County - Division of Transportation

Permitting Section
41W011 Burlington Road
St. Charles IL 60175

t (630) 584-1171
f (630) 584-5239