

KANE COUNTY DEVELOPMENT DEPARTMENT
Zoning Division, Kane County Government Center
719 S. Batavia Avenue
Geneva, Illinois 60134
Office (630) 444-1236 Fax: (630) 232-3411

4450

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

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): 04-03-100-025
	Street Address (or common location if no address is assigned): French Rd + Lenschow Rd BURLINGTON, TWP

2. Applicant Information:	Name GLEN E WAKEFIELD	Phone 630-437-0279
	Address 3013 DOROTHY DR.	Fax
	AURORA, IL 60504	Email glen.wakefield19@gmail.com

3. Owner of record information:	Name GLEN E WAKEFIELD	Phone 630-437-0279
	Address 3013 DOROTHY DR.	Fax
	AURORA, IL 60504	Email SAME

Zoning and Use Information:

2040 Plan Land Use Designation of the property: COUNTRY SIDE ESTATE RESIDENTIAL

Current zoning of the property: F

Current use of the property: ~~RES~~ F

Proposed zoning of the property: E 1 DISTRICT ESTATE RESIDENTIAL

Proposed use of the property: E 1 RESIDENTIAL & AGRICULTURAL

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

SINGLE HOUSE

PRODUCE FARM

Attachment Checklist

- ☒ Plat of Survey prepared by an Illinois Registered Land Surveyor.
- ☒ Legal description
- ☒ Completed Land Use Opinion (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- ☒ Endangered Species Consultation Agency Action Report (available in pdf form at <http://dnr.illinois.gov/ecopublic/>) to be filed with the Illinois Department of Natural Resources. (* This report may best be accessed with Internet Explorer on some computers, per the State)
- ☒ List of record owners of all property within 250 feet of the subject property
- ☐ Trust Disclosure (If applicable) N/A
- ☐ Findings of Fact Sheet NO SPECIAL USE
- ☐ Application fee (make check payable to Kane County Development Department)

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.

Glen E. Waterfield

Record Owner

11-12-24

Date

Applicant or Authorized Agent

Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

GLENSHIRE FARMS LLC
Name of Development/Applicant

11-12-24
Date

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

RESIDENTIAL ACROSS THE STREET WEST
AG TO THE NORTH & EAST

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

F & F1

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

SAME

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

AG NO TREND, RESIDENTIALS TO THE WEST,
CHURCH TO THE SOUTH, AG EAST & NORTH

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

LOCAL GROWN PRODUCE

November 18, 2024

Dear Property Owner,

I am requesting a change in zoning for property pin (04-03-100-025) from F to F1. My property is located North of St. Johns Lutheran Church and SE of Lenschow Rd & French Rd. It is currently being monoculture farmed (corn, soybeans...etc).

I will be building one house which will be my principal residence and an aesthetically looking utility building that will serve as our (rinse, weighing & package station, walk-in coolers and seed storage).

We will be starting a produce, berry and flower farm. This will be a no-pesticide, no-herbicide, no animal fertilizer, no animal compost, no outside compost, low till-no till farm.

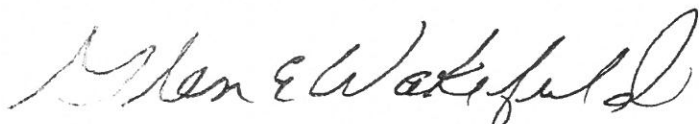
Most of the produce will be 80% heirloom (high in anthocyanins, polyphenols...etc). The berries we will be growing are considered super foods (goose berries, honey berries, aronia berries...etc). Most of the flowers we will be growing are to attract good bugs; however, we will be growing edible flowers as well. Also, no farm is complete without the pollinators. We'll be working with local bee keepers to develop our hives for honey bees and bumble bees as well as planting particular vegetation and ornamental fruit bearing trees to attract hummingbirds.

Our primary customers will be local freshness stores, farmers markets & restaurants so we will not have an onsite stand.

Once the farm is fully developed, it will become a community bright spot!

Should you have any questions regarding my zoning request, please contact the Kane County Zoning Department.

Thank you for your time and consideration. We look forward to becoming a much-needed asset to our local community.

A handwritten signature in black ink, reading "Glen E. Wakefield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Glen E. Wakefield

Glen Wakefield

Rezoning from F-Farming District to E-1 District Estate Residential

Special Information: The petitioner is seeking a rezoning so a new home can be constructed on the south end of the property. The rest of the property would remain in agricultural production, which would consist of “high intensity urban farming”. This would involve numerous agricultural buildings and most of the middle and northern half of the property devoted to agricultural production. The petitioner would not be using herbicides or pesticides.

Analysis: The Kane County 2040 Land Use Plan designates this area as Countryside Estate Residential. The areas indicated on the 2040 Land Use Map in this category are 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 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. This property at over seven and a half acres would not exceed the maximum density. The large portion of the property that will be devoted to agricultural use will be consist with other properties in the immediate area.

Comments received regarding this petition as of December 27, 2024:

1. From the Village of Hampshire – The Village does not have any comments as the property is outside of the Village’s planning jurisdiction/area.
2. From the Kane County Health Department – The petitioner will need well and septic for the home. Regarding the farm, raw agricultural products wouldn’t require specific requirements or permitting from the Health Department as long as the petitioner doesn’t process it in any way.

Staff recommended findings of fact:

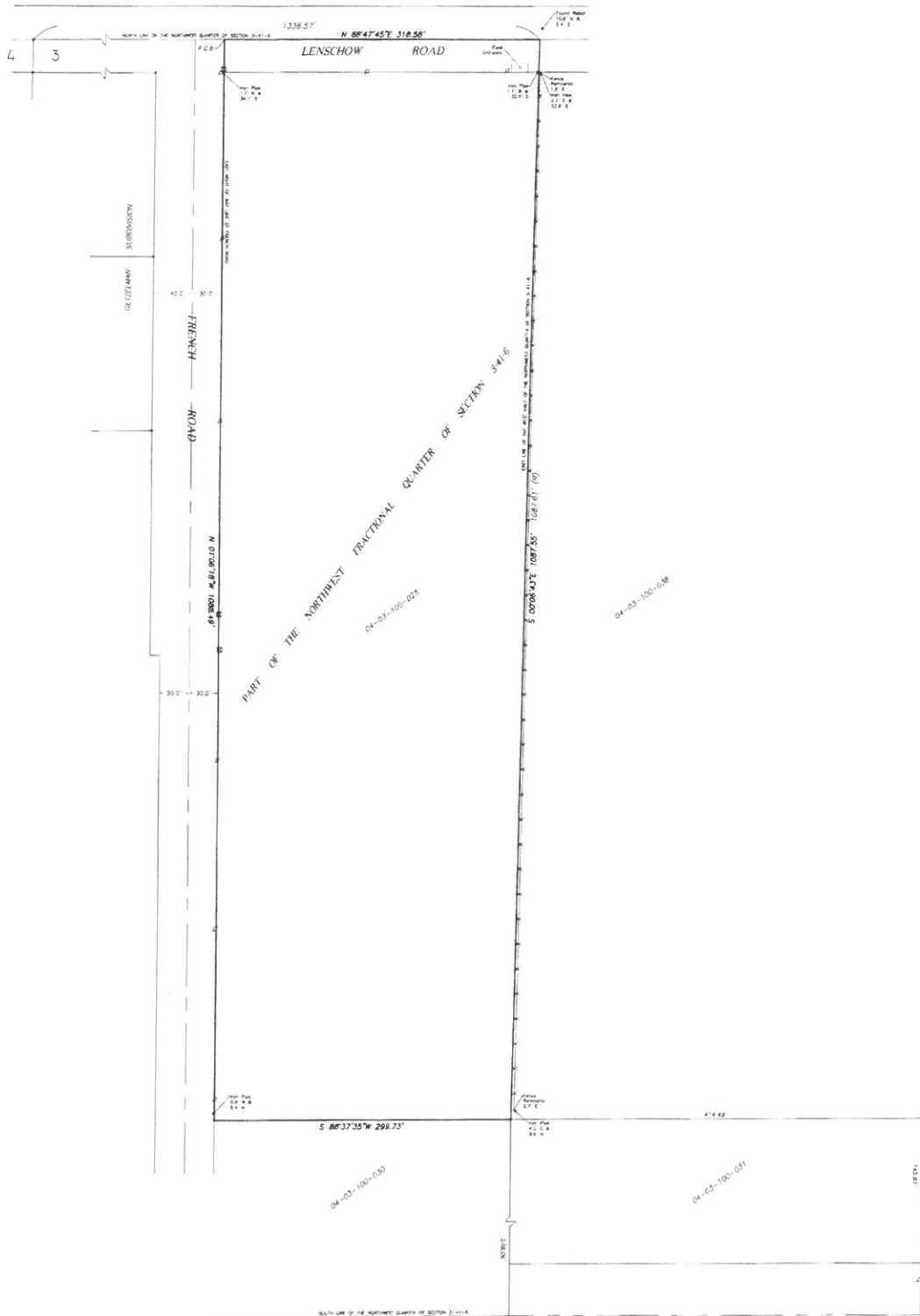
1. The rezoning would allow a new home to be built on the property.

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

PLAT AND CERTIFICATE OF SURVEY

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER WITH EAST RIGHT OF WAY LINE OF FRENCH ROAD, THENCE NORTH 88 DEGREES 47 MINUTES 45 SECONDS EAST ALONG SAID NORTH LINE, 1338.57 FEET TO THE EAST LINE OF SAID WEST HALF OF NORTHWEST QUARTER, THENCE SOUTH 60 DEGREES 06 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 1067.91 FEET TO A POINT ON A LINE THAT IS 578.06 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (AS MEASURED ALONG SAID EAST LINE), THENCE SOUTH 88 DEGREES 33 MINUTES 35 SECONDS WEST ALONG SAID PARALLEL LINE 299.73 FEET TO THE EAST RIGHT OF WAY LINE OF FRENCH ROAD, THENCE NORTH 01 DEGREE 06 MINUTES 18 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 1088.49 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE TOWNSHIP OF BURLINGTON, COUNTY OF KANE AND STATE OF ILLINOIS.

CONTAINING 7.73 ACRES



LEGEND
 --- Boundary of property surveyed
 * indicates found iron pipe
 --- indicates utility pole
 --- indicates gas line marker
 --- indicates point of beginning

STATE OF ILLINOIS }
 COUNTY OF DEKALB } SS

THIS IS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY I HAVE MADE OF PROPERTY HEREIN SHOWN AND DESCRIBED. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED MARCH 18TH, 2020. WITNESS MY HAND AND SEAL AT DEKALB, ILLINOIS THIS 20TH DAY OF MARCH, 2020.

LESUE AARON DOUGLAS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 28543
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020



JADE Surveyors LLC
 W. E. Haring Surveyors
 508 Pine St.
 DeKalb, IL 60115
 (815) 756-2189
 FAX 748-2532
 info@jade-surveyors.com
 License No. 184096622

LENSCHOW RD.

FRENCH RD.

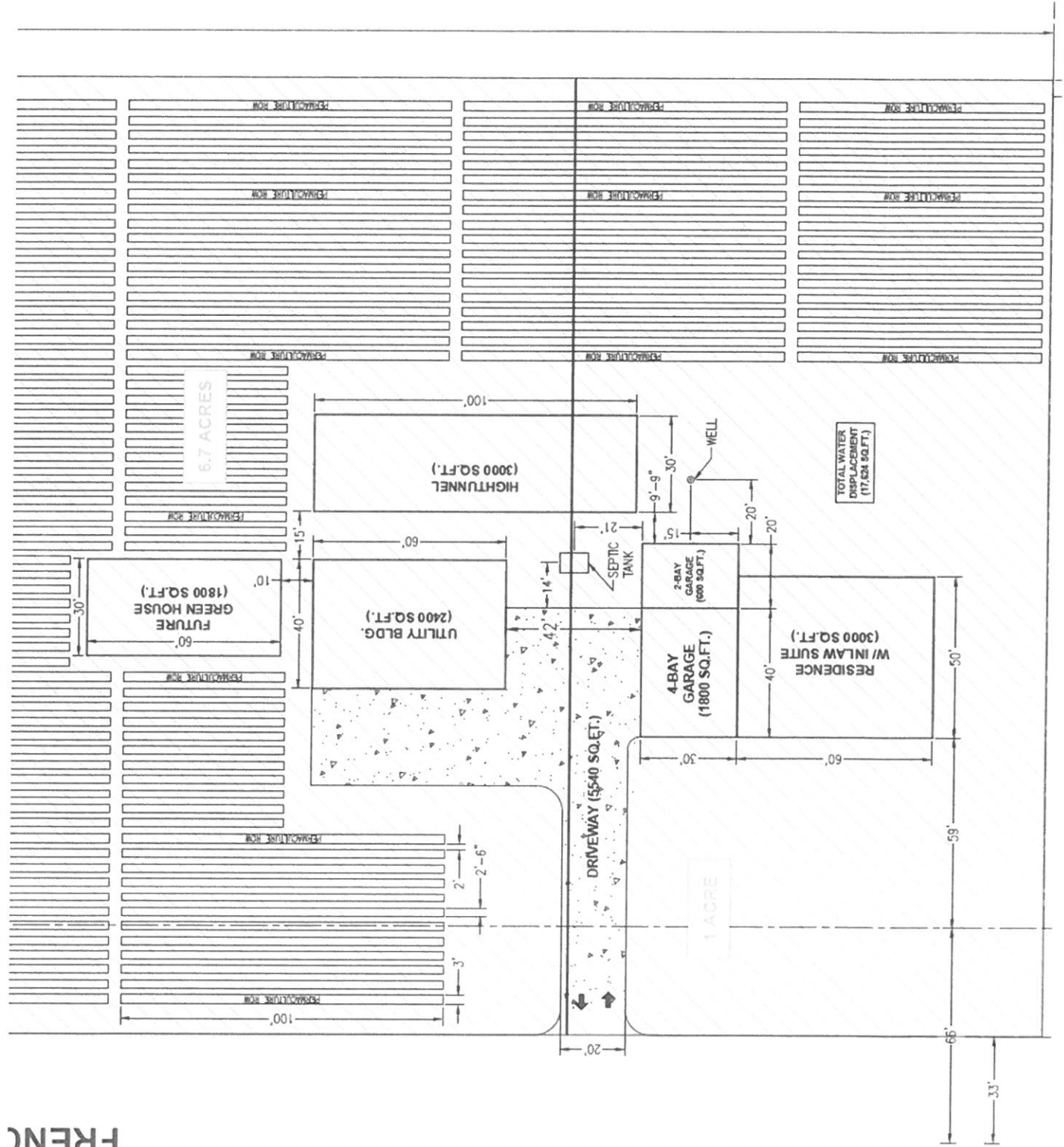
A INITIAL SITE LAYOUT PLAN



DATE: 1/20/2024
PROJECT NO.:
SHEET NO.:
SCALE: 1"=40'-0"
DRAWN BY:
CHECKED BY:
APPROVED BY:

OVERALL
SITE LAYOUT
PLAN

FRENCH



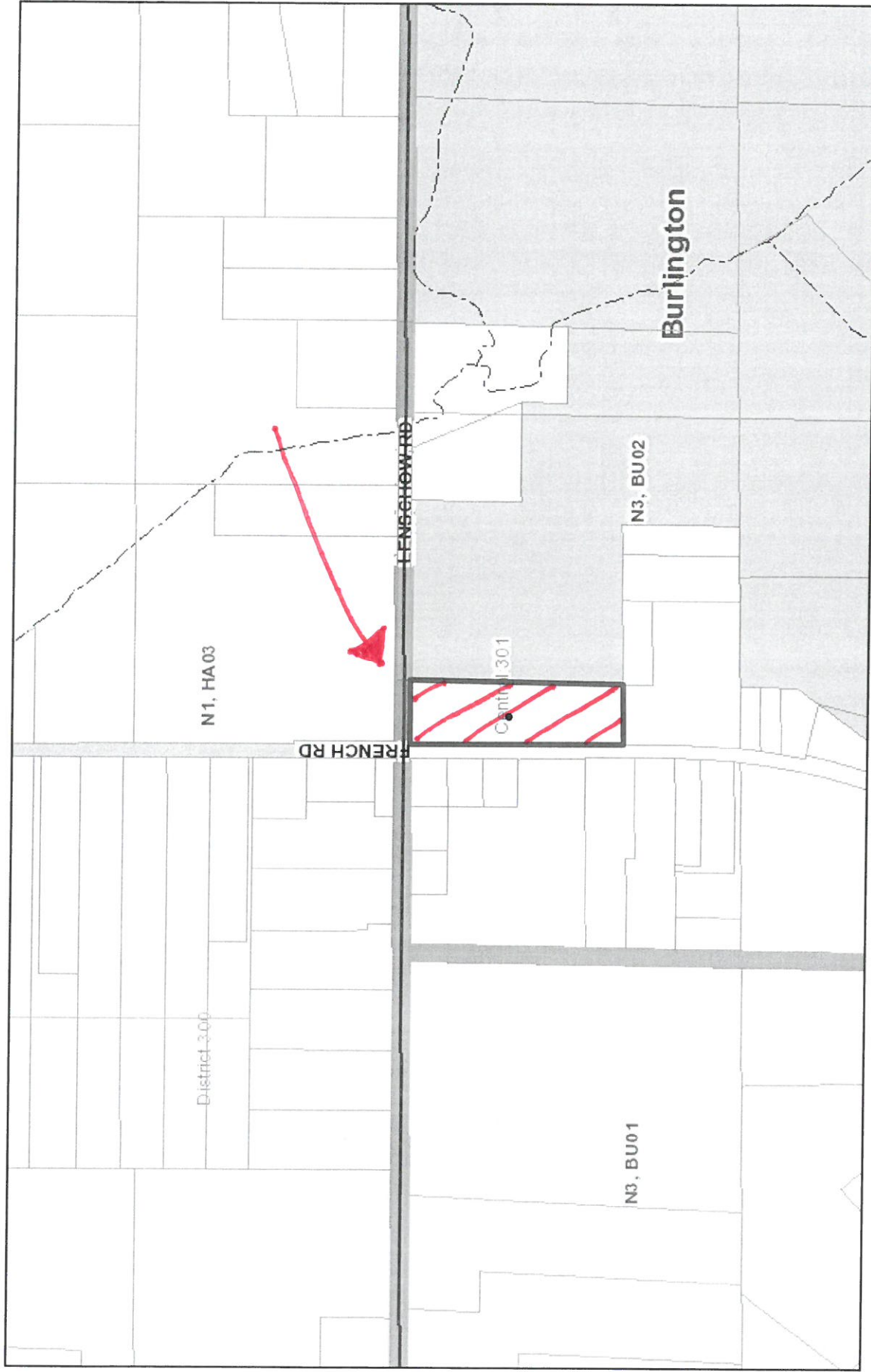
Map Title



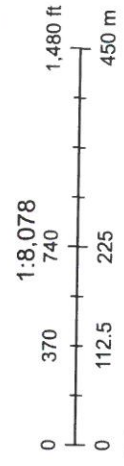
December 12, 2024



Map Title



December 12, 2024



Applicant: Glen E Wakefield
Contact: Glen Wakefield
Address: 3013 Dorothy Dr.
Aurora, IL 60504

IDNR Project Number: 2508424
Date: 01/12/2025
Alternate Number: 2112434

Project: Glenshire Farms
Address: French Rd. & Lenschow Rd., Hampshire

Description: Produce Farm - No herbicide, no pesticide, no till-low till urban farm.

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: Kane

Township, Range, Section:
41N, 6E, 3



IL Department of Natural Resources
Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Kane County
Keith Berkhout
719 S. Batavia Ave
Geneva, Illinois 60134

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.



NATURAL RESOURCES INVENTORY

25-008

January 27, 2025

Prepared for:
Kane County Development Department

Petitioner:
Glen E. Wakefield
3013 Dorothy Dr.
Aurora, IL 60504

PURPOSE AND INTENT

This Natural Resources Inventory is intended to present the most current natural resource information available for a parcel, lot, or tract of land in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other, especially regarding a proposed change to that parcel of land. This information comes from standardized data, investigations of the parcel, and other information furnished by the petitioner. **This report must be read in its entirety**, so that the relationship between natural resource factors and the proposed land use can be fully understood.

This report presents natural resource information to owners, land-managers, officials of local governing bodies, and other decision makers concerning the parcel. Decisions concerning variations, amendments, or relief of local zoning ordinances 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 may reference this report. This report is a requirement under the State of Illinois Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report provides the best available natural resource information for the parcel and 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. However, because of the variability of nature, and because of the limitations of map scale and the precision of natural resource maps (which includes

the property boundaries represented for the parcel), this report does not reflect precise natural resource information at specific locations within the parcel. On-site investigations, soil evaluations, and engineering studies should be conducted as necessary, for point-specific information.

This Natural Resources Inventory report is a review of the major natural resources of the site and a general estimate of the suitability of this site for the proposed use. Because of the small size of this parcel and because of the inherent probable errors in the precision of natural resource information at the scale of natural resource maps, the KDSWCD makes no opinion on the suitability of this site for the proposed use but may give general statements and an estimate of the possible effects of the land use change to the natural resources of this parcel. The information given in this report is based on the review of natural resource maps and literature by the Kane-DuPage Soil and Water Conservation District. The statements in this report are not meant as a recommendation for the success, nor the failure of, the proposed use of this parcel.

This report should alert the reader to the capabilities of the parcel and to the possible issues that may occur if the properties and characteristics of the land are ignored. Please direct technical questions about information supplied in this report to:

Kane-DuPage Soil & Water Conservation District
2315 Dean Street, Suite 100
St. Charles, IL 60175
Phone: (630) 584-7960 x3

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PARCEL LOCATION



Figure 1: Plat Map with aerial background and parcel boundary

This site is in **Burlington Township**. The public land survey system identifies the site in **Section 03** in **Township 41 North** and **Range 6 East**. The site is **Parcel #04-03-100-025** located on **French Rd. & Lenschow Rd.** in **Burlington, IL**.

LAND COVER IN THE EARLY 1800'S

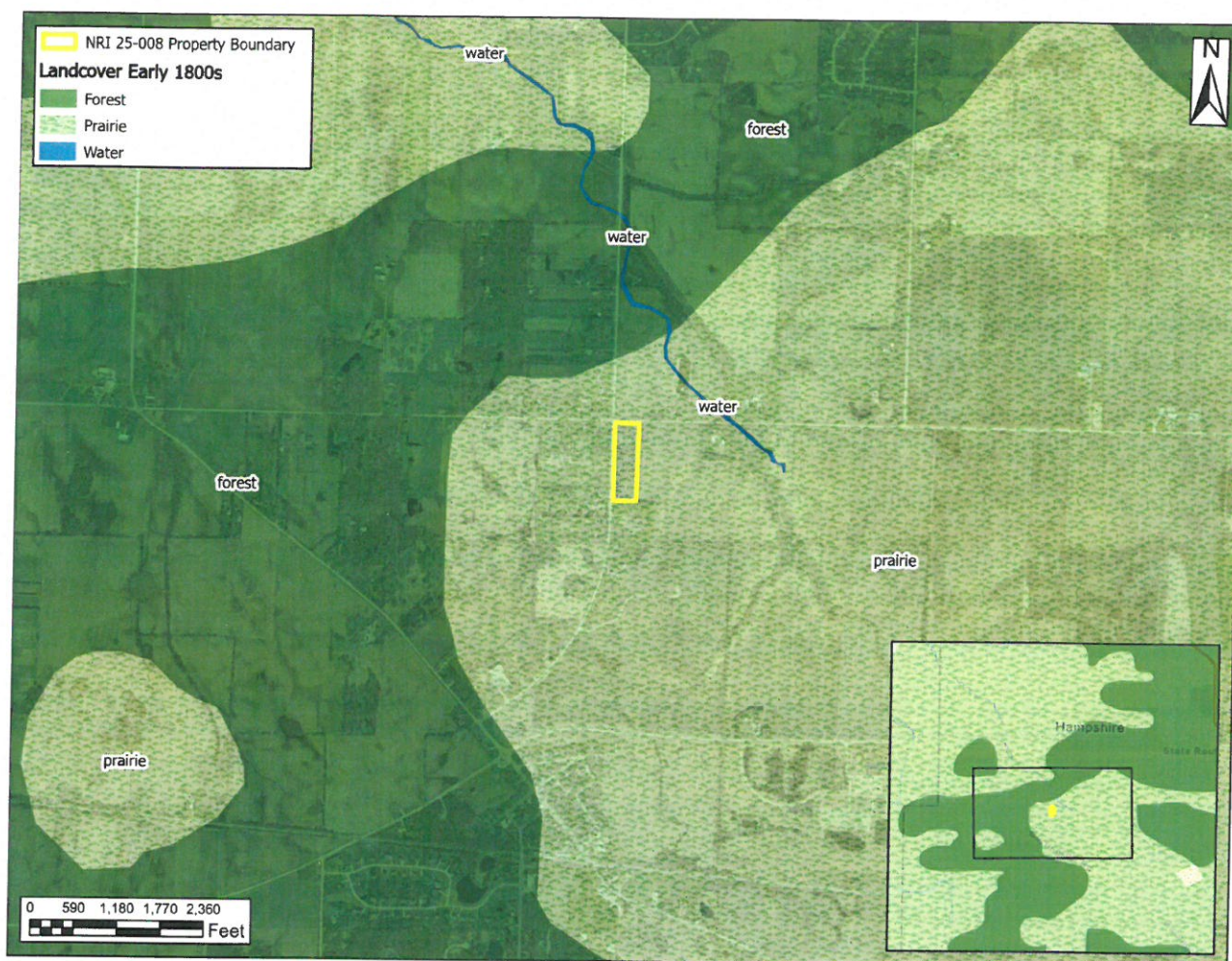


Figure 2: Land Cover of Illinois in the Early 1800's

The public land survey system represents one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. The surveyors recorded the land cover and natural resource areas as they worked across the state. These plat maps and field notebooks contain a wealth of information about what the landscape was like before large numbers of settlers came into the state and began modifying the land.

Much of the landscape of Illinois in the early 1800's consisted of two different natural resource areas; prairie and forest. The forest category includes woodlands and savannas, typical of northeastern Illinois. Prairie and forest 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

The original 42 categories of natural resource areas were later simplified to 12 categories; barrens, bottomland, cultural (farms), forest, marsh, other wetlands, prairie, slough, swamp, special geographic features, wet prairie, and water. The maps do not represent exact site conditions, but represent the observations of individual surveyors as they crossed through the area.

This site is recorded as Prairie land cover on the early 1800's map. The Kane-DuPage Soil & Water Conservation District recommends preserving as much of the natural character of the site as possible, using native plants for landscaping, and removing and controlling invasive species.

GREEN INFRASTRUCTURE

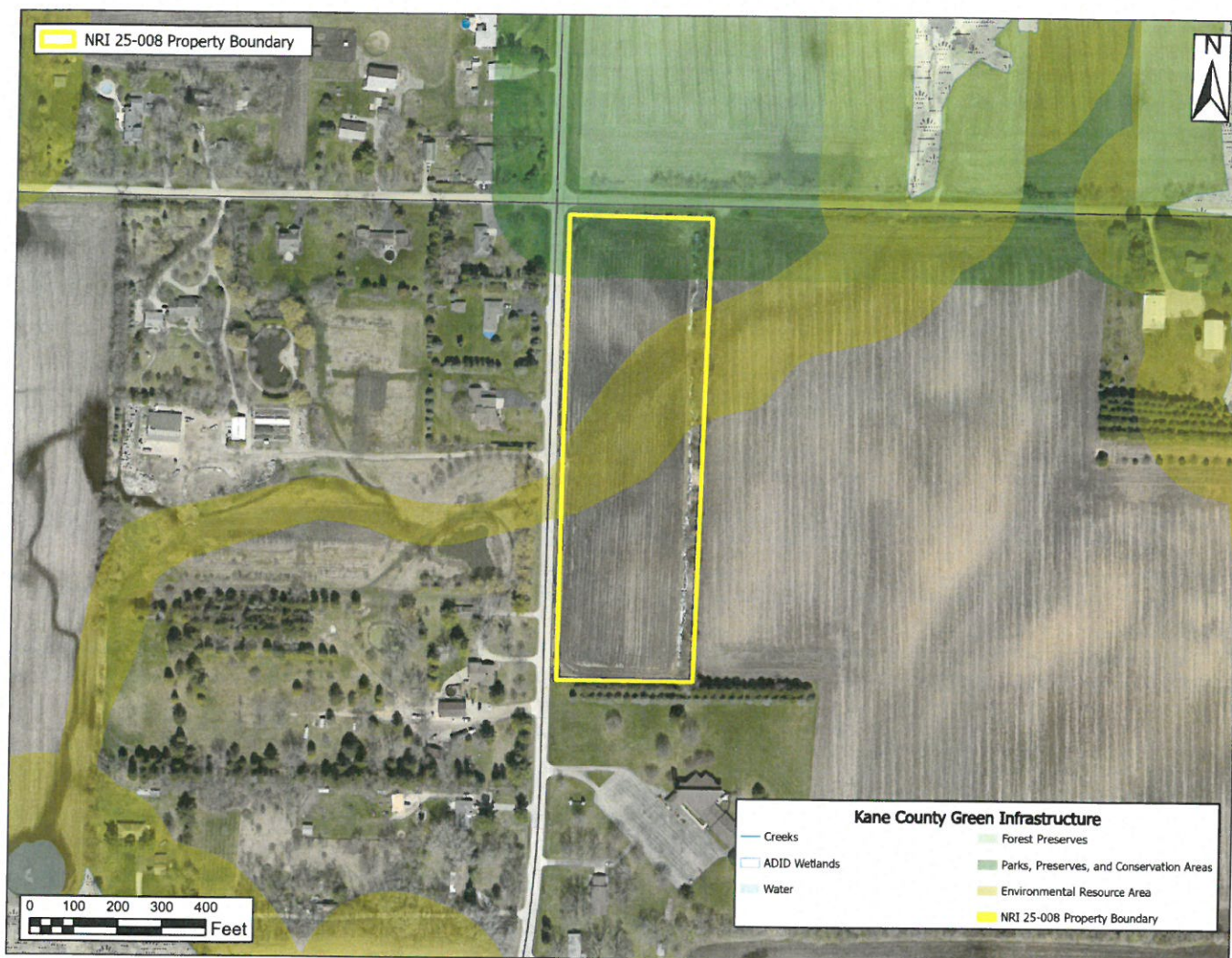


Figure 3: Kane County 2040 Green Infrastructure Plan site map

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 Green Infrastructure Plan includes analysis of existing natural resources in the county and recommend actions for green infrastructure priorities and approaches. The goal is to lay the groundwork for green infrastructure planning and projects at the regional, community, neighborhood, and site level, (from the "Kane County 2040 Green Infrastructure Plan").

The benefits of green infrastructure include:

- Preservation of habitat and diversity
- 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 one or more of the following priority areas in the "Kane County 2040 Green Infrastructure Plan": Parks, Preserves, and Conservation and an Environmental Resource Area.

NATIONAL WETLAND INVENTORY (NWI)

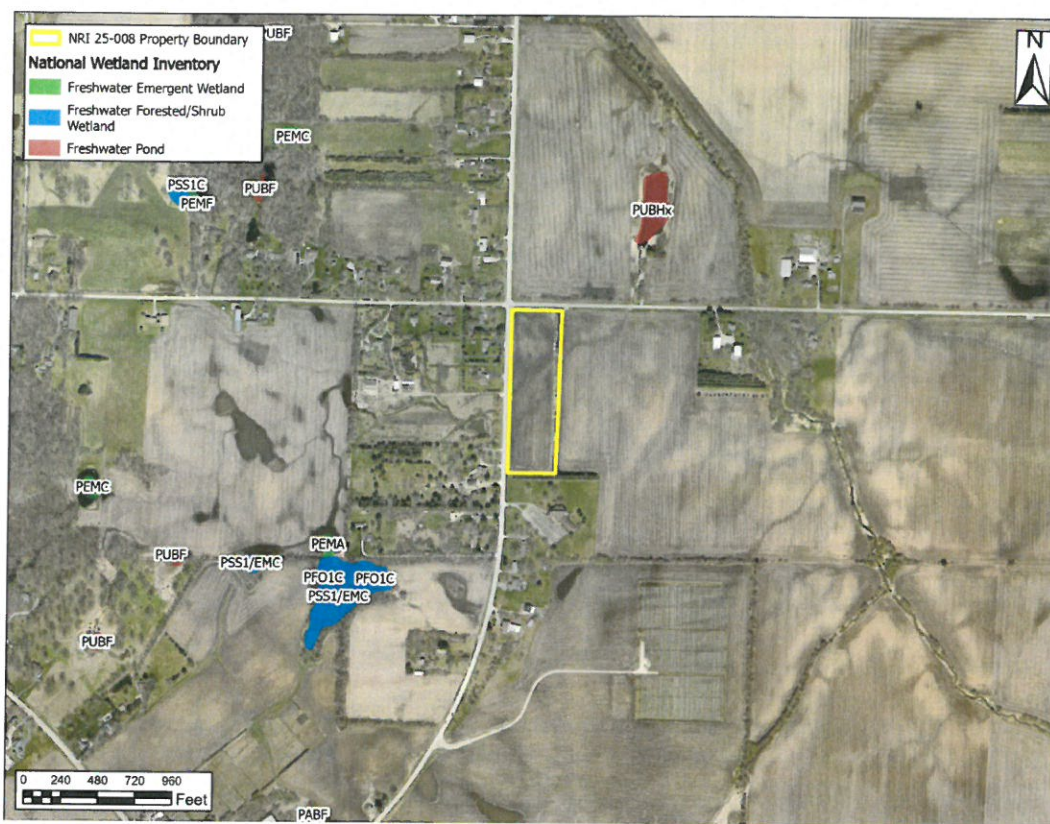


Figure 4: National Wetland Inventory (NWI) Map

The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service, identifies significant wetlands throughout the country. All U.S. federal agencies 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." Other common wetlands located in this part of Illinois are fens, wet meadows, seasonally saturated soils, and farmed wetlands.

Wetlands are protected and regulated by federal, state, and local laws, without regard to size. Wetlands are valuable, productive, and diverse ecological systems and provide multiple benefits, including:

- controlling flooding by slowing the release of

excess water downstream or through the soil,

- cleansing water by filtering out sediment and pollutants,
- functioning as recharge areas for groundwater,
- providing essential breeding, rearing, and feeding habitat for many species of wildlife.

A review of the National Wetland Inventory indicates that there are no NWI wetlands on this site. Although the NWI is very thorough, it is not a complete inventory of all possible wetlands. Other regulated wetlands may be present.

The KDSWCD recommends contacting the U.S. Army Corps of Engineers and the Kane County Division of Environmental and Water Resources before commencing any construction activities that may impact wet areas or floodplains. Please see the information on Regulatory Agencies (page 26) for wetland regulation information.

ADVANCED IDENTIFICATION OF WETLANDS (ADID)

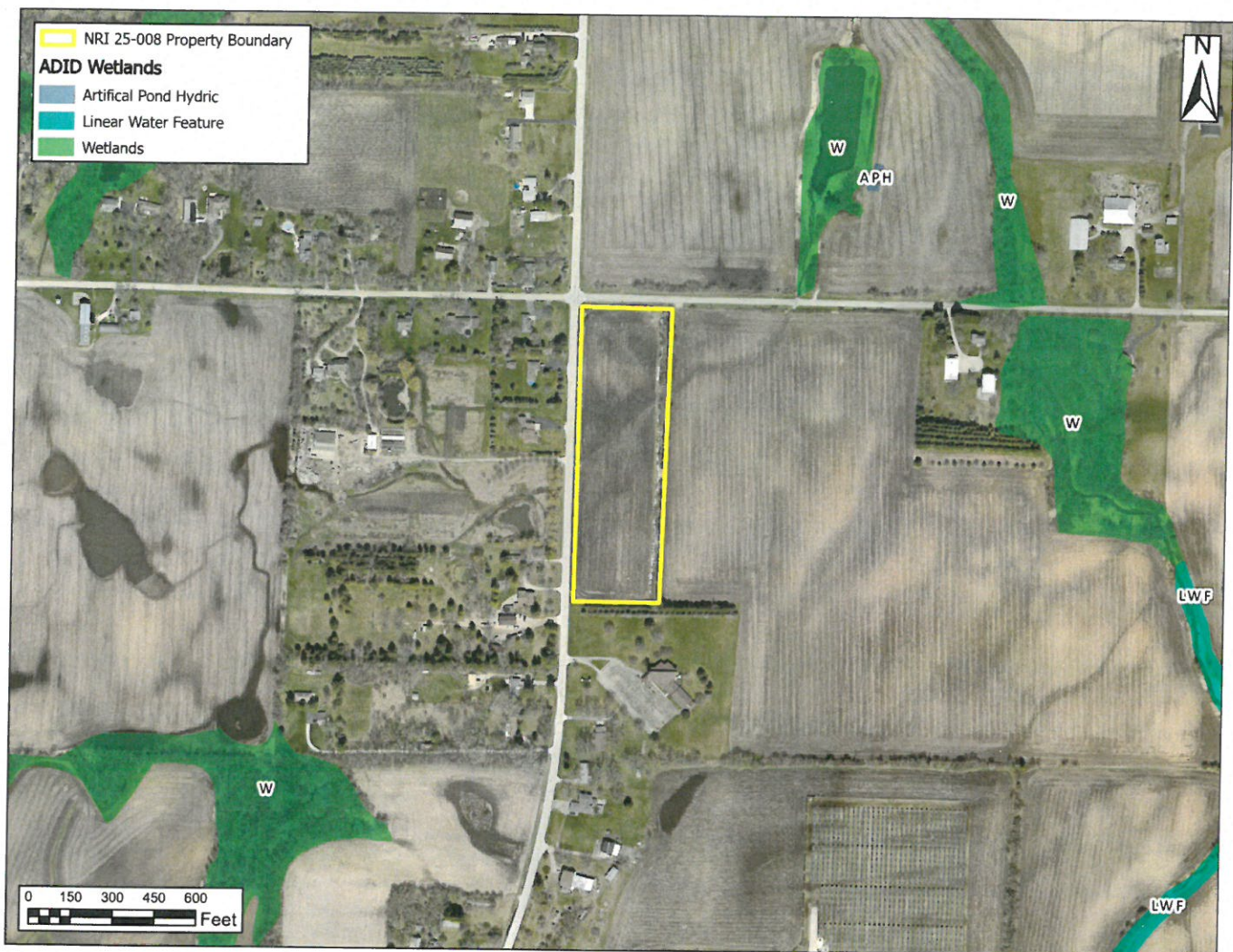


Figure 5: Advanced Identification of Wetlands (ADID), Kane County

Released in August of 2004, the Kane County Advanced Identification of Wetlands (ADID) study was a cooperative effort between federal, state, and local agencies to identify the location and quality of the wetlands of Kane County and to develop wetland protection strategies. ADID studies are 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. This information can be used by federal, state, and local government 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 or protection of aquatic sites and resources. For more detailed information regarding wetlands in Kane County, please refer to the Advanced Identification of Wetlands (ADID) study at:

<http://dewprojects.countyofkane.org/adid/>

A review of the Kane County ADID map revealed that no ADID wetlands have been identified on this site.

FLOODPLAINS

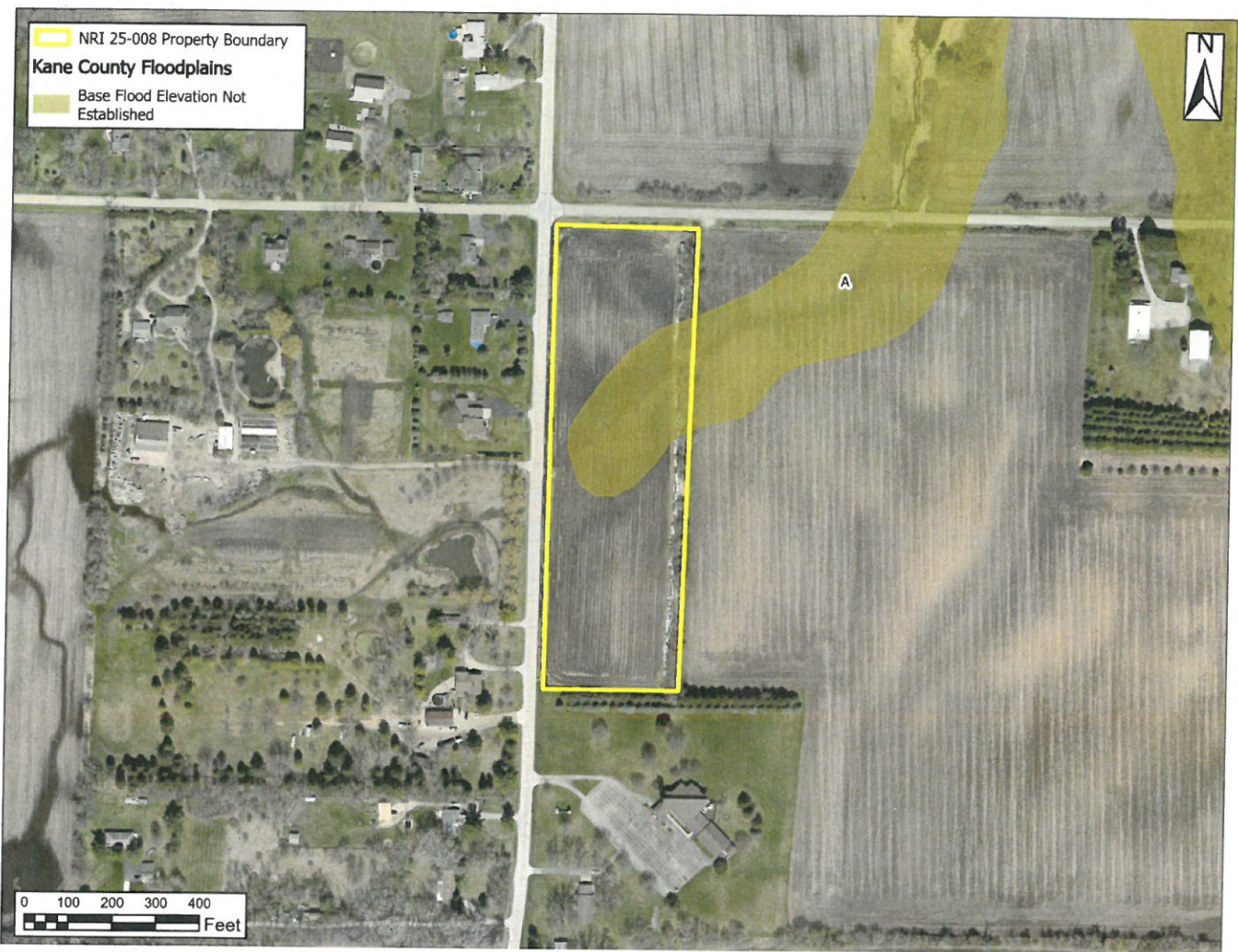


Figure 6: Floodplain map - Federal Emergency Management Agency (FEMA)

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. 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.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control,
- water quality maintenance,
- groundwater recharge,
- nutrient filtration,
- biological productivity/wildlife habitat,
- recreational opportunities/aesthetic value.

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, approximately 5 percent of this site is within the boundaries of a 100-year floodplain. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain. See the Regulatory Agencies page near the end of this report for information regarding floodplain regulations.

Please see the information on Regulatory Agencies (page 26) for information regarding floodplain regulations.

WATERSHEDS AND STREAMS

Watersheds are areas of land that eventually drain into a river or stream. Everyone lives in a watershed, no matter if a river or stream is nearby. Watersheds may be named according to its major river or stream. Watersheds, such as the Mississippi River watershed, may be extremely large, encompassing multiple states. Watersheds may also be subdivided into smaller units, such as subwatersheds. Some very small watersheds may not contain a named stream. However, the water that drains from that watershed eventually reaches a stream or river.

Watersheds in the United States are delineated by the U.S. Geological Survey (USGS) using a nationwide system based on surface hydrologic features. Examples of these surface hydrologic features include discharge flow, substratum size, stream width, and depth. This USGS system divides the country into 22 regions (2-digit), 245 subregions (4-digit), 405 basins (6-digit), nearly 2,400 subbasins (8-digit), roughly 19,000 watersheds (10-digit), and approximately 105,000 subwatersheds (12-digit). The USGS uses this system to assign each hydrologic area with a hierarchical Hydrologic Unit code (HUC), which consists of 2 additional digits for each level within the hydrologic unit system.

A complete list of Hydrologic Unit codes, descriptions, names, and drainage areas can be found in the [United States Geological Survey Water-Supply Paper 2294](#), entitled "Hydrologic Unit Maps".

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

For information on Watershed Planning and Protection in Kane County, visit:

[Kane County Watershed Planning and Special Projects](#)

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 (IEPA) provides the following regarding 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."

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:

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

WATERSHEDS AND SUBWATERSHEDS

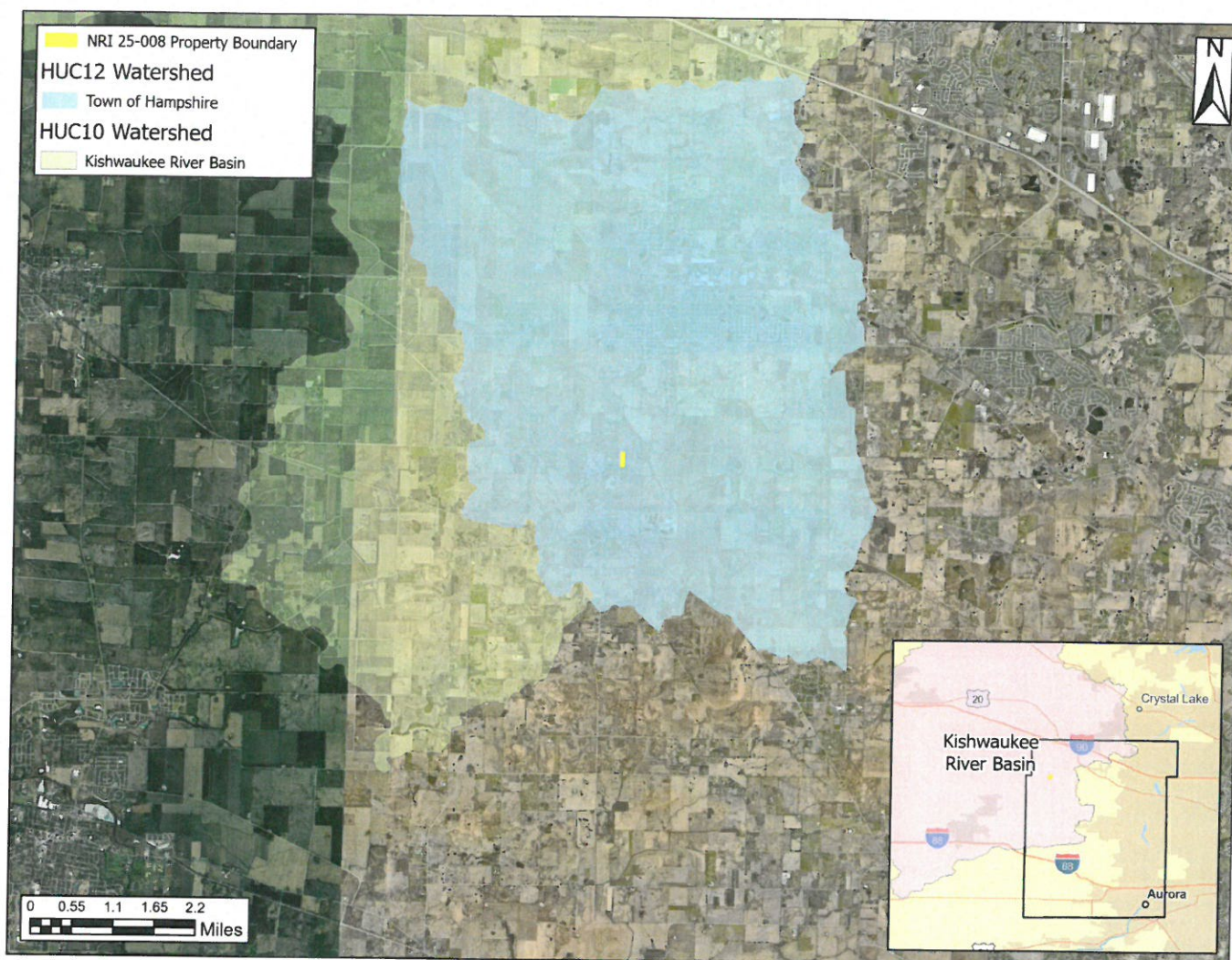


Figure 7: Watersheds and Subwatersheds

Kane County has been subdivided into four watersheds by federal and state agencies, based upon the drainage area of local rivers: the Kishwaukee River watershed in the northwest; a small portion of the Des Plaines River watershed, along the border with DuPage County; and the Upper and Lower Fox River watersheds, which occupies the central portion of the county. The Kishwaukee River watershed is part of the Rock River watershed, while the Des Plaines River watershed and both the Upper and Lower Fox River watersheds are part of the Illinois River watershed. Both the Rock River and Illinois River are part of the greater Mississippi River watershed. These watersheds have been subdivided into smaller local watersheds for planning.

Local watershed management planning is an important effort for the protection of local water resources and can involve watershed organizations, citizens, communities, municipalities, as well as state, local, tribal and/or federal environmental agencies. Water quality is a direct reflection of its watershed.

The map above indicates that 100 percent of this site is located within the boundaries of subwatershed HUC12-070900060102 Town of Hampshire of the HUC10-07090006 Kishwaukee River Basin watershed.

AQUIFER SENSITIVITY

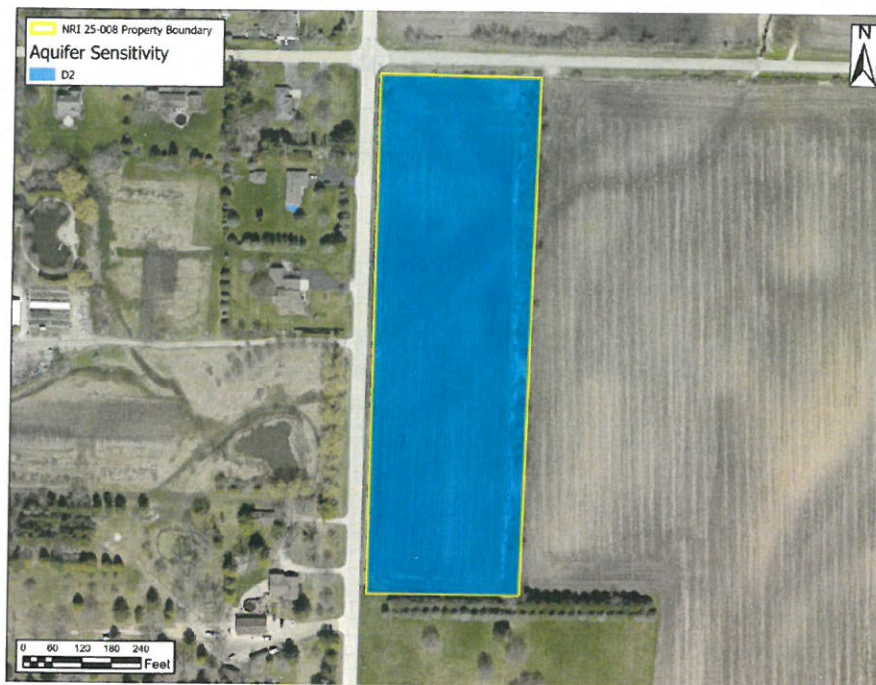


Figure 8: Aquifer Sensitivity to Contamination map

The map of Aquifer Sensitivity to Contamination is a representation of the potential vulnerability of aquifers (underground water sources) to contamination from pollutants at or near the surface of the ground. The U.S. Environmental Protection Agency (US EPA) 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, which makes them a valuable 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 Moderately Low potential for contamination.**

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 20 feet below the surface	D1	Aquifers are greater than 50ft thick and between 20 and 50 ft 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		

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

TOPOGRAPHY AND OVERLAND FLOW

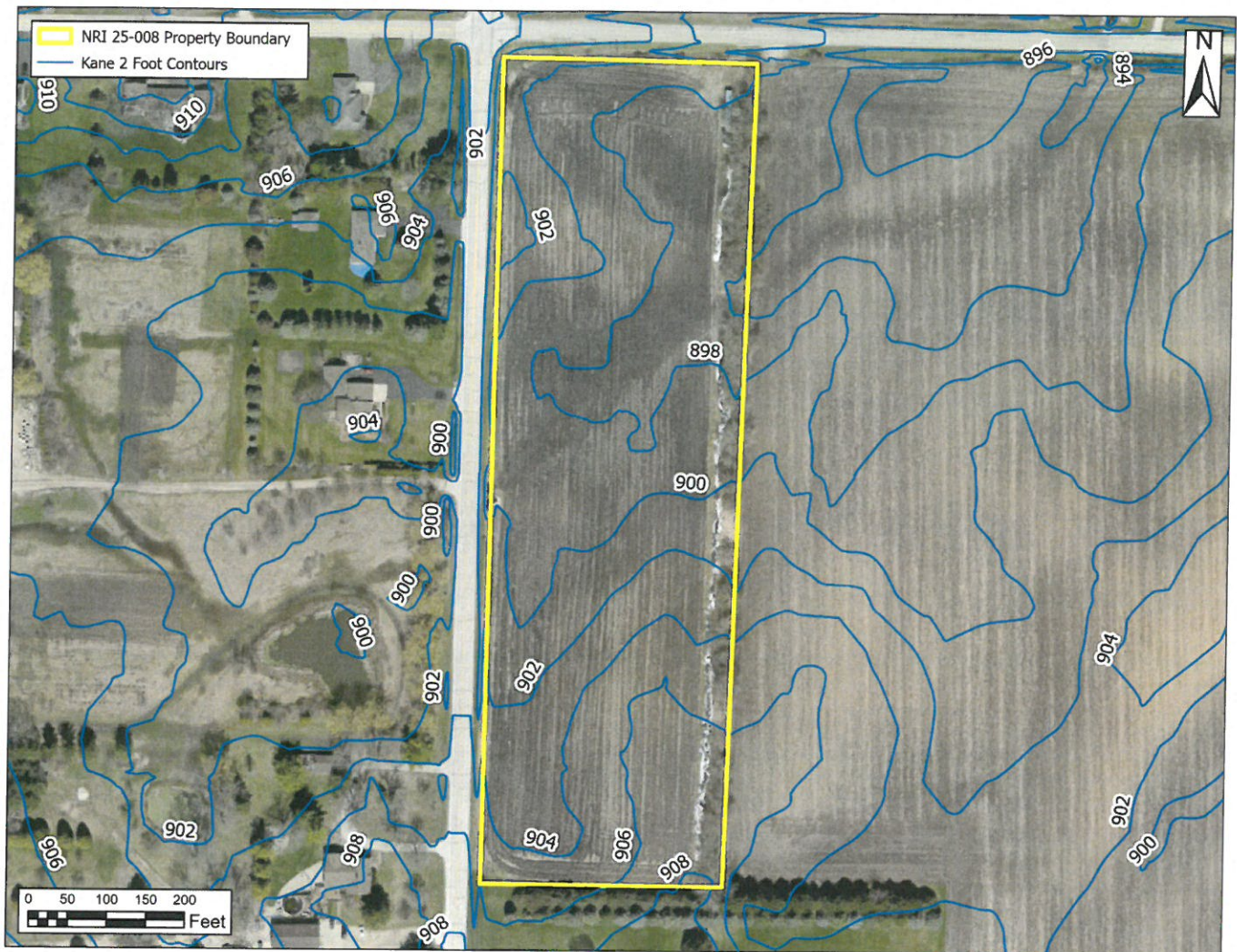


Figure 9: Topographic map showing contour lines

Topographic maps (contour maps) give information on the elevation of the land, which is important to determine slope steepness, natural water flow paths, and watershed information. The natural water flow path can determine where water leaves a property and where it may impact surrounding natural resources. Slope, along with soil erodibility factors, affect the potential of soil erosion on a site. Contour maps can also help determine the areas of potential flooding. It is important to consider the direction of water flow and erosion potential on all construction sites. Areas where water leaves the site should be monitored for sediment and other pollutants, which could contaminate downstream waters.

The map above shows contour lines with 2 feet elevation distance between each line. The high point of this property is in the Southeastern portion of the site at an elevation of approximately 908 feet above sea level. The property generally drains to the Northeast via overland flow. The lowest elevation on the property is approximately 896 feet above sea level.

Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

STORMWATER MANAGEMENT

Managing stormwater and stormwater runoff is critical for all development. Stormwater runoff from a site usually increases due to soil compaction, more impervious surfaces, loss of vegetation, and soil degradation during construction activities. Increased runoff causes downstream flooding, soil erosion, sedimentation, and pollution of surface waters. The KDSWCD recommends the use of onsite stormwater management strategies whenever possible. These strategies include stormwater retention and detention basins, bioswales, raingardens, the use of natural depressions and vegetated swales, deep-rooted native plants, permeable pavers or permeable asphalt. A combination of these and other practices may be able to retain stormwater onsite. The Illinois Environmental Protection Agency (IEPA) now

recommends that stormwater pollution prevention plans include post-construction stormwater management to keep as much stormwater on the site, as possible.

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.

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

SOIL EROSION

Soil erosion is the degradation of soil, mostly caused by the force of rain and the movement of water detaching soil particles and carrying the soil off the site. Factors that affect soil erosion are the slope of the land, the inherent properties of the soil, and the cover (or lack of cover) on the soil surface. Extra care must be taken to prevent or reduce soil erosion on construction sites containing highly erodible soils.

The potential for soil erosion during and after construction activities could have major impacts, both onsite and offsite. 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 reduces the capacity of natural and man-made detention facilities.

Construction and development activities should include a soil erosion and sedimentation control plan. Erosion and sedimentation control measures include:

- staging the construction to minimize the number of disturbed areas present at the same time,
- keeping the ground covered, either by mulch or vegetation, and
- keeping runoff velocities low.

Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. 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. Contact the KDSWCD for assistance in preparing a stormwater pollution prevention plan.

HIGHLY ERODIBLE LAND (HEL)

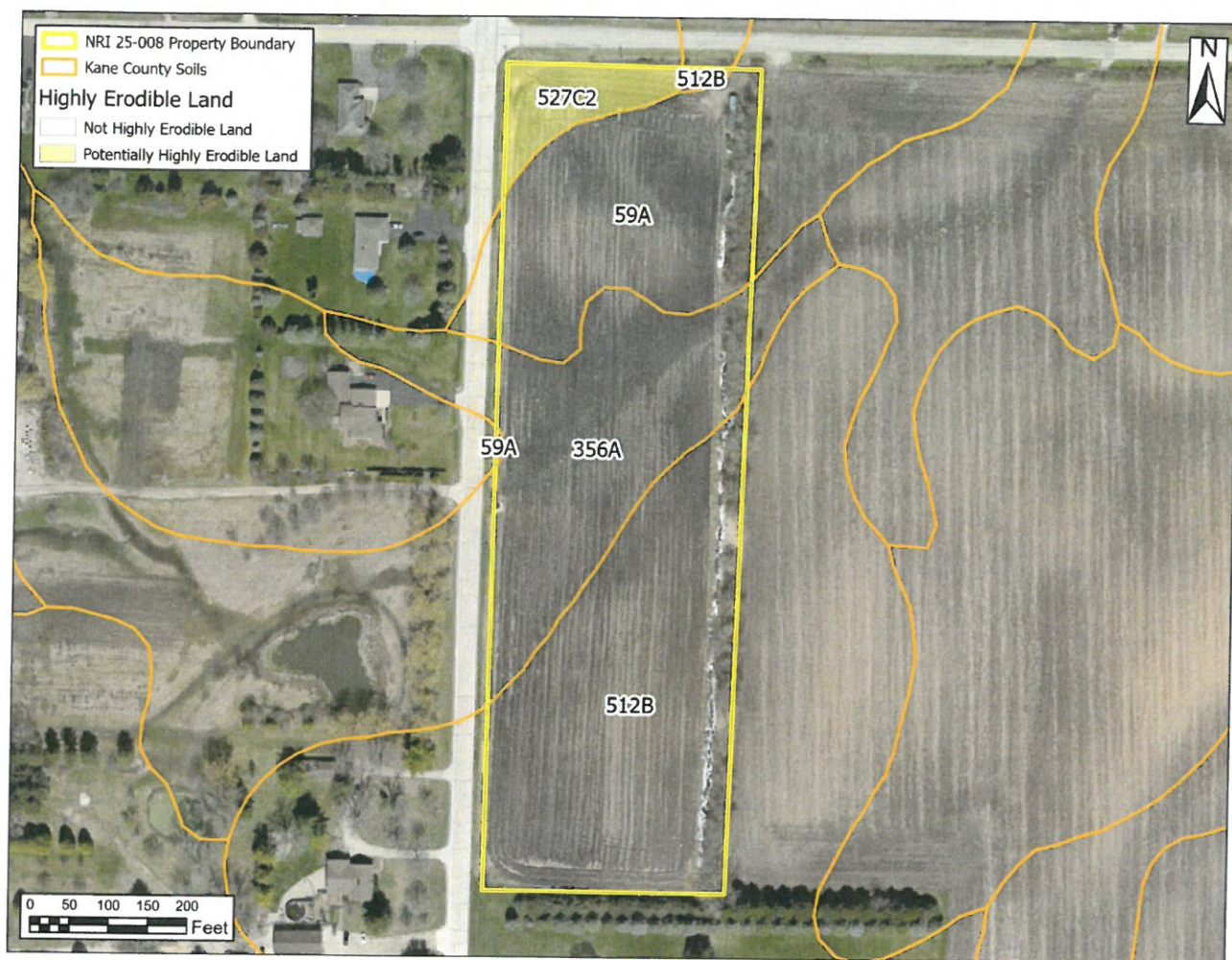


Figure 10: Highly Erodible Land map

Soils vary in their susceptibility to erosion. Highly erodible land (HEL) is land that can erode at excessive rates. Highly erodible land is generally sloping and contains soils that are susceptible to soil erosion by runoff and raindrop impact. The susceptibility to erosion and the highly erodible rating depends upon several factors and properties of the soil. Fine-textured soils high in clay have low erodibility values, because the soil particles are resistant to detachment. Coarse-textured soils, such as sandy soils also have low erodibility values because the water infiltrates and they have less runoff. Medium textured soils, such as loams, are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content, like many soils in Kane County, are the most erodible of all soils. They are easily detached and

tend to crust and produce large quantities and higher rates of runoff.

Other factors that affect the erodibility of soils include the force of the rainfall, the steepness and length of the slope of the land, and the amount of organic matter in the surface soil layer.

Highly Erodible Land (HEL) contains soils that have been determined by the USDA Natural Resources Conservation Service to be highly erodible. The HEL determination uses a formula involving the properties previously described, to determine the Soil Erodibility Index. Soils that have a Soil Erodibility Index above a certain value are considered highly erodible or potentially highly erodible. **Soils on this site are considered Highly Erodible Land (HEL) or Potentially Highly Erodible Land (PHEL) by the NRCS.**

SOILS & SOIL INTERPRETATIONS

Soils are the foundation of life. Soil is a dynamic ecosystem comprised of living things: plants, animals, and microscopic organisms. Soil is also a substance composed of various minerals and organic matter, interfused with lots of pore spaces which help move and store air and water. Soils are formed over hundreds and thousands of years, taking about 500 years to form an inch of topsoil. Soil is formed by the influences of climate, organisms (plants and animals), topography, the material in which it is developing (parent material), and time. There are thousands of soil series in the world. In Illinois alone, there are over 600 different soil series. Each soil series is unique in its content and its behavior for a particular use.

The different soils across the U.S. have been mapped and identified by the USDA Natural Resources Conservation Service (NRCS) in a soil survey. The soil map of this area (Figure 12: Soil Survey) indicates different soil map units. Each soil map unit and corresponding symbol represent a phase of a soil series. Phases include slope, erosion, flooding frequency, etc. of each soil. Each soil and associated phase have strengths and limitations for a variety of land uses such as septic systems, buildings site development, local roads, and many other uses.

See the Soil Map Units Table in the Soil Survey section for the composition of soil map units of the site. See the Soil Interpretations section for the soil interpretations for the proposed use of the site.

How soil is managed as a resource can be either beneficial or detrimental for the environment, or for any other particular use. It is difficult to change the inherent properties of soil, such as the mineral composition or the amount of sand, silt, or clay within soil. However, it is easy to compact or erode soil to the extent that many soil functions, such as water storage, infiltration, rooting medium, carbon storage, and soil health could all become compromised or destroyed. Management techniques to protect the integrity and functions of soil include:

- limiting traffic on the site to reduce compaction of the soil surface
- keeping the soil covered as much as possible, with deep rooted grasses or with mulch or other erosion control practices

- disturbing only the areas necessary for the footprint of structures and reducing or eliminating mass grading of sites

Soils and Onsite Waste Disposal

Soils are often used for onsite waste disposal or underground septic systems to dispose of sewage, especially for individual homes that are not connected to a municipal sewage system. No interpretive rating is given in this report for on-site wastewater disposal (septic systems). The detail of the soil information in the soil survey is not precise enough to determine suitability for the small area required for a septic system. **A Certified Professional Soil Classifier, in cooperation with the county department of public health, must conduct a soil evaluation to determine the suitability of the parcel for on-site wastewater disposal (i.e. septic system), as required by the State of Illinois.**

Soil Interpretation Ratings

The soil interpretation (limitation) ratings are used mainly for engineering designs for proposed uses, such as dwellings with or without basements, local streets and roads, small commercial buildings, etc. The ratings given are based on NRCS national criteria and are defined and used as follows:

Not Limited – 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 Limited - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations are moderate and can be overcome or minimized with special planning and design.

Very Limited - This indicates that one or more soil properties have severe limitations and are very unfavorable and difficult to overcome. 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 Very Limited.

Contact the KDSWCD for questions concerning soil and refer to the Illinois Urban Manual for best management practices for protecting soil

SOIL SURVEY

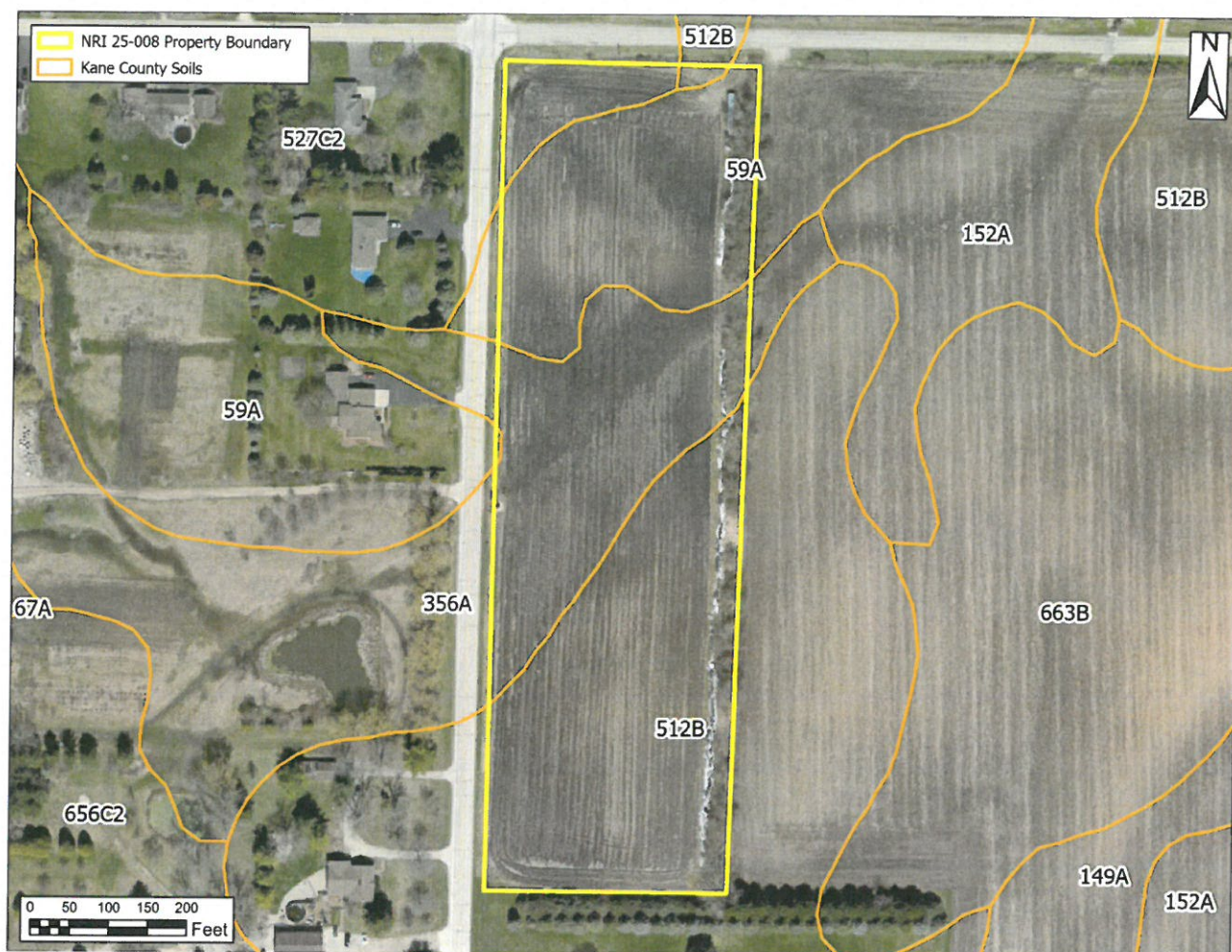


Figure 11: Soil Survey

The soil map unit symbol consists of a combination of numbers and letters which represent the interpretive phase of a soil series for an area of the landscape. Areas within the line of that symbol will have similar soil properties and interpretations.

Table 1: Soil Map Units

SOIL MAP UNIT SYMBOL	PERCENT OF PARCEL	ACRES
59A - Lisbon	25.3%	1.9
356A - Elpaso	27.3%	2.1
512B - Danabrook	42.4%	3.3
527C2 - Kidami	5.1%	0.4
	Total	7.7

All percentages and acreages are approximate.

The soil map in this report has been enlarged beyond the original scale. Enlargement of this map may cause misunderstanding of the accuracy and precision of the mapping. When enlarged, maps do not show the small areas of contrasting soil that could have been identified if the mapping was completed at a larger scale. The depicted soil boundaries and interpretations derived from the map units 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.

The KDSWCD suggests contacting a certified professional soil classifier to conduct an onsite investigation for point-specific soil information to determine the capabilities and the limitations of the soil for a specific use.

SOIL MAP UNIT DESCRIPTIONS

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

A map unit delineation of a soil map represents an area dominated by one or more major kinds of soil or miscellaneous area. 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. The scale of the maps limits the detail that can be shown. 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 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. These minor components are inclusions within the named map unit.

LIST OF MAP UNITS

59A	Lisbon silt loam, 0 to 2 percent slopes
356A	Elpaso silty clay loam, 0 to 2 percent slopes
512B	Danabrook silt loam, 2 to 5 percent slopes
527C2	Kidami loam, 4 to 6 percent slopes, eroded

SOIL INTERPRETATIONS – Dwellings without Basements

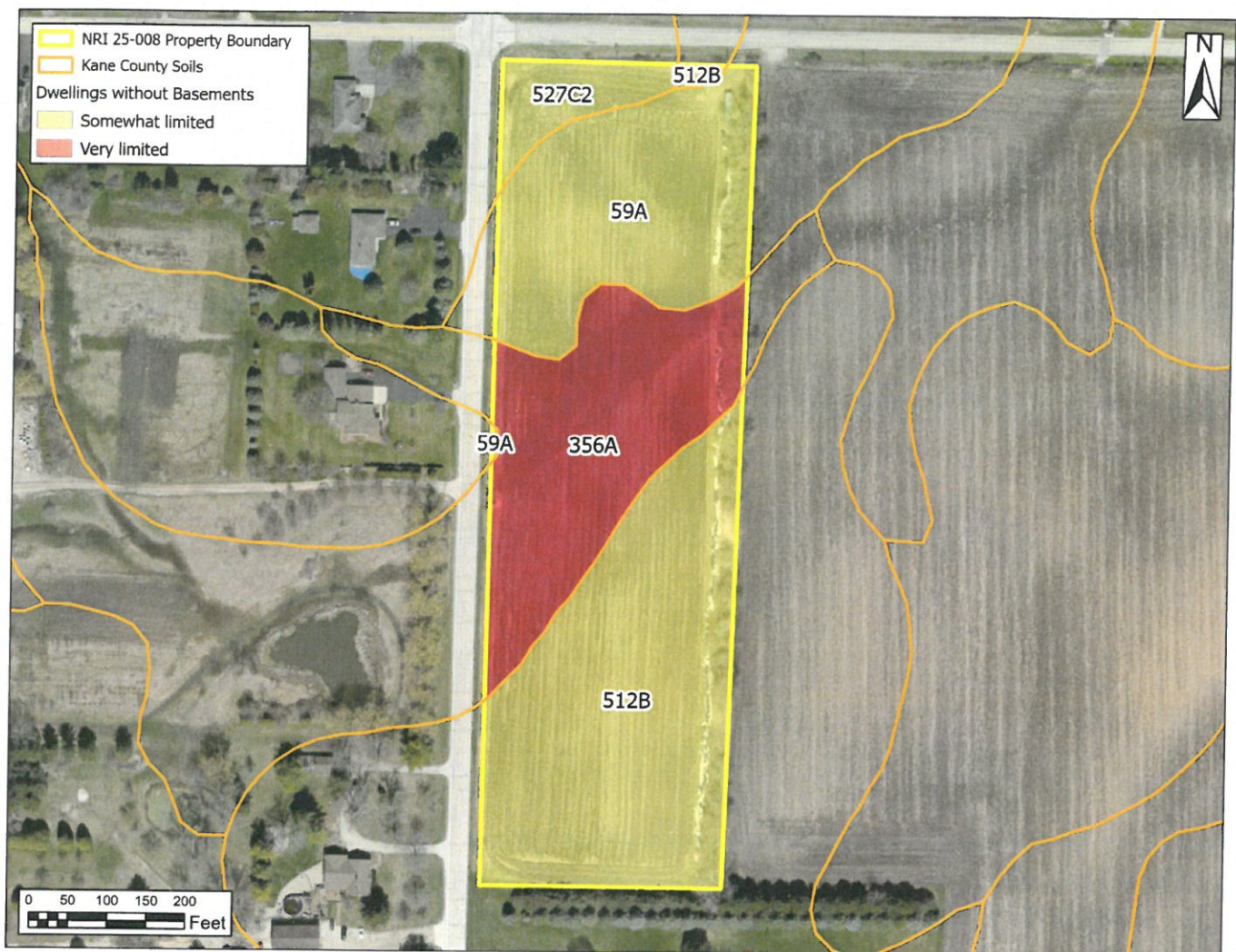


Figure 12: Soil Interpretations for Dwellings without Basements

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 maximum frost penetration.

The ratings for dwelling 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 water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil.

These properties include water table, ponding, flooding, slope, depth to rock, and the amount of rock fragments. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Shallow Excavations

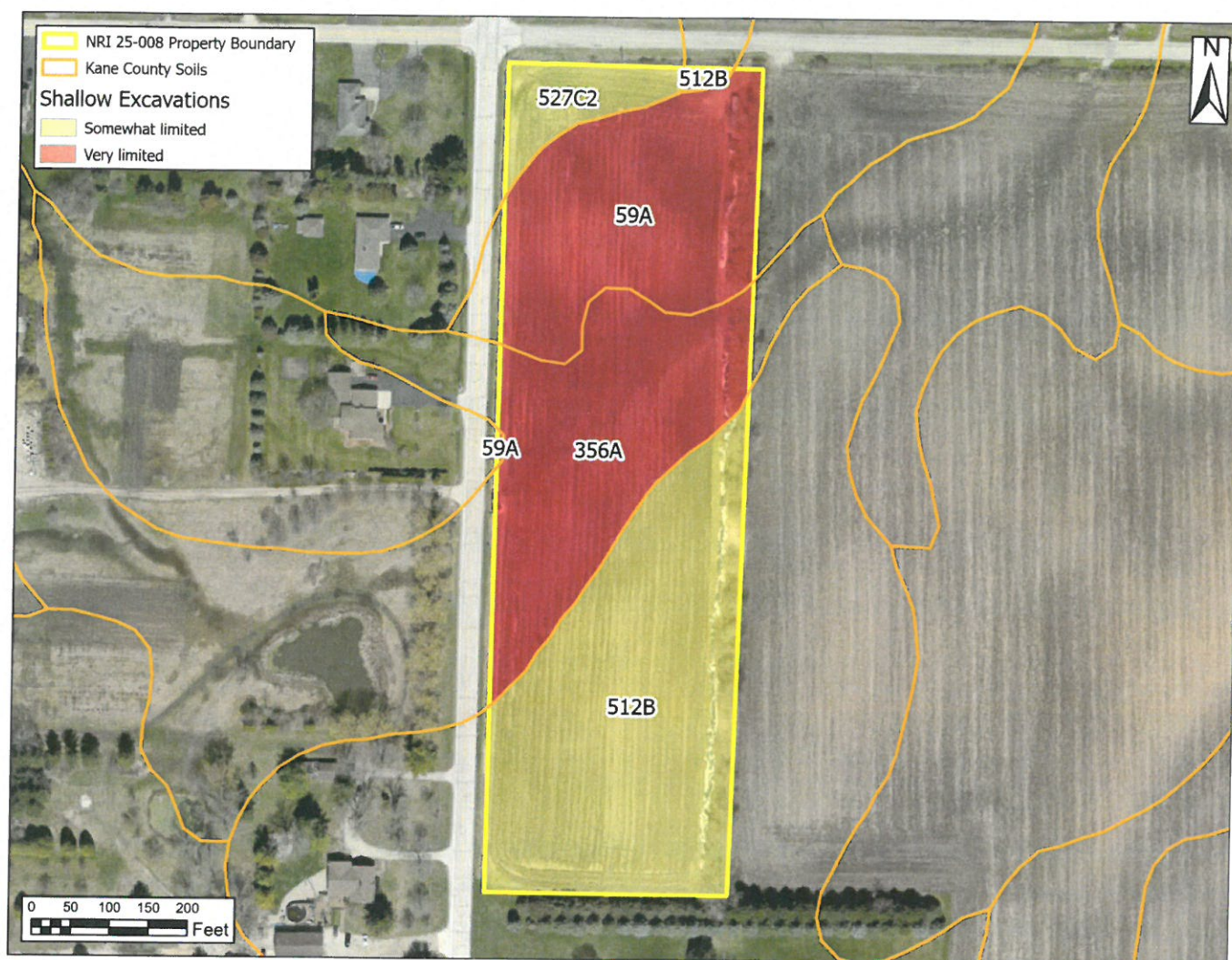


Figure 13: Soil Interpretations for Shallow Excavations

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock, hardness of bedrock, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the

resistance to sloughing. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Local Roads and Streets

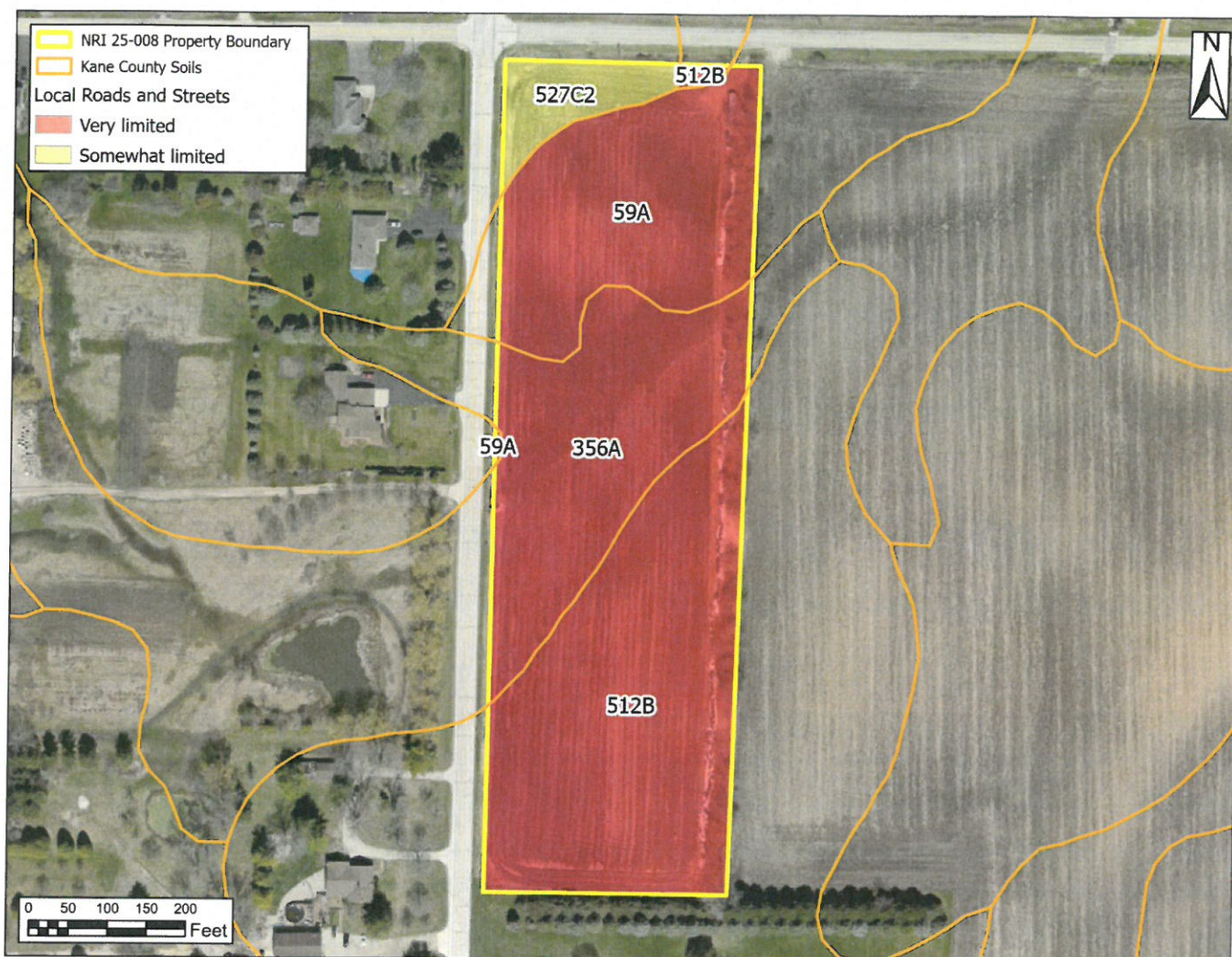


Figure 14: Soil Interpretations for Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder.

The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group

index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. **The high-water table is often a limiting factor in Kane County.**

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

SOIL INTERPRETATIONS – Lawns and Landscaping

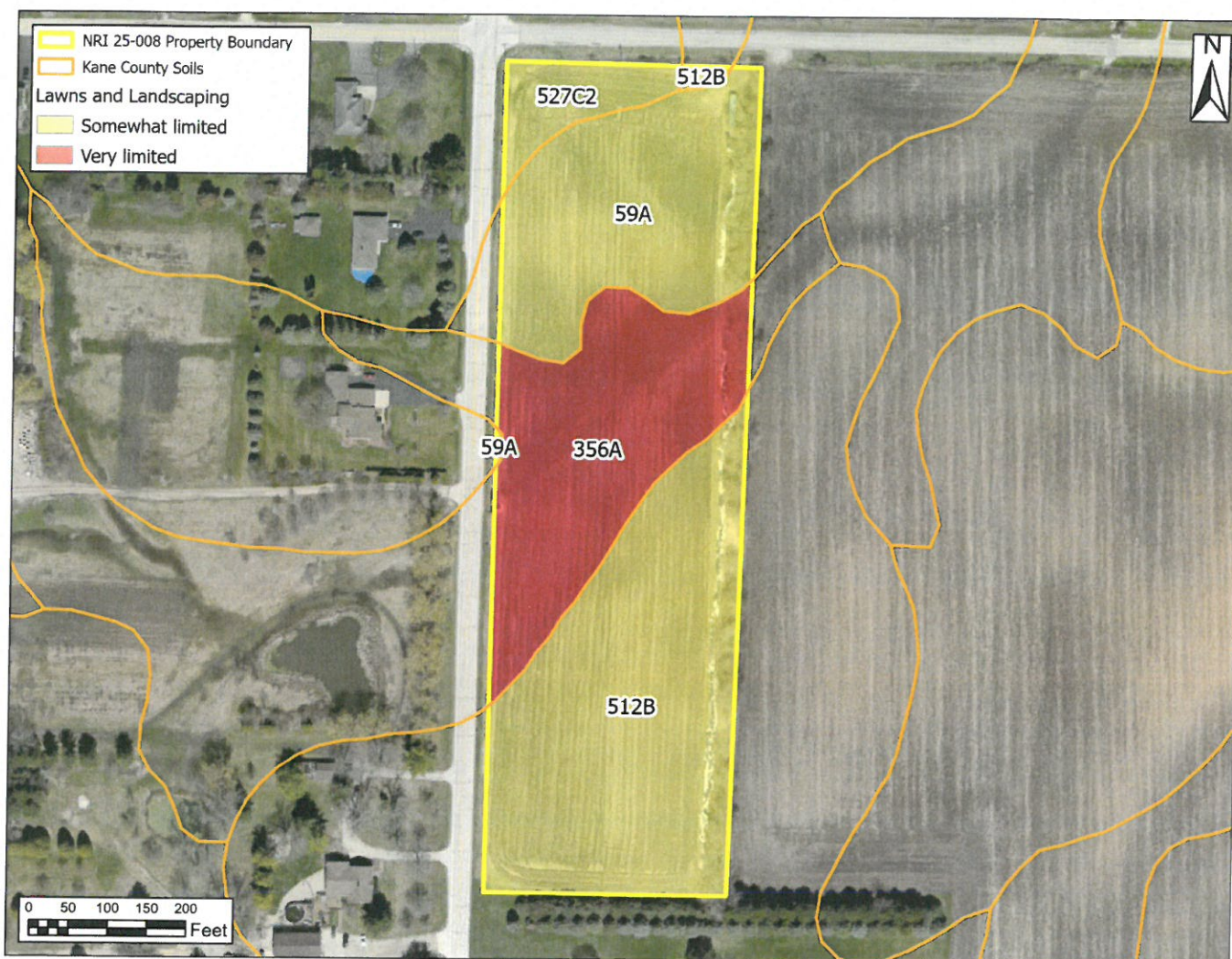


Figure 15: Soil Interpretations for Lawns and Landscaping

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are pH (acidic or alkaline conditions); depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the

surface layer. The high-water table is often a limiting factor in Kane County.

Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.

See the preceding **Soils Section** for more information concerning soil limitations.

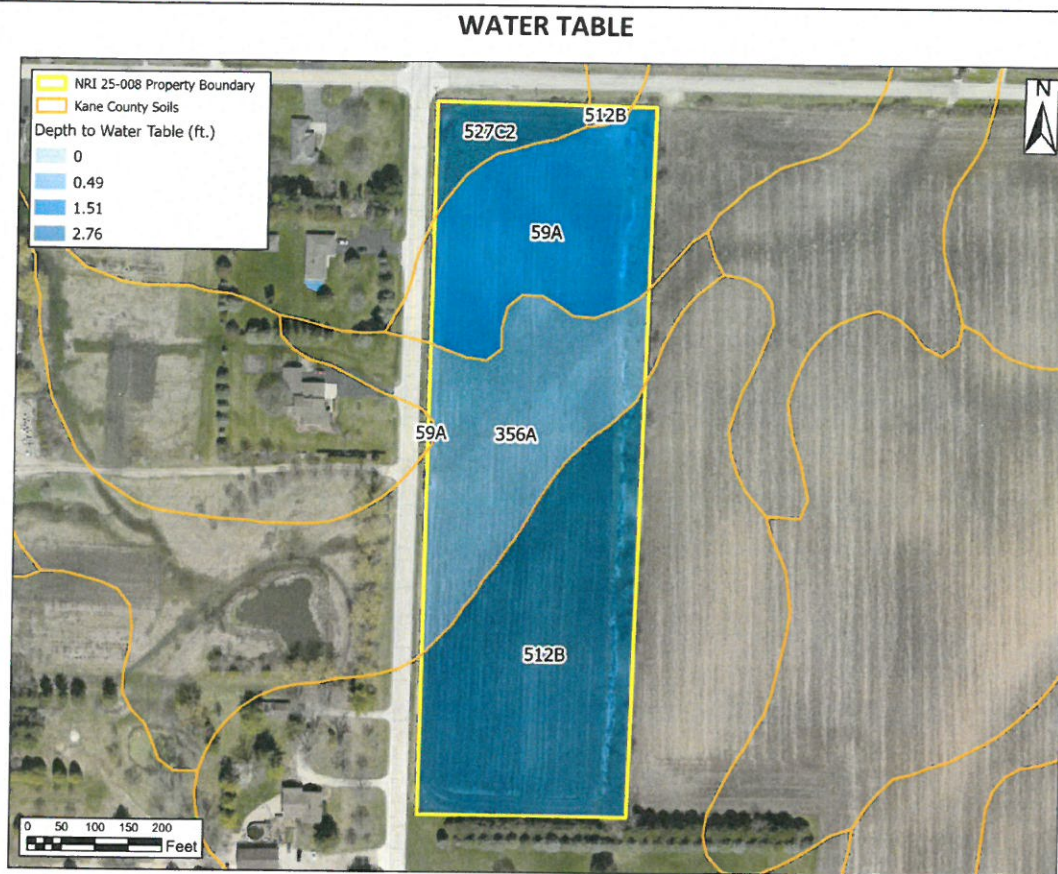


Figure 16: Map showing the depth to a seasonal high-water table

A seasonal high-water table, or the depth to a zone saturated with water in the soil during the wet season (typically spring through early summer), is present in most soils in Kane County, as it is in much of Illinois. The relatively low relief and flat landscape of the region slows the dissipation of water from the soil. This saturated zone fluctuates throughout the year and is closer to the surface in the spring and drops to deeper levels during summer and fall. Soils that are lower on the landscape or on more sloping landscape positions. Some soils, especially those in landscape depressions and low-lying areas, have a water table above the soil surface. Water that occurs above the soil surface is considered “ponded” water. Ponding is different from flooding, as the water in ponded areas comes from water rising from below the soil surface or from runoff from adjacent areas. Flooding comes from the overflow of water from rivers and streams.

Artificial drainage systems may have altered the duration of the seasonal high-water table, especially

those areas in cropland or former cropland. Even when soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table.

The wetness from the seasonal high-water table is a limiting property of the soil for many uses, especially homesites with or without basements, septic absorption fields, commercial buildings, and roads and streets. Most sites that are zoned for construction will require improved drainage, sump pumps, foundation drains, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues downstream from the site, so use caution in installing drainage systems.

The Soil Survey indicates a seasonal high-water table at a depth of 0 to 2.49 feet of the soil surface during the spring and early summer in most years, on the wettest soils of the site.

HYDRIC SOILS

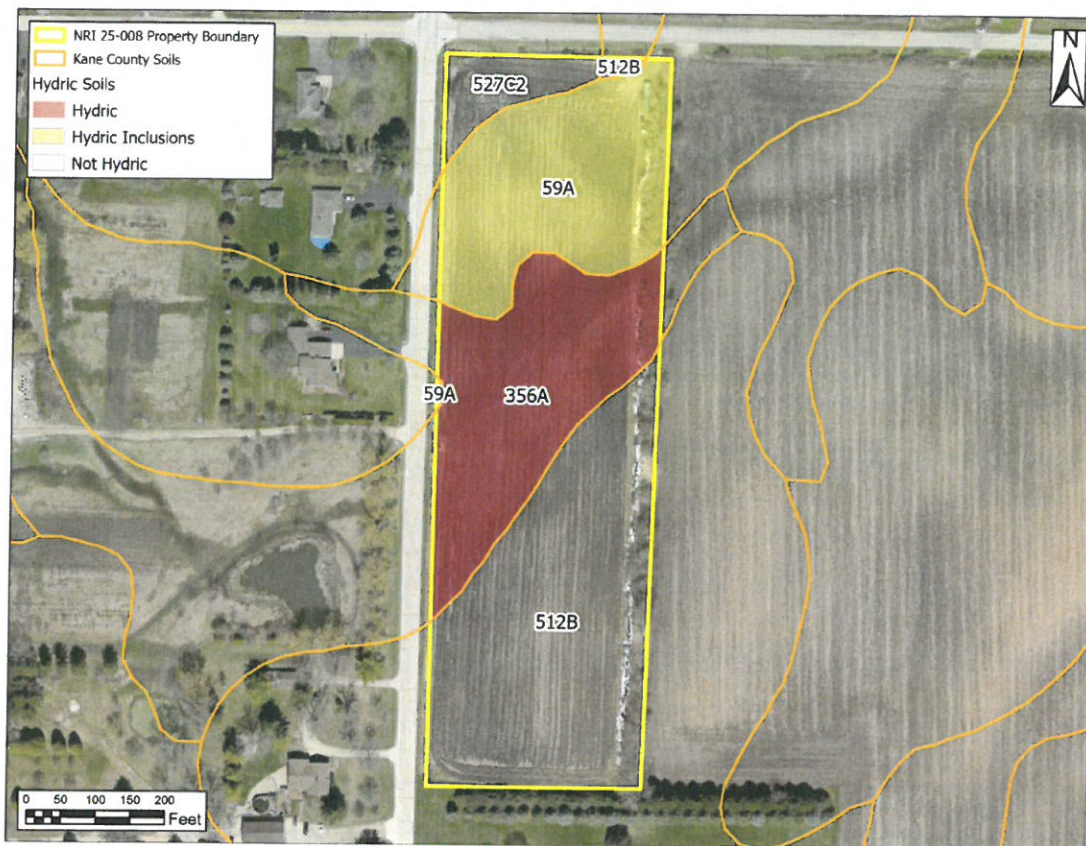


Figure 17: Hydric Soils map

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems.

Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

The Soil Survey indicates that Hydric Soils and Soils with Hydric Inclusions are on this site. A certified wetland determination may be needed prior to any earth disturbing activities. The KDSWCD recommends contacting the proper regulatory agencies (page 26).

PRIME FARMLAND – LAND EVALUATION & SITE ASSESSMENT

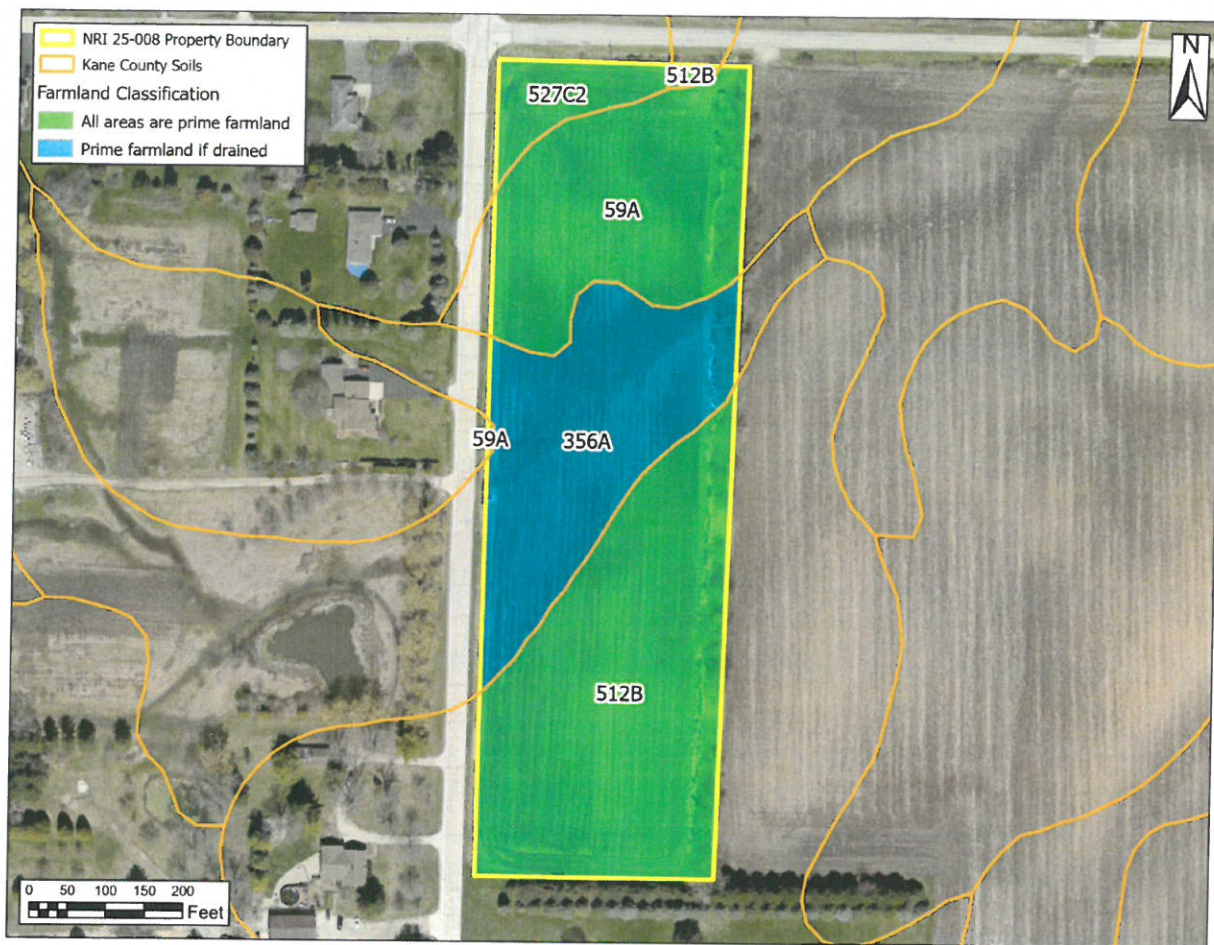


Figure 18: Prime Farmland map

Prime Farmland is a designation assigned by the U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. The Prime Farmland designation is assigned to each soil map unit.

In addition to Prime Farmland, there is Farmland of Statewide Importance (Important Farmland). Important Farmland is designated for soils that are slightly outside the definition of Prime Farmland. Prime and Important Farmland are valuable for Kane County agriculture, ag industry, and county tax base. In order to protect the best farmland, a Land Evaluation and Site Assessment (LESA) system was

developed and adopted by Kane County in 2003. LESA is designed to determine the quality of land for agricultural uses and to assess a site for long term agricultural economic viability. The LESA is a 100-point maximum numerical value based on two parts – Land Evaluation (LE) and Site Assessment (SA). The LE is based upon the inherent ability of the soils of a parcel to produce commonly grown crops. The LE counts as 1/3 of the total score. The SA is a value based on the proximity of the parcel to agricultural areas. Parcels further from developed areas rank higher for protection. The SA counts for 2/3 of the LESA score.

The LE value for this site is 31 and the SA value is 41 for a total LESA score of 72. This score represents Low Protection effort warranted.

REGULATORY INFORMATION

Wetlands, Rivers, Streams, and Other Waters: The laws of the United States, the State of Illinois, and local governments assign certain agencies specific and different regulatory roles to protect the waters within their jurisdictional boundaries. These roles include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat, and protection of recreational resources. Unregulated use of waters could permanently destroy or alter the character of these valuable resources and adversely impact the public. Contact the proper regulatory authorities when planning any work associated with floodplains, wetlands, or other waters so that proper consideration and approval can be obtained.

Wetland and/or Floodplain Permit: Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of a floodplain or floodway; or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility of a lake, stream, or river subject to federal, state, or local 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.

REGULATORY AGENCIES

Wetlands, Floodplains, Streams, & Other Waters:

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

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

Kane County Water Resources Division

719 Batavia Avenue
Geneva, IL 60134
(630)232-3400

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

Illinois Department of Natural Resources, Office of Water Resources

2050 W. Stearns Road
Bartlett, IL 60103
(847)608-3100

<https://dnr.illinois.gov/waterresources/programs.html>

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

<https://www2.illinois.gov/epa/topics/forms/water-forms/Pages/default.aspx>

The KDSWCD recommends early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce the 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.

CONTACTS

STATE AGENCIES**Illinois Department of Natural Resources**

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

Illinois Department of Transportation

2300 South Dirksen Parkway
Schaumburg, Illinois 62764-0001
(217)782-7820/(800)452-4368
<http://www.idot.illinois.gov/>

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 Natural History Survey

1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880
<http://www.inhs.uiuc.edu/>

COUNTY / LOCAL OFFICES**Kane County Government Center**

719 South Batavia Ave.
Geneva, IL 60134
(630)232-3400
<http://www.countyofkane.org/>

Kane County Development Department

(630)232-3492

Kane County Dept. of Environmental Management

(630)208-5118

Kane County Forest Preserve District

1996 South Kirk Road, Suite 320
Geneva, IL 60134
(630)232-5980
forestpreserve.countyofkane.org

Kane County Health Department

1240 North Highland Avenue
Aurora, IL 60506
(630)208-3801

Kane-DuPage Soil and Water Conservation District

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

FEDERAL AGENCIES**U. S. Army Corps of Engineers**

Regulatory Branch
231 S LaSalle Street, Suite 1500
Chicago, Illinois 60604
(312)846-5330
<http://www.usace.army.mil>

U.S. Environmental Protection Agency

Region 5
77 West Jackson Boulevard
Chicago, Illinois 60604
(312)353-2000 or (800)621-8431
<http://www.epa.gov/region5/>

U.S. Fish & Wildlife Service

Chicago Illinois Field Office
230 South Dearborn Suite 2938
Chicago, IL 60604
(847)298-3250
<http://www.fws.gov/>

U.S.D.A. Natural Resources Conservation Service

2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3
<http://www.il.nrcs.usda.gov/>

REFERENCES

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<https://isgs.illinois.edu/maps/county-maps/aquifer-sensitivity/kane> Authors: William S. Dey, Alec M. Davis, B. Brandon Curry
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<https://pubs.usgs.gov/wsp/wsp2294/>

EXECUTIVE SUMMARY
APPLICATION 25-008
January 27, 2025

Petitioner: Glen E. Wakefield, 3013 Dorothy Dr. Aurora, IL 60504

Contact Person: Glen E. Wakefield, 630-437-0279

Unit of Government Responsible for Permits: Kane County

Acreage: 7.7

Area of Disturbance (acreage): 0.33

Location of Parcel: Burlington Township 41N, Range 06E, Section 03

Property Address/PIN#: #04-03-100-025, French Rd. & Lenschow Rd., Burlington, IL 60140

Existing Land Use: Agriculture

Proposed Land Use: Agriculture and Residence

NATURAL RESOURCE CONCERNS

Land Cover in the Early 1800's: This site is in an area previously identified as **Prairie** (page 5).

Kane County Green Infrastructure Plan: This site is in an area indicated as **Preserves & Conservation Areas and an Environmental Resource Area** (page 6).

Wetlands: The National Wetland Inventory map and the ADID Wetland Map do not identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (pages 7-8).

Floodplain: There are no floodplain areas identified on this site (page 9).

Streams: There are no streams on this site (page 10).

Watersheds and Subwatersheds: The map above indicates that **100 percent** of this site is located within the boundaries of subwatershed **HUC12-070900060102 Town of Hampshire** of the **HUC10-0709006 Kishwaukee River Basin** watershed (page 11).

Aquifer Sensitivity: This site is classified as having a **Moderately Low Potential** for aquifer contamination (page 12).

Topography and Overland Flow: The high point of this property is in the **Southeastern** portion of the site at an elevation of approximately **908 feet** above sea level. The property generally drains to the **Northeastern** via overland flow. The lowest elevation on the property is approximately **896 feet** above sea level (page 13).

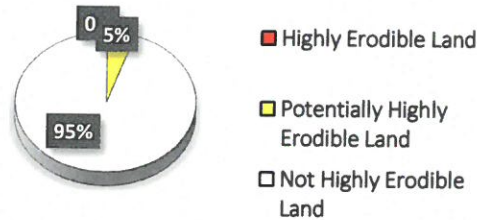
Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

Stormwater Management: This site **may or may not** need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP (see page 14).

EXECUTIVE SUMMARY
APPLICATION 25-008
January 27, 2025

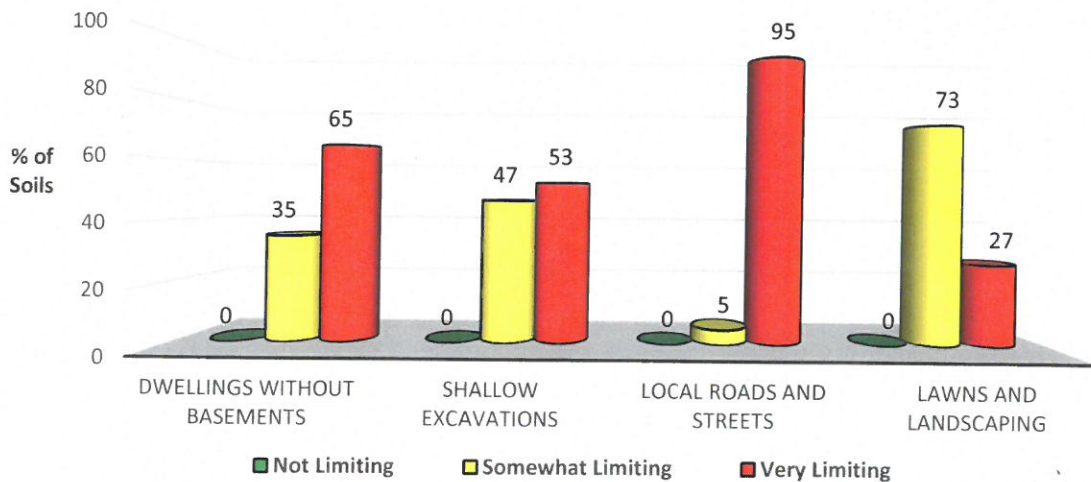
Soil Erosion: Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP (**page 14**).

Highly Erodible Land: There is **Highly or Potentially Highly Erodible Land** identified on this site (**page 15**).



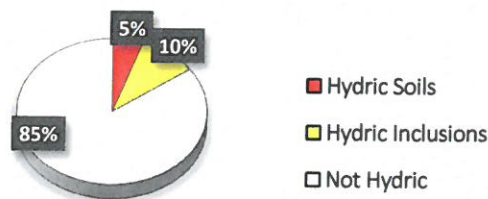
Regulations: Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas (**page 26**).

Soil Interpretations: Soils at this site may contain limitations for the proposed use. All information is from the Soil Survey of Kane County, Illinois. The limiting factors for this site are: **Ponding, Frost Action, Depth to Saturated Zone, and Low-Strength** (**pages 16-22** and attached **Soils Table** on **page 17**).



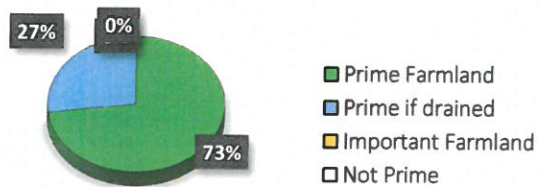
Water Table: There is a seasonal high-water table at a depth of **0 to 2.76 feet** of the soil surface (**page 23**).

Hydric Soils: There are **Hydric Soils and Soils with Hydric Inclusions** identified on this site (**page 24**).



EXECUTIVE SUMMARY
APPLICATION 25-008
January 27, 2025

Prime Farmland: Prime or Important Farmland is found on this tract (page 25).



LESA: Sites with a LESA score of 85 or greater are considered to warrant protection. This site has an LE score of **31**, and a SA score of **41**, with a total score of **72**, placing it in the **Low Protection** category for farmland (page 25).

Land Planning and Development Concerns:

Based upon the LESA score and the Kane County Land Evaluation and Site Assessment, this tract warrants **Low Protection** effort from development.

SITE INSPECTION

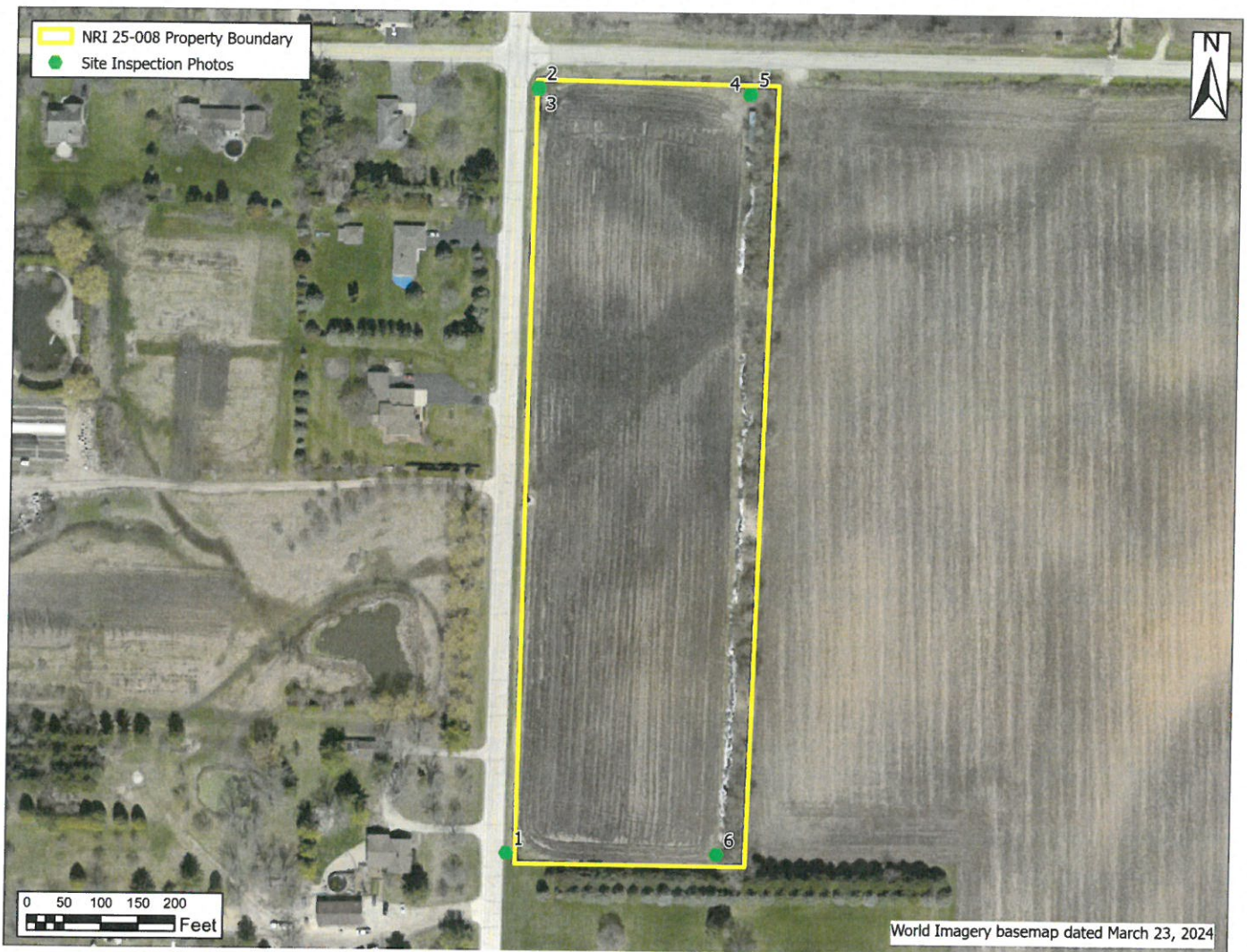


Figure 19: Location of site inspection photos

A site inspection was conducted by **Resource Analyst, Isabella Borzeka** on **January 17, 2025**. The following photos were taken during this inspection and reflect the site conditions at that time.

SITE INSPECTION PHOTOS



Photo 1 facing northeast



Photo 2 facing east



Photo 3 facing southeast



Photo 4 facing south



Photo 5 facing southwest



Photo 6 facing northwest