United City of Yorkville
800 Game Farm Road
Yorkville, Illinois 60560
Telephone: 630-553-4350
www.yorkville.il.us

AGENDA
ECONOMIC DEVELOPMENT COMMITTEE MEETING
Tuesday, March 2, 2021
6:00 p.m.
City Hall Conference Room
800 Game Farm Road, Yorkville, IL

Citizen Comments:

Minutes for Correction/Approval: February 2, 2021

New Business:

1. EDC 2021-16 Building Permit Report for January 2021
2. EDC 2021-17 Building Inspection Report for January 2021
3. EDC 2021-18 Property Maintenance Report for January 2021
4. EDC 2021-19 Cox Landscaping (Rezoning and Special Use) 1.5 Mile Review
5. EDC 2021-20 Cordero Real Estate (Rezoning) 1.5 Mile Review
6. EDC 2021-21 TIF Inducement Resolution – Northwest Corner of Van Emmon St. and S. Main St.

Old Business:

Additional Business:

2019/2020 City Council Goals – Economic Development Committee		
Goal	**Priority**	**Staff**
"Southside Development"	4	Bart Olson, Krysti Barksdale-Noble & Lynn Dubajic
"Downtown and Riverfront Development"	5	Bart Olson, Tim Evans & Krysti Barksdale-Noble
"Metra Extension"	7	Bart Olson, Rob Fredrickson, Eric Dhuse, Krysti Barksdale-Noble & Erin Willrett
"Manufacturing and Industrial Development"	8 (tie)	Bart Olson, Krysti Barksdale-Noble, Erin Willrett, Lynn Dubajic, Eric Dhuse & Brad Sanderson
"Expand Economic Development Efforts"	10	Krysti Barksdale-Noble & Lynn Dubajic
"Revenue Growth"	13	Rob Fredrickson, Krysti Barksdale-Noble & Lynn Dubajic
"Entrance Signage"	17	Krysti Barksdale-Noble & Erin Willrett

UNITED CITY OF YORKVILLE
WORKSHEET
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, March 2, 2021
6:00 PM
CITY HALL CONFERENCE ROOM

CITIZEN COMMENTS:

MINUTES FOR CORRECTION/APPROVAL:

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1. February 2, 2021
   - ☐ Approved _____
     - ☐ As presented
     - ☐ With corrections

NEW BUSINESS:

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1. EDC 2021-16 Building Permit Report for January 2021
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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2. EDC 2021-17 Building Inspection Report for January 2021
   - ☐ Informational Item
   - ☐ Notes _____

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3. EDC 2021-18 Property Maintenance Report for January 2021
   - ☐ Informational Item
   - ☐ Notes _____

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4. EDC 2021-19 Cox Landscaping (Rezoning and Special Use) 1.5 Mile Review
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

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5. EDC 2021-20 Cordero Real Estate (Rezoning) 1.5 Mile Review
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

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6. EDC 2021-21 TIF Inducement Resolution – Northwest Corner of Van Emmon St. and S. Main St.
   - ☐ Moved forward to CC _____
   - ☐ Approved by Committee _____
   - ☐ Bring back to Committee _____
   - ☐ Informational Item
   - ☐ Notes _____

     _____

     _____

ADDITIONAL BUSINESS:

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	☐
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

Minutes

Tracking Number

Agenda Item Summary Memo

Title: Minutes of the Economic Development Committee – February 2, 2021

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Committee Approval

Submitted by: Minute Taker

Name Department

Agenda Item Notes:

Have a question or comment about this agenda item?
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DRAFT

UNITED CITY OF YORKVILLE
ECONOMIC DEVELOPMENT COMMITTEE
Tuesday, February 2, 2021, 6:00pm
City Council Chambers

Note: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, remote attendance was allowed for this meeting to encourage social distancing due to the current Covid-19 pandemic.

In Attendance:
Committee Members
Chairman Jackie Milschewski/remote
Alderman Ken Koch/remote
Alderman Jason Peterson/remote

Absent: Alderman Joel Frieders

Other City Officials
City Administrator Bart Olson/in-person
Assistant City Administrator Erin Willrett/remote
Community Development Director Krysti Barksdale-Noble/remote
Senior Planner Jason Engberg/remote
Code Official Pete Ratos/remote
Alderman Chris Funkhouser/remote

Other Guests
Consultant Lynn Dubajic/remote
Attorney Dan Kramer/remote
Abby Property rep/remote
Abel Marin/remote
Cesar Cruz/remote

The meeting was called to order at 6:00pm by Chairman Jackie Milschewski.

Citizen Comments None

Minutes for Correction/Approval January 5, 2021
The minutes were approved as presented.

New Business
1. EDC 2021-09 Building Permit Report for December 2020
Mr. Ratos reported 27 single-family detached, 4 single-family attached and 4 commercial permits for the month. There was a total of 1,827 permits issued for the year which translates to over $2 million of permit fees.

2. EDC 2021-10 Building Inspection Report for December 2020
In December, 512 inspections were completed some of which were outsourced. More outsourcing is anticipated due to the increased number of permits, said Mr. Ratos.

3. EDC 2021-11 Property Maintenance Report for December 2020
Only 1 case was heard which was a building code violation for building a fence without a permit. The property is adjacent to county property that has been filled in and caused a flooding issue for the violator property. Elevation and wetlands issues are also in question. No further discussion.

4. EDC 2021-12 Economic Development Report for January 2021
Ms. Dubajic reported progress is being made at the former Blackstone, now known as Silver Fox restaurant, and they hope to open Valentine's Day weekend.

5. EDC 2021-13 Renewal of Intergovernmental Agreement with Kendall County for Building Inspection Services
Ms. Noble said this agreement has been in place for 7 years and both parties are in support of extending it for another year. This moves to the February 9th City Council consent agenda for approval.

6. EDC 2021-14 Corneils Property Concept Plan
Ms. Noble gave the history on this property and the developer, Abel Marin, is now seeking feedback on his plan to build four, 6-story buildings with 300 rental units. No formal application has been submitted and feedback is desired before more investment. The density allowed there is 8 units per acre and the owner is asking for 300 units per acre. This property is located in a transitory oriented development (TOD) area and is consistent with the Comp Plan. Alderman Koch asked if the fire department could handle the tall buildings. It was confirmed they are capable of doing so and in addition, each unit is fully fire-suppressed.

Attorney Dan Kramer was present on behalf of the owner and said these rental units would be higher end. They would be age-targeted and he encouraged the owner to include some indoor parking. He also said the student yield would be low. Mr. Kramer also inquired about the possibility of a stoplight at Corneils and Rt. 47, however, Mr. Olson said it is not likely at this time based on state studies. Attorney Kramer said anything less than 280 units would not be cost-effective and his client would not move forward with the project. Alderman Peterson had concern for the number of families this project would generate and wondered if the schools have been notified, adding that some of the schools are already overcrowded.

Chairman Milschewski commented that she is not in favor of tall buildings such as the proposed and also said the surrounding tall trees would be taken down. Attorney Kramer said many of the trees are hollow and will come down anyway. Alderman Funkhouser said he had concerns for the density and also height of the buildings.

The committee asked the developers to re-evaluate the proposal and come back to EDC for further discussion, after which it will move to City Council.

7. EDC 2021-15 Parking Regulations – W. Van Emmon St.

Ms. Noble said the business owners at Rt. 47 and Van Emmon had asked for restricted parking near their business one year ago and 4 parking spots were approved for restrictions. The restaurant has changed their hours of operation and city staff is suggesting a repeal of the old ordinance. This will move to the February 9th City Council for approval.

Old Business:

Additional Business: None

There was no further business and the meeting adjourned at 6:44pm

Minutes respectfully submitted by
Marlys Young, Minute Taker/remote

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #1

Tracking Number

EDC 2021-16

Agenda Item Summary Memo

Title: Building Permit Report for January 2021

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis: All permits issued in January 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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UNITED CITY OF YORKVILLE

BUILDING PERMIT REPORT

January 2021

TYPES OF PERMITS

	Number of Permits Issued	SFD *Single Family Detached*	B.U.I.L.D *Single Family Detached Program Begins 1/1/2012*	SFA *Single Family Attached*	Multi-Family *Apartments Condominiums*	Commercial *Includes all Permits Issued for Commercial Use*	Industrial	Misc.	Construction Cost	Permit Fees
January 2021	62	17	0	4	0	9	0	32	4,104,663.00	130,469.45
Calendar Year 2021	62	17	0	4	0	9	0	32	4,104,663.00	130,469.45
Fiscal Year 2021	1502	191	0	98	0	60	0	1153	52,877,347.00	2,415,297.71
January 2020	58	5	0	2	0	14	0	37	1,440,513.00	52,650.13
Calendar Year 2020	58	5	0	2	0	14	0	37	1,440,513.00	52,650.13
Fiscal Year 2020	1919	100	0	32	0	88	0	1699	43,104,963.00	1,301,870.12
January 2019	38	12	0	0	0	10	0	16	2,880,727.00	148,531.75
Calendar Year 2019	38	12	0	0	0	10	0	16	2,880,727.00	148,531.75
Fiscal Year 2019	737	181	0	0	0	85	0	471	42,189,360.00	1,597,354.03
January 2018	43	4	11	0	0	10	0	18	3,329,185.00	223,014.13
Calendar Year 2018	43	4	11	0	0	10	0	18	3,329,185.00	223,014.13
Fiscal Year 2018	740	57	68	12	1	121	0	481	62,792,087.00	2,228,495.07

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #2

Tracking Number

EDC 2021-17

Agenda Item Summary Memo

Title: Building Inspection Report for January 2021

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis: All inspections scheduled in January 2021.

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: D. Weinert (Name) Community Development (Department)

Agenda Item Notes:

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INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-FIN FINAL INSPECTION	20191912	1504 CORAL DR	175		05/05/2020
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20200025	2086 SQUIRE CIR	180		01/11/2021
		Comments1: WINTER CONDITIONS OK TO TEMP					
PR	_____	016-FIN FINAL INSPECTION					01/25/2021
PR	_____	017-FEL FINAL ELECTRIC					01/25/2021
PR	_____	018-FME FINAL MECHANICAL					01/25/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					01/25/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE				01/25/2021	
		Comments1: WINTER CONDTIONS					
GH	_____	002-FIN FINAL INSPECTION	20200058	2426 SAGE CT	30		05/05/2020
		Comments1: ROOF & SIDING					
PR	_____	017-FIN FINAL INSPECTION	20200072	2036 WREN RD	31		01/07/2021
PR	_____	018-FEL FINAL ELECTRIC					01/07/2021
PR	_____	019-FME FINAL MECHANICAL					01/07/2021
PR	_____	020-PLF PLUMBING - FINAL OSR READ					01/07/2021
GH	_____	002-FIN FINAL INSPECTION	20200178	202 W KENDALL DR	9		05/05/2020
EEI	_____	018-EFL ENGINEERING - FINAL INSPE	20200253	2508 ANNA MARIA LN	597		01/20/2021
		Comments1: WINTER CONDITIONS OK TO TEMP					
BF	_____	019-FIN FINAL INSPECTION					01/20/2021
		Comments1: FRAMING, ELECTRICAL & MECHANICAL DOMINIC					
		Comments2: 225-397-4605					
PBF	_____	022-PLF PLUMBING - FINAL OSR READ					01/20/2021
		Comments1: DOMINIC 225-397-4605					
GH	_____	002-FIN FINAL INSPECTION	20200290	2368 EMERALD LN	30		05/05/2020
BC	_____	005-REL ROUGH ELECTRICAL	20200317	110 E PARK ST	19		01/04/2021
GH	_____	001-FIN FINAL INSPECTION	20200340	3365 RYAN DR	14		05/06/2020
		Comments1: FENCE					
PR	_____	008-RFR ROUGH FRAMING	20200426	2065 SQUIRE CIR	213		01/12/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	009-REL ROUGH ELECTRICAL					01/12/2021
PR	_____	010-RMC ROUGH MECHANICAL					01/12/2021
PR	_____	011-PLR PLUMBING - ROUGH					01/12/2021
BC	_____	012-INS INSULATION					01/14/2021
BC	_____ AM	002-FOU FOUNDATION	20200843	2034 INGEMUNSON LN	141	01/29/2021	
PR	_____	019-FIN FINAL INSPECTION	20200844	2046 INGEMUNSON LN	142		01/25/2021
PR	_____	020-FEL FINAL ELECTRIC					01/25/2021
PR	_____	021-FME FINAL MECHANICAL					01/25/2021
PR	_____	022-PLF PLUMBING - FINAL OSR READ					01/25/2021
EEI	_____	023-EFL ENGINEERING - FINAL INSPE					01/25/2021
BF	_____	018-FIN FINAL INSPECTION	20200918	1052 CANARY AVE	243-2	01/29/2021	
		Comments1: GAR CODE 1234 RICH 224-358-6669					
PBF	_____	019-PLF PLUMBING - FINAL OSR READ				01/29/2021	
		Comments1: GAR CODE 1234 RICH 224-358-6669					
BC	_____	011-RFR ROUGH FRAMING	20200944	1064 CANARY AVE	2442		01/15/2021
		Comments1: NOTED: NAIL STAIR STRINGERS TO STUDS, IN					
		Comments2: STALL ANCHOR BOLTS IN GARAGE -WILL REINS					
		Comments3: PECT AT INSULATION					
BC	_____	012-RMC ROUGH MECHANICAL					01/15/2021
BC	_____	013-REL ROUGH ELECTRICAL					01/15/2021
PBF	_____	014-PLR PLUMBING - ROUGH					01/15/2021
		Comments1: 847-456-8082					
BC	_____	015-INS INSULATION					01/20/2021
BC	_____ AM	016-STP STOOP					01/20/2021
		Comments1: JEFF 630-330-61705					
BC	_____	011-RFR ROUGH FRAMING	20200945	1062 CANARY AVE	2442		01/15/2021
		Comments1: AS NOTED: NAIL STAIR STRINGERS TO STUDS,					
		Comments2: INSTALL ANCHOR BOLTS IN GARAGE - WILL R					
		Comments3: EINSPECT AT INSULATION					

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	012-REL ROUGH ELECTRICAL					01/15/2021
BC	_____	013-RMC ROUGH MECHANICAL					01/15/2021
PBF	_____	014-PLR PLUMBING - ROUGH					01/15/2021
	Comments1: 847-456-8082						
BC	_____	015-INS INSULATION					01/20/2021
BC	_____ AM	016-STP STOOP					01/20/2021
	Comments1: JEFF 630-330-61705						
BC	_____	010-RFR ROUGH FRAMING	20200972	2578 ANNA MARIA LN	590		01/22/2021
BC	_____	011-REL ROUGH ELECTRICAL					01/22/2021
BC	_____	012-RMC ROUGH MECHANICAL					01/22/2021
PBF	_____	013-PLR PLUMBING - ROUGH					01/22/2021
	Comments1: GEO 224-234-3616						
BC	_____	014-INS INSULATION				01/29/2021	
BC	_____	011-INS INSULATION	20200973	2568 ANNA MARIA LN	591		01/22/2021
BF	_____	012-FEM ROUGH FRM, ELE, MECH					01/20/2021
	Comments1: GEORGE 224-234-3616						
PBF	_____	013-PLR PLUMBING - ROUGH					01/20/2021
	Comments1: GEORGE 224-234-3616						
PR	_____	010-PLR PLUMBING - ROUGH	20200974	2558 ANNA MARIA LN	592		01/19/2021
BC	_____	011-RFR ROUGH FRAMING					01/19/2021
BC	_____	012-REL ROUGH ELECTRICAL					01/19/2021
BC	_____	013-RMC ROUGH MECHANICAL					01/19/2021
BC	_____ PM	014-INS INSULATION					01/21/2021
BF	_____	007-FEM ROUGH FRM, ELE, MECH	20201009	1348 HAWK HOLLOW DR	292-1		01/20/2021
	Comments1: JEFF 847-456-8082						
PBF	_____	008-PLR PLUMBING - ROUGH					01/20/2021
	Comments1: JEFF 847-456-8082						
BC	_____	009-INS INSULATION					01/22/2021
	Comments1: JEFF 847-456-8082						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	007-RFR ROUGH FRAMING	20201010	1346 HAWK HOLLOW DR	292-2	01/26/2021	
PR	_____	008-REL ROUGH ELECTRICAL				01/26/2021	
PR	_____	009-RMC ROUGH MECHANICAL				01/26/2021	
PR	_____	010-PLR PLUMBING - ROUGH				01/26/2021	
BC	_____	011-INS INSULATION				01/28/2021	
BC	_____	011-RFR ROUGH FRAMING	20201050	2002 SQUIRE CIR	202		01/05/2021
BC	_____	012-REL ROUGH ELECTRICAL					01/05/2021
BC	_____	013-RMC ROUGH MECHANICAL					01/05/2021
PR	_____	014-PLR PLUMBING - ROUGH					01/05/2021
BC	_____	015-INS INSULATION					01/07/2021
PR	_____	005-PLU PLUMBING - UNDERSLAB	20201051	2674 PATRIOT CT	223		01/12/2021
PR	_____	017-FIN FINAL INSPECTION	20201140	2032 WHITEKIRK LN	48		01/07/2021
PR	_____	018-FEL FINAL ELECTRIC					01/07/2021
PR	_____	019-FME FINAL MECHANICAL					01/07/2021
PR	_____	020-PLF PLUMBING - FINAL OSR READ					01/07/2021
EEI	_____	021-EFL ENGINEERING - FINAL INSPE					01/07/2021
		Comments1: WINTER CONDITIONS BBOX NOT KEYABLE					
EEI	_____	022-REI REINSPECTION					01/08/2021
		Comments1: WINTER CONDITIONS OK TO TEMP					
BC	_____	017-FIN FINAL INSPECTION	20201154	2011 SQUIRE CIR	205		01/05/2021
BC	_____	018-FEL FINAL ELECTRIC					01/05/2021
BC	_____	019-FME FINAL MECHANICAL					01/05/2021
PR	_____	020-PLF PLUMBING - FINAL OSR READ					01/05/2021
BF	_____	019-FIN FINAL INSPECTION	20201167	2501 ANNA MARIA LN	712		01/20/2021
		Comments1: FRAMING, ELECTRICAL & MECHANICAL DOMINIC					
		Comments2: 225-397-4605					

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF		022-PLF PLUMBING - FINAL OSR READ					01/20/2021
	Comments1: DOMINIC 225-397-4605						
EEI		023-EFL ENGINEERING - FINAL INSPE					01/20/2021
	Comments1: WINTER CONDITIONS OK TO TEMP						
PR		006-PLU PLUMBING - UNDERSLAB	20201173	2561 ANNA MARIA LN	718		01/14/2021
BC		007-BSM BASEMENT FLOOR					01/20/2021
	Comments1: JEFF 630-330-61705						
PR		006-PLU PLUMBING - UNDERSLAB	20201174	2571 ANNA MARIA LN	719		01/14/2021
BC	AM	007-BSM BASEMENT FLOOR					01/20/2021
	Comments1: JEFF 630-330-61705						
PR		007-PLU PLUMBING - UNDERSLAB	20201175	2581 ANNA MARIA LN	720		01/14/2021
BC	AM	008-BSM BASEMENT FLOOR					01/20/2021
	Comments1: JEFF 630-330-61705						
BC	AM	006-BSM BASEMENT FLOOR	20201176	2585 ANNA MARIA LN	721		01/20/2021
	Comments1: NO WORK PERFORMED						
PBF		007-PLU PLUMBING - UNDERSLAB				01/29/2021	
	Comments1: GEO 224-234-3616						
PBF		006-PLU PLUMBING - UNDERSLAB	20201177	2591 ANNA MARIA LN	722	01/29/2021	
	Comments1: GEO 224-234-3616						
BC		001-FTG FOOTING	20201182	585 MANCHESTER LN	399		01/13/2021
BF	PM	002-FOU FOUNDATION					01/14/2021
	Comments1: COMEX 847-551-9066						
PBF		004-ESW ENGINEERING - SEWER / WAT					01/22/2021
	Comments1: VERUNA 630-387-2001						
BC	AM	002-FOU FOUNDATION	20201183	2211 FAIRFAX WAY	380	01/29/2021	
PR		007-PLU PLUMBING - UNDERSLAB	20201214	2372 WINTERTHUR GREEN	183		01/19/2021
BC		008-BSM BASEMENT FLOOR					01/20/2021
	Comments1: AARON 630-364-0224						
EEI		012-EFL ENGINEERING - FINAL INSPE	20201221	2079 SQUIRE CIR	215		01/25/2021
	Comments1: WINTER CONDTIONS OKAY TO TEMP						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BF	_____	015-FIN FINAL INSPECTION	20201241	1932 WREN RD	4		01/20/2021
		Comments1: FRAMING, ELECTRICAL & MECHANICAL DAVE 22					
		Comments2: 4-301-7609					
PBF	_____	018-PLF PLUMBING - FINAL OSR READ				01/20/2021	
		Comments1: DAVE 224-301-7609					
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					01/20/2021
		Comments1: WINTER CONDITIONS OK TEMP					
BC	_____	020-FIN FINAL INSPECTION	20201242	1634 SHETLAND LN	45		01/13/2021
BC	_____	021-FEL FINAL ELECTRIC					01/13/2021
BC	_____	022-FME FINAL MECHANICAL					01/13/2021
PBF	_____	023-PLF PLUMBING - FINAL OSR READ				01/13/2021	
		Comments1: 224-301-7609					
EEI	_____	024-EFL ENGINEERING - FINAL INSPE					01/13/2021
		Comments1: WINTER CONDITIONS OK TO TEMP					
PR	_____	014-FIN FINAL INSPECTION	20201243	1610 SHETLAND LN	43		01/12/2021
PR	_____	015-FEL FINAL ELECTRIC					01/12/2021
PR	_____	016-FME FINAL MECHANICAL					01/12/2021
PR	_____	017-PLF PLUMBING - FINAL OSR READ					01/12/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					01/13/2021
		Comments1: WINTER CONDITIONS OK TO TEMP					
BC	_____	001-FIN FINAL INSPECTION	20201256	201 WORSLEY ST	0	01/29/2021	
		Comments1: EGRESS WINDOW					
EEI	_____	019-EFL ENGINEERING - FINAL INSPE	20201275	577 MANCHESTER LN	398		01/11/2021
		Comments1: WINTER CONDITION OK TO TEMP					
PR	_____	020-FIN FINAL INSPECTION					01/11/2021
PR	_____	021-FEL FINAL ELECTRIC					01/11/2021
PR	_____	022-FME FINAL MECHANICAL					01/11/2021
PR	_____	023-PLF PLUMBING - FINAL OSR READ					01/11/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE	20201277	2251 FAIRFAX WAY	376		01/12/2021
		Comments1: WINTER CONDITIONS-OK TO TEMP					

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	019-FIN FINAL INSPECTION					01/12/2021
PR	_____	020-FEL FINAL ELECTRIC					01/12/2021
PR	_____	021-FME FINAL MECHANICAL					01/12/2021
PR	_____	022-PLF PLUMBING - FINAL OSR READ					01/12/2021
		Comments1: POWDER ROOM NOT DONE					
PR	_____	023-REI REINSPECTION					01/14/2021
		Comments1: PLUMBING REINSPECTION DUE TO LEAK					
EEI	_____	016-EFL ENGINEERING - FINAL INSPE	20201280	2243 FAIRFAX WAY	377		01/12/2021
		Comments1: WINTER CONDITIONS-OK TO TEMP					
PR	_____	017-FIN FINAL INSPECTION					01/12/2021
PR	_____	018-FEL FINAL ELECTRIC					01/12/2021
PR	_____	019-FME FINAL MECHANICAL					01/12/2021
PR	_____	020-PLF PLUMBING - FINAL OSR READ					01/12/2021
PR	_____	009-RFR ROUGH FRAMING	20201294	911 GILLESPIE LN	113		01/11/2021
PR	_____	010-REL ROUGH ELECTRICAL					01/11/2021
PR	_____	011-RMC ROUGH MECHANICAL					01/11/2021
PR	_____	012-PLR PLUMBING - ROUGH					01/11/2021
BC	_____	013-INS INSULATION					01/14/2021
PR	_____	009-RFR ROUGH FRAMING	20201295	909 GILLESPIE LN	114		01/11/2021
PR	_____	010-REL ROUGH ELECTRICAL					01/11/2021
PR	_____	011-RMC ROUGH MECHANICAL					01/11/2021
PR	_____	012-PLR PLUMBING - ROUGH					01/11/2021
BC	_____	013-INS INSULATION					01/14/2021
BC	_____	009-RFR ROUGH FRAMING	20201296	907 GILLESPIE LN	115		01/05/2021
BC	_____	010-REL ROUGH ELECTRICAL					01/05/2021
BC	_____	011-RMC ROUGH MECHANICAL					01/05/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	012-PLR PLUMBING - ROUGH					01/05/2021
BC	_____ PM	013-INS INSULATION					01/07/2021
BC	_____	004-FIN FINAL INSPECTION	20201322	111 W FOX ST			01/14/2021
BC	_____	005-FEL FINAL ELECTRIC					01/14/2021
PR	13:00	002-WAT WATER	20201326	111 W MADISON ST		01/19/2021	
PR	_____	014-FIN FINAL INSPECTION	20201327	2024 WHITEKIRK LN	50		01/25/2021
PR	_____	015-FEL FINAL ELECTRIC					01/25/2021
PR	_____	016-FME FINAL MECHANICAL					01/25/2021
PR	_____	017-PLF PLUMBING - FINAL OSR READ					01/25/2021
EEI	_____	018-EFL ENGINEERING - FINAL INSPE					01/22/2021
	Comments1: WINTER CONDITIONS ok to temp						
BC	_____	007-RFR ROUGH FRAMING	20201337	971 BLACKBERRY SHORE LN	31		01/08/2021
BC	_____	008-REL ROUGH ELECTRICAL					01/08/2021
BC	_____	009-RMC ROUGH MECHANICAL					01/08/2021
PBF	_____	010-PLR PLUMBING - ROUGH					01/08/2021
	Comments1: DAVE 630-878-5792						
BC	_____	011-INS INSULATION					01/12/2021
BC	_____	006-FIN FINAL INSPECTION	20201351	308 WALNUT ST			01/12/2021
BC	_____	007-FEL FINAL ELECTRIC					01/12/2021
PR	_____	016-FIN FINAL INSPECTION	20201365	1931 WREN RD	16		01/25/2021
PR	_____	017-FEL FINAL ELECTRIC					01/25/2021
PR	_____	018-FME FINAL MECHANICAL					01/25/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					01/25/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					01/25/2021
	Comments1: WINTER CONDITIONS-OK TO TEMP						
PR	_____	007-RFR ROUGH FRAMING	20201380	2085 SQUIRE CIR	216		01/21/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	008-REL ROUGH ELECTRICAL					01/21/2021
PR	_____	009-RMC ROUGH MECHANICAL					01/21/2021
PR	_____	010-PLR PLUMBING - ROUGH					01/21/2021
BC	_____	011-INS INSULATION					01/25/2021
EEI	_____	015-FIN FINAL INSPECTION	20201381	2001 SQUIRE CIR	203		01/25/2021
	Comments1: WINTER CONDITIONS OKAY TO TEMP						
PR	_____	010-RFR ROUGH FRAMING	20201384	602 COACH RD	402		01/04/2021
PR	_____	011-REL ROUGH ELECTRICAL					01/04/2021
PR	_____	012-RMC ROUGH MECHANICAL					01/04/2021
PR	_____	013-PLR PLUMBING - ROUGH					01/04/2021
BC	_____	014-INS INSULATION					01/06/2021
BC	_____	008-FEM ROUGH FRM, ELE, MECH	20201413	562 COACH RD	406	01/28/2021	
PR	_____	009-PLR PLUMBING - ROUGH				01/28/2021	
BC	_____	011-RFR ROUGH FRAMING	20201414	574 COACH RD	405		01/08/2021
BC	_____	012-REL ROUGH ELECTRICAL					01/08/2021
BC	_____	013-RMC ROUGH MECHANICAL					01/08/2021
PBF	_____	014-PLR PLUMBING - ROUGH					01/08/2021
	Comments1: 847-456-8082						
BC	_____	015-INS INSULATION					01/12/2021
PR	_____	016-FIN FINAL INSPECTION	20201421	808 ALEXANDRA LN	16		01/14/2021
PR	_____	017-FEL FINAL ELECTRIC					01/14/2021
PR	_____	018-FME FINAL MECHANICAL					01/14/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					01/14/2021
EEI	_____	020-EFL ENGINEERING - FINAL INSPE					01/14/2021
	Comments1: WINTER CONDITIONS						
EEI	_____	014-EFL ENGINEERING - FINAL INSPE	20201439	4477 E MILLBROOK CIR	232		01/25/2021
	Comments1: WINTER CONDITIONS OKAY TO TEMP						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20201440	4476 E MILLBROOK CIR	237		01/11/2021
	Comments1: WINTER CONDITIONS OK TO TEMP						
BC	_____	016-FIN FINAL INSPECTION					01/19/2021
BC	_____	017-FEL FINAL ELECTRIC					01/19/2021
BC	_____	018-FME FINAL MECHANICAL					01/19/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					01/19/2021
BC	_____	005-FIN FINAL INSPECTION	20201445	206 W CENTER ST			01/22/2021
PR	_____	015-FIN FINAL INSPECTION	20201468	801 FREEMONT ST	46		01/28/2021
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					01/28/2021
	Comments1: WINTER CONDITIONS OK TO TEMP						
BF	_____	015-FIN FINAL INSPECTION	20201481	820 ALEXANDRA LN	30		01/20/2021
	Comments1: FRAMING, ELECTRICAL & MECHANICAL GARY 63						
	Comments2: 0-977-1868						
PBF	_____	018-PLF PLUMBING - FINAL OSR READ					01/20/2021
	Comments1: GARY 630-977-1868						
EEI	_____	019-EFL ENGINEERING - FINAL INSPE					01/20/2021
	Comments1: WINTER CONDITIONS OK TO TEMP						
PBF	_____ PM	011-SUM SUMP	20201491	569 MANCHESTER LN	397		01/25/2021
	Comments1: DRAIN PIPE REQUIRED						
PR	11:00	012-SUM SUMP					01/21/2021
	Comments1: 630-387-2001						
GH	11:00	001-PHF POST HOLE - FENCE	20201523	451 KELLY AVE	116	01/21/2021	
EEI	_____	015-EFL ENGINEERING - FINAL INSPE	20201527	2832 SHERIDAN CT	197		01/11/2021
	Comments1: WINTER CONDITIONS OK TO TEMP						
PR	_____	016-FIN FINAL INSPECTION					01/11/2021
PR	_____	017-FEL FINAL ELECTRIC					01/11/2021
PR	_____	018-FME FINAL MECHANICAL					01/11/2021
PR	_____	019-PLF PLUMBING - FINAL OSR READ					01/11/2021
PBF	_____	005-PLU PLUMBING - UNDERSLAB	20201540	807 FREEMONT ST	43		01/06/2021
	Comments1: MARKER 630-977-1868						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	006-RFR ROUGH FRAMING					01/07/2021
PR	_____	007-REL ROUGH ELECTRICAL					01/07/2021
PR	_____	008-RMC ROUGH MECHANICAL					01/07/2021
PR	_____	009-PLR PLUMBING - ROUGH					01/07/2021
BC	_____	010-BSM BASEMENT FLOOR					01/07/2021
BC	_____	011-INS INSULATION					01/15/2021
BC	_____	007-PPS PRE-POUR, SLAB ON GRADE	20201543	2021 WHITEKIRK LN	74		01/08/2021
	Comments1: CRAWL						
BC	_____	008-BSM BASEMENT FLOOR					01/08/2021
PBF	_____	010-PLR PLUMBING - ROUGH	20201544	1712 CALLANDER TR	55		01/15/2021
	Comments1: 224-301-7609						
BC	_____	011-RFR ROUGH FRAMING					01/15/2021
PR	_____	012-REL ROUGH ELECTRICAL					01/15/2021
BC	_____	013-RMC ROUGH MECHANICAL					01/15/2021
BC	_____	014-INS INSULATION					01/19/2021
PR	_____	010-SEW SEWER INSPECTION	20201545	2051 WHITEKIRK LN	77		01/05/2021
PR	_____	011-WAT WATER					01/05/2021
BF	_____	012-RFR ROUGH FRAMING					01/25/2021
	Comments1: 224-301-7609						
PBF	_____	013-PLR PLUMBING - ROUGH					01/25/2021
	Comments1: 224-301-7609						
BC	_____	016-INS INSULATION				01/29/2021	
PR	_____	008-RFR ROUGH FRAMING	20201547	1702 CALLANDER TR	54		01/07/2021
PR	_____	009-REL ROUGH ELECTRICAL					01/07/2021
PR	_____	010-RMC ROUGH MECHANICAL					01/07/2021
PR	_____	011-PLR PLUMBING - ROUGH					01/07/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	012-INS INSULATION					01/08/2021
BC	_____	007-INS INSULATION	20201581	2089 SQUIRE CIR	217		01/21/2021
PR	_____	008-RFR ROUGH FRAMING					01/19/2021
PR	_____	009-REL ROUGH ELECTRICAL					01/19/2021
PR	_____	010-RMC ROUGH MECHANICAL					01/19/2021
PR	_____	011-PLR PLUMBING - ROUGH					01/19/2021
PR	_____	010-RFR ROUGH FRAMING	20201582	2786 GAINS CT	187		01/11/2021
PR	_____	011-REL ROUGH ELECTRICAL					01/11/2021
PR	_____	012-RMC ROUGH MECHANICAL					01/11/2021
PR	_____	013-PLR PLUMBING - ROUGH					01/11/2021
BC	_____	014-INS INSULATION					01/13/2021
BC	_____	006-INS INSULATION	20201583	2798 GAINS CT	184		01/21/2021
PR	_____	007-RFR ROUGH FRAMING					01/19/2021
PR	_____	008-REL ROUGH ELECTRICAL					01/19/2021
PR	_____	009-RMC ROUGH MECHANICAL					01/19/2021
PR	_____	010-PLR PLUMBING - ROUGH					01/19/2021
BC	_____	011-GAR GARAGE FLOOR					01/15/2021
	Comments1: 815-839-8175 GAR, STPS						
BC	_____	012-STP STOOP					01/15/2021
PR	_____	003-WAT WATER	20201612	2033 SQUIRE CIR	207		01/07/2021
BC	_____	004-BKF BACKFILL					01/07/2021
BF	_____ PM	005-BSM BASEMENT FLOOR					01/20/2021
	Comments1: PM INSPECTION MIDWESTERN CONCRETE 815-83						
	Comments2: 9-8175						
PBF	_____	004-ESW ENGINEERING - SEWER / WAT	20201628	520 MANCHESTER LN	390		01/08/2021
	Comments1: 630-387-2001						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PR	_____	005-SUM SUMP					01/20/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					01/25/2021
		Comments1: 847-456-8082 PROVIDE ACCESS					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					01/27/2021
		Comments1: REINSPECTION - NO ACCESS ON 1/25/21. JEF					
		Comments2: F 847-456-8082 OVER RODE BY PRATOS					
PR	_____	007-PLU PLUMBING - UNDERSLAB	20201645	348 WESTWIND DR	8	01/07/2021	
PR	_____	008-RFR ROUGH FRAMING				01/07/2021	
PR	_____	009-REL ROUGH ELECTRICAL				01/07/2021	
PR	_____	010-RMC ROUGH MECHANICAL				01/07/2021	
PR	_____	011-PLR PLUMBING - ROUGH				01/07/2021	
BC	_____	012-BSM BASEMENT FLOOR					01/08/2021
BC	_____	013-INS INSULATION					01/14/2021
BC	_____	014-GAR GARAGE FLOOR					01/25/2021
BC	_____	015-STP STOOP					01/25/2021
BC	_____	001-FIN FINAL INSPECTION	20201660	928 N BRIDGE ST			01/11/2021
PBF	_____	010-SUM SUMP	20201665	2423 WYTHE PL	2		01/15/2021
		Comments1: VERUNA 630-387-2001					
PBF	_____	005-SUM SUMP	20201666	2427 WYTHE PL	3	01/15/2021	
		Comments1: VERUNA 630-387-2001					
PBF	_____	007-PLU PLUMBING - UNDERSLAB					01/22/2021
		Comments1: JEFF 847-456-2021					
BC	_____ AM	008-BSM BASEMENT FLOOR					01/26/2021
PBF	_____ PM	004-ESW ENGINEERING - SEWER / WAT	20201667	2435 WYTHE PL	4		01/06/2021
		Comments1: LATE MORNING PLEASE VERUNA 387-2001					
BC	_____	001-FOU FOUNDATION	20201668	2441 WYTHE PL	5		01/06/2021
PR	_____	003-SEW SEWER INSPECTION					01/11/2021
PR	_____	004-WAT WATER					01/11/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	005-BKF BACKFILL					01/11/2021
PR	_____ PM	006-SUM SUMP					01/20/2021
BC	_____	001-FEL FINAL ELECTRIC	20201680	2759 GOLDENROD DR	235		01/20/2021
BC	_____	002-FIN FINAL INSPECTION					01/20/2021
BC	_____	001-FTG FOOTING	20201687	2049 SQUIRE CIR	210		01/06/2021
BC	_____	002-FOU FOUNDATION					01/07/2021
BC	_____	003-BKF BACKFILL					01/11/2021
PBF	_____ AM	004-WAT WATER					01/13/2021
	Comments1: AL'S FAMILY CONST 630-492-7635						
PR	_____	005-PLU PLUMBING - UNDERSLAB					01/19/2021
BC	_____	007-GAR GARAGE FLOOR	20201688	2007 SQUIRE CIR	204		01/25/2021
BC	_____ AM	008-STP STOOP					01/25/2021
PR	_____	009-RFR ROUGH FRAMING					01/26/2021
PR	_____	010-REL ROUGH ELECTRICAL					01/26/2021
PR	_____	011-RMC ROUGH MECHANICAL					01/26/2021
PR	_____	012-PLR PLUMBING - ROUGH					01/26/2021
PBF	_____	009-SUM SUMP	20201697	2411 WYTHE PL	1	01/15/2021	
	Comments1: VERUNA 630-387-2001						
BC	_____	003-BKF BACKFILL	20201698	546 COACH RD	407		01/05/2021
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/08/2021
	Comments1: 630-387-2001						
PBF	_____ PM	005-SUM SUMP					01/25/2021
	Comments1: 630-387-2001						
PR	_____ PM	004-SEW SEWER INSPECTION	20201699	2281 FAIRFAX WAY	373		01/04/2021
PR	_____ PM	005-WAT WATER					01/04/2021
PBF	_____ PM	006-SUM SUMP					01/25/2021
	Comments1: 630-387-2001 NO SUMP LINE						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	11:00	007-SUM SUMP				01/29/2021	
	Comments1: 630-387-2001						
PBF	_____	006-PLU PLUMBING - UNDERSLAB	20201708	2045 WHITEKIRK LN	76		01/13/2021
BC	_____ AM	007-BSM BASEMENT FLOOR					01/20/2021
	Comments1: JEFF 630-330-61705						
BC	_____	007-BSM BASEMENT FLOOR	20201709	2033 WHITEKIRK LN	75		01/13/2021
PR	_____	006-PLU PLUMBING - UNDERSLAB	20201710	1726 CALLANDER TR	57	01/28/2021	
PR	_____	007-BSM BASEMENT FLOOR				01/28/2021	
PR	_____	011-INS INSULATION	20201713	2810 SHERIDAN CT	202		01/05/2021
PR	_____	007-PLU PLUMBING - UNDERSLAB	20201734	1198 HAWK HOLLOW DR	2772		01/11/2021
PBF	_____	008-SUM SUMP					01/15/2021
	Comments1: VERUNA 630-387-2001						
PR	_____	007-PLU PLUMBING - UNDERSLAB	20201735	1196 HAWK HOLLOW DR	2772		01/11/2021
PBF	_____	008-SUM SUMP					01/15/2021
	Comments1: VERUNA 630-387-2001						
PR	_____	004-WAT WATER	20201740	2041 SQUIRE CIR	209		01/07/2021
PR	_____	005-PLU PLUMBING - UNDERSLAB					01/19/2021
	Comments1: 331-223-6615						
BF	_____ PM	006-BSM BASEMENT FLOOR					01/20/2021
	Comments1: PM INSPECTION MIDWESTERN CONCRETE 815-83						
	Comments2: 9-8175						
PR	_____	005-FIN FINAL INSPECTION	20201745	702 S MAIN ST		01/28/2021	
PR	_____	006-FEL FINAL ELECTRIC				01/28/2021	
PR	_____	007-PLF PLUMBING - FINAL OSR READ				01/28/2021	
BC	_____	003-BKF BACKFILL	20201750	2275 FAIRFAX WAY	374		01/05/2021
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/08/2021
	Comments1: 630-387-2001						
PBF	_____ PM	005-SUM SUMP					01/25/2021
	Comments1: 630-387-2001 NO SUMP LINE						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
PBF	11:00	006-SUM SUMP				01/29/2021	
	Comments1: 630-387-2001						
BC	_____	002-FOU FOUNDATION	20201758	1194 HAWK HOLLOW DR	278-1		01/04/2021
BC	_____	003-BKF BACKFILL					01/12/2021
PR	_____	004-SEW SEWER INSPECTION				01/12/2021	
PR	_____	005-WAT WATER				01/12/2021	
PR	_____	006-SUM SUMP					01/20/2021
BC	_____	002-FOU FOUNDATION	20201759	1192 HAWK HOLLOW DR	278-2		01/04/2021
BC	_____	003-BKF BACKFILL					01/12/2021
PR	_____	004-SEW SEWER INSPECTION				01/12/2021	
PR	_____	005-WAT WATER				01/12/2021	
PR	_____	006-SUM SUMP					01/20/2021
BC	11:30	001-ROF ROOF UNDERLAYMENT ICE & W	20201761	320 E WASHINGTON ST		01/07/2021	
	Comments1: NO ONE WORKING						
GH	_____	002-FIN FINAL INSPECTION					01/19/2021
BC	_____	005-BKF BACKFILL	20201768	1995 MEADOWLARK CT	111		01/04/2021
BC	_____	002-FOU FOUNDATION	20201773	1922 WREN RD	3		01/06/2021
BC	_____ PM	003-BKF BACKFILL					01/12/2021
BC	_____	003-BKF BACKFILL	20201774	1732 CALLANDER TR	58		01/07/2021
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/15/2021
	Comments1: 815-210-3338						
BC	_____ AM	003-BKF BACKFILL	20201775	1721 CALLANDER TR	73		01/14/2021
BC	_____	001-FTG FOOTING	20201776	1962 WREN RD	7		01/07/2021
BC	_____	002-FOU FOUNDATION					01/11/2021
BC	_____ AM	003-BKF BACKFILL					01/14/2021
BC	_____	001-FIN FINAL INSPECTION	20201782	2444 ALAN DALE LN	168		01/21/2021
	Comments1: 3 BASEMENT WINDOWS						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	002-REI REINSPECTION					01/21/2021
BC	_____	001-FTG FOOTING	20201784	508 MANCHESTER LN	391		01/13/2021
BF	_____ PM	002-FOU FOUNDATION					01/14/2021
	Comments1: COMEX 847-551-9066						
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/22/2021
	Comments1: VERUNA 630-387-2001						
BC	_____ AM	005-BSM BASEMENT FLOOR				01/29/2021	
BC	_____	001-FTG FOOTING	20201792	1188 HAWK HOLLOW DR	2792		01/19/2021
BC	_____ AM	002-FOU FOUNDATION					01/25/2021
BC	_____	001-FTG FOOTING	20201793	1186 HAWK HOLLOW DR	2792		01/19/2021
BC	_____ AM	002-FOU FOUNDATION					01/25/2021
BC	10:00	001-FIN FINAL INSPECTION	20201803	2469 WYTHE PL	11	01/28/2021	
BC	_____	002-FEL FINAL ELECTRIC				01/28/2021	
BC	_____	001-FTG FOOTING	20201819	3175 JUSTICE DR	700		01/06/2021
BC	_____	002-FOU FOUNDATION					01/19/2021
BC	_____ AM	003-BKF BACKFILL					01/25/2021
BC	_____ AM	002-FOU FOUNDATION	20201820	3178 JUSTICE DR	602		01/13/2021
BC	_____	003-BKF BACKFILL					01/19/2021
PR	_____ AM	004-WAT WATER					01/21/2021
PR	_____ AM	005-ESS ENGINEERING - STORM					01/21/2021
BC	_____	002-FOU FOUNDATION	20201821	3188 JUSTICE DR	600		01/06/2021
PR	13:00	003-WAT WATER					01/14/2021
PR	_____	004-ESS ENGINEERING - STORM					01/14/2021
BC	_____	005-BKF BACKFILL					01/14/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					01/19/2021
	Comments1: GEO 224-234-3616						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	001-FIN FINAL INSPECTION	20201822	ROUTE 47 & BOOMBAH BLVD			01/26/2021
BC	_____	001-FTG FOOTING	20201824	3179 JUSTICE DR	701		01/08/2021
BC	_____ AM	002-FOU FOUNDATION					01/20/2021
	Comments1: JUAN UPLAND 630-465-2021						
BC	_____	003-BKF BACKFILL				01/28/2021	
BC	_____	001-FTG FOOTING	20201825	3174 JUSTICE DR	603		01/05/2021
BC	_____	002-FOU FOUNDATION					01/19/2021
BC	_____ AM	003-BKF BACKFILL					01/25/2021
BC	_____	002-FOU FOUNDATION	20201826	3182 JUSTICE DR	601		01/08/2021
PR	13:00	003-ESS ENGINEERING - STORM				01/14/2021	
PR	_____	004-WAT WATER				01/14/2021	
BC	_____	005-BKF BACKFILL					01/14/2021
PBF	_____	006-PLU PLUMBING - UNDERSLAB					01/19/2021
	Comments1: GEO 224-234-3616						
BC	_____	005-BKF BACKFILL	20201832	816 ALEXANDRA LN	28		12/31/2020
BC	_____ AM	001-FTG FOOTING	20201846	2712 CRANSTON CIR	122		01/12/2021
BC	_____	002-FOU FOUNDATION					01/15/2021
	Comments1: JUAN 465-2021 LATE AM PLEASE						
PR	_____ AM	003-WAT WATER					01/21/2021
PR	_____ AM	004-ESS ENGINEERING - STORM					01/21/2021
BC	_____ AM	005-BKF BACKFILL					01/20/2021
	Comments1: JUAN UPLAND 630-465-2021						
PR	_____	006-PLU PLUMBING - UNDERSLAB					01/26/2021
BC	_____ AM	001-FTG FOOTING	20201849	1011 BLACKBERRY SHORE LN	35		01/27/2021
BC	_____	003-FOU FOUNDATION	20201850	1091 BLACKBERRY SHORE LN	43		01/06/2021
PBF	_____	004-ESW ENGINEERING - SEWER / WAT					01/13/2021
	Comments1: BOB 630-918-2348						

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____ PM	001-FTG FOOTING	20201853	2841 ALDEN AVE	286		01/27/2021
BC	_____	002-FOU FOUNDATION				01/29/2021	
BC	_____	001-FTG FOOTING	20201858	1725 CALLANDER TR	72		01/11/2021
BC	_____ PM	002-FOU FOUNDATION					01/12/2021
BC	_____	003-BKF BACKFILL					01/15/2021
PBF	_____	004-ESW ENGINEERING - SEWER / WAT	20201859	1742 CALLANDER TR	60		01/15/2021
	Comments1: 815-210-3338						
BC	_____	001-FTG FOOTING	20201860	2004 WHITEKIRK LN	53		01/12/2021
BF	_____ PM	002-FOU FOUNDATION					01/14/2021
	Comments1: MIDWEST 815-839-8175						
BC	_____	003-BKF BACKFILL					01/19/2021
	Comments1: 7 INSIDE & OUTSIDE CORNERS NOT SEALED TO						
	Comments2: PREVENT DIRT INTRUSION						
BC	_____	001-FIN FINAL INSPECTION	20201882	612 WINDETT RIDGE RD	158		01/20/2021
BC	_____	002-FEL FINAL ELECTRIC					01/20/2021
BC	_____ AM	001-FTG FOOTING	20201888	3168 JUSTICE DR	604		01/20/2021
	Comments1: JUAN UPLAND 630-465-2021						
BC	_____ AM	002-FOU FOUNDATION					01/25/2021
BC	_____	003-BKF BACKFILL				01/28/2021	
BC	_____ AM	001-FTG FOOTING	20201889	3164 JUSTICE DR	605		01/20/2021
	Comments1: JUAN UPLAND 630-465-2021						
BC	_____ AM	002-FOU FOUNDATION					01/25/2021
BC	_____	003-BKF BACKFILL				01/28/2021	
BC	_____	001-FTG FOOTING	20201890	3185 JUSTICE DR	702		01/21/2021
BC	_____	002-FOU FOUNDATION				01/28/2021	
BC	_____	001-REL ROUGH ELECTRICAL	20201896	600 E VETERANS PKWY	2		01/21/2021
	Comments1: PARTIAL						
BC	14:00	002-FTG FOOTING					01/22/2021

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR	TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
BC	_____	003-UGE UNDERGROUND ELECTRIC					01/25/2021
BC	_____ PM	004-FOU FOUNDATION				01/28/2021	
BC	_____ AM	001-PHF POST HOLE - FENCE	20201899	1123 REDWOOD DR	49		01/08/2021
BC	10:30	001-PHF POST HOLE - FENCE	20210002	424 SUTTON ST	226		01/13/2021
GH	11:00	001-PHF POST HOLE - FENCE	20210006	2292 HIGH RIDGE LN	131		01/19/2021
	Comments1: 1 HOLE BY ELECTRIC PANEL NOT 36"						
GH	_____	002-FIN FINAL INSPECTION				01/29/2021	
GH	10:30	001-ROF ROOF UNDERLAYMENT ICE & W	20210008	2046 HEARTHSTONE LN	343	01/21/2021	

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE

PERMIT TYPE SUMMARY:

ADD	ADDITION	4
CRM	COMMERCIAL REMODEL	3
ESN	ELECTRIC SIGN	1
FNC	FENCE	7
GAR	GARAGE	4
REM	REMODEL	3
ROF	ROOFING	5
RS	ROOFING & SIDING	1
SFA	SINGLE-FAMILY ATTACHED	55
SFD	SINGLE-FAMILY DETACHED	319
SGN	SIGN	1
SOL	SOLAR PANELS	6
WIN	WINDOW REPLACEMENT	3

INSPECTION SUMMARY:

BKF	BACKFILL	24
BSM	BASEMENT FLOOR	15
EFL	ENGINEERING - FINAL INSPECTION	21
ESS	ENGINEERING - STORM	4
ESW	ENGINEERING - SEWER / WATER	9
FEL	FINAL ELECTRIC	21
FEM	ROUGH FRM, ELE, MECH	3
FIN	FINAL INSPECTION	40
FME	FINAL MECHANICAL	15
FOU	FOUNDATION	27
FTG	FOOTING	18
GAR	GARAGE FLOOR	3
INS	INSULATION	25
PHF	POST HOLE - FENCE	4
PLF	PLUMBING - FINAL OSR READY	21
PLR	PLUMBING - ROUGH	26
PLU	PLUMBING - UNDERSLAB	21
PPS	PRE-POUR, SLAB ON GRADE	1
REI	REINSPECTION	3
REL	ROUGH ELECTRICAL	24
RFR	ROUGH FRAMING	23
RMC	ROUGH MECHANICAL	22
ROF	ROOF UNDERLAYMENT ICE & WATER	2
SEW	SEWER INSPECTION	5
STP	STOOP	5
SUM	SUMP	16
UGE	UNDERGROUND ELECTRIC	1
WAT	WATER	13

INSPECTOR SUMMARY:

BC	BOB CREADEUR	170
BF	B&F INSPECTOR CODE SERVICE	13
EEI	ENGINEERING ENTERPRISES	23

INSPECTIONS SCHEDULED FROM 01/01/2021 TO 01/31/2021

INSPECTOR TIME	TYPE OF INSPECTION	PERMIT	ADDRESS	LOT	SCHED. DATE	COMP. DATE
GH	GINA HASTINGS	9				
PBF	BF PLUMBING INSPECTOR	45				
PR	PETER RATOS	152				

STATUS SUMMARY:			
	C	BC	15
	C	EEI	1
	C	GH	5
	C	PR	4
	I	BC	146
	I	BF	9
	I	EEI	3
	I	GH	4
	I	PBF	40
	I	PR	100
	T	BC	9
	T	BF	4
	T	EEI	19
	T	PBF	5
	T	PR	48

REPORT SUMMARY: 412

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #3

Tracking Number

EDC 2021-18

Agenda Item Summary Memo

Title: Property Maintenance Report for January 2021

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Informational

Council Action Requested: None

Submitted by: Pete Ratos (Name) Community Development (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
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Memorandum

To: Economic Development Committee
From: Pete Ratos, Code Official
CC: Bart Olson, Krysti Barksdale-Noble, Lisa Pickering
Date: February 3, 2021
Subject: January Property Maintenance

Property Maintenance Report January 2021

There were no cases heard in January 2021.

Case Report

01/01/2021 - 01/31/2021

Case #	Case Date	ADDRESS OF COMPLAINT	TYPE OF VIOLATION	STATUS	VIOLATION LETTER SENT	FOLLOW UP STATUS	CITATION ISSUED	DATE OF HEARING
20210018	1/28/2021	891 Hampton Ln	Unsafe Structure	IN VIOLATION				
20210017	1/27/2021	706 Heustis St	Working without a Permit	IN VIOLATION				
20210016	1/27/2021	906 Adrian St	Vehicle Parking	IN VIOLATION				
20210015	1/26/2021	1281 Deerpath Dr	Working without a Permit	CLOSED		COMPLIANT		
20210014	1/25/2021	1823 Columbine Dr	Trailer Parking	IN VIOLATION				
20210013	1/25/2021	357 Walsh Cir	Boat/Trailer Parking	IN VIOLATION				
20210012	1/25/2021	288 Walsh Cir	Trailer Parking	IN VIOLATION				
20210011	1/25/2021	211 Walsh Cir	Trailer Parking	IN VIOLATION				
20210010	1/25/2021	257 Walsh Cir	Trailer Parking	IN VIOLATION				
20210009	1/25/2021	1864 Aster Dr	Boat/Trailer Parking	IN VIOLATION				
20210008	1/22/2021	1702 Cottonwood	Trailer Parking	IN VIOLATION				
20210007	1/22/2021	1415 Chestnut Ln	Boat/Trailer Parking	IN VIOLATION				
20210006	1/21/2021	206 Heustis St	Dead Tree	IN VIOLATION	1/21/2021			
20210005	1/21/2021	206 River St	Junk, Trash & Refuse	IN VIOLATION				
20210004	1/13/2021	3845 Bailey	Pet Waste	CLOSED		COMPLIANT		

20210003	1/11/2021	206 Wolf St	Inoperable Vehicles Parked on Street					
20210002	1/6/2021	Bridge on Route 34 near Game Farm	Snow not cleared from walkway	CLOSED		COMPLIANT		
20210001	1/4/2021	W Fox Rd	Dumping	TO BE INSPECTED				

Total Records: 18 **2/3/2021**

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #4

Tracking Number

EDC 2021-19

Agenda Item Summary Memo

Title: PZC 2021-01 Cox Landscaping (1.5 mile review)

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis: Mile and one-half review of a rezone and special use request in Kendall County

For Cox Landscaping

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

_____

Submitted by: Jason Engberg, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: February 9, 2021
Subject: **PZC 2021-01– Cox Landscaping 1.5 Mile Review (Rezone & Special Use)**

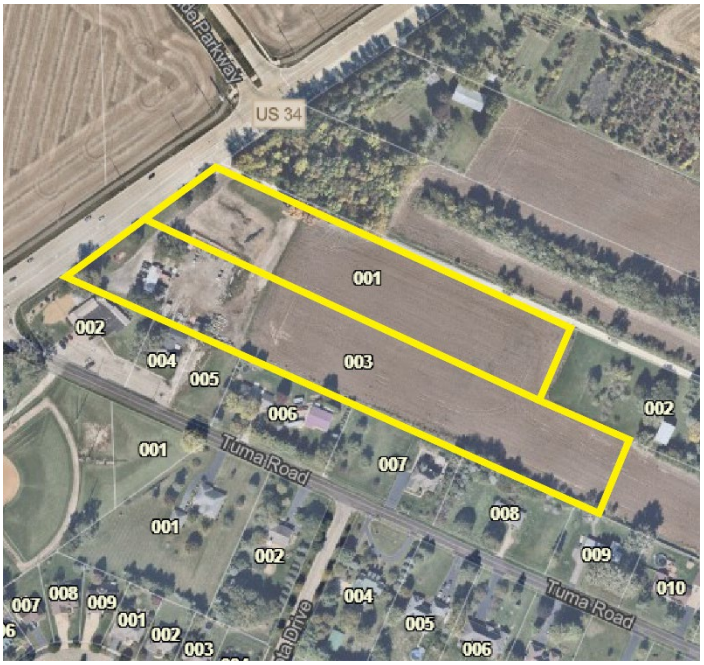
SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Cindy Gates, on behalf of Cindy Gates Trust, who currently leases the subject property to Mark Cox of Cox Landscaping, LLC is requesting to rezone a part of the property and receive a special use permit to conduct the existing landscape business.

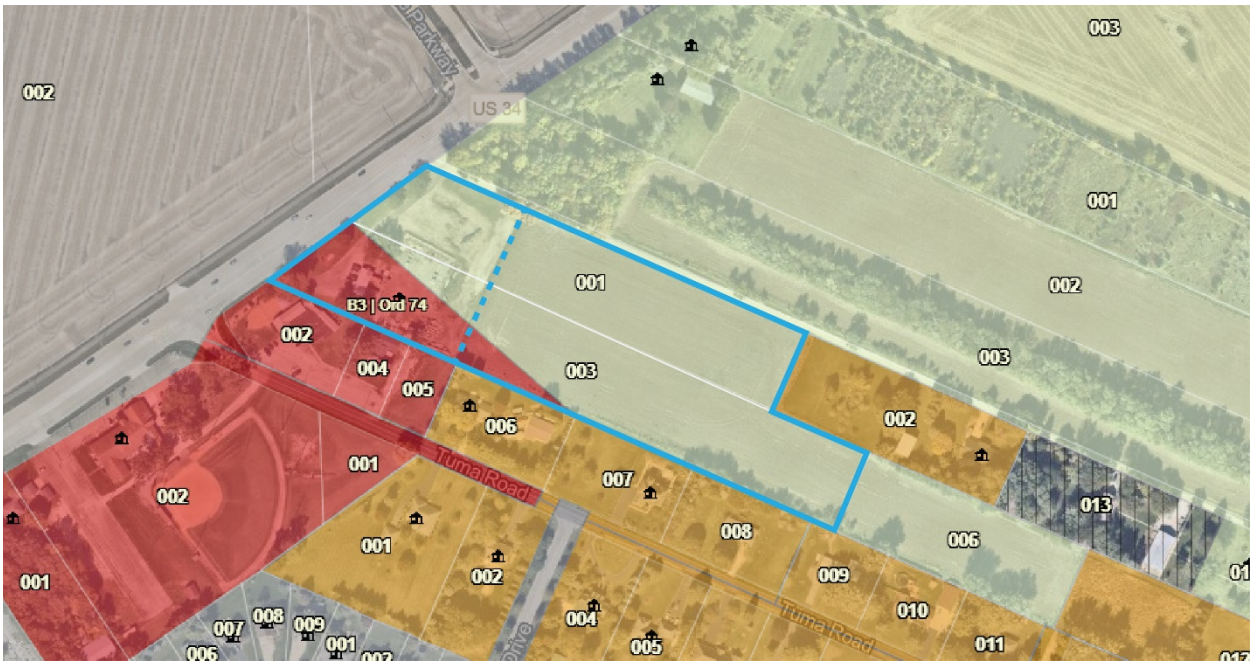
The property is generally located at the southeast side of Route 34 approximately 175 feet northeast of Tuma Road. Cox Landscaping has been operating on this site for the past 30 years but a complaint prior to COVID-19 closures stated that the business was not operating with proper zoning. The County made efforts to determine if the use was legally non-conforming but were unsuccessful. Therefore, the petitioner decided to pursue the correct zoning and a special use to continue the landscaping business.

PROJECT BACKGROUND:

Cox Landscaping is located at 9000 Route 34 in Kendall County and is northeast of Heartland Subdivision along Veteran's Parkway. The property consists of two parcels which contain the existing business as well as agricultural fields being farmed.



The petitioner is not looking to change any operation of this business or expand beyond its current limits. The request is to rezone the area of land containing the business to B-3 Commercial and the area containing the farmed land to A-1 Agriculture. Also, the petitioner is requesting a special use for its landscaping business to comply to all of Kendall County's ordinances.



EXISTING CONDITIONS:

As shown in the illustration above, the 2 parcels are already zoned B-3 Commercial and A-1 Agricultural but not where the business is located nor where the property lines are located. In the planning and development field this is sometimes referred to as "split zoning" which gives a single parcel more than one zoning district. In general, this type of zoning is discouraged as it undermines the entire purpose of zoning parcels for different uses. The practice is prohibited within the City and the County but there are cases in the County where it has happened due to situations outside of the County's control.

The issue typically arises from property owners subdividing their larger County parcels into smaller parcels through what is known as the "Plat Act Exemption." This process allows an owner of a property or several adjacent properties to subdivide and sell his land without going through a public process, such as a final plat review. Therefore, when a parcel is zoned with a certain district and then is resubdivided without any review, parts of the land can end up with different zoning districts. The petitioner's land was once a triangular parcel zoned B-3 Commercial but was later replatted and made part of the larger parcel now identified as "Lot 003."

The County's legal counsel determined that the legal description of a use or zone within any ordinance holds true regardless of replatted property lines. The County has made it a policy and practice to allow these split zonings due to that determination and fairness to all property owners with these unique situations. This explanation of this uncommon zoning occurrence is needed as the petitioner is requesting to rezone the area with the existing business to B-3 Commercial and not the entire parcels as one would expect.

PROPOSED REQUESTS:

As stated previously, the petitioner is seeking to rezone the front part of the property to B-3 Commercial District to conform to the County's zoning ordinance for land use. This will leave the back portions of the parcels to be zoned A-1 Agricultural District to allow for the continuance of farming operations. As explained previously, this will result in split zoning of the properties. The County is not requesting the petitioner to replat the properties to remove the split zoning as this would cause two new parcels to have no public access. The County has assessed that the property is already split zoned and that it would be more detrimental to the owners or potential buyers to have properties without access.

Finally, the petitioner is also requesting a special use authorization from the County as required by their zoning ordinance. Similar to Yorkville, the County requires some land uses to go through a special use review process. The petitioner is requesting these items to conform to the code since they could not prove if they were legally conforming or not. They have no intention of expanding or altering their operations but would like to conform to the code to ensure there are no other unexpected consequences to operating their business.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots.

The existing landscape company does not conform to this future land use designation. While inconsistent with the future land use designation of the City, the proposed requests do not change the existing land use in any way and therefore is not changing or developing into anything new which warrants examination with future plans. Additionally, if the property were annexed into the City, it would most likely be part of a larger redevelopment project which would have the current land use removed.

Staff Recommendation & Comments

Staff has reviewed the request for rezoning and special use authorization and ***does not*** have an objection to the petitioner's request. Staff is seeking input from the Economic Development Committee for this request. This review will also be brought to the Planning and Zoning Commission at the March 10, 2021 meeting. This item was delivered to the City on January 20, 2021.

Attachments

1. Application with Attachments

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 20-32
Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping, LLC
Map Amendment Rezoning a Portion of Property from A-1 to B-3
Special Use Permit for Landscaping Business

INTRODUCTION

Cindy Gates, on behalf of the Cindy Gates Trust, currently leases the subject property to Mark Cox of Cox Landscaping, LLC for use as a landscaping business.

Prior to the COVID-19 closures, the County received a complaint that a landscaping business was operating at the subject property without proper zoning. Efforts to determine if the use qualified for grandfathering were unsuccessful and the Petitioner decided to pursue a map amendment and special use permit. The COVID-19 closures and efforts to obtain stormwater information caused the application to be delayed.

The subject property is split zoned between A-1 and B-3. The request makes the entire frontage of the parcels B-3 and establishes a special use permit for a landscaping business over the area zoned B-3.

The application materials are included as Attachment 1. The aerial of the site portion of the property is included as Attachment 2. The site plan is included as Attachment 3. The plat of the area proposed for rezoning only is included as Attachment 4.

SITE INFORMATION

PETITIONERS: Cindy Gates on Behalf of the Cindy Gates Trust and Mark Cox on Behalf of Cox Landscaping LLC

ADDRESS: 9000 Route 34, Yorkville

LOCATION: Southeast Side of Route 34 Approximately 175 Feet Northeast of Tuma Road

TOWNSHIP: Bristol

PARCEL #s: Part 02-27-151-001 Rezone A-1 to B-3 Special Use
Part 02-27-151-003 Rezone A-1 and B-3 to B-3 Special Use

LOT SIZE: Subject Area is 2.46 +/- Acres (Total of Both Parcels is 8.6 +/- Acres)

EXISTING LAND USE: Landscaping Business

ZONING: A-1 and B-3

LRMP:

Future Land Use	Suburban Residential (1.00 DU/Acre) (County) Agricultural (Yorkville)
Roads	Route 34 is a State maintained arterial.
Trails	There is a trail planned along Route 34.
Floodplain/ Wetlands	There are no floodplains or wetlands on the property.

REQUESTED ACTIONS: Map Amendment Rezoning Property to B-3 Highway Business District

Special Use Permit for a Landscaping Business

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures
Section 13:08 – Special Use Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural	Planned Development B-3 and O (Yorkville)	Suburban Neighborhoods (Yorkville)	A-1 (County) Planned Development B-3 and O (Yorkville)
South	Commercial	R-3 and B-3	Suburban Residential (Max 1.00 DU/Acre)	R-3 and B-3 (County) R-2 and Open Space-2 (Yorkville)
East	Agricultural	A-1	Suburban Residential	A-1, A-1 BP, and R-3

West	Agricultural	Planned Development B-3 and O	Mid-Density Residential (Yorkville)	R-3 and B-3 (County) Planned Development B-3 and O and B-3 (Yorkville)

Pictures of the property are included as Attachments 5-12.

Four residential subdivisions are located within one half (1/2) mile of the subject property.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and found the Fox River INAI Site, Yorkville Forested Seep and Fen INAI Site, and the River Redhorse in the area. Adverse impacts were unlikely and consultation was terminated, see Attachment 1, Pages 12-14.

NATURAL RESOURCES INVENTORY

The LESA Score was 115 indicating a low level of protection, see Attachment 14.

ACTION SUMMARY

BRISTOL TOWNSHIP

The Petitioners appeared before the Bristol Township Board on February 5, 2020, prior to submitting an application with the County. The Bristol Township Board voted in favor of the request. The minutes of this meeting are included as Attachment 13. Petition information was sent to Bristol Township on January 20, 2021.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on January 20, 2021.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol-Kendall Fire Protection District on January 20, 2021.

GENERAL INFORMATION

The subject property has been used as a landscaping business without proper zoning for many years and the Petitioners would like to become compliant with the Zoning Ordinance.

BUSINESS OPERATIONS

According to the business plan found on page 4 of Attachment 1, Cox Landscaping, LLC provides general landscaping services to commercial and residential customers. The business has a maximum fifteen (15) employees. Employees arrive at the property at approximately 6:45 a.m., go to work sites, and return to the property by 5:30 p.m. The business operates at maximum capacity from April 1st through Thanksgiving. A smaller number of employees work for the business from November through April.

The subject property is used for offices and storage of landscaping materials.

The subject property is used for wholesale purposes only; no customers come onto the property.

BUILDINGS AND BUILDING CODES

The property presently consists of one (1) one thousand thirty (1,030) square foot steel building. An approximately fifty-three (53) square foot metal shed is located northeast of the steel building. A metal storage bin is located to the southeast of the steel building. An approximately one hundred twenty (120) square foot frame shed is also located southeast of the steel building. A new shed is shown on the site plan; the new shed will be approximately eight feet (8') tall. Any new structures would require applicable building permits.

The property also has one (1) two hundred fifty-two (252) square foot concrete storage area, one (1) two

hundred sixteen (216) square foot concrete storage area, one (1) seven hundred fourteen (714) square foot concrete storage area, and one (1) five hundred forty-four (544) square foot wood storage bay. The height of the storage areas is twelve feet (12').

One (1) diesel tank is located on the property.

ENVIRONMENTAL HEALTH
The property is served by well. There is no septic on the premises.

STORMWATER
The property drains to the southeast.

The main parking area consists of gravel and crushed asphalt.

A pulverized black dirt pile will be located on the northern portion of the property.

A stormwater management permit will be required. The stormwater information is included in Attachment 3.

ACCESS
The property has two accesses off of Route 34.

PARKING AND INTERNAL TRAFFIC CIRCULATION
One (1) two thousand five hundred (2,500) square foot gravel parking area is located west of the steel building and one (1) five thousand (5,000) square foot parking lot is located north of the steel building. There are twelve (12) parking spaces in the gravel parking area west of the steel building with an additional twelve (12) parking spaces to the east of the steel building.

LIGHTING
Lights are presently located on the property by the sign, flagpole, and on the steel building. One (1) freestanding light is also located on the property next to the steel building. No additional is planned.

The site has less than thirty (30) parking spaces. Therefore, a photometric plan is not required.

SIGNAGE
A sign is already located on the property. The sign is five feet (5') wide and two feet (2') tall. The sign is three point eight feet (3.8') off of the ground for a total height of slightly under six feet (6'). A light exists next to the sign and flagpole.

SECURITY
A wooden fence six feet (6') in height is located between the steel building and the berm. The Petitioners plan to install a cyclone mesh fence with slats to prevent viewing by the public. The fence will be approximately six feet (6') in height. A new fence gate is visible on the site plan.

Security cameras are also located on the steel building.

LANDSCAPING
The Petitioners also plan to have a three foot (3') maximum height berm with black dirt and mulch with landscaping in the location shown on the site plan.

A berm already exists parallel to Route 34.

No additional plantings are planned for either berm.

NOISE CONTROL
No information was provided regarding noise control.

ODORS
No new odors are foreseen by the proposed use.

RELATION TO OTHER SPECIAL USES
If approved, this would be the twelfth (12th) special use permit for a landscaping business in unincorporated Kendall County.

RECOMMENDATION
Before issuing a recommendation, Staff would like comments from the United City of Yorkville, the Bristol-Kendall Fire Protection District, and ZPAC members.

ATTACHMENTS
1. Application Materials (Including Petitioner's Findings of Fact, NRI Application, and EcoCat)
2. Aerial
3. Site Plan
4. Rezoning Area
5. Main Building
6. Existing Berm
7. Existing Berm 2
8. Pulverized Dirt Area
9. Sign
10. Looking North
11. Looking Across Route 34
12. Southwest Side of Property
13. February 5, 2020 Bristol Township Minutes
14. NRI Report

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME Cox Landscaping **FILE #:**

NAME OF APPLICANT		
Cox Landscaping, LLC		
CURRENT LANDOWNER/NAME(s)		
Cindy Gates Trust		
SITE INFORMATION		
ACRES	**SITE ADDRESS OR LOCATION**	**ASSESSOR'S ID NUMBER (PIN)**
2.4613	9000 Route 34, Yorkville, IL 60560	part of 02-27-151-003
EXISTING LAND USE	**CURRENT ZONING**	**LAND CLASSIFICATION ON LRMP**
Landscaping Business		

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE	X MAP AMENDMENT (Rezone to ____)	___ VARIANCE
___ ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for: _____	___ SITE PLAN REVIEW
___ TEXT AMENDMENT	___ RPD (___Concept; ___ Preliminary; ___ Final)	___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT	___ FINAL PLAT	___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (___ Major; ___ Minor)		

[1]PRIMARY CONTACT	**PRIMARY CONTACT MAILING ADDRESS**	**PRIMARY CONTACT EMAIL**
Dnaiel J. Kramer	1107A S. Bridge St., Yorkville, IL 60560	dkramer@dankramerlaw.com
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #**(Cell, etc.)
630-553-9500	630-553-5764	
[2]ENGINEER CONTACT	**ENGINEER MAILING ADDRESS**	**ENGINEER EMAIL**
NONE		
ENGINEER PHONE #	**ENGINEER FAX #**	**ENGINEER OTHER #** (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT [redacted] **DATE** 9/14/2020

FEE PAID:$ _____ Paid by Dft
CHECK #: _____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Date Stamp Here If Checklist Is Complete

MAP AMENDMENT FINDINGS OF FACT

1. Existing Uses: The existing uses on Route 34 and adjacent to the property are primarily business, manufacturing, and retail in usage. To the east and south there is an area of agricultural row crop farmland and substantially to the southwest an area of residential.

2. Zoning Classification: The area surrounding the subject parcel is a mix of business zonings, agricultural zonings, and residential zoning to the southwest.

3. Suitability: The area that is being zoned B-3 Special Use from existing A-1 Agricultural Uses just even out the boundary of the existing B-3 Property that has been used as a nursery, retail garden sales center, and related businesses for the past 30 years or more.

4. Trend of Development: The trend in development along Route 34 is towards commercial, light manufacturing, and retail.

5. The landscape company is consistent with current the LRMP and has been an existing use at this property for over 30 years.

SPECIAL USE FINDINGS OF FACT

1. The subject property has been operated as a nursey/landscaping business with the current Owner and her former husband and then a subsequent tenant for over the last 20 years.

2. The proposed use does not vary from prior uses on the property and will contain a fenced area for storage of outdoor equipment.

   Petitioner is further creating a landscape buffer at the front of the property which will dress up its appearance on Route 34.

3. The subject property is adequate in terms of utility use. There is no office so no need for waste facilities in that the building located at the property, as it is simply used for dry storage. The primary purpose of establishing the Special Use is to continue to allow the equipment used in the landscaping and dirt shredding business to be stored on-site in conformance with Kendall County Zoning Ordinances. There is adequate access to Illinois State Route 34 which is a Class II Highway.

4. Petitioner will comply with all conditions of the proposed Special Use including adequate fencing in conformity with County Ordinance.

5. The Special Use requested is consistent with the County Comprehensive Plan in that the property is zoned B-3 for Business/Commercial Uses and the use now being conducted on the property conforms to what was present for the last many years other than there are not retail or wholesales being done on-site which previously took place.

COX LANDSCAPING BUSINESS PLAN

The overall Business Plan of Cox Landscaping is to continue its long-standing business providing general landscaping services to commercial and residential owners and operators.

At peak employment times the Petitioner will have 15 employees. The hours of operation on-site where employees are coming and going is from approximately 6:45 am when some of the employees arrive at the site to go to various jobs and start work at 7:00 am and they usually conclude work at 5:00 pm and bring whatever equipment that needs to come back to the business site back within a half an hour of the 5:00 pm quit time. Generally speaking the landscaping services run from April 1st through around Thanksgiving of each calendar year.

We have small number of employees that work for us during the winter months of November through April to provide snowplowing services as needed.

Scope of Work: Landscaping, mowing, brick and concrete patio/landscaping treatments. Delivery of mulch and rock in conjunction with landscaping services as well as tree removal, trimming, and pulverized dirt being delivered to sites in conjunction with the landscaping business.

North and east of the building we have dirt pile which is dirt taken from jobs and reconditioned through a screener to eliminate clay and rocks and then reused on-site. The pulverized dirt coming out of the screener is used on company jobs.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:

That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 5 at Baker's Subdivision for a point of beginning; thence South 66°01'56" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 197.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeasterly Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.

201600001532

DEBBIE GILLETTE
KENDALL COUNTY, IL

RECORDED: 2/2/2016 9:55 AM
RCD: 49.00 RHSPS FEE: 10.00
PAGES: 4

QUIT CLAIM DEED
(Individuals to Trust)

THE GRANTOR, CINDY S GATES, formerly known as CINDY S PULFER, a married woman, of 9498 2190 East Street, Princeton, County of Bureau, and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS ($10 00), in hand paid, CONVEYS AND QUIT CLAIMS to CINDY S GATES, a married woman, of 9498 2190 East Street Princeton, County of Bureau, and State of Illinois, NOT INDIVIDUALLY, BUT AS TRUSTEE OF THE CINDY S GATES TRUST DATED NOVEMBER 6, 2009, all interest in the following-described real estate situated in the County of Kendall, in the State of Illinois, to wit

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

I hereby declare that this deed represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e) of the Real Estate Transfer Tax Act.

Dated: 1/22/16 [redacted]
Buyer/Seller/Representative

Permanent Real Estate Index Numbers 02-27-151-003

Address of Real Estate 9000 U S Route 34, Yorkville, Illinois 60560

Grantor represents that this property is non-homestead property

DATED this 22 day of January, 2016.

[redacted]
Cindy S Gates

Instrument prepared by Richard C Slocum, Attorney at Law, [redacted]

4

State of Illinois)
) SS
County of Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cindy S Gates, formerly Cindy S Pulfer, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead

Given under my hand and official seal this 22 day of January, 2016.

[redacted]

Notary Public

"OFFICIAL SEAL"
RICHARD S. SLOCUM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/28/2018

Commission expires

Tax bills to

Cindy S Gates Trust
Cindy S Gates, Trustee
[redacted]

Mail to

Richard C Slocum
Attorney at Law
[redacted]

RECORDER OF KENDALL COUNTY

AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

Cindy S Gates, being duly sworn on oath, states that she resides at9498 2190 East Street, Princeton, Illinois 61356-8773

That the attached deed is not in violation of Paragraph 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons

1 The sale or exchange is of an entire tract of land not being a part of a larger tract of land

2 The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access

3 The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access

4 The sale or exchange of parcels of land is between owners of adjoining and contiguous land

5 The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities which does not involve any new streets or easements of access

6 The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access

7 The conveyance is of land for highway or other public purpose, or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use

8 The conveyance is made to correct descriptions in prior conveyances

9 The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access

10 The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configuration of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales prior to this sale of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED

Affiant further states that she makes this Affidavit for the purpose of inducing the Recorder of Kane County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein

[redacted]

Cindy S Gates

Subscribed and sworn to before me this

[redacted]

Notary Public

"OFFICIAL SEAL"
RICHARD S SLOCUM
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/28/2016

LEGAL DESCRIPTION

That part of Lot 5 of Baker's Subdivision in Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian, described as follows Beginning at a point on the Southerly line of said Lot 5, 54 43 feet Southeasterly from the Northwesterly corner of Lot 1 of Batson's Subdivision in said Section 27, thence North 66 degrees, 30 minutes, 0 seconds West along the Southerly line of said Lot 5, 1275 97 feet to the Southeasterly line of U S Route 34, thence North 54 degrees, 49 minutes, 30 seconds East along said Southeasterly line 210 64 feet to the Northerly line of said Lot 5, thence South 66 degrees, 22 minutes, 07 seconds East along said Northerly line 1166 41 feet to a line drawn North 23 degrees, 30 minutes, 0 seconds East from the point of beginning, thence South 23 degrees, 30 minutes, 0 seconds West 177 26 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Cindy Gates Trust

   Addres[redacted]

   City [redacted] State [redacted] Zip [redacted]

2. Nature of Benefit Sought Special Use to operate Landscaping Business

3. Nature of Applicant: (Please check one)
   - X Natural Person (a)
   - ___ Corporation (b)
   - ___ Land Trust/Trustee (c)
   - X Trust/Trustee (d)
   - ___ Partnership (e)
   - ___ Joint Venture (f)

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   N/A

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Cindy Gates	[redacted]	

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   [redacted]

VERIFICATION

I, [redacted], being first duly sworn under oath that I am the person making the disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 30th day of December A.D. 2019

(seal)

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

[redacted]
Notary Public

Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Cox Landscaping, LLC
Address: 9000 Route 34
City, State, Zip: Yorkville, IL 60560
Phone Number: [redacted]
Email: [redacted]

Contact Person: Attorney Daniel J. Kramer
[redacted]

Please select: How would you like to receive a copy of the NRI Report? ☑ Email ☐ Mail

Site Location & Proposed Use

Township Name Bristol
Parcel Index Number(s) 02-27-151-003 & 02-27-151-001 (front part of each pin)
Township 27 N, Range 37 E, Section(s) 7
Project or Subdivision Name Cox Landscaping
Number of Acres 2.5 acres
Current Use of Site Landscaping Business
Proposed Use Landscaping Business
Proposed Number of Lots 1
Proposed Number of Structures exisitng 1
Proposed Water Supply existing well
Proposed type of Wastewater Treatment existing septic
Proposed type of Storm Water Management N/A

Type of Request

☐ Change in Zoning from _____ to _____
☐ Variance (Please describe fully on separate page)
☑ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County PB & Z

In addition to this completed application form, please including the following to ensure proper processing:

☐ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☐ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
☐ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
_____ Additional Acres at $18.00 each	$ _____
Total NRI Fee	$ 375.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be 3 years after the date reported.

[redacted]
Petitioner or Authorized Agent

12-30-19
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due _____

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	Cox Landscaping	*IDNR Project Number:*	2006051
Contact:	Daniel J. Kramer	*Date:*	01/30/2020
Address:	9000 Route 34 Yorkville, IL 60560		
Project:	Cox Landscaping		
Address:	9000 Route 34, Yorkville		

Description: To operate landscaping company at an existing location

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Fox River INAI Site
Yorkville Forested Seep And Fen INAI Site
River Redhorse *(Moxostoma carinatum)*

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location
The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
37N, 7E, 27
37N, 7E, 28

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

Government Jurisdiction
Kendall County Planning, Building, and Zoning
Matt Asselmeier
111 W Fox Street
Yorkville, Illinois 60560

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.

IDNR Project Number: 2006051

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Cox

Illinois Department of
Natural Resources

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

JB Pritzker, Governor
Colleen Callahan, Director

January 30, 2020

Daniel J. Kramer
Cox Landscaping
9000 Route 34
Yorkville, IL 60560

RE: Cox Landscaping
Project Number(s): 2006051
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

[redacted]

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

Attachment 2 Aerial

November 9, 2020

Kendall County Address Points

Parcels

parcel

Incorporated Areas

Yorkville

1:1,200

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Kendall County Web GIS

View GIS Disclaimer at https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/.

ZONING PLAT OF
PART OF LOTS 4 AND 5 BAKER'S SUBDIVISION
BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

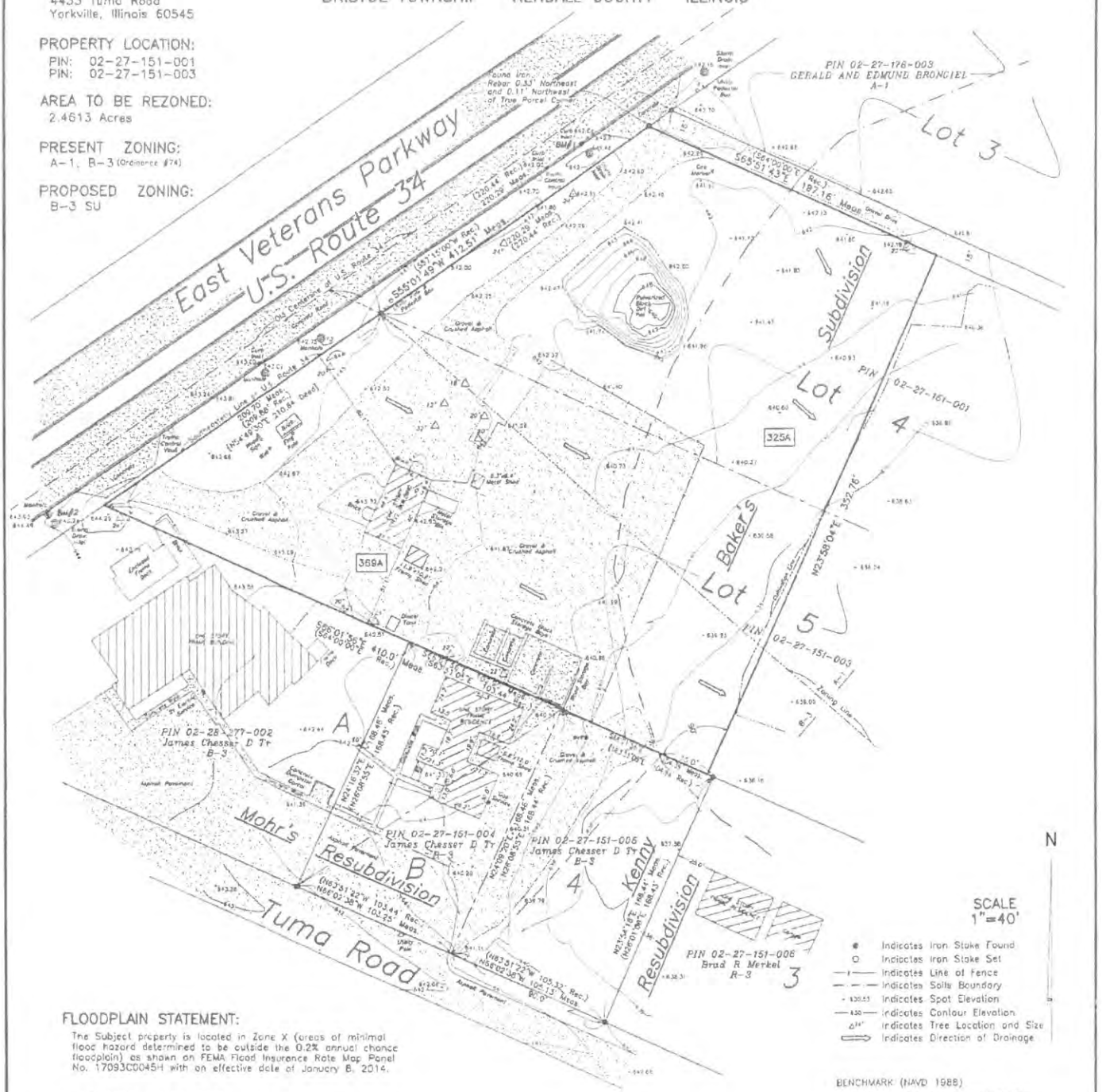
DEVELOPER:
Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:
PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:
2.4613 Acres

PRESENT ZONING:
A-1, B-3 (Ordinance #74)

PROPOSED ZONING:
B-3 SU



- ⊕ Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- Indicates Line of Fence
- Indicates Soils Boundary
- 630.53 Indicates Spot Elevation
- 630 Indicates Contour Elevation
- Indicates Tree Location and Size
- Indicates Direction of Drainage

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0045H with an effective date of January 8, 2014.

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts no wetlands on the the Subject Property.

LEGAL DESCRIPTION OF TRACT TO BE REZONED:
That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of Lot 5 of Baker's Subdivision for a point of beginning; thence South 68°01'58" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 197.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeasterly Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.

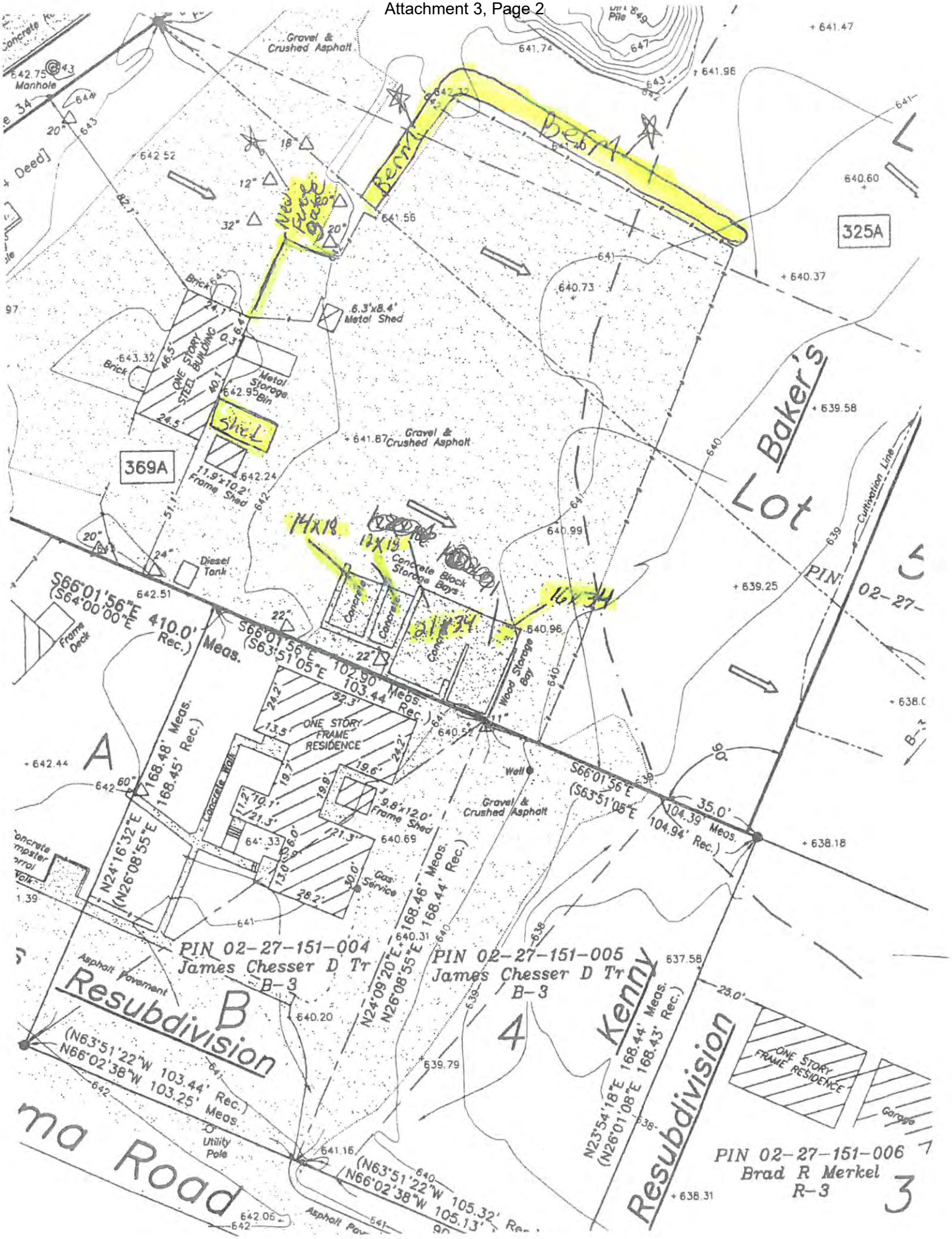
BENCHMARK (NAVD 1988)
BM#1 -- Top of Curb Inlet at the Northwest Corner of Subject Property Elevation = 642.55
BM#2 -- Manhole Rim at Curb at the Southwest Corner of Subject Property. Elevation = 644.23

SOILS (From Web Soil Survey)
- 325A Dresden Silt Loam, 0%-2% slopes
- 369A Waupecan Silt Loam, 0%-2% slopes

January 6, 2020

JOB NO.	19313
JOB NAME	COX
DWG FILE	19313

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580


Gravel & Crushed Asphalt
642.75 Manhole
641.74
641.47
641.96
642.32
641.40
Berm
New Fence & Gate
641.56
642.52
640.60
325A
640.37
640.73
Brick
6.3'x8.4' Metal Shed
643.32
Brick
ONE STORY STEEL BUILDING
Metal Storage Bin
642.95
Shed
639.58
Gravel & Crushed Asphalt
641.87
369A
642.24
11.9'x10.2' Frame Shed
Baker's Lot
Cultivation Line
14'x18'
12'x13'
Concrete Block Boys
16'x34'
640.99
639.25
PIN 02-27-
Diesel Tank
642.51
S66°01'56"E (S64°00'00"E Rec.) 410.0' Meas.
Frame Deck
S66°01'56"E (S63°51'05"E 102.90' Meas. 103.44' Rec.)
Concrete
Concrete
Concrete
Wood Storage Bay
640.96
640.54
ONE STORY FRAME RESIDENCE
642.44
A
168.48' Meas. 168.45' Rec.)
N24°16'32"E (N26°08'55"E
Concrete Walk
Well
S66°01'56"E (S63°51'05"E
35.0'
104.39' Meas. 104.94' Rec.)
638.18
9.8'x12.0' Frame Shed
640.69
Gravel & Crushed Asphalt
Gas Service
PIN 02-27-151-004
James Chesser D Tr
B-3
PIN 02-27-151-005
James Chesser D Tr
B-3
N24°09'20"E 168.46' Meas.
N26°08'55"E 168.44' Rec.)
640.31
637.58
Asphalt Pavement
B
Resubdivision
640.20
4
Kenny
Resubdivision
23.0'
(N63°51'22"W 103.44' Rec.)
N66°02'38"W 103.25' Meas.
639.79
ONE STORY FRAME RESIDENCE
Garage
N23°54'18"E 168.44' Meas.
(N26°01'08"E 168.43' Rec.)
Utility Pole
641.16
(N63°51'22"W 105.32'
N66°02'38"W 105.13'
PIN 02-27-151-006
Brad R Merkel
R-3
3
638.31
642.06
Asphalt Pav
ma Road

TEBRUGGE ENGINEERING

410 E. Church St.–Suite A
Sandwich, IL 60548

Phone: (815) 786 - 0195
Email: info@tebruggeengineering.com
Website: www.tebruggeengineering.com

December 4, 2020

Mr. Matt Asselmeier
Kendall County Planning, Building and Zoning Department
111 W Fox St
Room 204
Yorkville, IL 60560-1498

Re: Cox Landscaping
9000 E. Veterans Parkway
Yorkville IL

Dear Mr. Asselmeier,

I visited the site located at 9000 E Veterans Parkway and walked the site to review the parking and storage areas used by Cox Landscaping. The site topographic survey had recently been done by Phil Young & Associates and we completed a Civil Site Plan detailing the areas of topsoil stockpile and the landscape berm which was installed on the north and east sides of the rear storage area. We reviewed the site history of this property utilizing google earth back to 2000 and the north portion utilized by Cox Landscaping has not had any significant change since the previous landscape company used this site.
The drainage pattern is from north to south. The parking lots and storage area all drain to the south. The landscape berm around the rear storage area and the topsoil stockpile do not block or impede the overland flow of storm water to the south. There was no erosion of the topsoil stockpile noticed on the south side of the topsoil stockpile. Cox Landscaping stated that they use the topsoil on an as needed basis for their landscaping projects.

If you have any additional questions, please contact us.

Sincerely,

Tebrugge Engineering

John Tebrugge

DEVELOPER:

Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:

PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:

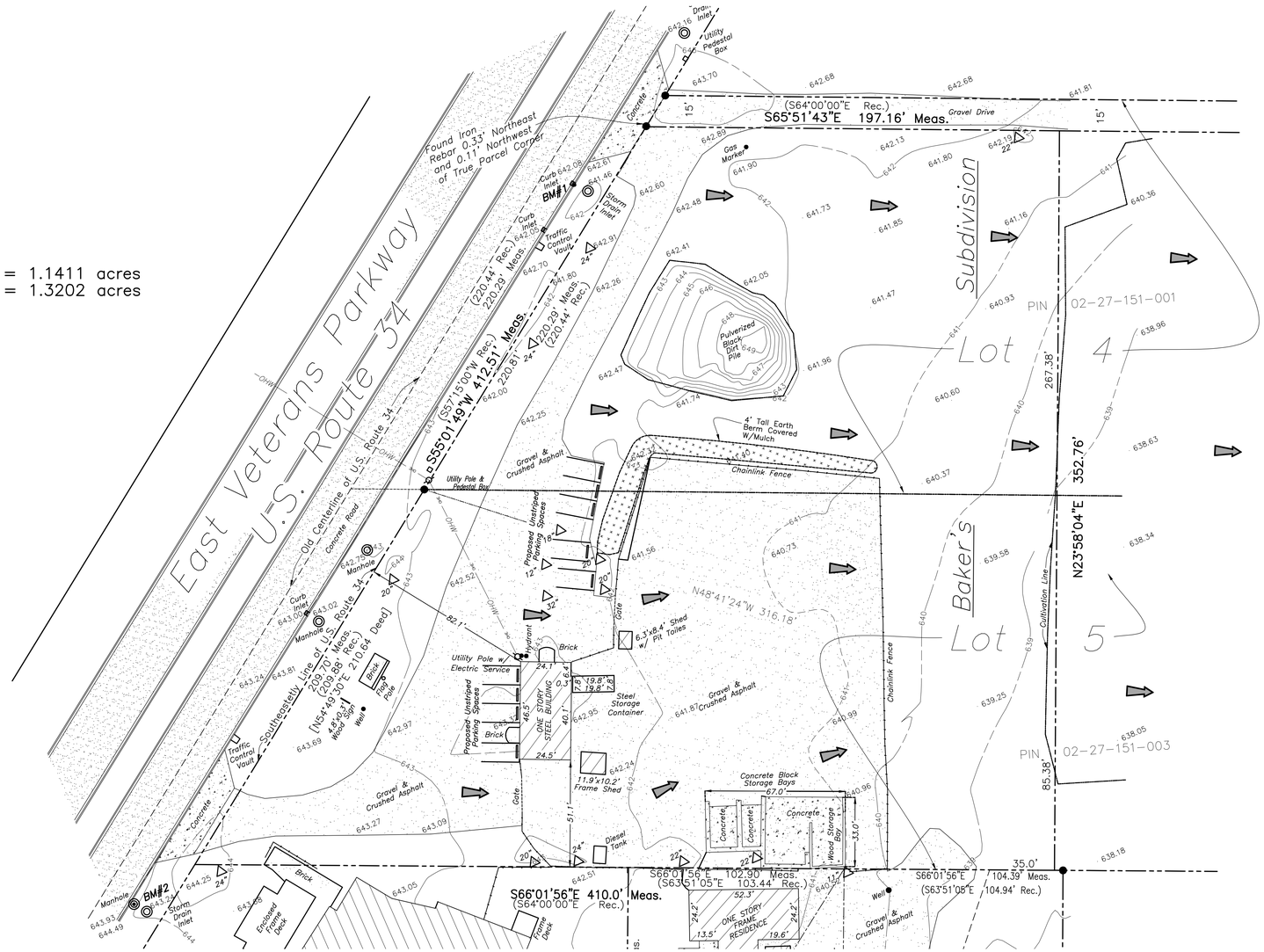
B3 to B3-SU 49707 sq.ft. = 1.1411 acres
A1 to B3-SU 57506 sq.ft. = 1.3202 acres
Total Area = 2.4613 Acres

PRESENT ZONING:

A1 and B3 (Ordinance #74)

PROPOSED ZONING:

B3-SU



LEGEND

PROPERTY BOUNDARY	
600	EXISTING CONTOUR LINE
STM STM	EXISTING STORM SEWER
SAN SAN	EXISTING SANITARY SEWER LINE
W W	EXISTING WATERMAIN
UE UE	EXISTING UNDERGROUND ELECTRIC
OHE OHE	EXISTING OVERHEAD ELECTRIC
GAS GAS	EXISTING GAS SERVICE
T T	EXISTING TELEPHONE
673	PROPOSED CONTOUR LINE
W W	PROPOSED WATERMAIN
STM STM	PROPOSED STORM SEWER
SAN SAN	PROPOSED SANITARY SEWER LINE
GREASE GREASE	PROPOSED GREASE SERVICE LINE
VENT VENT	PROPOSED VENT LINE
F F	EXISTING FENCELINE
SF SF	PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE

	EXIST	PROP	
WATER:			B-BOX
			HYDRANT
			VALVE
			VALVE VAULT
STORM:			INLET-CURB
			INLET OR MANHOLE
			FLARED END SECTION
SANITARY:			CLEANOUT
			MANHOLE

R.O.W. MONUMENT	UTILITY POLE
PROPERTY PIN	GUY WIRE LOC.
P.K. NAIL	UTIL CABINET
CHISELED MARK	UTIL PEDESTAL
BENCHMARK	LIGHT POLE
HUB & TACK	TRAFFIC SIGNAL
SOIL BORING	ELECTRIC VAULT
OVERLAND RELIEF	GAS VALVE
FLOW DIRECTION	

SURVEY COMPLETED BY:

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580

BENCHMARK (NAVD 1988)

BM#1 -- Top of Curb Inlet at the Northwest Corner of Subject Property. Elevation = 642.55

BM#2 -- Manhole Rim at Curb at the Southwest Corner of Subject Property. Elevation = 644.23

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 3RD DAY OF DECEMBER, 2020.

JOHN J. TEBRUGGE 041828 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

[redacted]

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2021

-30 0 30 60
SCALE IN FEET

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
COX LANDSCAPING
9000 E VETERANS PARKWAY, YORKVILLE, IL 60560

COX LANDSCAPING SITE PLAN

EXISTING CONDITION PLAN

PROJECT NO.	20 485 01
SCALE:	1" = 30'
DATE:	DEC 2, 2020

SHEET NO. 1 OF 1 SHEETS

ZONING PLAT OF
PART OF LOTS 4 AND 5 BAKER'S SUBDIVISION
BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

DEVELOPER:
Cox Landscaping
4433 Tuma Road
Yorkville, Illinois 60545

PROPERTY LOCATION:
PIN: 02-27-151-001
PIN: 02-27-151-003

AREA TO BE REZONED:
B3 to B3-SU 49707 sq.ft. = 1.1411 acres
A1 to B3-SU 57506 sq.ft. = 1.3202 acres
Total Area = 2.4613 Acres

PRESENT ZONING:
A1 and B3 (Ordinance #74)

PROPOSED ZONING:
B3-SU

WETLANDS STATEMENT:
The National Wetlands Inventory Map depicts no wetlands on the Subject Property.

FLOODPLAIN STATEMENT:
The Subject property is located in Zone X (areas of minimal flood hazard determined to be outside the 0.2% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map Panel No. 17093C0045H with an effective date of January 8, 2014.

BENCHMARK (NAVD 1988)
BM#1 -- Top of Curb Inlet at the Northwest Corner of Subject Property. Elevation = 642.55
BM#2 -- Manhole Rim at Curb at the Southwest Corner of Subject Property. Elevation = 644.23

SOILS (From Web Soil Survey)
325A Dresden Silt Loam, 0%-2% slopes
369A Waupecan Silt Loam, 0%-2% slopes

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "B3" TO "B3-SU":

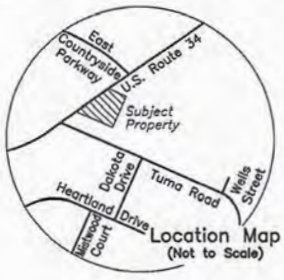
That Part of Lot 5 of Baker's Subdivision of Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Beginning at the Southwest Corner of said Lot 5; thence South 66°01'56" East, along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 85.38 feet; thence North 48°41'24" West, 316.18 feet to the Southeast Line of U. S. Route 34; thence South 55°01'49" West, 209.70 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT TO BE REZONED FROM "A1" TO "B3-SU":

That Part of Lots 4 and 5 of Baker's Subdivisions of Sections 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Southwest Corner of said Lot 5; thence South 66°01'56" East, along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 85.38 feet for the point of beginning; thence North 48°41'24" West, 316.18 feet to the Southeast Line of U. S. Route 34; thence North 55°01'49" East, 202.81 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of said Lot 4 of Baker's Subdivision; thence South 65°51'43" East, along said parallel line, 197.16 feet to a line drawn North 23°58'04" East from the point of beginning; thence South 23°58'04" West, 267.38 feet to the point of beginning in Bristol Township, Kendall County, Illinois.

LEGAL DESCRIPTION OF TRACT:

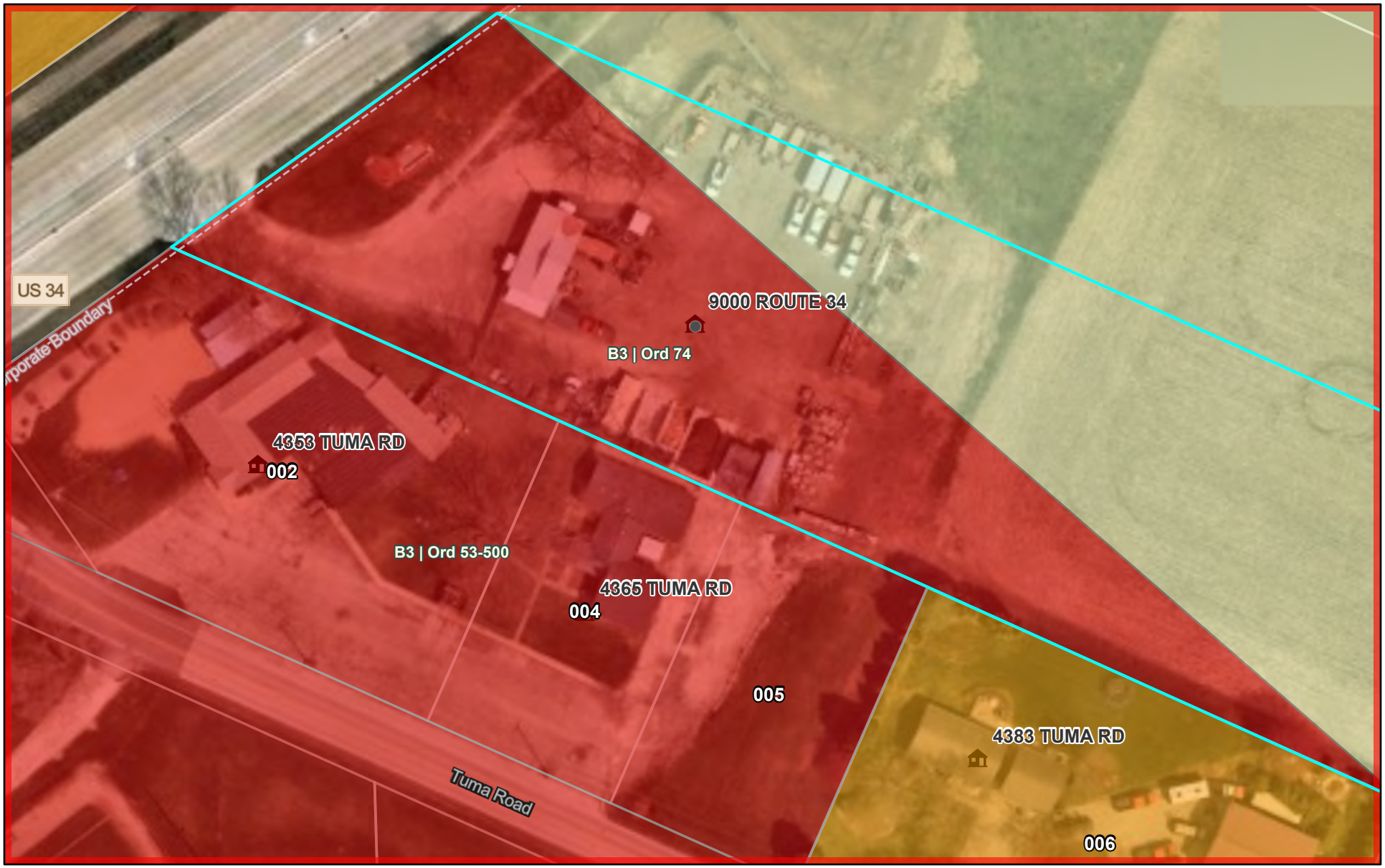
That Part of Lots 4 and 5 of Baker's Subdivision of Section 27 and 28, Township 37 North, Range 7 East of the Third Principal Meridian described as follows: Begining at the Southwest Corner of said Lot 5 of Baker's Subdivision; thence South 66°01'56" East along the Southwesterly Line of said Lot 5, 410.0 feet; thence North 23°58'04" East, 352.76 feet to a line that is parallel with and 15.0 feet Southwest of the Northeasterly Line of Lot 4 of Baker's Subdivision; thence North 65°51'43" East along said parallel line, 197.16 feet to the Southeast Line of U.S. Route 34; thence South 55°01'49" West along said Southeasterly Line, 412.51 feet to the point of beginning, in Bristol Township, Kendall County, Illinois.



March 5, 2020

JOB NO.	19313
JOB NAME	COX
DWG FILE	19313

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



September 18, 2020

Zoning
- R3
- A1
- B3

Municipalities
- CITY OF YORKVILLE

Current Parcels

Kendall County Addresses

1:1,140

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Kendall County Web GIS

View GIS Disclaimer at https://www.co.kendall.il.us/departments/geographic-information-systems/gis-disclaimer-page/.

Attachment 5 Main Building

Attachment 6 Existing Berm

Attachment 7 Existing Berm 2

Attachment 8 Pulverized Dirt Area

Attachment 9 Sign


Attachment 10 Looking North
MENARDS
OUTLOTS FOR SALE
Home Builders Wanted
MENARDS
ONE WAY
09/18/2020 11:05


Attachment 11 Looking Across Route 34
09/18/2020 11:05

Attachment 12 Southwest Side of Property

Minutes - Board of Town Trustees

Illinois Office Supply • Ottawa, IL 430

STATE OF ILLINOIS,
Kendall County, } ss.
Town of Bristol ,

THE BOARD OF TOWN TRUSTEES met at the office of the Town Clerk at Bristol Township Hall on WEdnesday February 5, 2020 @ 7:00p.m.

PRESENT:
Robert Walker Supervisor
Julie Bennett Town Clerk
Sharla Logan-Waclaw Town Trustee
Bill Weatherly Town Trustee
Cory Johnson Town Trustee
Cliff Oleson Town Trustee

also present Highway Comm. Jeff Corneils ~~acting as chairperson and clerk~~. Assessor Dan Pickert, Twp. Sec. Vel Herrera, KCSD - W. Dial, Att. Dan Kramer, and 3 electors.

Supervisor Walker opened the meeting with The Pledge of Allegiance.
Clerk Bennett took roll call.
At this time Sup. Walker asked Attorney Dan Kramer to make his presentation. Attorney Kramer told about zoning of businesses and that nurseries and Landscaping firms are now classed differently. Landscaping businesses now need a Special Use permit to operate. He is representing a local landscaping business along Rt. 34, near Tuma Road in Yorkville. They are seeking the Special Use zoning permit. With the Township Board having no issues with this, Weatherly made a motion to approve the Special use zoning for landscaping property/business along Rt. 34, second Johnson. Logan-Waclaw, Walker, Weatherly Johnson, Oleson all aye, none nay.

Minutes were presented. Motion to approve minutes Oleson, second Weatherly, all aye, none nay.
Bills were presented for payment. Motion to authorize payment of the bills, Johnson second Weatherly. Logan-Waclaw, Walker, Weatherly, Johnson, Oleson all aye, none nay.

General Town	$ 41,473.99
Town FICA	2,335.80
General Assistance	991.00
Road and Bridge	8,541.44
Permanent/Hard Road	32,000.99
Road FICA	537.10
TOTAL	$ 85,880.32

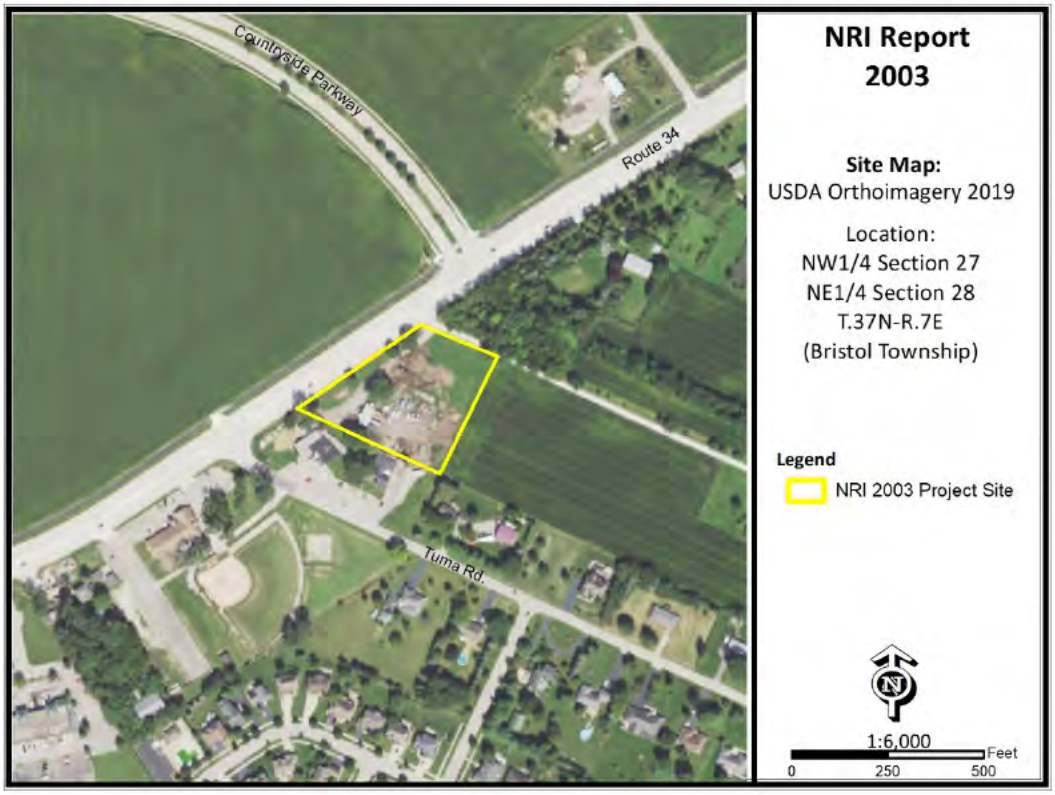
Old Business - Highway Commissioner Corneils commented on the Lynwood drainage issue. It is currently in the permit process with the state.
Discussion followed as to the engineering of the project. Comm. Corneils will ask the engineers to attend the next meeting to better explain to the public.

Clerk Bennett mentioned last month's discussion on an Intergovernmental Agreement with Oswego Twp. As the board was in agreement with this, Bennett asked for a motion to approve. Motion to approve Intergovernmental Agreement with Oswego Twp. made by Weatherly, second Johnson. Logan-Waclaw, Walker, Weatherly, Johnson, Oleson all aye, none nay.

Assessor - Assessor Pickert reported that Signature Fitness is going into the former Dick's Sporting Goods building at Kendall Marketplace.
Last month the board received the Assessor's Budget. After review, a motion was made to approve the Assessor's Budget for the year, made by Johnson, second Oleson, all aye, none nay.

New Business - Comm. Corneils reported that the Township Building was recently

NATURAL RESOURCE INFORMATION (NRI) REPORT: 2003



January 2020

Petitioner: Cox Landscaping LLC
Contact: Attorney Daniel J. Kramer

Prepared by:

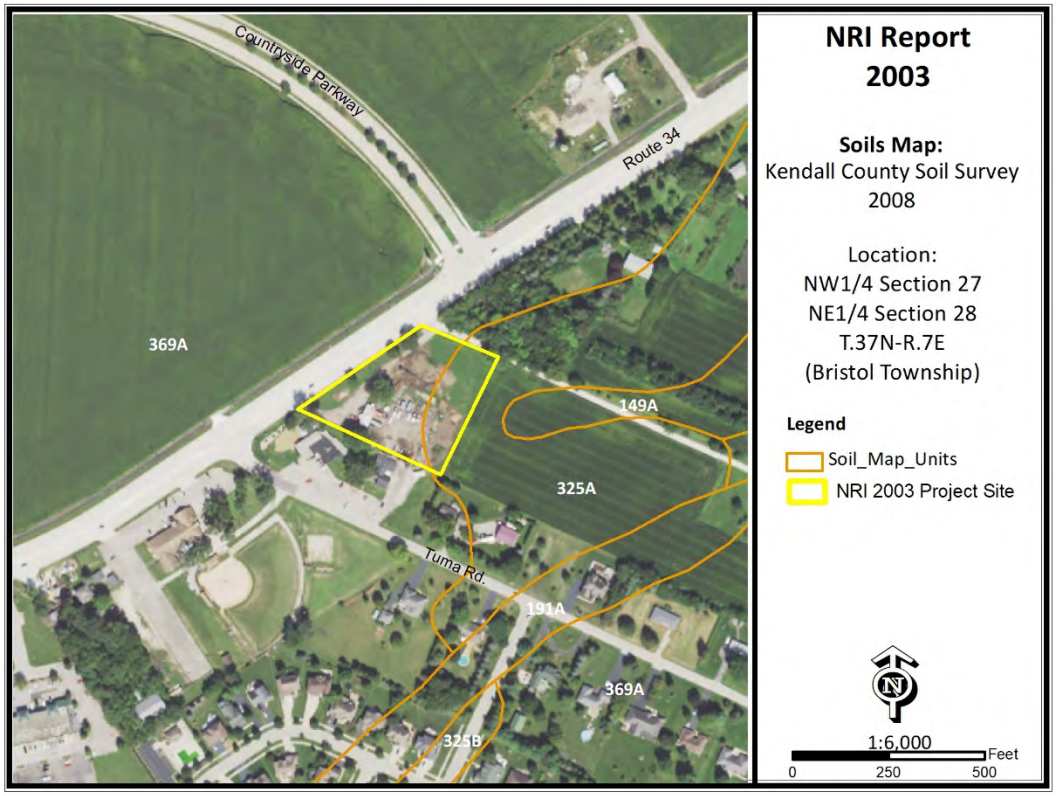
Kendall County Soil & Water Conservation District
7775A Route 47 • Yorkville, Illinois 60560
Phone: (630)553-5821 x3 • Fax: (630)553-7442
www.kendallswcd.org

2003 **Executive Summary** **January 2020**

Petitioner: Cox Landscaping LLC
Contact Person: Attorney Daniel J. Kramer
County or Municipality the petition is filled with: Kendall County
Location of Parcel: NW¼ Section 27, NE¼ Section 28, T.37N.-R.7E. (Bristol Township) of the 3rd Principal Meridian
Project or Subdivision Name: Cox Landscaping
Existing Zoning & Land Use: B-3 Business; Nursery & Landscaping Business
Proposed Zoning & Land Use: Special Use Permit; Nursery & Landscaping Business
Proposed Water Source: Existing Well
Proposed Type of Sewage Disposal System: Existing Septic
Proposed Type of Storm Water Management: N/A
Size of Site: 2.5 acres
Land Evaluation Site Assessment Score:115 (Land Evaluation: 89; Site Assessment: 26)

Natural Resource Findings

Soil Map:



SOIL INFORMATION:
Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1:

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
325A	Dresden silt loam, 0-2% slopes	Well Drained	B	Non-hydric	Prime Farmland
369A	Waupecan silt loam, 0-2% slopes	Well Drained	B	Non-hydric	Prime Farmland

Hydrologic Soil Groups: Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- ✓ **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- ✓ **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- ✓ **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- ✓ **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

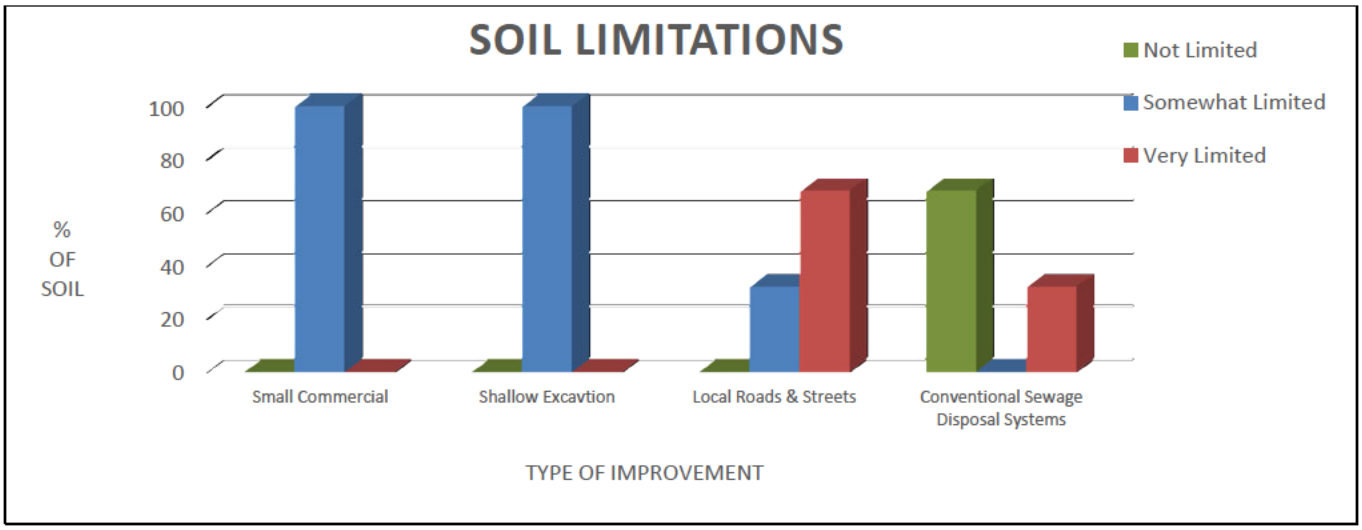
Hydric Soils: A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, none are classified as hydric or having hydric inclusions.

Prime Farmland: Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, all are designated as prime farmland.

Soil Limitations: Limitations for small commercial building, shallow excavations, lawns/landscaping and conventional septic systems.

Table 2a:

Soil Type	Small Commercial Building	Shallow Excavations	Lawns & Landscaping	Conventional Septic Systems
325A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Unsuitable: Gravel
369A	Somewhat Limited	Somewhat Limited	Somewhat Limited	Suitable



Kendall County Land Evaluation and Site Assessment (LESA):

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **LAND EVALUATION (LE)** – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
  - ✓ The Land Evaluation score for this site is 89, indicating that this site is **currently well suited** for agricultural uses.
- **SITE ASSESSMENT (SA)** – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.
  - ✓ The Site Assessment score for this site is 26.

  The **LESA Score for this site is 115 which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

Wetlands: The U.S. Fish & Wildlife Service's National Wetland Inventory map **does not indicate** the presence of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands.

Floodplain: The parcel is not located within the floodplain.

Sediment and Erosion Control: Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (http://illinoisurbanmanual.org) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Cox Landscaping LLC at the request of their contact, Attorney Daniel J. Kramer for the proposed special use request within Kendall County located in Sections 27 & 28 of Bristol Township (T.37N-R.7E) of the 3rd Principal Meridian) in Kendall County. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. A land evaluation, which is a part of the Land Evaluation and Site Assessment (LESA) was conducted on this parcel. The soils on this parcel scored an 89 out of a possible 100 points indicating the soils are well suited for agricultural uses. The total LESA Score for this site is 115 which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. Additionally, of the soils found onsite, 100% are classified as prime farmland.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use but it is important to note the limitation that may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 100% are very limited for local roads/streets and 32% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within both the Fox River Watershed.

This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use it is recommended that the drainage tile survey completed on the parcel to locate the subsurface drainage tile be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

Date: January 6, 2020

KENDALL CO SOIL AND WATER CONSERVATION DISTRICT
NATURAL RESOURCE INFORMATION REPORT (NRI)

NRI Report Number	2003
Date District Board Reviews Application	January 2020
Applicant's Name	Cox Landscaping LLC
Size of Parcel	2.5 acres
Current Zoning & Use	B-3; Landscaping / Nursery Business
Proposed Zoning & Use	Special Use Permit; Landscaping / Nursery Business
Parcel Index Number(s)	02-27-151-003; 02-27-151-001
Contact Person	Attorney Daniel J. Kramer

Copies of this report or notification of the proposed land-use change were provided to:	***Yes***	***No***
The Applicant	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/**County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Megan Andrews* Position: *Resource Conservationist*

TABLE OF CONTENTS

PURPOSE AND INTENT

The purpose of this report is to inform officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

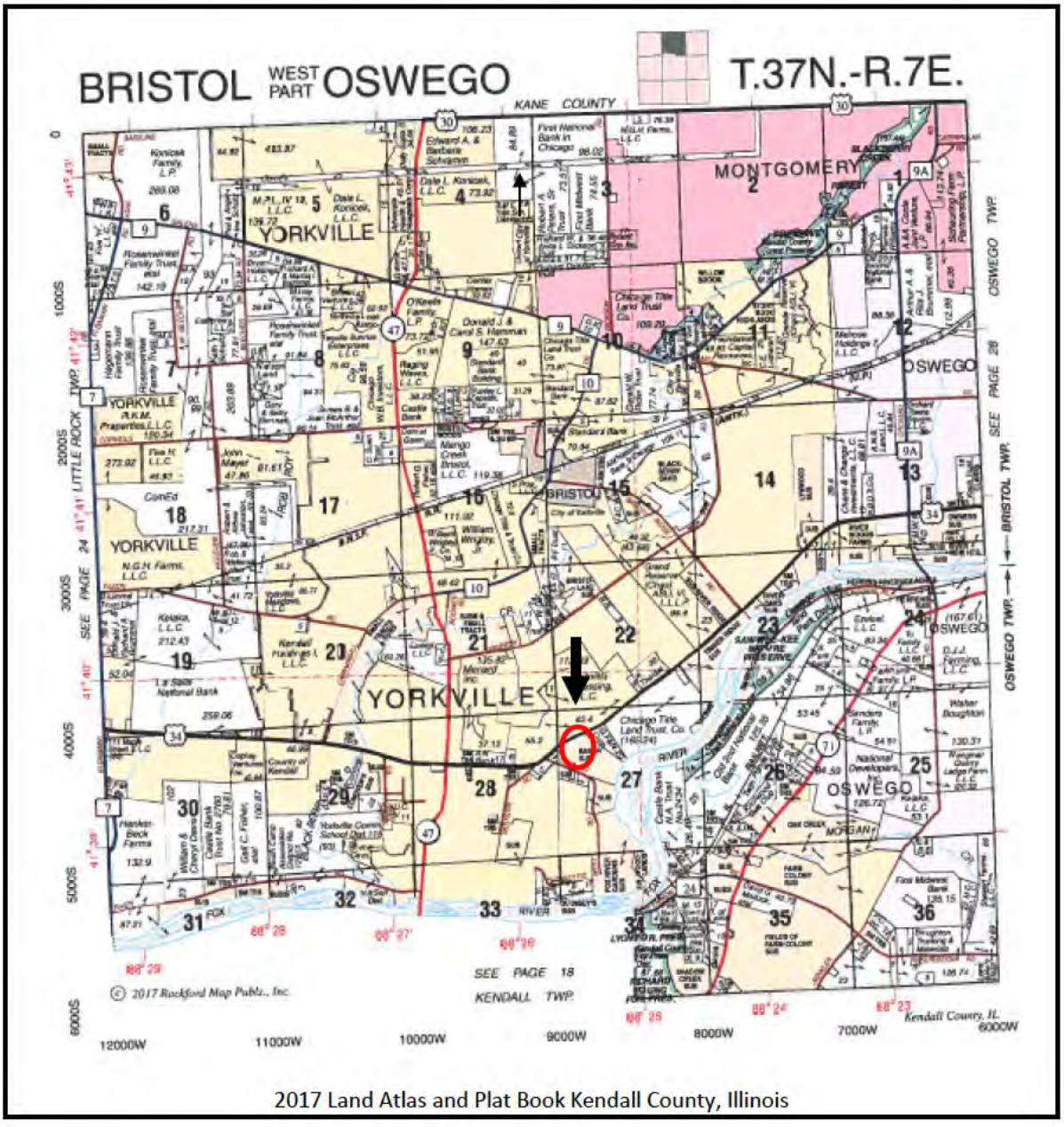
Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
FAX: (630) 553-7442
E-mail: Megan.Andrews@il.nacdnet.net

PARCEL LOCATION

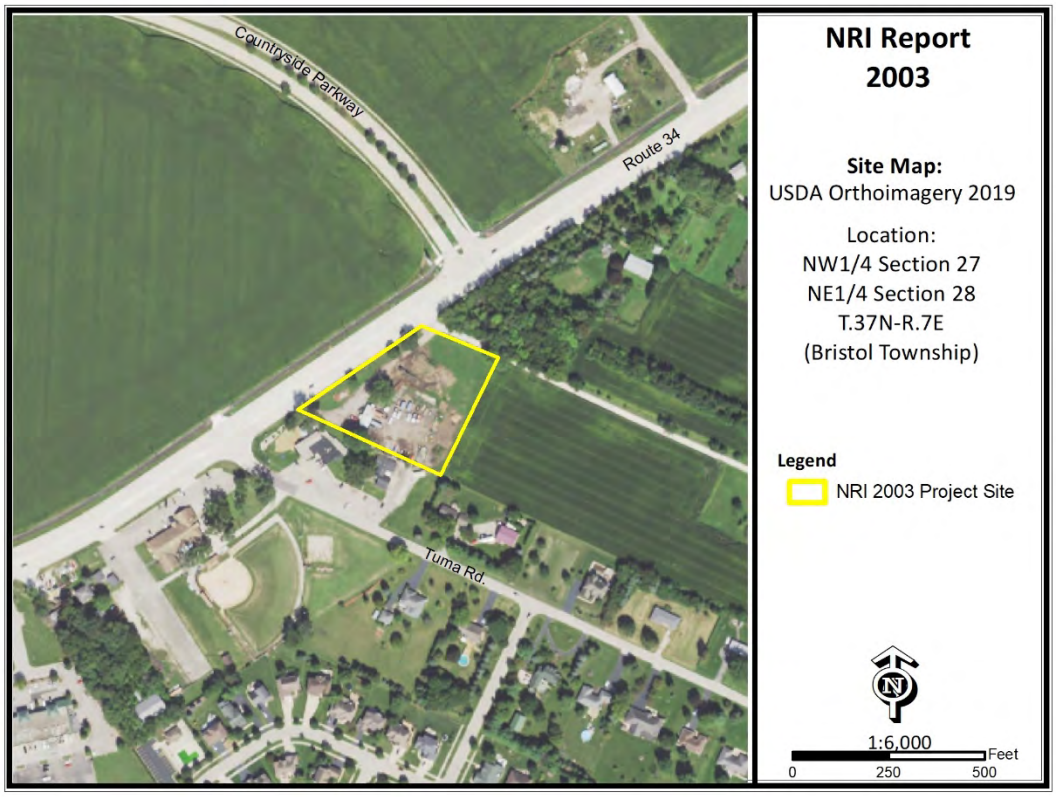
Location Map for Natural Resources Information Report # 2003

NW¼ Section 27 and NE¼ Section 28 of Township 37 North, Range 7 East (Bristol Township) on 2.5 acres. This parcel is located on the south side of Route 34 and southeast of the intersection of Route 34 and Tuma Road. The parcel is located in unincorporated Kendall County.

Figure 1: 2017 Plat Map and 2017 Aerial Map with NRI Site Boundary



2017 Land Atlas and Plat Book Kendall County, Illinois



ARCHAEOLOGIC/CUTURAL RESOURCES

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all of the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property, but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

What is Biological Diversity and Why Should it be Conserved?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems. (Wilson 1992, Hoose 1981)

The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestem United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982)

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994

grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and well being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

Biological Resources Concerning the Subject Parcel

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s), Fox River, Saw-Wee-Kee Nature Preserve, Lyon Forest Preserve and Richard Young Forest Preserve are located near the parcel in question (PIQ).

SOILS INFORMATION

Importance of Soils Information

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (slight, moderate or severe) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. A severe limitation indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a moderate or slight rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

Figure 2: Soil Map

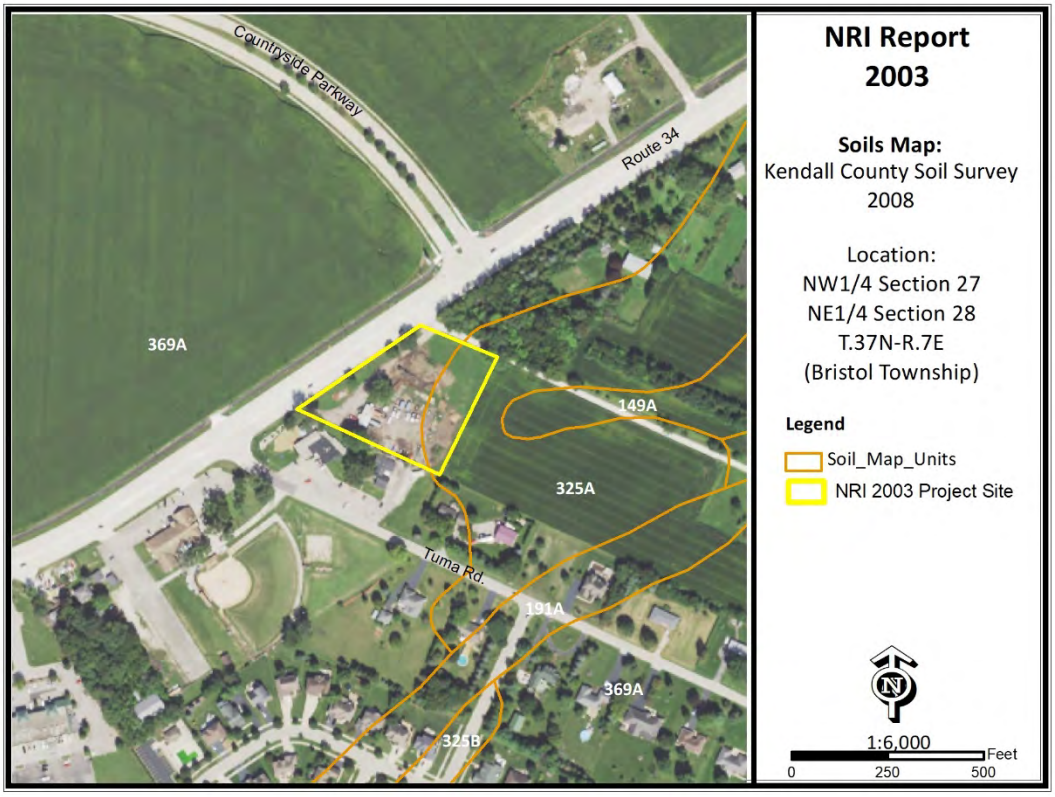


Table 1: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
325A	Dresden silt loam, 0-2% slopes	0.8	32%
369A	Waupecan silt loam, 0-2% slopes	1.7	68%

*SOURCE: National Cooperative Soil Survey – USDA-NRCS

SOIL INTERPRETATIONS EXPLANATION

Nonagricultural

General

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of slight, moderate, and severe are given for the types of

proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is: septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered to be unsuitable for all types of construction.

Limitations Ratings

1. ***Not Limited*** - This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
2. ***Somewhat Limited*** - This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
3. ***Very Limited*** - This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

Building on Poorly Suited or Unsuitable Soils: Can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial Building - Ratings are for structures that are less than three stories high and do not have basements. The foundation is is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on 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.

Shallow Excavations - Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

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.

Local Roads and Streets - They 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 stablilized 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 east of excavation and grading and the traffic-supporting capacity.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an

on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630)553-9100 x8026

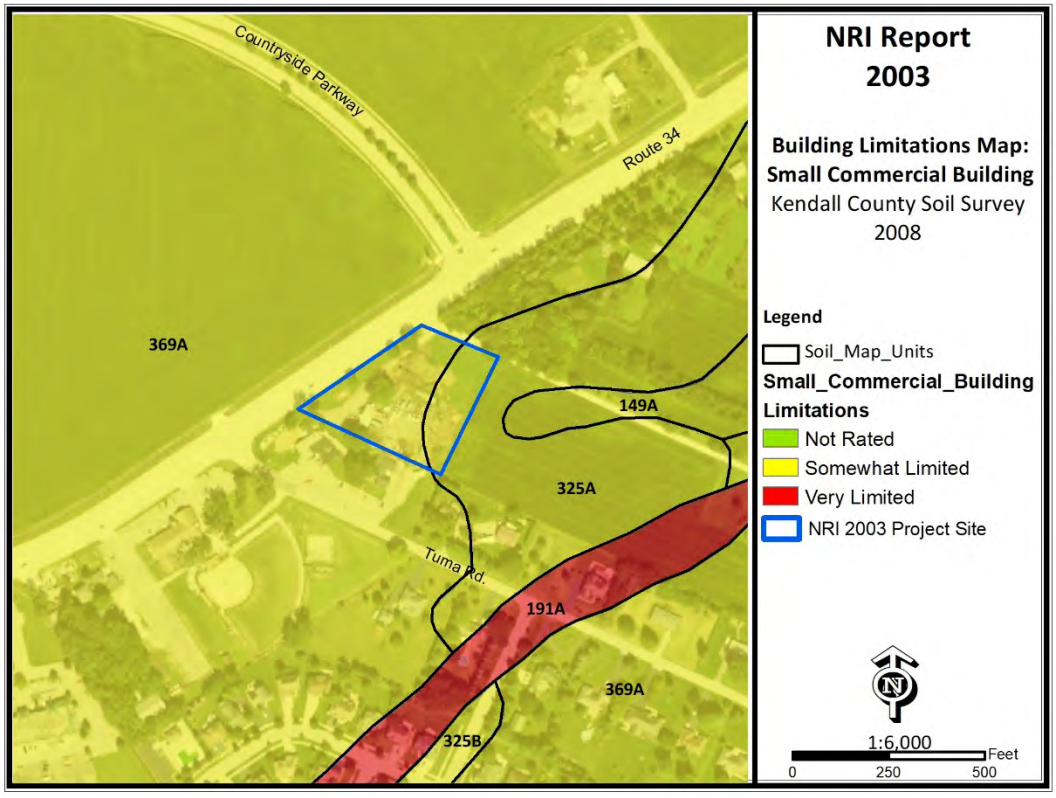
Table 2a: Building Limitations

Soil Type	Small Commercial Building	Shallow Excavation	Lawns/Landscaping	Acres	%
325A	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Dusty; Unstable Excavation Walls	**Somewhat Limited**: Dusty	0.8	32%
369A	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Dusty; Unstable Excavation Walls	**Somewhat Limited:** Dusty	1.7	68%
% Very Limited	**0%**	**0%**	**0%**		

Table 2b: Building Limitations

Soil Type	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
325A	**Somewhat Limited**: Low strength; Frost action; Shrink-swell	**Unsuitable:** Gravel	0.8	32%
369A	**Very Limited:** Frost action; Low Strength; Shrink-swell	**Suitable**	1.7	68%
% Very Limited	**68%**	**68%**		

Figure 3a: Map of Building Limitations – Small Commercial Building



SOIL WATER FEATURES

This table gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

Hydrologic Soil Groups (HSGs): The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

Group A: Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B: Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C: Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D: Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

Surface Runoff: Refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are: negligible, very low, low, medium, high and very high.

Months: Indicates the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water Table: Refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

Ponding: Refers to standing water in a closed depression and the data indicates surface water depth, duration and frequency of ponding.

Duration: Expressed as *very brief* if less than 2 days, *brief* is 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.

Frequency: Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

Flooding: The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Duration: Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.

Frequency: Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of

flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).
Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 3: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
325A	B	Low	January – Dec Upper Limit: -- Lower Limit: --	January - Dec Surface Water Depth & Duration: -- Frequency: None	January - Dec Duration: -- Frequency: None
369A	B	Low	January – Dec Upper Limit: -- Lower Limit: --	January - Dec Surface Water Depth & Duration: -- Frequency: None	January - May Duration: -- Frequency: None

SOIL EROSION & SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas,
- staging construction in order to keep disturbed areas to a minimum,
- establishing or maintaining or temporary or permanent groundcover,
- retaining sediment on site and
- properly installing, inspecting and maintaining control measures.

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.
The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby

Table 4: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
325A	0-2%	Slight	0.8	32%
369A	0-2%	Slight	1.7	68%

PRIME FARMLAND SOILS

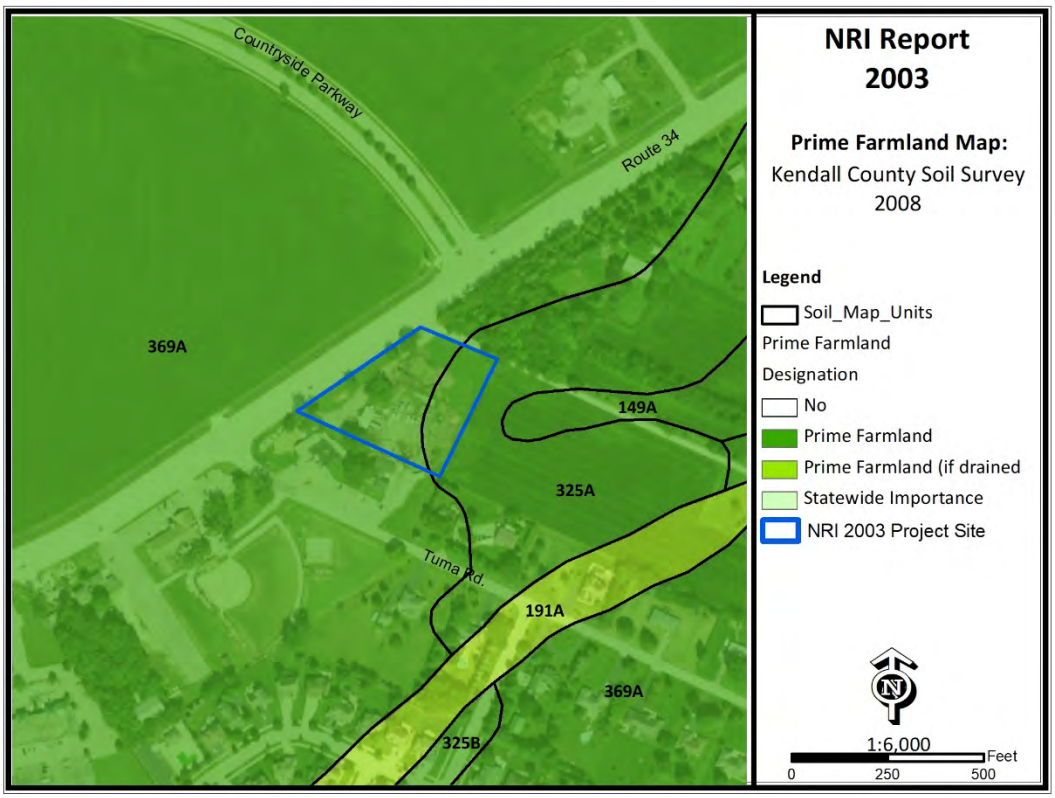
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 5: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
325A	Prime Farmland	0.8	32%
369A	Prime Farmland	1.7	68%
% Prime Farmland	100%		

Figure 4: Map of Prime Farmland Soils



LAND EVALUATION & SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE) – The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land

Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA) – The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Kendall County LESA Committee is responsible for this portion of the LESA system.

The value group is a predetermined value based upon prime farmland designation. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available and a full LESA score is unavailable for the parcel.

Table 6a: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
325A	4	79	0.8	63.2
369A	2	94	1.7	159.8
Totals			**2.5**	**223.0**
LE Score		**LE= 223.0/2.5**		**LE=89**

The Land Evaluation score for this site is 89, indicating that this site is currently designated as prime farmland that is well suited for agricultural uses.

Table 6b: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	0
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	0
	4. Size of site. (30-15-10-0)	0
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	0
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	0
	2. Availability of public water system. (10-8-6-0)	0
	3. Transportation systems. (15-7-0)	0
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**26**

Land Evaluation Value: 89 + **Site Assessment Value:** 26 = **LESA Score: 115**

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

The **LESA Score for this site is 115 which indicates a medium level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County.

LAND USE PLANS

Many counties, municipalities, villages and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

What is a watershed?

Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimiter.

Using regional storm event information, and site specific soils and land use information, the peak stormwater flow through the point marked "○" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event), and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

Importance of Flood Information

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and down stream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a

simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and flood plain location.) The FIRM map has three (3) zones. A is the zone of 100 year flood, zone B is the 100 to 500 year flood, and zone C is outside the flood plain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated, or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps, show the areas of flood for various years. Both of these maps stress that the recurrence of flooding is merely statistical. That is to say a 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county and local regulations will need to be reflected in the site plans.
Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. If the site does include these hydric soils and development occurs, thus raising the concerns of the loss of water storage in these soils and the potential for increased flooding in the area.

This parcel is located on topography (**slopes 0 to 2%**) involving high and low areas (**elevation is approximately 640' above sea level**). The parcel lies within the **Fox River Watershed.** The topographic map indicates that the parcel drains predominately southeast.

Figure 5: FEMA Floodplain Map

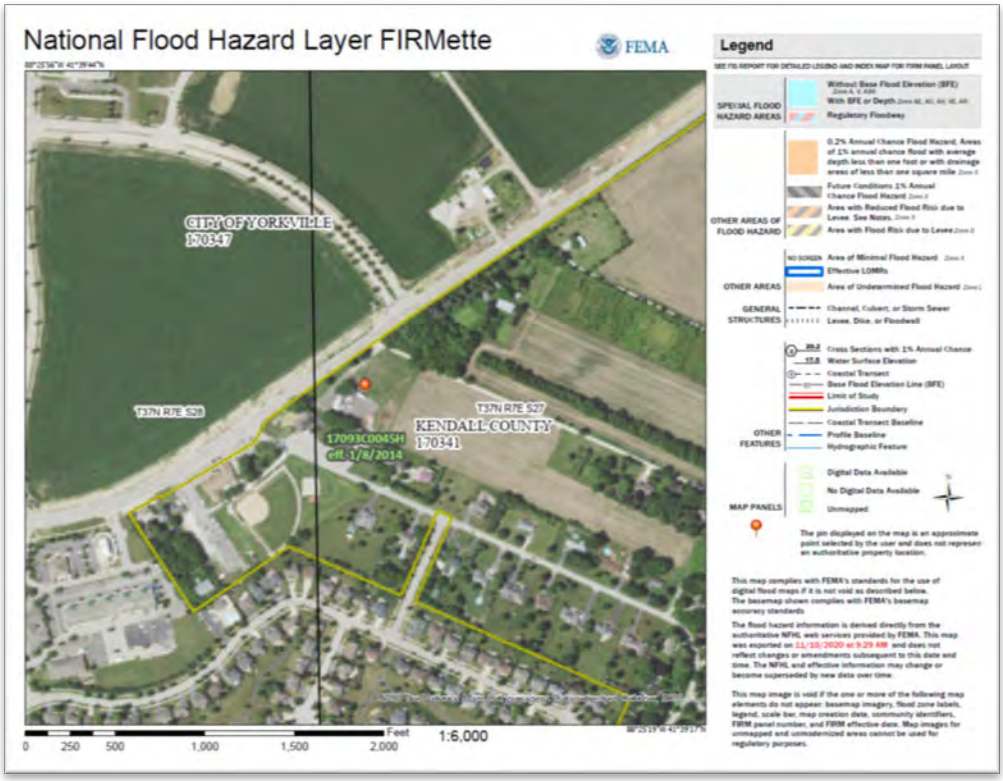
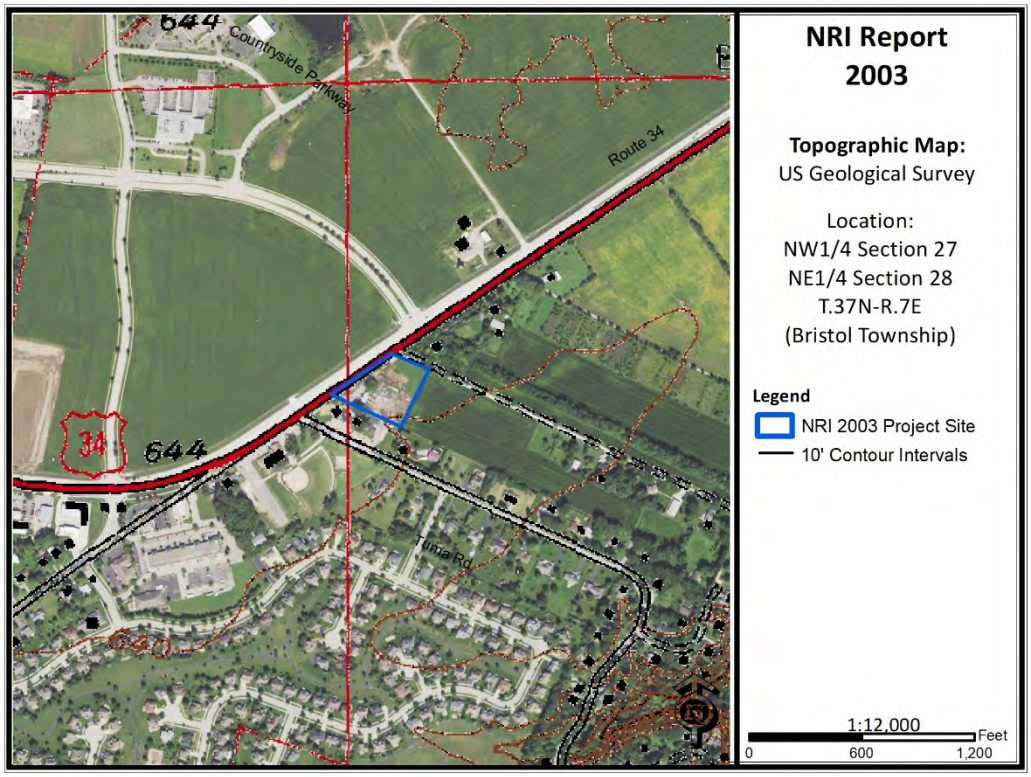


Figure 6: USGS Topographic Map



WATERSHED PLANS

Watershed and Subwatershed Information

A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any pollutants it comes in contact with such as oils, pesticides, and soil. Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and implications of their activities, implementing practices recommended in watershed plans and educating others about their watershed.

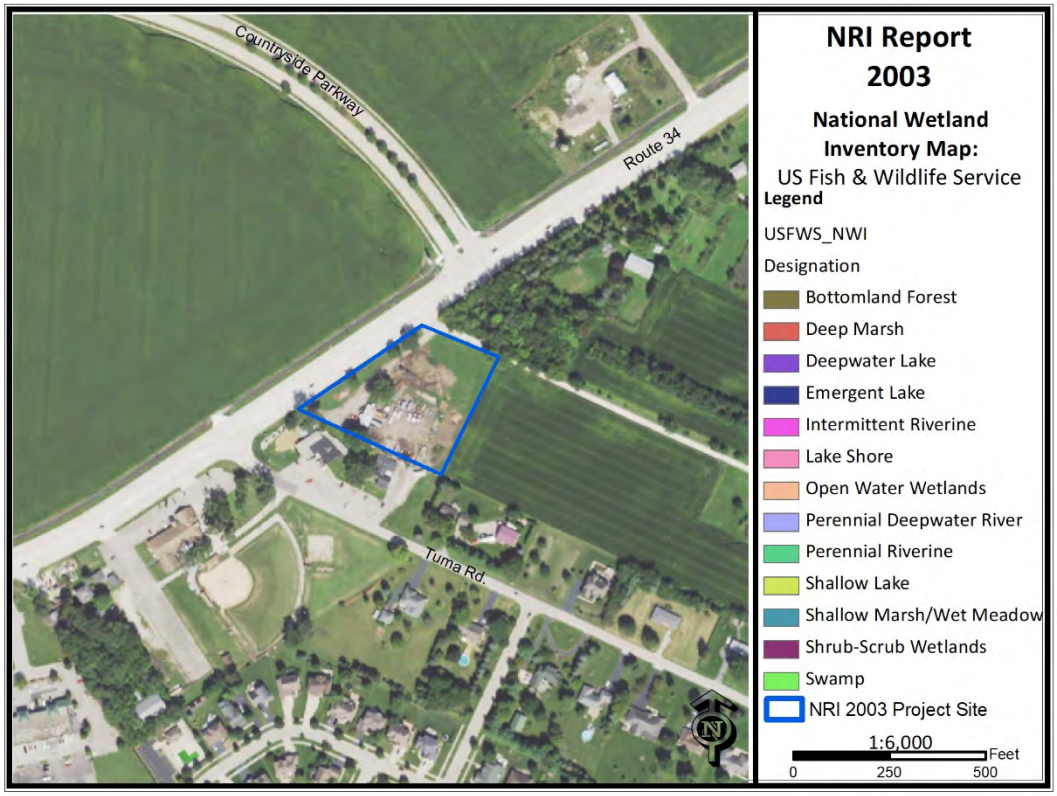
This parcel is located within the **Fox River Watershed.**

The following are recommendations to developers for protection of this watershed:

-Preserve open space.
-Maintain wetlands as part of development.
-Use natural water management.
-Prevent soil from leaving a construction site.
-Protect subsurface drainage.
-Use native vegetation.
-Retain natural features.
-Mix housing styles and types.
-Decrease impervious surfaces.
-Reduce area disturbed by mass grading.
-Shrink lot size and create more open space.
-Maintain historical and cultural resources.
-Treat water where it falls.
-Preserve views.
-Establish and link trails.

WETLAND INFORMATION

Figure 7: Wetland Map – USFWS National Wetland Inventory



Office maps indicate that wetlands **are not** present on the parcel in question (PIQ).

Importance of Wetland Information

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants, and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year, and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination.*

Hydric Soils

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

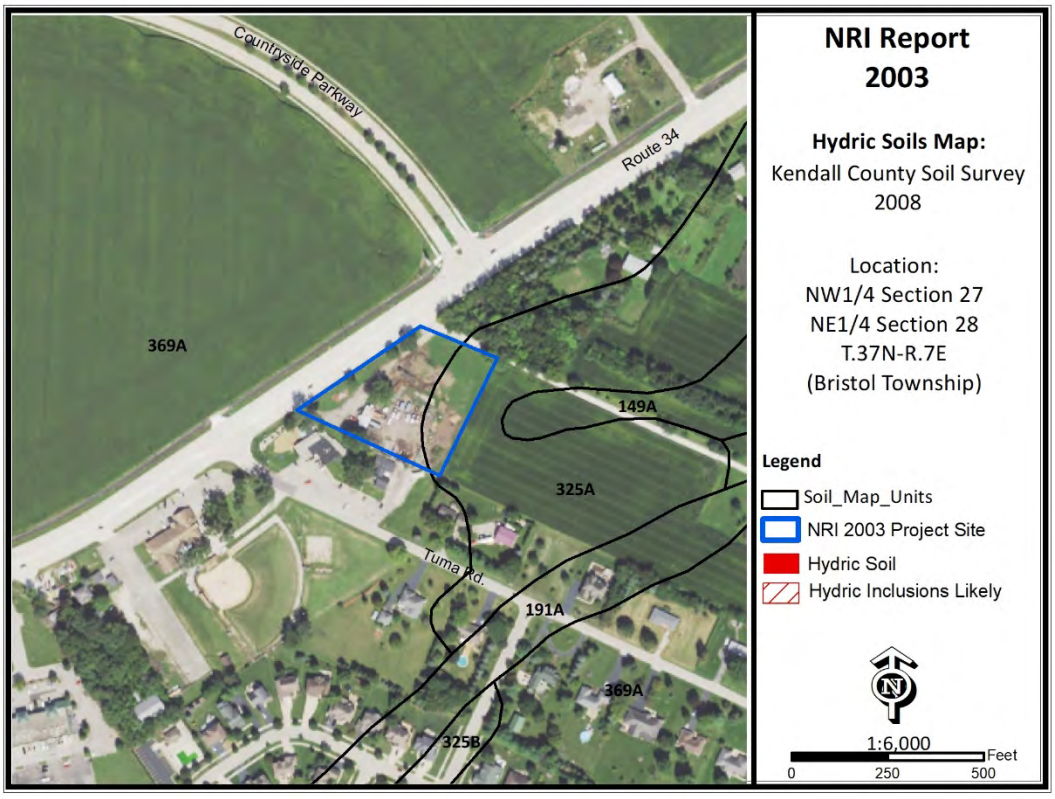
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage .

Table 7: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
325A	Well Drained	Non-hydric	No	0.8	32%
369A	Well Drained	Non-hydric	No	1.7	68%

Figure 8: Hydric Soils Map



WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

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 flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the 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.

WHO MUST APPLY

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain or flood way subject to State or Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

- **Wetlands or U.S. Waters: U.S. Army Corps of Engineers**, Rock Island District, Clock Tower Building, Rock Island, IL
- **Flood plains: Illinois Department of Natural Resources \ Office of Water Resources**, Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality \ Erosion Control: Illinois Environmental Protection Agency**, Springfield, IL

COORDINATION

We recommend 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 stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River And Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to $27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATER TABLE - A seasonal high water table is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

Water Table, Apparent - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

Water Table, Artesian - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

Water Table, Perched - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987)

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland fresh water wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on

permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Natural Resources Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

FIRM – Flood Insurance Rate Maps for Kendall County. Prepared by FEMA – Federal Emergency Management Agency.

Hydrologic Unit Map for Kendall County. Natural Resources Conservation Service, United States Department of Agriculture.

Land Evaluation and Site Assessment System. The Kendall County Department of Planning Building and Zoning, and The Kendall County Soil and Water Conservation District. In cooperation with: USDA, Natural Resources Conservation Service.

Soil Survey of Kendall County. United States Department of Agriculture 2008, Natural Resources Conservation Service.

Illinois Urban Manuel. Association of Illinois Soil & Water Conservation Districts, 2016

Kendall County Land Atlas and Plat Book. 19th Edition, 2014.

Potential For Contamination of Shallow Aquifers from Land Burial of Municipal Wastes. Illinois State Geological Survey.

Natural Resources Conservation Service Wetland Inventory Map. United States Department of Agriculture.

Geologic Road Map of Illinois. Department of Natural Resources, Illinois State Geological Survey, Natural Resources Building, 615 East Peabody, Champaign IL 61820-6964.

Wetlands - The Corps of Engineers' Administration of the Section 404 Program (GAO/RCED-88-110)

Soil Erosion by Water - United States Department of Agriculture Natural Resources Conservation Service. Agriculture Information Bulletin 513.

The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

Reviewed By:	
Legal	■
Finance	☐
Engineer	■
City Administrator	■
Community Development	■
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #5

Tracking Number

EDC 2021-20

Agenda Item Summary Memo

Title: PZC 2021-02 Cordero Real Estate (1.5 mile review)

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis: Mile and one-half review of a rezone request in Kendall County

For Cordero Real Estate at E Beecher Road

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: _____

Council Action Requested: _____

Submitted by: Jason Engberg, AICP (Name) Community Development (Department)

Agenda Item Notes:

See attached memorandum.

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

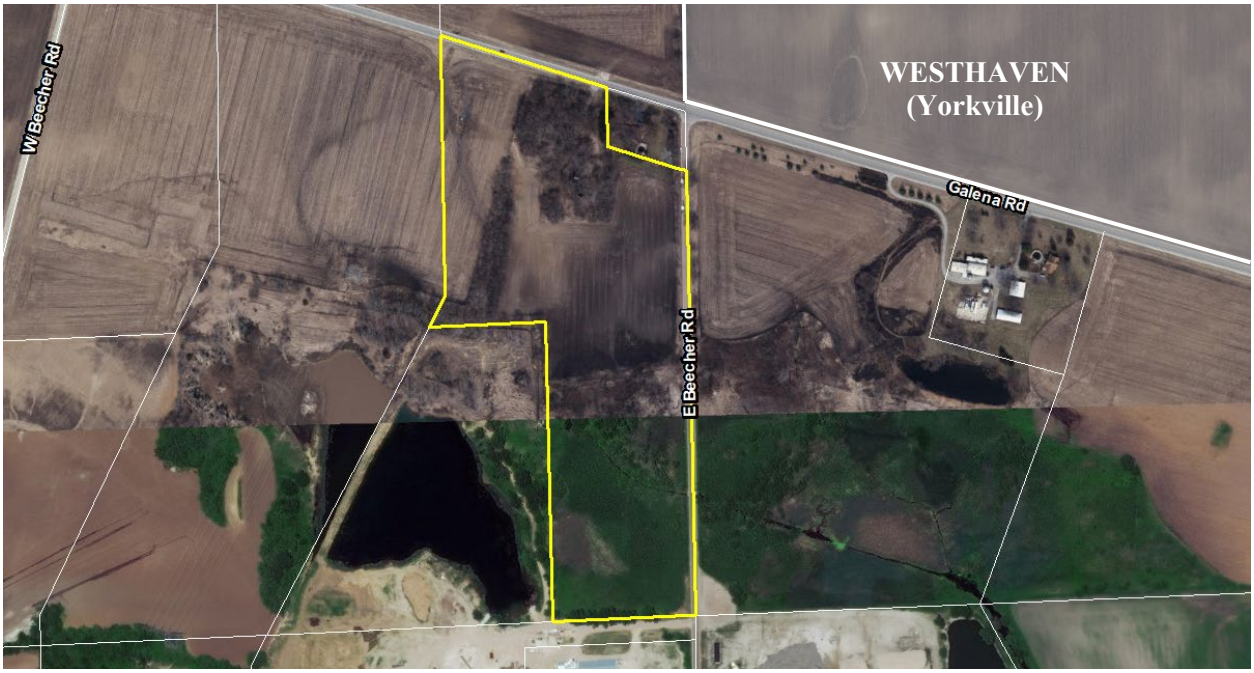
To: Economic Development Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: February 17, 2021
Subject: **PZC 2021-02– Cordero Real Estate 1.5 Mile Review (Rezone)**

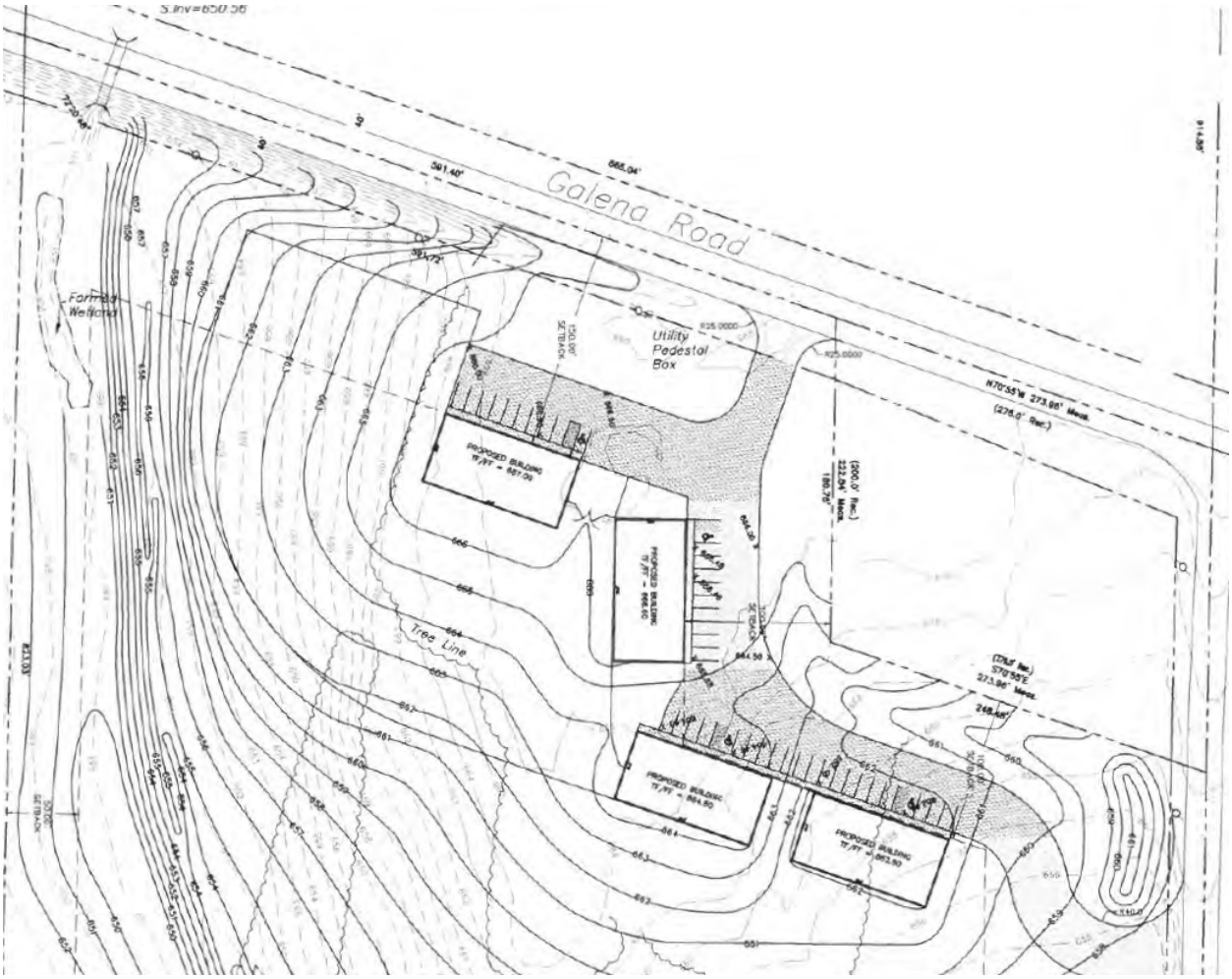
SUMMARY:

Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. The petitioner, Jhon Cordero on behalf of Cordero Real Estate, LLC, is requesting to rezone their property from A-1 Agricultural to M-1 Limited Manufacturing to conduct a tree service business. The property is generally located at the southwest corner of the Galena Road and East Beecher Road intersection in Kendall County. The parcel is about 25 acres in size, but the petitioner will be using the front of the property for their business.

PROJECT SUMMARY:

The petitioner is requesting to rezone their property from A-1 Agricultural to M-1 Manufacturing. The current surrounding property land uses include agricultural uses to the north, east, and west as well as manufacturing and mining uses to the south. The property is located on the southwest corner of the Galena Road and East Beecher Road intersection. The property at the northeast corner of that intersection is within Yorkville and is part of the Westhaven Planned Unit Development. The development is planned for a mix of residential and commercial uses but has not seen any progress in its establishment since its annexation in 2005.





As stated by the County, there are no existing businesses on the property and the petitioner is not requesting to subdivide the land. In Kendall County, owners are allowed to construct more than one structure on a M-1 Limited Manufacturing District property.

As shown in their application to Kendall County, the petitioner is planning on operating a tree service business on the property. They plan on making, storing, and selling mulch from trees that they cut down for their other clients. The petitioner will not be growing trees on site and will only be utilizing the frontage along Galena Road for their operation (see image above). The buildings illustrated on the map will be used for contractor's office, storage of trailers, farm implements, and other similar equipment on an open lot, truck, truck tractor, and truck trailer storage yards, wholesaling and warehousing.

This type of business is outright permitted within the M-1 Limited Manufacturing District within the County. By the County's definition this is not a landscaping business and therefore does not require a special use permit. The petitioner did not address any lighting or odor issues within their application but would be subject to the County's performance standards. The County does require all storage to be in a completely enclosed building when located within 150 feet of a residential zoning district which includes the Westhaven Development.

YORKVILLE COMPREHENSIVE PLAN:

Yorkville's 2016 Comprehensive Plan designation for this property is Estate/Conservation Residential. This future land use is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing but also include sensitive environmental and scenic features that should be retained and enhanced. The most typical form of development within this land use will be detached single family homes on large lots.

While the rezoning of this property to an M-1 Limited Manufacturing district does not align with the City's Comprehensive Plan, the Estate/Conservation Residential Land Use is used as a placeholder in many locations on the farther edges of town for future growth. The Comprehensive Plan has a 10-year horizon which was mainly focuses on addressing Yorkville's core and existing neighborhoods. This area within the planning boundary is not likely to develop within the plan's horizon. Similarly, the Westhaven development is also designated as Estate/Conservation even though an existing agreement exists on the property which allows it to develop as a residential and commercial use.

Additionally, the petitioner is not seeking to utilize the entire parcel for its business which creates a much smaller footprint for its use.

STAFF COMMENTS

Staff has reviewed the request for rezoning and generally does not oppose the rezoning for the business proposed, however, we are seeking feedback from committee members regarding the new intensive land use designation. The current request to rezone is to provide for a business to operate on the property which utilizes the front of the parcel. While this is the current proposal for the property, the rezoning of the entire parcel will be M-1 Limited Manufacturing. Although the Westhaven development plans for a mix of residential and commercial uses, the land use closest to this parcel will be residential (see attached conceptual plan). There has been no indication that the Westhaven development will develop any time soon and has been dormant since 2005, but future considerations to this development should be considered.

The one-and-a-half-mile review allows for the City to make comments and requests to the petitioner and the County before their County public meetings. A potential request could be to include a buffer from Galena Road to provide additional setback and screening for the potential future residential area. This review will also be brought to the Planning and Zoning Commission at the March 10, 2021 meeting. This item was delivered to the City on February 12, 2021.

ATTACHMENTS

1. Application with Attachments
2. Westhaven Conceptual Plan

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Room 203
Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

Petition 21-06
Jhon Cordero on Behalf of Cordero Real Estate, LLC
Map Amendment Rezoning the Subject Property from A-1 Agricultural to M-1 Limited Manufacturing

INTRODUCTION

The Petitioner purchased the subject property in 2020 and wishes to operate a tree service business onsite.

In discussing the proposal, the Petitioner's Attorney indicated that the Petitioner would engage in making, storing, selling of mulch from trees the Petitioner's business cuts down from clients. The Petitioner would not grow trees onsite. The Petitioner's Attorney believed that the site would be used for contractor's office, storage of trailers, farm implements, and other similar equipment on an open lot, truck, truck tractor, and truck trailer storage yards, wholesaling and warehousing. These uses are permitted uses in the M-1 Limited Manufacturing District. Landscaping businesses are special uses in the M-1 Limited Manufacturing District. Accordingly, the Petitioner would like to rezone the property to the M-1 Limited Manufacturing District.

The application materials are included as Attachment 1. The Wetland Delineation Report is included as Attachment 2. The site plan is included as Attachment 3. The aerial of the property is included as Attachment 4. The aerial of the property showing the location of wetlands on the property is included as Attachment 5.

SITE INFORMATION

PETITIONER: Jhon Cordero on Behalf of Cordero Real Estate, LLC

ADDRESS: No Address Assigned

LOCATION: Approximately 268 Feet West of the Intersection of Galena Road and East Beecher Road

TOWNSHIP: Bristol

PARCEL #: 02-06-400-007

LOT SIZE: 24.9 +/- Acres

EXISTING LAND USE: Agricultural/Farming (Historic Aerials Show a House Formerly Standing the North Side of the Property)

ZONING: A-1 Agricultural District

LRMP:

Future Land Use	Mixed Use Business
Roads	Galena Road is a County Maintained Major Collector Road. East Beecher is a Township Maintained Local Road.
Trails	Yorkville has a Trail Planned Along Galena Road. The Kendall County Forest Preserve has a Trail Planned Along Galena Road
Floodplain/ Wetlands	There are no Floodplains on the property. There are Three (3) Wetlands on the Property Totaling Approximately Ten (10) Acres in Size. Two (2) of the Wetlands are Farmed Wetlands

REQUESTED ACTION: Map Amendment Rezoning Property from A-1 Agricultural to M-1 Limited Manufacturing

APPLICABLE REGULATIONS: Section 13:07 – Map Amendment Procedures

SURROUNDING LAND USE

Location	Adjacent Land Use	Adjacent Zoning	Land Resource Management Plan	Zoning within ½ Mile
North	Agricultural and Single Family Residential	A-1 (County) R-2, R-3, and B-3 (Yorkville)	Mixed Use Business and Commercial (County) Estate/Conservation Residential (Yorkville)	A-1 (Kendall County) R-2, R-3, and B-3 (Yorkville)
South	Agricultural and Commercial	A-1 SU and M-2	Mixed Use Business (County) Estate/Conservation Residential (Yorkville)	A-1 SU, M-2, and M-3 SU
East	Agricultural	A-1	Suburban Residential (Max Density 1.00 DU/Acre) and Commercial (County) Estate/Conservation Residential (Yorkville)	A-1

West	Agricultural and ComEd ROW	A-1	Mixed Use Business and ComEd (County) Estate/Conservation Residential (Yorkville)	A-1

The A-1 Special Use Permit to the south are for gravel mining operation and compost facility. The M-3 Special Use Permit to the south is for asphalt production.

PHYSICAL DATA

ENDANGERED SPECIES REPORT

EcoCAT Report submitted and indicated the presence of the Mottled Sculpin. Adverse impacts were unlikely and consultation was terminated, see Attachment 1, Pages 21-24.

NATURAL RESOURCES INVENTORY

The application for NRI was submitted on January 21, 2021, see Attachment 1, Page 19. The LESA Score was 176 indicating a low level of protection. The NRI is included as Attachment 6.

ACTION SUMMARY

BRISTOL TOWNSHIP

Petition information was sent to Bristol Township on February 10, 2021.

UNITED CITY OF YORKVILLE

Petition information was sent to the United City of Yorkville on February 10, 2021.

BRISTOL-KENDALL FIRE PROTECTION DISTRICT

Petition information was sent to the Bristol Kendall Fire Protection on February 10, 2021.

GENERAL INFORMATION

Per State law, map amendments cannot be conditioned. However, Section 13:10 of the Kendall County Zoning Ordinance requires that manufacturing site plans be approved by the Kendall County ZPAC.

BUILDING CODES

According to the site plan included as Attachment 3, four (4) structures are proposed for the site. Any new structures would require applicable building permits.

ACCESS

The site plan proposes access off of Galena Road and E. Beecher Road.

ODORS

No information was provided on the site plan regarding outdoor storage locations. While no new odors are foreseen, future site plan submittals should be examined to address odors.

LIGHTING

No lighting information was provided. The site plan for the proposed business should be evaluated to address lighting.

SCREENING

No screening information was provided. Section 10:01.A.2 of the Kendall County Zoning Ordinance requires storage to be in completely enclosed buildings if located within one hundred fifty feet (150') of a residential zoning district. Any fencing or buffering should be evaluated as part of the site plan review process.

STORMWATER

The site plan shows a detention pond on the south side of the property. Applicable stormwater and wetland

permits could be required as part of the site plan review.

UTILITIES
The site plan indicates a utility box onsite. Well and septic information would have to be evaluated as part of a building permit process.

FINDINGS OF FACT
§ 13:07.F of the Zoning Ordinance outlines findings that the Zoning Board of Appeals must make in order to recommend in favor of the applicant on map amendment applications. They are listed below in *italics.* Staff has provided findings in **bold** below based on the recommendation:

Existing uses of property within the general area of the property in question. **The surrounding properties are used agricultural for agricultural purposes with gravel mining, asphalt production, and composting uses also located in the vicinity.**

The Zoning classification of property within the general area of the property in question. **The surrounding properties in the unincorporated area are zoned A-1, M-2, and M-3.**

The suitability of the property in question for the uses permitted under the existing zoning classification. **The property is presently zoned A-1. A more intense Manufacturing zoning classification is necessary to cover all of the proposed uses instead of the existing A-1 zoning classification.**

The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the day the property in question was in its present zoning classification. The Zoning Board of Appeals shall not recommend the adoption of a proposed amendment unless it finds that the adoption of such an amendment is in the public interest and is not solely for the interest of the applicant. The Zoning Board of Appeals may recommend the adoption of an amendment changing the zoning classification of the property in question to any higher classification than that requested by the applicant. For the purpose of this paragraph the R-1 District shall be considered the highest classification and the M-2 District shall be considered the lowest classification. **The trend of development in the area includes uses associated with Manufacturing zoning districts and Commercial zoning districts.**

Consistency with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The Future Land Use Map in the Land Resource Management Plan classifies this property as Mixed Use Business. The M-1 Limited Manufacturing District is consistent with the Mixed Use Business classification.**

RECOMMENDATION
Because the Future Land Use Map calls for this property to be Mixed Use Business, Staff recommends approval of the requested Map Amendment. However, careful site plan review should occur when the property is developed to ensure that negative impacts on the wetlands and other environmentally sensitive features of the property are minimized.

ATTACHMENTS
1. Application Materials
2. Wetland Delineation Report
3. Site Plan
4. Aerial
5. Aerial Showing Wetlands
6. NRI Report

DEPARTMENT OF PLANNING, BUILDING & ZONING
111 West Fox Street • Yorkville, IL • 60560
(630) 553-4141 Fax (630) 553-4179

APPLICATION

PROJECT NAME JPC Tree **FILE #:**_____

NAME OF APPLICANT		
Cordero Real Estate, LLC		
CURRENT LANDOWNER/NAME(s)		
Cordero Real Estate, LLC		
SITE INFORMATION		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
24.973 acres	Galena Road & East Beecher Road	02-06-400-007
EXISTING LAND USE	CURRENT ZONING	LAND CLASSIFICATION ON LRMP
Vacant Land	A-1 Agricultural	

REQUESTED ACTION (Check All That Apply):

___ SPECIAL USE	X MAP AMENDMENT (Rezone to M-1)	___ VARIANCE
___ ADMINISTRATIVE VARIANCE	___ A-1 CONDITIONAL USE for:_____	___ SITE PLAN REVIEW
___ TEXT AMENDMENT	___ RPD (___Concept; ___ Preliminary; ___ Final)	___ ADMINISTRATIVE APPEAL
___ PRELIMINARY PLAT	___ FINAL PLAT	___ OTHER PLAT (Vacation, Dedication, etc.)
___ AMENDMENT TO A SPECIAL USE (____ Major; ____ Minor)		

[1]PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	EMAIL
Daniel J. Kramer	[redacted]	[redacted]
PRIMARY CONTACT PHONE #	**PRIMARY CONTACT FAX #**	**PRIMARY CONTACT OTHER #(Cell, etc.)**
[redacted]	[redacted]	
[2]ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
ENGINEER PHONE #	ENGINEER FAX #	ENGINEER OTHER # (Cell, etc.)

I UNDERSTAND THAT BY SIGNING THIS FORM, THAT THE PROPERTY IN QUESTION MAY BE VISITED BY COUNTY STAFF & BOARD/ COMMISSION MEMBERS THROUGHOUT THE PETITION PROCESS AND THAT THE PRIMARY CONTACT LISTED ABOVE WILL BE SUBJECT TO ALL CORRESPONDANCE ISSUED BY THE COUNTY.

I CERTIFY THAT THE INFORMATION AND EXHIBITS SUBMITTED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT I AM TO FILE THIS APPLICATION AND ACT ON BEHALF OF THE ABOVE SIGNATURES.

SIGNATURE OF APPLICANT **DATE**

X [redacted] 1-21-21

FEE PAID:$_____
CHECK #:_____

[1]*Primary Contact will receive all correspondence from County*
[2]*Engineering Contact will receive all correspondence from the County's Engineering Consultants*

Last Revised:
12.15.20

Date Stamp Here If
Checklist is Complete

FINDINGS OF FACT

1. The existing uses of the general area of the Site sought to be developed are mixed. There is M-2 Heavy Manufacturing to the south and southeast. There are Special Uses to east for a yard waste composting facility. There is agricultural areas to the west and north and for a good bit of the history of this parcel an agricultural area to the east which may or may not have had a special use but operated retail poultry sales business.

2. The Zoning Classification in the area is a mix of agricultural, agricultural special use with a very intensive use of the composting facility, and industrial including a special use for a Redi-mix plant and gravel mining which is considered a heavy industrial use under the Kendall County Zoning Ordinance.

3. The subject site is not a agricultural high priority or high protection agricultural production area. The soils are quite hydric, there is a drainage ditch that runs through the property, and there are wetland areas on the property which preclude intensive agricultural use of the property. Prior to the purchase by Applicant much of the property laid fallow with scrub trees overgrowing and noxious plants. The Applicant plans to clear the scrub elements that have no utilitarian value and get rid of all noxious weeds. He has detailed plans to preserve the wetland and drainage ditch area. Given that the property is located on an all weather County Road and is adjacent to manufacturing areas, it is a perfect use for his wholesale type operation and management yard for mulch creating business. Fortunately his business does not have any of the negative side effects that the composting has to the east and he NEVER plans in any fashion compost yard waste at the site.

   Ultimately he would like to see a wholesale and retail center at the front of the property for retail and wholesale sale of mulch which again would be a suitable use for the Galena Road Property.

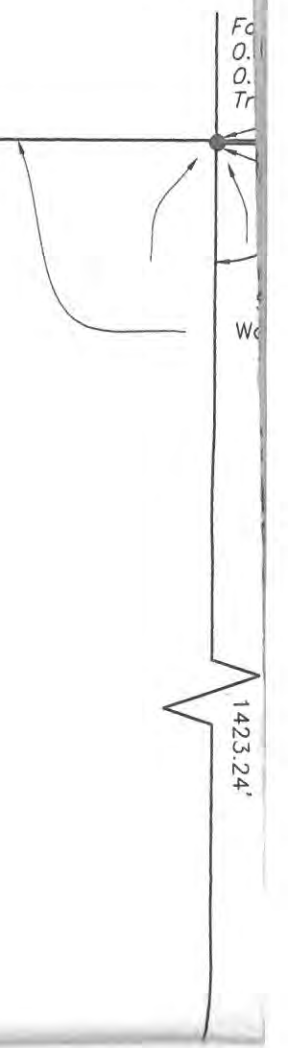
4. The proposed use is consistent with the slowly increased commercial development in the area. This is witnessed by construction and operation of the large gas station./car wash and convenience store facility across the field from this property on Route 47, the water park developed on Route 47, and the continued operation of the special uses, Redi-mix plant and stone quarry adjacent to the subject property on East Beecher Road.
5. The proposed zoning classification would be consistent with the Kendall County Land Resource Management Plan for the area as well as the United City of Yorkville Comprehensive Plan which shows the area affected to become manufacturer zoned.

Petitioner is looking to operate a Tree Service Business. The Petitioner plans on using the property for the making, storing, and selling of mulch from the trees the Tree Company chops down. The buildings would be to run the business and store the equipment. The facility is similar to a landscaping business and is a full-service Tree Company. The Company plants trees, trims trees, and removes trees. All of the mulch is generated by trees they cut down and instead of sending them to a landfill they chop them up and it is sold as decorative mulch. THERE IS NO COMPOSTING OF YARD WASTE. Petitioner does not do any landscaping services other than trimming trees and bushes. It is solely for the wholesaling and warehousing of mulch materials.

PLAT OF SURVEY AN
PART OF THE SOUTHEAST QUARTER
BRISTOL TOWNSHIP KEN

LEGAL DESCRIPTION:

That Part of the East Half of the East Half of Section 6, Township 37 North, Range 7 East of the Third Principal Meridian, lying Southerly of the present centerline of Galena Road, described as follows: Beginning at the intersection of the center line of Galena Road with the East Line of said Section; thence North 70°55' West along said center line, 276.0 feet; thence South parallel to the East Line of said Section 6, 200 feet; thence South 70°55' East, 276.0 feet to the East Line of said Section; thence South along the East Line of said Section, 1456.6 feet to the Southeast Corner of said Section; thence West along the South Line of said Section, 470.51 feet to the Easterly Line of Parcel Two of property conveyed to Chicago Title and Trust Company, as trustee under Trust Number 45553 by Conservators Deed recorded September 17, 1973 as Document 73–4671; thence Northerly along said Easterly Line, 1006.52 feet to the Northeasterly Corner of said Parcel; thence Westerly along the North Line of said Parcel Two, 388.83 feet to the intersection of said North Line with the Easterly Line of the property described in Parcel One of said Document 73–4671; thence Northeasterly along said Easterly Line of Parcel One, a distance of 115.02 feet to an angle point on said Easterly Line of Parcel One, which is 1112.06 perpendicularly distant North of the South Line of said Section; thence North along a line forming an angle of 26°45'38" to the left with the prolongation of the last described course, a distance of 2329.35 feet to the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski, 812.68 feet to the East Line of said Section 6; thence Southerly along the East Line of said Section 6, 1319.90 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.



20 CSA 6201 96 A4
1/1 CF

202000016040
DEBBIE GILLETTE
RECORDER - KENDALL COUNTY, IL
RECORDED: 8/24/2020 1:47 PM
REC FEE: 57.00 RHSPS: 10.00
STATE TAX: 110.00
COUNTY TAX: 55.00
PAGES: 13

WARRANTY DEED
Statutory (Illinois)

SEND SUBSEQUENT TAX BILLS TO:
Cordero Real Estate, LLC
1079 Sard Avenue
Montgomery, IL 60538

THIS DOCUMENT PREPARED BY:
AFTER RECORDING RETURN TO:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
630-553-9500

THE GRANTOR,

Daniel P. Schultz, ~~a single person~~ As Trustee of the Daniel P. Schultz Living Trust dated 8/8/2017, Edward F. Schultz, a single person, Anna Marie Ostreko, a married person, Gerald H. Hankes, a married person, Mary V. Harker, a married person, Rita J. Rios, a married person, John D. Hankes, a married person, Lawrence P. Hankes, a married person, Francis Schultz a Single Person, and Rosemary Svanovick, a married person

for and in consideration of Ten and 00/100 Dollars in hand paid, **CONVEY AND WARRANT TO**

Cordero Real Estate, LLC

whose address is: 1079 Sard Avenue, Montgomery, Illinois 60538

all interest in the following described Real Estate situated in the County of Kendall In the State of Illinois, to wit:

See attached legal description

SUBJECT TO: Existing easements, covenants, and restrictions of record, and 2019 and subsequent years real estate taxes.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 02-06-400-007
Address of Real Estate:24.973 acres vacant land Galena Road and East Beecher Road, Bristol Township, Illinois

THE PROPERTY IS NOT HOMESTEAD PROPERTY

Dated this 16 Day of 19th, 2020.

[redacted]
Francis Schultz

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frances Schultz personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ___ signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 19 Day of June, 2020.

[redacted]
Notary Public

Prepared By: David J. Kuen
1107 A S. Bridge St.
Yorkville, Illinois 60560
+ Return To

Future Tax Bills To: Cardus Real Estate, LLC
1079 Sorel Ave
Montgomery, Ill. 60538

Dated this 13 Day of June, 20 20.

[redacted]
Mary V. Harker

Warranty Deed - Statutory

STATE OF ~~ILLINOIS~~ Ohio)
) SS.
COUNTY OF ~~KENDALL~~ Montgomery)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary Harker personally known to me to be the same person whose name X subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that X signed, sealed and delivered this instrument as X free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13th Day of June, 20 20.

[redacted]
Notary Public

NOTARIAL SEAL STATE OF OHIO

RAVEN CLARK
Notary Public, State of Ohio
My Commission Expires 11-04-2023

Dated this 12 Day of June, 20 20.

[redacted]
Rita J. Rios

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rita J. Rios, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Dated this 5 Day of June, 20 20.

[redacted]

Gerald H. Hankes

Warranty Deed - Statutory

STATE OF ~~ILLINOIS~~ Alabama)
) SS.
COUNTY OF ~~KENDALL~~ Lee)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gerald H. Hankes personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ___ signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5 Day of June, 20 20.

[redacted]

Notary Public

KATHRYN A. INGRAM
My Commission Expires
September 23, 2023

Dated this 10 Day of June, 20 20.

[redacted]
Edward F. Schultz

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and forsaid County, in the State aforesaid, CERTIFY THAT Edward F. Schultz personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ___ signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10 Day of June, 20 20.

[redacted]
Notary Public

OFFICIAL SEAL
MARGARET ROSE DAWE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires July 5, 2020

Dated this 8th Day of June, 20 20.

[redacted]

Daniel P. Schultz, as Trustee

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel P Shultz personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that ___ signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 8th Day of June, 20 20.

[redacted]

Notary Public

Kelly M. Buck
Notary Public, State of Illinois
My Commission Expires 05/07/2021

Dated this 11 Day of June, 2020.

[redacted]
Anna Marie Ostreko

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anna M Ostreko personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that __ signed, sealed and delivered this instrument as _ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 11 Day of June, 2020.

[redacted]
Notary Public

"OFFICIAL SEAL"
MALISSA PERKINS
Notary Public, State of Illinois
My Commission Expires 9/29/2021

Dated this 10th Day of JUNE, 20 20.

[redacted]
Lawrence F. Hankes

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lawrence F. Hankes personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that is signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Dated this 4 Day of June, 20 20.

[redacted]
Rosemary Svanovick

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Rosemary Svanovick personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 4th Day of June, 20 20.

[redacted]
Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

Dated this 10th Day of June, 20 20.

[redacted]

John D. Hankes

Warranty Deed - Statutory

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John D. Hankes personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 10th Day of June, 20 20.

[redacted]

Notary Public

"OFFICIAL SEAL"
COLLEEN HANSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/18/2023

EXHIBIT A

Order No.: [redacted]

For APN/Parcel ID(s): 02-06-400-007-0000 and 02-06-400-003 (PARENT)

THAT PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF THE PRESENT CENTERLINE OF GALENA ROAD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF GALENA ROAD WITH THE EAST LINE OF SAID SECTION; THENCE NORTH 70 DEGREES 55 MINUTES WEST ALONG SAID CENTER LINE 276 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SECTION 8, 200 FEET; THENCE SOUTH 70 DEGREES 55 MINUTES EAST 270 FEET TO THE EAST LINE OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1456.6 FEET TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 470.51 FEET TO THE EASTERLY LINE OF PARCEL TWO OF THE PROPERTY CONVEYED TO CHICAGO TITLE AND TRUST COMPANY TRUSTEE UNDER TRUST NUMBER 45553 BY CONSERVATOR'S DEED RECORDED SEPTEMBER 17, 1973 AS DOCUMENT R73-4671; THENCE NORTHERLY ALONG SAID EASTERLY LINE 1006.52 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TWO 388.83 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH HE EASTERLY LINE OF THE PROPERTY DESCRIBED IN PARCEL ONE OF SAID DOCUMENT 73-4671; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF PARCEL ONE A DISTANCE OF 115.02 FEET TO AN ANGLE POINT ON SAID EASTERLY LINE OF PARCEL ONE WHICH IS 1112.06 FEET PERPENDICULARLY DISTANT NORTH OF THE SOUTH LINE OF SAID SECTION; THENCE NORTH ALONG A LINE FORMING AN ANGLE 26 DEGREES 45 MINUTES 38 SECOND TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE A DISTANCE OF 2329.35 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI BY TRUSTEES DEED RECORDED JUNE 14, 1973 AS DOCUMENT 73-2843; THENCE EAST ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO DIANE R. KAPCHINSKI 812.68 FEET TO THE EAST LIEN OF SAID SECTION 6; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 6, 1319.90 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BRISTOL, KENDALL COUNTY, ILLINOIS

Debbie Gillette
Kendall County Clerk & Recorder

PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

[redacted], being duly sworn on oath, states that affiant resides at [redacted] Yorkville, IL 60560. And further states that: (please check the appropriate box)

A. [X] That the attached deed is not in violation of 765 ILCS 205/1(a), in that the sale or exchange is of an entire tract of land not being part of a larger tract of land; or

B. [ ] That the attached deed is not in violation of 765 ILCS 205/1(b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into not more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

AFFIANT further states that ___ he makes this affidavit for the purpose of inducing the Recorder of Deeds of Kendall County, Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

This 24th day of June, 2021.

[redacted]

Signature of Affiant

OFFICIAL SEAL
CHRISTIAN A GINOCCHIO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/29/22

111 West Fox Street, Yorkville IL 60560-1498
Tel: (630) 553-4104 • Fax: (630) 553-4119 • Email: Dgillette@co.kendall.il.us

KENDALL COUNTY
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Cordero Real Estate, LLC

   Address 1079 Sard Avneue

   City Montgomery State IL Zip 60538

2. Nature of Benefit Sought operate a business

3. Nature of Applicant: (Please check one)
   - ___ Natural Person
   - ___ Corporation
   - ___ Land Trust/Trustee
   - ___ Trust/Trustee
   - ___ Partnership
   - ___ Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of the applicant:

   Illinois Limited Liability Company which is an entity to operate a business in Illinois

5. If your answer to Section 3 you have checked letter b, c, d, e, or f, identify by name and address each person or entity who is a 5% shareholder in case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has proprietary interest, interest in profits and losses or right to control such entity:

NAME	ADDRESS	INTEREST
Jhon Cordero	[redacted]	100%

6. Name, address, and capacity of person making this disclosure on behalf of the applicant:

   Jhon Cordero, Self

[redacted]

VERIFICATION

[redacted], being first duly sworn under oath that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make the disclosure, that I have red the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Subscribed and sworn to before me this 28th day of January, A.D. 2021

(seal)

[redacted]

Notary Public

Kendall County Soil & Water Conservation District

7775A Route 47, Yorkville, Illinois 60560 • (630)553-5821 extension 3

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Cordero Real Estate, LLC
Address: 107 Sard Avenue
City, State, Zip: Montgomery, IL 60538
Phone Number: ( ) 630-327-6158
Email: jpctree@gmail.com

Contact Person: Attorney Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560
( ) 630-553-9500
dkramer@dankramerlaw.com

Please select: How would you like to receive a copy of the NRI Report? ☑ Email ☐ Mail

Site Location & Proposed Use

Township Name Bristol
Parcel Index Number(s) 02-06-400-007 Township 37 N, Range 7 E, Section(s) 6
Project or Subdivision Name JPC Tree
Current Use of Site vacant/farm Number of Acres 24.973
Proposed Number of Lots 1 Proposed Use Tree Service Buisiness - see attached
Proposed Water Supply well Proposed Number of Structures 4 possible buildings
Proposed type of Storm Water Management on-site detention facility and release Proposed type of Wastewater Treatment septic

Type of Request

☑ Change in Zoning from A-1 to M-1
☐ Variance (Please describe fully on separate page)
☐ Special Use Permit (Please describe fully on separate page)
Name of County or Municipality the request is being filed with: Kendall County Planning, Building, & Zoning

In addition to this completed application form, please including the following to ensure proper processing:

☑ **Plat of Survey/Site Plan** – showing location, legal description and property measurements
☑ **Concept Plan** - showing the locations of proposed lots, buildings, roads, stormwater detention, open areas, etc.
☐ If available: topography map, field tile map, copy of soil boring and/or wetland studies
◉ **NRI fee** (Please make checks payable to Kendall County SWCD)

The NRI fees, as of July 1, 2010, are as follows:

Full Report: $375.00 for five acres and under, plus $18.00 per acre for each additional acre or any fraction thereof over five.
Executive Summary Report: $300.00 (KCSWCD staff will determine when a summary or full report will be necessary.)

Fee for first five acres and under	$ 375.00
20 Additional Acres at $18.00 each	$ 360.00
Total NRI Fee	$ 735.00

NOTE: Applications are due by the 1st of each month to be on that month's SWCD Board Meeting Agenda. Once a completed application is submitted, please allow 30 days for inspection, evaluation and processing of this report.

I (We) understand the filing of this application allows the authorized representative of the Kendall County Soil and Water Conservation District (SWCD) to visit and conduct an evaluation of the site described above. The completed NRI report expiration date will be [redacted]

X [redacted]
Petitioner or Authorized Agent

1.21.21
Date

This report will be issued on a nondiscriminatory basis without regard to race, color, religion, national origin, age, sex, handicap or marital status.

FOR OFFICE USE ONLY

NRI#_____ Date initially rec'd _____ Date all rec'd _____ Board Meeting _____
Fee Due $_____ Fee Paid $ _____ Check #_____ Over/Under Payment _____ Refund Due_____

[redacted]

JPC TREE CARE LLC

J.P.C. TREE CARE
Jhon P. Cordero
1079 SARD AVE
MONTGOMERY, IL 60538
630-449-7923

Naperville Bank and Trust
555 Fort Hill Drive
Naperville, IL 60540
70-2538/719

1/21/2021

PAY TO THE ORDER OF Kndall County SCWD $**735.00

Seven Hundred Thirty-Five and 00/100********** DOLLARS

Kndall County SCWD

VALID VALID VALID VALID VALID VALID

AUTHORIZED SIGNATURE

MEMO Bristol Property

[redacted]

HEAT SENSITIVE

[redacted]

J.P.C. TREE CARE

Kndall County SCWD		1/21/2021	
	Bristol Property Application		735.00

Naperville Bank (7501	Bristol Property	735.00

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Cordero Real Estate, LLC
Contact: Daniel J. Kramer
Address: 1079 Sard Avenue
Montgomery, IL 60538

Project: JPC Tree
Address: 1079 Sard Avenue, Montgomery

IDNR Project Number: 2109119
Date: 01/06/2021

Description: To operate a tree business that grows trees. Removes trees for customers at other locations, mulches the trees and then sells the mulch

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Mottled Sculpin *(Cottus bairdii)*

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
37N, 7E, 5
37N, 7E, 6

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

Government Jurisdiction
Kendall County Planning, Building, & Zoning
Matt Asselemeier
111 W Fox Street
Yorkville, Illinois 60560

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 2109119

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2109119

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2109119

APPLICANT	DATE
Cordero Real Estate, LLC Daniel J. Kramer 1079 Sard Avenue Montgomery, IL 60538	1/6/2021

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Illinois Department of
Natural Resources

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

JB Pritzker, Governor
Colleen Callahan, Director

February 03, 2021

Daniel J. Kramer
Cordero Real Estate, LLC
1079 Sard Avenue
Montgomery, IL 60538

RE: JPC Tree
Project Number(s): 2109119
County: Kendall

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

[redacted]

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

WETLAND DELINEATION REPORT

CORDERO PROPERTY

BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

Prepared for: Mr. John Cordero c/o
Mr. Daniel J. Kramer
1107A S. Bridge Street
Yorkville, IL 60560

Date Prepared: July 28, 2020

ENCAP, Inc. Project #: 20-0617B

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

WETLAND DELINEATION REPORT

Cordero Property / Daniel J. Kramer

Table of Contents

Attachments

WETLAND DELINEATION REPORT

Project Name and Client: Cordero Property / Mr. Daniel J. Kramer

Project Number: 20-0617B

Location: Illinois, Kendall County, Bristol Township, Unincorporated, T37N R7E, SE ¼ of Section 6 & SW ¼ of Section 5
Latitude 41.708826; Longitude -88.469676

Date of Site Visit: July 2, 2020

Field Investigators: S. Rowley, CWS, PWS & K. Smit

EXECUTIVE SUMMARY

The project area (approximately 25.5 acres in size) is located to the northeast of Bristol, Kendall County, Illinois (Exhibit A: Location Map). The project area, as presented in this report, represents the property limits investigated by ENCAP, Inc. for the presence of regulated surface water resources. These limits do not necessarily reflect the boundaries of any proposed development activities. The project area is generally bounded by Galena Road to the north, a private concrete company to the south, an off-site wetland and cropland to the west, and E Beecher Road to the east. The project area is located within the Rob Roy Creek watershed, a part of the Fox River watershed.

The project area consists of agricultural land currently in production, fallow agricultural land, wetland, a wooded drainageway, and an abandoned residential lot. The project area generally decreases in elevation from north to south. The north-central portion of the project area consists of an upland forest with an herbaceous understory, which used to be a private residence property. An old barn and concrete foundations are located in the upland woodland. The northwest portion of the project area consists of an agricultural field currently in production with row crops of corn (*Zea mays*). The central portion of the project area consists of a fallow agricultural field dominated by annual weeds. The southern portion of the project area consists of wetland with emergent, wet-mesic, and scrub-shrub communities. A tributary of Rob Roy Creek flows through the southern portion of the project area from west to east.

Three wetlands totaling approximately 10.04 acres were identified on the project area. Two wetlands are considered farmed wetlands and total 0.74 acres. The limits of Farmed Wetland 2 were identified using protocol established by the U.S. Department of Agriculture and were not staked, while the limits of Farmed Wetland 1 were field staked. One non-farmed wetland was identified on-site and totals approximately 9.30 acres. Non-farmed wetland boundaries were identified and staked using methods sanctioned by the United States Army Corps of Engineers. Non-farmed wetland acreages provided in this report are estimations; a survey of the staked wetland boundaries must be performed in order to obtain exact size and location information.

Basic information regarding wetland regulations may be found in the Regulatory Statement portion of this report. Briefly, the U.S. Army Corps of Engineers (USACE) regulates all Waters of the United States that are currently or historically navigable and all wetlands that are connected to or associated with these waterways. The Kendall County Stormwater

Management Ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments. It appears that Wetland 1 and Farmed Wetland 1 are likely regulated by the USACE since they are directly associated with a tributary of Rob Roy Creek, which connects to the Fox River. Farmed Wetland 2 may be considered to be isolated and therefore not regulated by the USACE; however, it would be regulated by Kendall County instead. The USACE, however, must make a final determination regarding jurisdictional status.

Based on a July 27, 2020 review of the U.S. Fish and Wildlife Service (USFWS) technical assistance website, sensitive (federally threatened or endangered) plant or animal species habitat for the Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid could be located on or adjacent to the project area (see attached USFWS Review Summary). In order to determine the presence of potential Orchid habitat, the species list for Wetland 1 was reviewed and compared to the list of associate species as listed on the USFWS Section 7 consultation website. The guidance states that if 4 or more species from the list are present at the site, then they recommend conducting a search for the Orchid during its bloom period, approximately June 28 to July 11. After careful review of the species list, we have found that the site contains 10 listed associate species, including: *Carex* sp., Blue Joint Grass (*Calamagrostis canadensis*), Common Boneset (*Eupatorium perfoliatum*), Grass-leaved Goldenrod (*Euthamia graminifolia*), Sawtooth Sunflower (*Helianthus grosseserratus*), Blueflag Iris (*Iris virginica shrevei*), Common Mountain Mint (*Pycnanthemum virginiana*), Late Goldenrod (*Solidago gigantea*), Panicled Aster (*Symphyotrichum lanceolatum),* and New England Aster (*Symphyotrichum novae-angliae*). **Therefore, ENCAP, Inc. concludes that the aforementioned site does contain suitable habitat for the Eastern Prairie Fringed Orchid. Any impacts to Wetland 1 or its 100-foot buffer may require further USFWS coordination. If impacts to the wetland cannot be avoided, a field survey must be conducted to determine orchid presence on three non-consecutive days between the orchid's bloom period (June 28-July 11) in 2021.**

Due to the abundance of large mature woodland trees, containing Black Willow (*Salix nigra*), Silver Maple (*Acer saccharinum*), Green Ash (*Fraxinus pennsylvanica*), Eastern Cottonwood (*Populus deltoides*), and American Elm (*Ulmus americana*), there is a possibility for potential summer roosting habitat for both the Indiana Bat and Northern Long-Eared Bat. These species require roosting habitat in the exfoliated bark of large trees, as well as standing dead snags. **ENCAP, Inc. recommends that further consultation and coordination with the USFWS be initiated prior to and during project permitting, in order to obtain guidance for this listed species. However, typically if tree removal is conducted during the winter months (October 31-April 1), further species surveys are not necessary.**

According to the Illinois Department of Natural Resources (IDNR), state-listed sensitive (threatened or endangered) plant or animal species are not known to exist within the vicinity of the project area (see attached IDNR EcoCAT Results Report). This project was submitted for information only. If further permitting is required for site development, additional consultation will be required from the IDNR (see attached correspondence).

At the time of this wetland delineation report, current regulations state that this delineation is valid for 3 years from the date of site visit.

PROJECT PURPOSE

The purpose of the site visit was to identify regulated surface water resources on, or within 100 feet of the project area. A floodplain determination was not included as part of our investigation. On-site wetland areas encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region and the United States Department of Agriculture National Food Security Act Manual (1994 and 1996). Plant observations were made for calculating the Coefficient of Conservatism (ĉ) and Floristic Quality Index (FQI) for each wetland plant community using the Wilhelm method (Swink and Wilhelm, 1994).

METHODS

1987 USACE Wetland Delineation Manual and 2010 Midwest Regional Supplement.

Prior to the site visit, a preliminary site evaluation is performed using aerial photography and natural resource mapping. Potential wetland areas identified by these resources are evaluated in the field to determine if they meet the requirements for a wetland based on the USACE parameters of vegetation, hydrology, and soils. In general, positive indication of each of the three parameters must be demonstrated to classify an area as wetland. Each of these parameters is discussed below.

- **Vegetation** – Three vegetative indicators are applied to plant communities in order to determine if the hydrophytic vegetation criterion is met.
  1. More than 50% of the dominant plant species across all strata must be hydrophytic (water tolerant). The U.S. Army Corps of Engineers has prepared a regional list of plants occurring in wetlands which assigns the plant species different indicators. Wetland plants fall into three indicator classes based on differing tolerances to water level and soil saturation. These indicators are rated obligate wetland (OBL), facultative wetland (FACW), or facultative (FAC). Dominant plant species are recorded at sample points within investigated areas.
  2. The prevalence index is 3.0 or less. The prevalence index is a weighted-average wetland indicator status of all plant species in a sampling plot. Each indicator status category is given a numeric value (OBL = 1, FACW = 2, FAC = 3, FACU = 4, and UPL = 5) and weighting is by abundance. A prevalence index of 3.0 or less indicates that hydrophytic vegetation is present. The prevalence index is used to determine whether hydrophytic vegetation is present on sites where indicators of hydric soil and wetland hydrology are present but the vegetation initially fails the dominance test.
  3. The plant community passes either the dominance test (Indictor 1) or the prevalence index (Indicator 2) after reconsideration of the indicator status of certain plant species that exhibit morphological adaptations for life in wetlands. Common morphological adaptations include but are not limited to adventitious roots, multi-stemmed trunks, shallow root systems developed on or near the soil surface, and buttressing in tree species. To apply this indicator, these morphological features must be observed on more than 50% of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present.

- **Hydrology** – To be considered a wetland, an area must have 14 or more consecutive days of flooding or ponding, or a water table 12 inches or less below the soil surface, during the growing season at a minimum frequency of 5 years in 10. Wetland hydrology indicators are divided into four groups as described below:
  - **Group A** – indicators are based on the direct observation of surface water or groundwater during a site visit.
  - **Group B** – consists of evidence that the site is subject to flooding or ponding, although it may not be inundated currently. These indicators include water marks, drift deposits, sediment deposits, and similar features.
  - **Group C** – consists of other evidence that the soil is saturated currently or was saturated recently. Some of these indicators, such as oxidized rhizopheres surrounding living roots and the presence of reduced iron or sulfur in the soil profile, indicate that the soil has been saturated for an extended period.

- **Group D** – consists of landscape and vegetation characteristics that indicate contemporary rather than historical wet conditions. These indicators include stunted or stressed plants, geomorphic position, and the FAC-neutral test.

Wetland hydrology indicators are intended as one-time observations of site conditions that are sufficient evidence of wetland hydrology. Within each group, indicators are divided into two categories – *primary* and *secondary*. One primary indicator from any group is sufficient to conclude that wetland hydrology is present. In the absence of a primary indicator, two or more secondary indicators from any group are required to conclude that wetland hydrology is present.

- **Soils** - To be considered a wetland, an area must contain hydric soil. Hydric soils are formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic (lacking oxygen) conditions in the upper part. Soils generally, but not always, will develop indicators that are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds in a saturated and anaerobic environment. The most current edition of the United States Department of Agriculture, Natural Resource Conservation Service *Field Indicators of Hydric Soils in the United States* is used for identification of hydric soils. Field indicators of hydric soils include but are not limited to the presence of any of the following: histic epipedon, sulfidic odor, at least 2 centimeters of muck, depleted matrix, and/or redoximorphic features. Field indicators are usually examined in the top 24 inches of the soil. Soil colors are determined using *Munsell Soil Color Charts*.

In most circumstances areas meeting these three criteria are staked in the field for surveying purposes. Boundaries are demarcated in the field with pink flagged pin stakes labeled "WETLAND DELINEATION." Staked boundaries are mapped on an aerial photograph included in this report. Approximate off-site wetland boundaries are identified on the aerial photograph and were determined using available aerial photographs, wetland maps, and field observation.

Farmed Wetland Determinations.

ENCAP, Inc. conducted a wetland determination on the farmed portion of the project area and off-site farmed portion immediately adjacent to the property using National Food Security Act Manual (NFSAM) methodology. Aerial photographs are reviewed in order to identify potential farmed wetland signatures. The identified suspect areas are then field investigated to confirm that the areas are in fact wetlands. Copies of the aerial photographs used in identifying farmed wetlands are included in this report.

MAP REVIEW

- The **National Wetlands Inventory** identifies one *Riverine, Intermittent, Streambed, Seasonally Flooded (R4SBC)* waterway within the southern portion of the project area; one *Palustrine, Emergent, Persistent, Seasonally Flooded, Partially Drained/Ditched (PEM1Cd)* wetland within the southern portion of the project area; and one *Palustrine, Unconsolidated Bottom, Intermittently Exposed, Excavated (PUBGx)* wetland within the southwestern portion of the project area (Exhibit B).

- The **Soil Map** identifies the following soils within the project area: La Rose silt loam, 5 to 10 percent slopes, eroded (60C2); Harpster silty clay loam, 0 to 2 percent slopes (67A); Brenton silt loam, 0 to 2 percent slopes (149A); Drummer silty clay loam, 0 to 2 percent slopes (152A); Danabrook silt loam, 2 to 5 percent slopes (512B); Clare silt loam, 2 to 5 percent slopes (663B); and Pits, gravel (865). Drummer silty clay loam and Harpster silty clay loam are considered hydric in Kendall County (Exhibit C).

- The **2018 United States Geological Survey (USGS) Topographic Map** identifies wetland marsh in the south-central portion of the project area (Exhibit D).

- The **FEMA Flood Insurance Rate Map** identifies the project area outside the 500-year floodplain (Exhibit E).

- The **Illinois State Historic Preservation Office (ISHPO) Historic Architectural Resources Geographic Information System (HARGIS) Map** does not identify any historic archaeological remains or properties within the project area (Exhibit F).

SPECIFIC DESCRIPTION OF IDENTIFIED WATER RESOURCES

Wetland 1. This wetland (approximately 9.30 acres in on-site size) is located within the southern and eastern portions of the project area. Wetland 1 appears to receive overland hydrological flows from the west and north, and flows off-site to the east through a culvert underneath Beecher Road. Wetland 1 extends off-site to the west, south, and east. Wetland 1 is associated with an unnamed tributary of Rob Roy Creek, a channelized drainageway system. This unnamed tributary consists of a natural drainageway system, that eventually connects to the Fox River downstream. The channel of the unnamed tributary averages 5-10 feet in width. Its banks (average 1-3 feet in height) are primarily vegetated by invasive, non-native species. At the time of the field investigation, water depth within the channel varied between approximately 1 to 2 feet. Ducks, frogs, and toads were observed utilizing Wetland 1 during the field investigation.

The buffer surrounding Wetland 1 consists of fallow agricultural fields, mature woodland, cropped agricultural land, a mined quarry, disturbed areas, and roadways. Wetland 1 will likely be considered to be jurisdictional by the U.S. Army Corps of Engineers due to its direct connection to Rob Roy Creek and the Fox River. Based on the definition of a high-quality aquatic resource, Wetland 1 would be considered a high quality aquatic resource based on its floristic vegetative quality.

Six sample points were established within and adjacent to Wetland 1 to characterize the vegetation, soils, and hydrology at various plant communities within the on-site portion of the wetland (Exhibit G: Aerial Photograph). The on-site wetland boundaries were demarcated with 127 pink flagged pin stakes.

The on-site portion of Wetland 1 was primarily vegetated by Sandbar Willow (*Salix interior*), Black Willow (*Salix nigra*), Cattail (*Typha angustifolia*), and Reed Canary Grass (*Phalaris arundinacea*). The mapped soil series are Harpster silty clay loam (67A), a hydric soil; Brenton silt loam (149A), a non-hydric soil; Drummer silty clay loam (152A), a hydric soil; Clare silt loam (663B), a non-hydric soil; and Pits gravel (865), a non-hydric soil. USDA field indicators A2: Histic Epipedon, A3: Black Histic, A12: Thick Dark Surface, and F6: Redox Dark Surface provided evidence of hydric soil. High water table, saturation, sediment deposits, drift deposits, inundation visible on aerial imagery, true aquatic plants, drainage patterns, dry-season water table, saturation visible on aerial imagery, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for the on-site portion of Wetland 1 was 2.88, and the native Floristic Quality Index (FQI) of Wetland 1 was 26.74 (see attached Floristic Quality Data). These values indicate a high-quality plant community.

Farmed Wetland 1. This wetland (0.64 acres in total size) is located within the east-central portion of the project area. Farmed Wetland 1 is directly connected to Wetland 1 and receives its hydrology from overland flows. Farmed Wetland 1 exhibited wetland signatures in 1 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 1 were determined through aerial photograph interpretation and field investigation, and its boundaries were field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 1 would not be considered a high quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

The buffer surrounding Farmed Wetland 1 consists of fallow agricultural fields, disturbed areas, roadways, and Wetland 1. Farmed Wetland 1 will likely be considered to be jurisdictional by the U.S. Army Corps of Engineers due to its direct connection to Rob Roy Creek and the Fox River.

Four sample points were established within and adjacent to Farmed Wetland 1 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph). Farmed Wetland 1 was primarily vegetated by Soft-stemmed Bulrush (*Schoenoplectus tabernaemontani*), Sandbar Willow, and Chufa (*Cyperus esculentus*). The mapped soil series are Brenton silt loam (149A), a non-hydric soil; and Clare silt loam (663B), a non-hydric soil. USDA field indicators A10: 2 cm Muck and A12: Thick Dark Surface provided evidence of hydric soil. Surface water, high water table, saturation, drainage patterns, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a positive FAC-neutral test provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 1 was 1.27, and the native Floristic Quality Index (FQI) of Farmed Wetland 1 was 4.91 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

Farmed Wetland 2. This wetland (0.10 acres in total size) is located within the northwestern portion of the project area. Farmed Wetland 2 appears to receive direct overland flows from a culvert underneath Galena Road to the north. In larger, significant rain events, it is possible that overland stormwater flows from Farmed Wetland 2 southeast into the swale of Wetland 1; however, no direct connections to navigable waters were identified on-site. Farmed Wetland 2 exhibited wetland signatures in 4 out of 5 historic aerial photographs from years with normal precipitation. The location and acreage of Farmed Wetland 2 were determined through aerial photograph interpretation and field investigation, and its boundaries were not field staked by ENCAP, Inc. Based on the definition of a high-quality aquatic resource, Farmed Wetland 2 would not be considered a high quality aquatic resource. No waterfowl or amphibian species were observed while at the project area.

The buffer surrounding Farmed Wetland 2 consists of active agricultural fields. Farmed Wetland 2 appears to be isolated and therefore may not be under the jurisdiction of the U.S. Army Corps of Engineers; however, the wetland would be regulated by Kendall County through implementation of the County Stormwater Ordinance.

One sample point was established within Farmed Wetland 2 to characterize the vegetation, soils, and hydrology (Exhibit G: Aerial Photograph). Farmed Wetland 2 was primarily vegetated by Corn. The mapped soil series is Drummer silty clay loam (152A), a hydric soil. USDA field indicators A12: Thick Dark Surface and F6: Redox Dark Surface provided evidence of hydric soil. Surface soil cracks, drainage patterns, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and a review of historic aerial photographs provided evidence of persistent hydrology (See Wetland Determination Data Forms).

The native mean Coefficient of Conservatism (ĉ) for Farmed Wetland 2 was 0.0, and the native Floristic Quality Index (FQI) of Farmed Wetland 2 was 0.0 (see attached Floristic Quality Data). These values indicate a low-quality plant community.

INVESTIGATION OF FARMED AREAS

During the field investigation, the northwestern and central portions of the site consisted of agricultural land. ENCAP, Inc. evaluated Farm Service Agency (FSA) aerial photographs (slides) year-by-year using NRCS wetland signature criteria. Wetland signatures consist of wetland vegetation, surface water, drowned-out crops, patches of greener vegetation, and avoided areas. Areas exhibiting wetland signatures in >50% or more of reviewed aerial photographs and containing hydric soil are considered farmed wetlands. Additionally, if areas do not exhibit wetland signatures in >50% or more of reviewed aerial photographs but do exhibit positive primary or secondary wetland hydrology indicators in the field, they are also considered farmed wetlands. See the attached aerial photographs for years reviewed and wetland signatures observed. WETS Station data from Aurora, Illinois (closest location available) is also attached.

Table 1. Slide Analysis Summary
Mr. Daniel J. Kramer/ Cordero Property

Year	FSA Slide Source	Precipitation	Sample Points Type of Signature / Corresponding Number				
			E	F	G	H	K
1994	Kendall Co. SWCD	Normal	N	N	D/3	N	D/1
1995	Kendall Co. SWCD	Normal	N	N	N	N	N
1996	Kendall Co. SWCD	Normal	N	N	N	N	D/1
1999	Kendall Co. SWCD	Normal	N	N	N	N	D/1
2000	Kendall Co. SWCD	WET	N	N	N	N	D/1
2001	Kendall Co. SWCD	Normal	N	N	N	N	D/1
Percent wetland signatures present in years with normal precipitation			0%	0%	20%	0%	80%
Hydric soil present based on field inspection			Yes	Yes	Yes	Yes	Yes
Identified as wetland on the NWI			No	No	No	No	No
Qualifies as Farmed Wetland			Yes*	No	Yes*	No	Yes

D=Discoloration
N=No Wetland Signatures Observed
Y= Yes / Identified
*Although this area displayed wetland signatures in less than 50% of the reviewed aerials, this area displayed positive primary and secondary wetland hydrology indicators in the field, and is therefore considered a farmed wetland.

ADDITIONAL AREAS INVESTIGATED FOR WETLAND STATUS

One additional vegetated site located within the project area was examined to determine if it satisfied wetland criteria. It did not so qualify; therefore, it is referred to as an Investigated Area in this report. The area is briefly described herein and a USACE data form is provided to support our negative findings (See USACE data forms).

Investigated Area 1. This investigated area is located in the northern portion of the project area (Exhibit G: Aerial Photograph – Sample Point L). This area was investigated because it contained a mixture of hydrophytic and upland vegetation.

Investigated Area 1 was primarily vegetated by Reed Canary Grass. The mapped soil series is Danabrook silt loam (512B), a non-hydric soil. The field investigated soils did not exhibit hydric characteristics. Evidence of persistent hydrology was not observed (See Wetland Determination Data Forms).

Based on the non-persistent hydrology and the presence of non-hydric soil, Investigated Area 1 does not qualify as wetland.

REGULATORY STATEMENT

Federal Regulations: The deposition of dredged or fill materials into federally jurisdictional wetlands or Waters of the United States is regulated by the USACE under Section 404 of the Clean Water Act.

The Nationwide 39 Permit authorizes 0.1 acre or less of low quality wetlands to be filled without mitigation. If over 0.1 acre is proposed for filling or is subject to secondary impacts, in-kind mitigation may be required at a ratio of 1.5:1, or greater. The aggregate total loss of waters of the U.S. authorized by NWP 39 cannot exceed 0.5 acre or 300 linear feet of streambed.

Under the existing regulations, secondary impacts (both on-site and off-site) from filling also must be evaluated. Mitigation may be required at a higher rate if a project will significantly alter wetland functions such as stormwater detention, water filtration, sediment trapping, and/or wildlife habitat.

Before mitigation will be approved, reasonable proof that avoidance or minimization of wetland impacts has been attempted must be provided to the Corps.

A USACE permit is not required if the wetlands are avoided and construction erosion near a wetland is controlled.

Kendall County Stormwater Management Ordinance: In December 2011 Kendall County adopted a Stormwater Management Ordinance. The ordinance provides for the protection of wetlands and other depressional storage areas from damaging modifications and adverse changes in runoff quality and quantity associated with land developments.

Natural vegetation shall be retained and protected. Areas immediately adjacent to natural watercourses, lakes, ponds, and wetlands shall be left undisturbed during development to the greatest extent possible. In addition, special precautions shall be taken to prevent damages resulting from any development activity adjacent to sensitive areas.

Illinois Department of Natural Resources Agency Action Plans for Interagency Wetlands Policy Act of 1989: The Illinois Interagency Wetlands Policy Act of 1989 is intended to ensure that there is no overall net loss of the State's existing wetland acres or their functional values resulting from State-supported activities. The Act charges State agencies with a further duty to "preserve, enhance and create wetlands where necessary to increase the quality and quantity of the State's wetland resource base."

The Interagency Wetlands Policy Act of 1989 states that any construction, land management or other activity performed by, or for which financial assistance is administered or provided by, a State agency that will result in an adverse impact to a wetland shall be subject to compliance. This includes, but is not limited to the following:

- The alteration, removal, excavation, or dredging of soil, sand, gravel, minerals, organic matter, vegetation, or naturally occurring minerals of any kind from a wetland;
- The discharge or deposit of fill material or dredged material in a wetland;
- The alteration of existing drainage characteristics, sedimentation patterns, or flood retention characteristics of a wetland;
- The disturbance of water level or water table of a wetland;

- The destruction or removal of plant life that would alter the character of a wetland, except for activities undertaken in accordance with the Illinois Noxious Weed Act;
- The transfer of State owned wetlands to any entity other than another state agency; and
- Other actions that cause or may cause adverse wetland impacts.

The Act is to be implemented through a State Wetland Mitigation Policy. The State Wetland Mitigation Policy requires preservation of wetlands as the primary objective. Where adverse wetland impacts are unavoidable, progressive levels of compensation based upon the level of impact to the existing wetland and the location of compensation wetlands are required.

Archaeological Survey Requirements: An archaeological survey may be required before a Section 404 permit will be issued for wetland impacts. The U.S. Army Corps of Engineers will make this determination as part of the permit application review. The archaeological survey must cover all areas of the project area, not wetlands only. If you already have a letter from the Illinois State Historic Preservation Office (ISHPO) stating an archaeological survey is required, you should act on it because the USACE will support this notification.

RECOMMENDATIONS

Three wetlands totaling approximately 10.04 acres were identified on the project area. The boundaries of Farmed Wetland 2 were not field staked by ENCAP, Inc. Farmed wetland boundaries must be scaled from the attached aerial photograph (Exhibit G) onto the property boundary survey.

The U.S. Army Corps of Engineers has the final authority in determining the jurisdictional status of the wetlands identified on site. ENCAP, Inc. recommends that a request for jurisdictional determination be sent to the U.S. Army Corps of Engineers as soon as possible.

Any impacts to jurisdictional wetland, Waters of the U.S., or associated buffers will require U.S. Army Corps of Engineers and County notification. ENCAP, Inc. can assist you with the request for jurisdictional determination, permit applications, agency negotiations, wetland design plans, and mitigation plans which may be applicable to your project. The wetland consultant should be involved during the planning and design stages of the project to avoid complications with the agencies after the plan has been drafted. Proper planning regarding wetlands can reduce delays caused by the permitting process and costly changes in site plans.

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USFWS Section 7 Consultation Review Summary
+ Official Threatened & Endangered Species List

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
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www.encapinc.net

July 27, 2020

U.S. Fish and Wildlife Service
Rock Island Illinois Field Office
1511 47th Ave
Moline, Illinois 61265

Re: USFWS Review Summary - Section 7 Endangered Species Act Consultation
Project: Cordero Property, located in Illinois, Kendall County, Bristol Township, Unincorporated, T37N R7E Sections 5&6; Latitude 41.708717 N; Longitude -88.469683 W
ENCAP, Inc. project # 20-0617B
Client: Mr. Daniel J. Kramer

The project area consists of approximately 25.5 acres of wetland, agricultural land currently in production with Corn (*Zea mays*), fallow agricultural land, a wooded drainageway, and a wooded, abandoned residential lot. The proposed project includes the potential development of a mulch storage yard with an associated building.

ENCAP, Inc. carefully reviewed the U.S. Fish and Wildlife Service (USFWS) technical assistance website on July 27, 2020, for federally listed threatened and endangered species. According to the website, 3 species are listed and may be present in Kendall County: the Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid.

A few types of habitat exist on the project area. The southern portion of the project area consists of Wetland 1, which is dominated by Sandbar Willow (*Salix interior*), Black Willow (*Salix nigra*), Cattail (*Typha angustifolia*), and Reed Canary Grass (*Phalaris arundinacea*). Wetland 1 continues off-site to both the east and west. With a native mean C-Value of 2.88 and a native FQI value of 26.74, Wetland 1 is considered a high quality aquatic resource. While invasive species dominate the wetland in general, the wetland fringes and some pockets are undisturbed sedge meadow and wet-mesic habitats, and contain a high number of conservative native species, dominated by sedges and forbes. A tributary of Rob Roy Creek flows through the central portion of the wetland from west to east. The tributary has an average depth of 1-2 feet, width of 5-10 feet, and banks 1-3 feet. The bottom of the tributary consisted of muck and silt. The area surrounding the tributary consists of a wooded corridor with mature Black Willow trees, Sandbar Willow shrubs, and herbaceous wetland groundcover. A portion of Wetland 1 consists of a wooded swale. It receives water through overland flow from the Corn field to the west and flows south, into Off-Site Wetland 1. The Wetland 1 Swale is dominated by Box Elder (*Acer negundo*), White Mulberry (*Morus alba*), and Canadian Honewort (*Cryptotaenia canadensis*).

The agricultural land consists of agricultural row crops and a fallow field, dominated by annual weeds, which has been farmed within the last five years. The southern portion of the fallow field consists of Farmed Wetland 1, which is adjacent to Wetland 1. It is dominated by Soft-stemmed Bulrush (*Schoenoplectus tabernaemontani*), Sandbar Willow, and Chufa (*Cyperus esculentus*).

A portion of Farmed Wetland 1's hydrology originates from overland flow from the surrounding area and other portions originate from a hillside seep. The northwestern field of Corn contains a low-quality farmed wetland. The north-central portion of the project area consists of an upland forest with an herbaceous understory, which used to be a private residence property.

In order to determine the presence of potential Orchid habitat, the species list for Wetland 1 was reviewed and compared to the list of associate species as listed on the USFWS Section 7 consultation website. The guidance states that if 4 or more species from the list are present at the site, then they recommend conducting a search for the Orchid during its bloom period, approximately June 28 to July 11. After careful review of the species list, we have found that the site contains 10 listed associate species, including: *Carex* sp., Blue Joint Grass (*Calamagrostis canadensis*), Common Boneset (*Eupatorium perfoliatum*), Grass-leaved Goldenrod (*Euthamia graminifolia*), Sawtooth Sunflower (*Helianthus grosseserratus*), Blueflag Iris (*Iris virginica shrevei*), Common Mountain Mint (*Pycnanthemum virginiana*), Late Goldenrod (*Solidago gigantea*), Panicled Aster (*Symphyotrichum lanceolatum),* and New England Aster (*Symphyotrichum novae-angliae*). **Therefore, ENCAP, Inc. concludes that the aforementioned site does contain suitable habitat for the Eastern Prairie Fringed Orchid. Any impacts to Wetland 1 or its 100-foot buffer may require further USFWS coordination. If impacts to the wetland cannot be avoided, a field survey must be conducted to determine orchid presence on three non-consecutive days between the orchid's bloom period (June 28-July 11) in 2021.**

Due to the abundance of large mature woodland trees, containing Black Willow, Silver Maple (*Acer saccharinum*), Green Ash (*Fraxinus pennsylvanica*), Eastern Cottonwood (*Populus deltoides*), and American Elm (*Ulmus americana*), there is a possibility for potential summer roosting habitat for both the Indiana Bat and Northern Long-Eared Bat. These species requires roosting habitat in the exfoliated bark of large trees, as well as standing dead snags. **ENCAP, Inc. recommends that further consultation and coordination with the USFWS be initiated prior to and during project permitting, in order to obtain guidance for this listed species. However, typically if tree removal is conducted during the winter months (October 31-April 1), further species surveys are not necessary.**

ENCAP, Inc. concludes that this project may contain the Indiana Bat, Northern Long-Eared Bat, or Eastern Prairie Fringed Orchid species, their habitats, or designated critical habitat. If tree clearing is conducted during the winter months and a 100 foot buffer is established around Wetland 1, it is likely the Cordero Property development project will have "no effect" on these species. If wetland, wetland buffer, or tree removal impacts occur, however, there will likely be negative impacts to the aforementioned species and further coordination with the USFWS will be required.

Susan Rowley, PWS, CWS, LEED AP
Assistant Vice President/ Ecological Consulting Director
ENCAP, Inc.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800 Fax: (309) 757-5807

In Reply Refer To:
Consultation Code: 03E18000-2020-SLI-2271
Event Code: 03E18000-2020-E-05410
Project Name: Cordero Property

July 27, 2020

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The attached species list identifies any federally threatened, endangered, proposed and candidate species that may occur within the boundary of your proposed project or may be affected by your proposed project. The list also includes designated critical habitat if present within your proposed project area or affected by your project. This list is provided to you as the initial step of the consultation process required under section 7(c) of the Endangered Species Act, also referred to as Section 7 Consultation.

Section 7 of the Endangered Species Act of 1973 requires that actions authorized, funded, or carried out by Federal agencies not jeopardize federally threatened or endangered species or adversely modify designated critical habitat. To fulfill this mandate, Federal agencies (or their designated non-federal representative) must consult with the Service if they determine their project "may affect" listed species or critical habitat.

Under 50 CFR 402.12(e) (the regulations that implement Section 7 of the Endangered Species Act) the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally. You may verify the list by visiting the ECOS-IPaC website http://ecos.fws.gov/ipac/ at regular intervals during project planning and implementation and completing the same process you used to receive the attached list. As an alternative, you may contact this Ecological Services Field Office for updates.

Please use the species list provided and visit the U.S. Fish and Wildlife Service's Region 3 Section 7 Technical Assistance website at - http://www.fws.gov/midwest/endangered/section7/s7process/index.html. This website contains step-by-step instructions which will help you

determine if your project will have an adverse effect on listed species and will help lead you through the Section 7 process.

For all wind energy projects, please contact this field office directly for assistance, even if no federally listed plants, animals or critical habitat are present within your proposed project or may be affected by your proposed project.

Although no longer protected under the Endangered Species Act, be aware that bald eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.) and Migratory Bird Treaty Act (16 U.S.C. 703 et seq), as are golden eagles. Projects affecting these species may require measures to avoid harming eagles or may require a permit. If your project is near an eagle nest or winter roost area, see our Eagle Permits website at http://www.fws.gov/midwest/midwestbird/EaglePermits/index.html to help you determine if you can avoid impacting eagles or if a permit may be necessary.

We appreciate your concern for threatened and endangered species. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Illinois-Iowa Ecological Services Field Office
Illinois & Iowa Ecological Services Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

Project Summary

Consultation Code: 03E18000-2020-SLI-2271

Event Code: 03E18000-2020-E-05410

Project Name: Cordero Property

Project Type: DEVELOPMENT

Project Description: The proposed project involves the potential development of the site.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.70790709984422N88.46901027197637W

Counties: Kendall, IL

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/601	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1Cd

FRESHWATER POND

- PUBGx

RIVERINE

- R4SBC

IDNR EcoCAT Natural Resources Review Results

EcoCAT
Ecological Compliance Assessment Tool

Applicant: ENCAP, Inc.
Contact: Kara Smit
Address: [redacted]

IDNR Project Number: 2101400
Date: 07/27/2020
Alternate Number: 20-0617B

Project: Cordero Property
Address: SWC of Galena Road & E Beecher Road, Bristol

Description: The proposed project includes the potential development of the site.

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under 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.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
37N, 7E, 5
37N, 7E, 6
37N, 7E, 7
37N, 7E, 8

IL Department of Natural Resources Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

IDNR Project Number: 2101400

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

Security

EcoCAT operates on a state of Illinois computer system. We may use software to monitor traffic and to identify unauthorized attempts to upload, download, or change information, to cause harm or otherwise to damage this site. Unauthorized attempts to upload, download, or change information on this server is strictly prohibited by law.

Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

IDNR Project Number: 2101400

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2101400

APPLICANT	DATE
ENCAP, Inc. Kara Smit [redacted]	7/27/2020

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 25.00	$ 1.00	$ 26.00

TOTAL PAID $ 26.00

Illinois Department of Natural Resources
One Natural Resources Way
Springfield, IL 62702
217-785-5500
dnr.ecocat@illinois.gov

Floristic Quality Data Sheets

SITE: Cordero Property
LOCALE: Wetland 1
BY: S. Rowley & K. Smit
NOTES: 7.2.2020

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	2.88	SPECIES RICHNESS (ALL)	121
MEAN C (ALL SPECIES)	2.05	SPECIES RICHNESS (NATIVE)	86
MEAN C (NATIVE TREES)	2.14	% NON-NATIVE	0.29
MEAN C (NATIVE SHRUBS)	2.33	WET INDICATOR (ALL)	-0.32
MEAN C (NATIVE HERBACEOUS)	2.99	WET INDICATOR (NATIVE)	-0.69
FQAI (NATIVE SPECIES)	26.74	% HYDROPHYTE (MIDWEST)	0.70
FQAI (ALL SPECIES)	22.55	% NATIVE PERENNIAL	0.60
ADJUSTED FQAI	24.31	% NATIVE ANNUAL	0.10
% C VALUE 0	0.40	% ANNUAL	0.13
% C VALUE 1-3	0.30	% PERENNIAL	0.81
% C VALUE 4-6	0.26		
% C VALUE 7-10	0.03		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
aceneg	Acer negundo	Acer negundo var. violaceum	Ash-Leaf Maple		0 FAC	FAC	0	Tree	Perennial	Native
acesai	Acer saccharinum	Acer saccharinum	Silver Maple		1 FACW	FACW	-1	Tree	Perennial	Native
agrpar	Agrimonia parviflora	Agrimonia parviflora	Harvestlice		4 FACW	FAC	-1	Forb	Perennial	Native
agralb	Agrostis gigantea	AGROSTIS ALBA	Black Bent		0 FACW	FACW	-1	Grass	Perennial	Adventive
amaret	Amaranthus retroflexus	AMARANTHUS RETROFLEXUS	Red-Root		0 FACU	FACU	1	Forb	Annual	Adventive
ambart	Ambrosia artemisiifolia	Ambrosia artemisiifolia elatior	Annual Ragweed		0 FACU	FACU	1	Forb	Annual	Native
ambtri	Ambrosia trifida	Ambrosia trifida	Great Ragweed		0 FAC	FAC	0	Forb	Annual	Native
ampbra	Amphicarpaea bracteata	Amphicarpaea bracteata	American Hog-Peanut		5 FAC	FAC	0	Vine	Annual	Native
anecan	Anemone canadensis	Anemone canadensis	Round-Leaf Thimbleweed		4 FACW	FACW	-1	Forb	Perennial	Native
antsyl	Anthriscus sylvestris	ANTHRISCUS SYLVESTRIS	Chervil		0 UPL	UPL	2	Forb	Biennial	Adventive
apocan	Apocynum cannabinum	Apocynum sibiricum	Indian-Hemp		2 FAC	FAC	0	Forb	Perennial	Native
arcmin	Arctium minus	ARCTIUM MINUS	Lesser Burrdock		0 FACU	FACU	1	Forb	Biennial	Adventive
ascsyr	Asclepias syriaca	Asclepias syriaca	Common Milkweed		0 FACU	UPL	1	Forb	Perennial	Native
ascver	Asclepias verticillata	Asclepias verticillata	Whorled Milkweed		1 FACU	UPL	1	Forb	Perennial	Native
aspoff	Asparagus officinalis	ASPARAGUS OFFICINALIS	Asparagus		0 FACU	FACU	1	Forb	Perennial	Adventive
bidcer	Bidens cernua	Bidens cernua	Nodding Burr-Marigold		3 OBL	OBL	-2	Forb	Annual	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
broine	Bromus inermis	BROMUS INERMIS	Smooth Brome		0 FACU	UPL	1	Grass	Perennial	Adventive
brotec	Bromus tectorum	BROMUS TECTORUM	Downy Chess		0 UPL	UPL	2	Grass	Annual	Adventive
calcan	Calamagrostis canadensis	Calamagrostis canadensis	Bluejoint		6 OBL	OBL	-2	Grass	Perennial	Native

consep	Calystegia sepium	Convolvulus sepium	Hedge False Bindweed	1 FAC	FAC	0 Forb	Perennial	Native
camrap	Campanula rapunculoides	CAMPANULA RAPUNCULOIDES	European Bellflower	0 UPL	UPL	2 Forb	Perennial	Adventive
cxanne	Carex annectens	Carex annectens xanthocarpa	Yellow-Fruit Sedge	3 FACW	FACW	-1 Sedge	Perennial	Native
cxbebb	Carex bebbii	Carex bebbii	Bebb's Sedge	8 OBL	OBL	-2 Sedge	Perennial	Native
cxblan	Carex blanda	Carex blanda	Eastern Woodland Sedge	1 FAC	FAC	0 Sedge	Perennial	Native
cxconj	Carex conjuncta	Carex conjuncta	Soft Fox Sedge	8 FACW	FACW	-1 Sedge	Perennial	Native
cxcris	Carex cristatella	Carex cristatella	Crested Sedge	4 FACW	FACW	-1 Sedge	Perennial	Native
cxgris	Carex grisea	Carex grisea	Inflated Narrow-Leaf Sedge	3 FAC	FAC	0 Sedge	Perennial	Native
cxhyst	Carex hystericina	Carex hystericina	Porcupine Sedge	7 OBL	OBL	-2 Sedge	Perennial	Native
cxpell	Carex pellita	Carex pellita	Woolly Sedge	4 OBL	OBL	-2 Sedge	Perennial	Native
cxstip	Carex stipata	Carex stipata	Stalk-Grain Sedge	4 OBL	OBL	-2 Sedge	Perennial	Native
cxvulp	Carex vulpinoidea	Carex vulpinoidea	Common Fox Sedge	2 FACW	OBL	-1 Sedge	Perennial	Native
celocc	Celtis occidentalis	Celtis occidentalis	Common Hackberry	2 FAC	FAC	0 Tree	Perennial	Native
cicint	Cichorium intybus	CICHORIUM INTYBUS	Chicory	0 FACU	FACU	1 Forb	Perennial	Adventive
circan	Circaea canadensis	Circaea lutetiana canadensis	Broad-Leaf Enchanter's-Nightshade	3 FACU	FACU	1 Forb	Perennial	Native
cirarv	Cirsium arvense	CIRSIUM ARVENSE	Canadian Thistle	0 FACU	FACU	1 Forb	Perennial	Adventive
cirdis	Cirsium discolor	Cirsium discolor	Field Thistle	3 FACU	UPL	1 Forb	Biennial	Native
corrac	Cornus racemosa	Cornus racemosa	Gray Dogwood	1 FAC	FAC	0 Shrub	Perennial	Native
crycan	Cryptotaenia canadensis	Cryptotaenia canadensis	Canadian Honewort	4 FAC	FAC	0 Forb	Perennial	Native
cypesc	Cyperus esculentus	Cyperus esculentus	Chufa	0 FACW	FACW	-1 Sedge	Perennial	Native
dacglo	Dactylis glomerata	DACTYLIS GLOMERATA	Orchard Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
daucar	Daucus carota	DAUCUS CAROTA	Queen Anne's Lace	0 UPL	UPL	2 Forb	Biennial	Adventive
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass	0 FACW	FAC	-1 Grass	Annual	Native
echlob	Echinocystis lobata	Echinocystis lobata	Wild Cucumber	4 FACW	FACW	-1 Vine	Annual	Native
elepal	Eleocharis palustris	Eleocharis erythropoda; Eleocharis palustris major; Eleocharis smallii; Eleocharis xyridiformis; Eleocharis macrostachya	Common Spike-Rush	1 OBL	OBL	-2 Sedge	Perennial	Native
elyvir	Elymus virginicus	Elymus virginicus	Virginia Wild Rye	3 FACW	FACW	-1 Grass	Perennial	Native
epicol	Epilobium coloratum	Epilobium coloratum	Purple-Leaf Willowherb	3 OBL	OBL	-2 Forb	Perennial	Native
equarv	Equisetum arvense	Equisetum arvense	Field Horsetail	0 FAC	FAC	0 Fern	Perennial	Native
erican	Erigeron canadensis	Conyza canadensis	Canadian Horseweed	0 FACU	FACU	1 Forb	Annual	Native
eupper	Eupatorium perfoliatum	Eupatorium perfoliatum	Common Boneset	4 OBL	FACW	-2 Forb	Perennial	Native
solgra	Euthamia graminifolia	Solidago graminifolia; Solidago graminifolia nuttallii; Euthamia nuttallii	Flat-Top Goldentop	4 FACW	FAC	-1 Forb	Perennial	Native
eupmac	Eutrochium maculatum	Eupatorium maculatum	Spotted Trumpetweed	5 OBL	OBL	-2 Forb	Perennial	Native
frapen	Fraxinus pennsylvanica	Fraxinus pennsylvanica subintegerrima; Fraxinus lanceolata	Green Ash	4 FACW	FACW	-1 Tree	Perennial	Native

galapa	Galium aparine	Galium spurium	Sticky-Willy	0 FACU	FACU	1 Forb	Annual	Native
geucan	Geum canadense	Geum canadense	White Avens	1 FAC	FAC	0 Forb	Perennial	Native
hacvir	Hackelia virginiana	Hackelia virginiana	Beggar's-Lice	1 FACU	FACU	1 Forb	Perennial	Native
helgro	Helianthus grosseserratus	Helianthus grosseserratus	Saw-Tooth Sunflower	4 FACW	FACW	-1 Forb	Perennial	Native
horjub	Hordeum jubatum	HORDEUM JUBATUM	Fox-Tail Barley	0 FAC	FAC	0 Grass	Perennial	Native
irivir	Iris virginica var. shrevei	Iris virginica shrevei	Virginia Blueflag	5 OBL	OBL	-2 Forb	Perennial	Native
junacu	Juncus acuminatus	Juncus acuminatus	Knotty-Leaf Rush	4 OBL	OBL	-2 Forb	Perennial	Native
jundud	Juncus dudleyi	Juncus dudleyi	Dudley's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
juntor	Juncus torreyi	Juncus torreyi	Torrey's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
lacser	Lactuca serriola	LACTUCA SERRIOLA	Prickly Lettuce	0 FACU	FACU	1 Forb	Biennial	Adventive
leeory	Leersia oryzoides	Leersia oryzoides	Rice Cut Grass	3 OBL	OBL	-2 Grass	Perennial	Native
lemmio	Lemna minor	Lemna minor	Common Duckweed	5 OBL	OBL	-2 Forb	Annual	Native
lonmaa	Lonicera maackii	LONICERA MAACKII	Amur Honeysuckle	0 UPL	UPL	2 Shrub	Perennial	Adventive
lontat	Lonicera tatarica	LONICERA TATARICA	Twinsisters	0 FACU	FACU	1 Shrub	Perennial	Adventive
lytsal	Lythrum salicaria	LYTHRUM SALICARIA	Purple Loosestrife	0 OBL	OBL	-2 Forb	Perennial	Adventive
melalb	Melilotus albus	MELILOTUS ALBA	White Sweet-Clover	0 UPL	UPL	2 Forb	Biennial	Adventive
mellof	Melilotus officinalis	MELILOTUS ALBA	Yellow Sweet-Clover	0 FACU	FACU	1 Forb	Biennial	Adventive
mimrin	Mimulus ringens	Mimulus ringens	Allegheny Monkey-Flower	4 OBL	OBL	-2 Forb	Perennial	Native
moralb	Morus alba	MORUS ALBA VAR. TATARICA	White Mulberry	0 FAC	FACU	0 Tree	Perennial	Adventive
pacgla	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel	0 FACW	FACW	-1 Forb	Annual	Adventive
parqui	Parthenocissus quinquefolia	Parthenocissus quinquefolia	Virginia-Creeper	4 FACU	FACU	1 Vine	Perennial	Native
perhyo	Persicaria hydropiperoides	Polygonum opelousanum adenocalyx	Swamp Smartweed	6 OBL	OBL	-2 Forb	Perennial	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0 FACW	FAC	-1 Forb	Annual	Adventive
polpen	Persicaria pensylvanica	Polygonum pensylvanicum	Pinkweed	0 FACW	FACW	-1 Forb	Annual	Native
phaaru	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass	0 FACW	FACW	-1 Grass	Perennial	Adventive
phlpra	Phleum pratense	PHLEUM PRATENSE	Common Timothy	0 FACU	FACU	1 Grass	Perennial	Adventive
phrausu	Phragmites australis ssp. australis	PHRAGMITES AUSTRALIS	Common Reed	0 FACW	FACW	-1 Grass	Perennial	Adventive
plamaj	Plantago major	PLANTAGO MAJOR	Great Plantain	0 FAC	FACU	0 Forb	Perennial	Adventive
poapra	Poa pratensis	POA PRATENSIS	Kentucky Blue Grass	0 FAC	FACU	0 Grass	Perennial	Adventive
popdel	Populus deltoides	Populus deltoides	Eastern Cottonwood	0 FAC	FAC	0 Tree	Perennial	Native
pycvir	Pycnanthemum virginianum	Pycnanthemum virginianum	Virginia Mountain-Mint	5 FACW	FACW	-1 Forb	Perennial	Native
ransce	Ranunculus sceleratus	Ranunculus sceleratus	Cursed Buttercup	4 OBL	OBL	-2 Forb	Annual	Native
rhacat	Rhamnus cathartica	RHAMNUS CATHARTICA	European Buckthorn	0 FAC	FAC	0 Shrub	Perennial	Adventive
ribmis	Ribes missouriense	Ribes missouriense	Missouri Gooseberry	2 UPL	UPL	2 Shrub	Perennial	Native
roscar	Rosa carolina	Rosa carolina	Carolina Rose	5 FACU	FACU	1 Shrub	Perennial	Native
rosmul	Rosa multiflora	ROSA MULTIFLORA	Rambler Rose	0 FACU	FACU	1 Shrub	Perennial	Adventive
rubocc	Rubus occidentalis	Rubus occidentalis	Black Raspberry	0 UPL	UPL	2 Shrub	Perennial	Native
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock	0 FAC	FAC	0 Forb	Perennial	Adventive
salint	Salix interior	Salix interior	Sandbar Willow	2 FACW	FACW	-1 Shrub	Perennial	Native
salnig	Salix nigra	Salix nigra	Black Willow	5 OBL	OBL	-2 Tree	Perennial	Native

samcan	Sambucus nigra ssp. canadensis	Sambucus canadensis	Black Elder	4 FAC	FACW	-1 Shrub	Perennial	Native
sanodo	Sanicula odorata	Sanicula gregaria	Clustered Black-Snakeroot	3 FAC	FAC	0 Forb	Perennial	Native
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass	0 FACU	FACU	1 Grass	Perennial	Adventive
schtab	Schoenoplectus tabernaemontani	Scirpus validus creber	Soft-Stem Club-Rush	3 OBL	OBL	-2 Sedge	Perennial	Native
sciatv	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush	4 OBL	OBL	-2 Sedge	Perennial	Native
solcar	Solanum carolinense	SOLANUM CAROLINENSE	Carolina Horse-Nettle	0 FACU	FACU	1 Forb	Perennial	Adventive
soldul	Solanum dulcamara	SOLANUM DULCAMARA	Climbing Nightshade	0 FAC	FAC	0 Vine	Perennial	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod	1 FACU	FACU	1 Forb	Perennial	Native
solgig	Solidago gigantea	Solidago gigantea	Late Goldenrod	4 FACW	FACW	-1 Forb	Perennial	Native
spapec	Spartina pectinata	Spartina pectinata	Freshwater Cord Grass	4 FACW	FACW	-1 Grass	Perennial	Native
spijap	Spiraea japonica	SPIRAEA JAPONICA	Japanese Meadowsweet	0 UPL	UPL	2 Shrub	Perennial	Adventive
stapil	Stachys pilosa	Stachys palustris homotricha	Hairy Hedge-Nettle	5 FACW	FACW	-1 Forb	Perennial	Native
astsim	Symphyotrichum lanceolatum	Aster simplex	White Panicled American-Aster	3 FAC	FACW	0 Forb	Perennial	Native
astnov	Symphyotrichum novae-angliae	Aster novae-angliae	New England American-Aster	3 FACW	FACW	-1 Forb	Perennial	Native
astpil	Symphyotrichum pilosum	Aster pilosus	White Oldfield American-Aster	0 FACU	FACU	1 Forb	Perennial	Native
sympun	Symphyotrichum puniceum	Aster puniceus; Aster puniceus firmus	Purple-Stem American-Aster	8 OBL	OBL	-2 Forb	Perennial	Native
teucan	Teucrium canadense	Teucrium canadense	American Germander	3 FACW	FACW	-1 Forb	Perennial	Native
toxrad	Toxicodendron radicans	Rhus radicans	Eastern Poison-Ivy	2 FAC	FAC	0 Vine	Perennial	Native
trihyb	Trifolium hybridum	TRIFOLIUM HYBRIDUM	Alsike Clover	0 FACU	FACU	1 Forb	Perennial	Adventive
typang	Typha angustifolia	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
typlat	Typha latifolia	Typha latifolia	Broad-Leaf Cat-Tail	5 OBL	OBL	-2 Forb	Perennial	Native
ulmame	Ulmus americana	Ulmus americana	American Elm	3 FACW	FACW	-1 Tree	Perennial	Native
urtpro	Urtica dioica ssp. gracilis	Urtica procera; Urtica gracilis	Tall Nettle	1 FACW	FAC	-1 Forb	Perennial	Native
verhas	Verbena hastata	Verbena hastata	Simpler's-Joy	4 FACW	FACW	-1 Forb	Perennial	Native
verurt	Verbena urticifolia	Verbena urticifolia var. leiocarpa	White Vervain	2 FAC	FAC	0 Forb	Perennial	Native
veralt	Verbesina alternifolia	Actinomeris alternifolia	Wingstem	5 FACW	FACW	-1 Forb	Perennial	Native
viosor	Viola sororia	Viola priceana	Hooded Blue Violet	3 FAC	FAC	0 Forb	Perennial	Native
vitrip	Vitis riparia	Vitis riparia var. syrticola	River-Bank Grape	1 FACW	FAC	-1 Vine	Perennial	Native

SITE: Cordero Property
LOCALE: Farmed Wetland 1
BY: S. Rowley & K. Smit
NOTES: 7.2.2020

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	1.27	SPECIES RICHNESS (ALL)	23
MEAN C (ALL SPECIES)	0.83	SPECIES RICHNESS (NATIVE)	15
MEAN C (NATIVE TREES)	0.00	% NON-NATIVE	0.35
MEAN C (NATIVE SHRUBS)	2.00	WET INDICATOR (ALL)	-0.26
MEAN C (NATIVE HERBACEOUS)	1.31	WET INDICATOR (NATIVE)	-0.33
FQAI (NATIVE SPECIES)	4.91	% HYDROPHYTE (MIDWEST)	0.65
FQAI (ALL SPECIES)	3.96	% NATIVE PERENNIAL	0.39
ADJUSTED FQAI	10.23	% NATIVE ANNUAL	0.22
% C VALUE 0	0.65	% ANNUAL	0.35
% C VALUE 1-3	0.26	% PERENNIAL	0.61
% C VALUE 4-6	0.09		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
amahyb	Amaranthus hybridus	Amaranthus hybridus	Green Pigweed		0 UPL	UPL	2	Forb	Annual	Native
ambart	Ambrosia artemisiifolia	Ambrosia artemisiifolia elatior	Annual Ragweed		0 FACU	FACU	1	Forb	Annual	Native
bidfro	Bidens frondosa	Bidens frondosa	Devil's-Pitchfork		1 FACW	FACW	-1	Forb	Annual	Native
brotec	Bromus tectorum	BROMUS TECTORUM	Downy Chess		0 UPL	UPL	2	Grass	Annual	Adventive
cypesc	Cyperus esculentus	Cyperus esculentus	Chufa		0 FACW	FACW	-1	Sedge	Perennial	Native
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass		0 FACW	FAC	-1	Grass	Annual	Native
eriann	Erigeron annuus	Erigeron annuus	Eastern Daisy Fleabane		0 FACU	FACU	1	Forb	Biennial	Native
erican	Erigeron canadensis	Conyza canadensis	Canadian Horseweed		0 FACU	FACU	1	Forb	Annual	Native
jundud	Juncus dudleyi	Juncus dudleyi	Dudley's Rush		2 FACW	FACW	-1	Forb	Perennial	Native
juntor	Juncus torreyi	Juncus torreyi	Torrey's Rush		2 FACW	FACW	-1	Forb	Perennial	Native
pacgla	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel		0 FACW	FACW	-1	Forb	Annual	Adventive
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb		0 FACW	FAC	-1	Forb	Annual	Adventive
phaaru	Phalaris arundinacea	PHALARIS ARUNDINACEA	Reed Canary Grass		0 FACW	FACW	-1	Grass	Perennial	Adventive
popdel	Populus deltoides	Populus deltoides	Eastern Cottonwood		0 FAC	FAC	0	Tree	Perennial	Native
rumcri	Rumex crispus	RUMEX CRISPUS	Curly Dock		0 FAC	FAC	0	Forb	Perennial	Adventive
salint	Salix interior	Salix interior	Sandbar Willow		2 FACW	FACW	-1	Shrub	Perennial	Native
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Meadow False Rye Grass		0 FACU	FACU	1	Grass	Perennial	Adventive
schtab	Schoenoplectus tabernaemontani	Scirpus validus creber	Soft-Stem Club-Rush		3 OBL	OBL	-2	Sedge	Perennial	Native
sciatv	Scirpus atrovirens	Scirpus atrovirens	Dark-Green Bulrush		4 OBL	OBL	-2	Sedge	Perennial	Native
solcar	Solanum carolinense	SOLANUM CAROLINENSE	Carolina Horse-Nettle		0 FACU	FACU	1	Forb	Perennial	Adventive
solalt	Solidago altissima	Solidago altissima	Tall Goldenrod		1 FACU	FACU	1	Forb	Perennial	Native

typang	Typha angustifolia	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
verhas	Verbena hastata	Verbena hastata	Simpler's-Joy	4 FACW	FACW	-1 Forb	Perennial	Native

SITE: Cordero Property
LOCALE: Farmed Wetland 2
BY: S. Rowley & K. Smit
NOTES: 7.2.2020

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	0.00	SPECIES RICHNESS (ALL)	3
MEAN C (ALL SPECIES)	0.00	SPECIES RICHNESS (NATIVE)	1
MEAN C (NATIVE TREES)	n/a	% NON-NATIVE	0.67
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	0.33
MEAN C (NATIVE HERBACEOUS)	0.00	WET INDICATOR (NATIVE)	-1.00
FQAI (NATIVE SPECIES)	0.00	% HYDROPHYTE (MIDWEST)	0.67
FQAI (ALL SPECIES)	0.00	% NATIVE PERENNIAL	0.00
ADJUSTED FQAI	0.00	% NATIVE ANNUAL	0.33
% C VALUE 0	1.00	% ANNUAL	1.00
% C VALUE 1-3	0.00	% PERENNIAL	0.00
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass	0	FACW	FAC	-1	Grass	Annual	Native
ipohed	Ipomoea hederacea	IPOMOEA HEDERACEA	Ivy-Leaf Morning-Glory	0	FAC	FAC	0	Forb	Annual	Adventive
zeamay	Zea mays	ZEA MAYS	Corn	0	UPL	UPL	2	Grass	Annual	Adventive

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: A

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Backslope Local Relief (concave, convex, none): None

Slope (%): 5% *Lat: 41.705445 *Long: -88.469721 Datum: Wetland 1 - Upland

Soil Map Unit Name: Pits, gravel (865) NWI classification: PUBGx

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Trifolium hybridum*	30	Y	FACU
2. *Melilotus albus*	20	Y	UPL
3. *Phalaris arundinacea*	15	Y	FACW
4. *Erigeron annuus*	15	Y	FACU
5. *Solidago altissima*	10	N	FACU
6. *Carex vulpinoidea*	10	N	FACW
7. *Carex pellita*	10	N	OBL
8. *Poa pratensis*	10	N	FAC
9. *Daucus carota*	10	N	UPL
10. *Symphyotrichum pilosum*	5	N	FACU
11. *Geum laciniatum*	2	N	FACW
	137	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

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

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

Percent of Dominant Species That are OBL,FACW, or FAC 25% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 2

SOIL

Sampling Point A

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-18	10YR 2/1	100					SiCL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: B

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Toeslope Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.705502 *Long: -88.469618 Datum: Wetland 1

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	
Hydric Soils Present ?	Yes ☒ No ☐	**Is the Sampled Area Within a Wetland?** **Yes ☒ No ☐**
Wetland Hydrology Present?	Yes ☒ No ☐	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Salix interior*	60	Y	FACW
2. *Populus deltoides*	10	N	FAC
3.			
4.			
5.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Trifolium hybridum*	50	Y	FACU
2. *Carex vulpinoidea*	15	Y	FACW
3. *Scirpus atrovirens*	15	Y	OBL
4. *Solidago altissima*	15	Y	FACU
5. *Rumex crispus*	10	N	FAC
6. *Juncus dudleyi*	10	N	FACW
7. *Carex bebbii*	5	N	OBL
8. *Geum laciniatum*	5	N	FACW
9.			
10.			
	125	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	= Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 3 (A)

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

Percent of Dominant Species That are OBL,FACW, or FAC 60% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 1

SOIL

Sampling Point B

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-15	10YR 2/1	100					SiC	Some organic matter
15-24	10YR 4/1	93	10YR 2/1	3	N/A	M	C	Small Rocks
			10YR 4/6	2	C	M		
			10YR 7/1	2	D	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 20"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 20"

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: C

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Creek Channel Bank Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.706466 *Long: -88.468168 Datum: Wetland 1

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: PEM1Cd

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1. *Salix interior*	60	Y	FACW
2. *Cornus racemosa*	10	N	FAC
3.			
4.			
5.			
	70	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	30	Y	FACW
2. *Leersia oryzoides*	25	Y	OBL
3. *Lythrum salicaria*	10	N	OBL
4. *Lemna minor*	5	N	OBL
5. *Bidens cernua*	5	N	OBL
6. *Persicaria hydropiperoides*	5	N	OBL
7.			
8.			
9.			
10.			
	80	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 3

SOIL

Sampling Point C

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	100					Muck	Hemic
12-18	10YR 2/1	85	5G 5/1	15	D	M	C	
18-24	5G 5/1	75	10YR 5/8	25	C	M	C	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☒ Sediment Deposits (B2)
- ☒ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☒ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☒ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 2"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) Surface

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: D

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Roadside Fill Local Relief (concave, convex, none): Convex

Slope (%): 30% *Lat: 41.706472 *Long: -88.468125 Datum: Wetland 1 - Upland

Soil Map Unit Name: Harpster silty clay loam, 0 to 2 percent slopes (67A) NWI classification: PEM1Cd

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Sonchus arvensis ssp. uliginosus*	10	Y	FACU
2. *Ambrosia artemisiifolia*	10	Y	FACU
3. *Trifolium aureum*	10	Y	UPL
4. *Taraxacum officinale*	5	N	FACU
5. *Parthenocissus quinquefolia*	5	N	FACU
6. *Plantago major*	5	N	FAC
7. *Plantago lanceolate*	5	N	FACU
8. *Cirsium arvense*	5	N	FACU
9. *Asclepias syriaca*	2	N	FACU
10.			
	57	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 4

SOIL

Sampling Point D

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: **Fill**

Depth: **0"**

Hydric Soil Present? Yes ☐ No ☒

Remarks: Gravel fill is at the surface.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: E

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Depression Local Relief (concave, convex, none): Concave

Slope (%): 0% *Lat: 41.708094 *Long: -88.468271 Datum: Farmed Wetland 1

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years and is therefore considered a farmed wetland.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Typha angustifolia*	20	Y	OBL
2. *Juncus dudleyi*	15	Y	FACW
3. *Echinochloa crus-galli*	10	Y	FACW
4. *Salix nigra*	10	Y	OBL
5. *Phragmites australis ssp. australis*	7	N	FACW
6. *Schoenoplectus tabernaemontani*	5	N	OBL
7. *Populus deltoides*	5	N	FAC
8. *Cyperus esculentus*	5	N	FACW
9. *Erigeron annuus*	3	N	FACU
10. *Solidago altissima*	1	N	FACU
	81	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 4 (A)
Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 18

SOIL

Sampling Point E

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	M	SiCL	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: F

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Local Relief (concave, convex, none): None

Slope (%): 3% *Lat: 41.708089 *Long: -88.468362 Datum: Wetland 1 - Upland

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Amaranthus retroflexus*	30	Y	FACU
2. *Echinochloa crus-galli*	25	Y	FACW
3. *Phleum pratense*	10	N	FACU
4. *Erigeron canadensis*	5	N	FACU
5. *Taraxacum officinale*	5	N	FACU
6. *Bromus tectorum*	3	N	UPL
7. *Juncus dudleyi*	2	N	FACW
8. *Equisetum arvense*	2	N	FAC
9. *Abutilon theophrasti*	1	N	FACU
10.			
	83	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 19

SOIL

Sampling Point F

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	M	SiC	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: G

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Seep Local Relief (concave, convex, none): None

Slope (%): 5% *Lat: 41.707839 *Long: -88.468868 Datum: Farmed Wetland 1

Soil Map Unit Name: Brenton silt loam, 0 to 2 percent slopes (149A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years and is therefore considered a farmed wetland.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status
Tree Stratum (Plot size: 30')			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Schoenoplectus tabernaemontani*	40	Y	OBL
2. *Salix nigra*	40	Y	OBL
3. *Typha angustifolia*	15	N	OBL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 20

SOIL

Sampling Point G

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-2	10YR 2/1	100					Muck	Sapric
2-12	10YR 2/1	100					SiC	
12-24	10YR 4/1	78	10YR 5/4	10	C	M	C	
			10YR 5/8	10	C	M		
			5GY 5/1	2	D	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☒ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☒ No ☐ Depth (inches) Surface

Water Table Present? Yes ☒ No ☐ Depth (inches) Surface

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) Surface

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland signatures were evident on historic aerials in 1 out of 5 years (20%) with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: H

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Fallow Agricultural Field Local Relief (concave, convex, none): convex

Slope (%): 5% *Lat: 41.707887 *Long: -88.469097 Datum: Farmed Wetland 1 - Upland

Soil Map Unit Name: Clare silt loam, 2 to 5 percent slopes (663B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐ **Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present? Yes ☐ No ☒

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal. This area appears to have been farmed within the previous 5 years.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Erigeron annuus*	25	Y	FACU
2. *Erigeron canadensis*	25	Y	FACU
3. *Bromus tectorum*	5	N	UPL
4. *Cyperus esculentus*	5	N	FACW
5. *Populus deltoides*	5	N	FAC
6. *Melilotus albus*	2	N	UPL
7. *Ambrosia artemisiifolia*	2	N	FACU
8. *Taraxacum officinale*	2	N	FACU
9. *Plantago major*	2	N	FAC
10.			
	73	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 0% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 21

SOIL

Sampling Point H

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1						SiCL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	C	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type:

Depth:

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks: Wetland signatures were evident on historic aerials in 0 out of 5 years with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: I

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Forested Swale Bottom Local Relief (concave, convex, none): Concave

Slope (%): 1% *Lat: 41.708289 *Long: -88.470566 Datum: Wetland 1 – Forested Swale

Soil Map Unit Name: Clare silt loam, 2 to 5 percent slopes (663B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	15	Y	FAC
2. *Morus alba*	15	Y	FAC
3. *Prunus serotina*	5	N	FACU
4.			
5.			
	35	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Sambucus nigra*	5	Y	FAC
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Cryptotaenia canadensis*	50	Y	FAC
2. *Sanicula odorata*	30	Y	FAC
3. *Bidens frondosa*	5	N	FACW
4. *Carex blanda*	5	N	FAC
5. *Geum canadense*	2	N	FAC
6.			
7.			
8.			
9.			
10.			
	92	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1. *Vitis riparia*	5	Y	FACW
2.			
	5	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 100% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 5

SOIL

Sampling Point I

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-24	10YR 3/1	88	10YR 5/3	10	C	M	SiCL	
			10YR 5/6	2	C	M		
24-30	10YR 4/1	90	10YR 5/3	5	C	M	SiC	
			10YR 5/6	5	C	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☒ High Water Table (A2)
- ☒ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☒ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☒ No ☐ Depth (inches) 12"

Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches) 12"

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: J

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Backslope Local Relief (concave, convex, none): Convex

Slope (%): 10% *Lat: 41.708301 *Long: -88.470669 Datum: Wetland 1 – Forested Swale - Upland

Soil Map Unit Name: Clare silt loam, 2 to 5 percent slopes (663B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐
Hydric Soils Present ? Yes ☐ No ☒
Wetland Hydrology Present? Yes ☐ No ☒

Is the Sampled Area Within a Wetland? **Yes ☐** **No ☒**

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer negundo*	40	Y	FAC
2. *Prunus serotina*	20	Y	FACU
3. *Morus alba*	20	Y	FAC
4.			
5.			
	80	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. *Lonicera maackii*	10	Y	UPL
2.			
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Galium aparine*	20	Y	FACU
2. *Cryptotaenia canadensis*	20	Y	FAC
3. *Sanicula odorata*	20	Y	FAC
4. *Hackelia virginiana*	10	N	FACU
5. *Viola sororia*	10	N	FAC
6. *Ambrosia trifida*	5	N	FAC
7. *Carex blanda*	5	N	FAC
8. *Vitis riparia*	3	N	FACW
9. *Elymus virginicus*	3	N	FACW
10.			
	96	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:

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

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 57% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 6

SOIL

Sampling Point J

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 3/2	100					SiL	With rocks
16-18	10YR 5/6	100					SiL	Fill

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: **Gravel Fill**

Depth: **18"**

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: K

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Agricultural Field Swale Local Relief (concave, convex, none): Concave

Slope (%): 5% *Lat: 41.709978 *Long: -88.471140 Datum: Farmed Wetland 2

Soil Map Unit Name: Drummer silty clay loam, 0 to 2 percent slopes (152A) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☒ Soil ☒ Hydrology ☒ significantly disturbed? Are normal circumstances present? Yes ☐ No ☒

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒
Hydric Soils Present ? Yes ☒ No ☐
Wetland Hydrology Present? Yes ☒ No ☐

Is the Sampled Area Within a Wetland? **Yes ☒** **No ☐**

Remarks: This sample point was taken in a tiled and tilled agricultural field currently in production with Corn (*Zea mays*). It used to be a vegetated swale but started to be farmed through in approximately 2016. Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: 15')			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5')			
1. *Zea mays*	10	Y	UPL
2. *Ipomoea hederacea*	4	Y	FAC
3. *Echinochloa crus-galli*	1	N	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	15	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species:	x 1 =
FACW species: 1	x 2 = 2
FAC species: 4	x 3 = 12
FACU species:	x 4 =
UPL species: 10	x 5 = 50
Column Totals 15 (A)	64 (B)

Prevalence Index =B/A = 4.27

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☐ No ☒

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 24

SOIL

Sampling Point K

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

Depth	Matrix		Redox Features					
(Inches)	Color (Moist)	%	Color (Moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-12	10YR 2/1	90	10YR 3/6	10	C	M	SiCL	
12-24	10YR 5/1	75	10YR 5/8	15	C	M	C	
			10YR 2/1	10	N/A	M		

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☒ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☒ No ☐

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

Remarks: Wetland signatures were evident on historic aerials in 4 out of 5 years (80%) with normal precipitation.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Cordero Property City/County: Unincorporated Kendall County Sampling Date: July 2, 2020

Applicant/Owner: Mr. Daniel J. Kramer / John Cordero State: IL Sampling Point: L

Investigator(s) S. Rowley & K. Smit Section, Township, Range: S 5&6 T37N R7E

Landform (hillslope, terrace, etc.): Meadow Terrace Local Relief (concave, convex, none): None

Slope (%): 0% *Lat: 41.709903 *Long: -88.469351 Datum: Investigated Area 1

Soil Map Unit Name: Danabrook silt loam, 2 to 5 percent slopes (512B) NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no explain in remarks)

Are vegetation ☐ Soil ☐ Hydrology ☐ significantly disturbed? Are normal circumstances present? Yes ☒ No ☐

Are vegetation ☐ Soil ☐ Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ☒ No ☐	
Hydric Soils Present ?	Yes ☐ No ☒	**Is the Sampled Area Within a Wetland?** **Yes ☐ No ☒**
Wetland Hydrology Present?	Yes ☐ No ☒	

Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.

*Coordinates obtained from Google Earth.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status
1. Morus alba	30	Y	FAC
2.			
3.			
4.			
5.			
	30	= Total Cover	
Sapling/Shrub Stratum (Plot size: 15')			
1. Rubus occidentalis	5	Y	UPL
2.			
3.			
4.			
5.			
	5	=Total Cover	
Herb Stratum (Plot size: 5')			
1. *Phalaris arundinacea*	90	Y	FACW
2. *Arctium minus*	10	N	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100	=Total Cover	
Woody Vine Stratum (Plot size: 30')			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL,FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That are OBL,FACW, or FAC 67% (A/B)

Prevalence Index worksheet:

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

Prevalence Index =B/A =

Hydrophytic Vegetation Indicators:

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

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

Hydrophytic Vegetation Present? Yes☒ No ☐

Remarks: (Include photo numbers here or on a separate sheet)
Photograph 28

SOIL

Sampling Point L

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

Depth (Inches)	Matrix Color (Moist)	Matrix %	Redox Features Color (Moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks
0-16	10YR 2/2	100					SiL	
16-22	10YR 4/3	90	10YR 4/1	10	D	M	SiL	

[1]Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains [2]Locaton: PL =Pore Lining, M = Matrix

Hydric Soil Indicators

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

Indicators for Problematic Hydric Soils[3]

- ☐ Coast Prairie Redox (A16)
- ☐ Dark Surface (S7)
- ☐ Iron- Manganese Masses (F12)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed)

Type: _____

Depth: _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (Minimum of one is required: check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☐ Saturation (A3)
- ☐ Water Marks (B1)
- ☐ Sediment Deposits (B2)
- ☐ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Water Stained Leaves (B9)
- ☐ Aquatic Fauna (B 3)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

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

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches) N/A

Water Table Present? Yes ☐ No ☒ Depth (inches) N/A

Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches) N/A

Wetland Hydrology Present? Yes ☐ No ☒

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

Remarks:

Site Photographs

PHOTOGRAPH 1	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1, Sample Point B Facing Northeast	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 2	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 – Upland, Sample Point A Facing Southeast	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 3	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1, Sample Point C (Tributary of Rob Roy Creek) Facing South	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 4	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 – Upland, Sample Point D Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 5	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Swale, Sample Point I Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 6	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Swale – Upland, Sample Point J Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 7	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing Northeast	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 8	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing Northwest	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 9	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 and Buffer Overview, along E Beecher Road Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 10	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview, Tributary of Rob Roy Creek Facing West	
DATE PHOTO TAKEN: July 2, 2020	

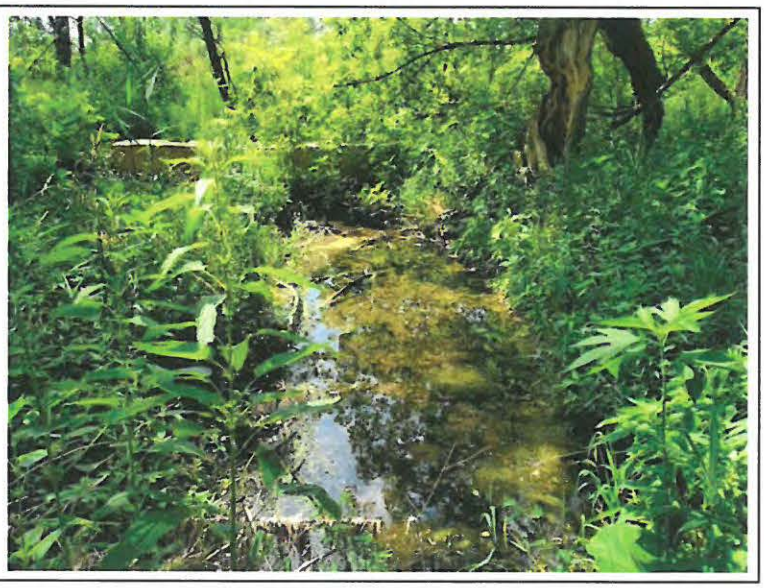
PHOTOGRAPH 11	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview, Culvert under E Beecher Road Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 12	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 – Offsite Overview, East Side of E Beecher Road Facing East	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 13	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 14	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 15	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 16	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Swale Overview Facing South	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 17	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 18	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1, Sample Point E Facing East	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 19	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1 – Upland, Sample Point F Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 20	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1, Sample Point G Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 21	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1 – Upland, Sample Point H Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 22	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1, Overview Facing South	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 23	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 1 Overview Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 24	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 2, Sample Point K Facing Northwest	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 25	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 2, Overview Facing Northwest	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 26	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Farmed Wetland 2 and Culvert Overview Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 27	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Overview, Culvert under Galena Road Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 28	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Investigated Area 1, Sample Point L Facing South	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 29	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview, Fallow Field Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 30	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview, Fallow Field Facing West	
DATE PHOTO TAKEN: July 2, 2020	

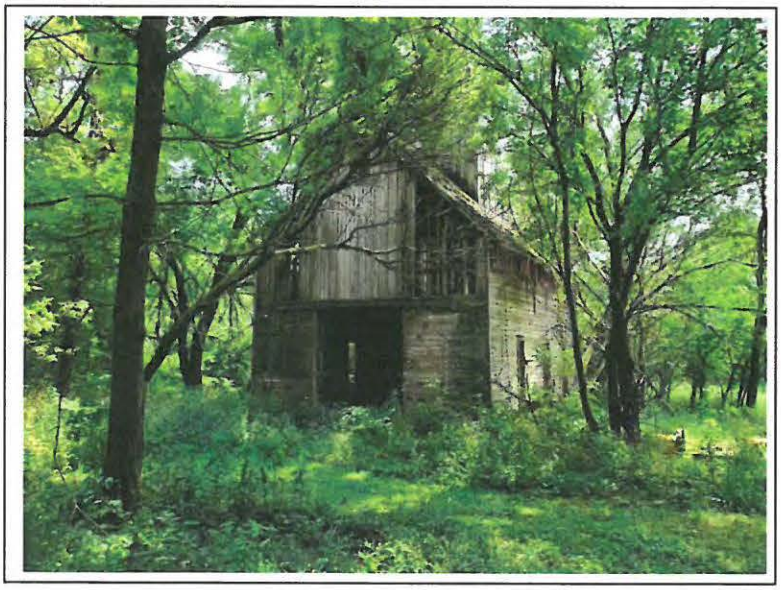
PHOTOGRAPH 31	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview, Fallow Field Facing North	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 32	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview – Active Agricultural Field Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 33	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview – Active Agricultural Field Facing Southwest	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 34	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview, along Galena Road Facing East	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 35	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview – Upland Woods Facing West	
DATE PHOTO TAKEN: July 2, 2020	

PHOTOGRAPH 36	
DESCRIPTION: Cordero Property / Mr. Daniel Kramer Site Overview – Old Barn Facing Southeast	
DATE PHOTO TAKEN: July 2, 2020	

NRCS Precipitation Data Analysis Worksheet

NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination
NRCS Engineering Field Handbook Chapter 19

Date	7/20/2020	**Landowner/Project**	Cordero Property
Weather Station	Aurora, IL	**State**	Illinois
County	Kane	**Growing Season**	yes
Photo/obs Date		**Soil Name**	

shaded cells are locked or calculated

Long-term rainfall statistics (from WETS table or State Climatology Office)

	Month	30% chance <	30% chance >	Precip	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous 2 Columns
1st Prior Month*	June	3.10	5.18	3.91	N	2	3	6
2nd Prior Month*	May	3.12	5.40	6.65	W	3	2	6
3rd Prior Month*	April	2.81	4.63	4.60	N	2	1	2
							Sum	**14**

*compared to photo/observation date

Note: If sum is	
6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

Condition value:
Dry =1
Normal =2
Wet =3

Conclusions: **prior period has been normal**

WETS Station Data

Aurora_IL0338 Kane County FORM

WETS Station: IL0338

	Average	<30%	>30%
April	3.88	2.79	4.59
May	3.91	2.7	4.65
June	4.34	3.04	5.14
July	4.39	2.76	5.3

CLIMATIC EVALUATION OF PRECIPITATION
3 MONTHS BEFORE AERIAL CROP
HISTORY SLIDES

DATE:
COUNTY:
LANDOWNER:
TRACT NO.
PREPARED BY:

Year	April Percip-itation	Type of Month	May Percip-itation	Type of Month	June Percip-itation	Type of Month	July* Percip-itation	Type of Month	April Score 1X	May Score 2X	June Score 3X	Score for Year	Type of Year	Year	Best Years	RECORD OF WETLAND SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY
78	5.14	Wet	4.85	Wet	3.65	Normal	8.56	Wet	3	6	6	15	WET	78		
79	6.06	Wet	2.6	Dry	5.34	Wet	3.68	Normal	3	2	9	14	NORMAL	79	79	
80	3.26	Normal	2.7	Normal	3.2	Normal	3.81	Normal	2	4	6	12	NORMAL	80	80	
81	5.82	Wet	5.09	Wet	6.44	Wet	3.97	Normal	3	6	9	18	WET	81		
82	3.25	Normal	3.64	Normal	2.96	Dry	6.34	Wet	2	4	3	9	DRY	82		
83	6.59	Wet	4.22	Normal	4.98	Normal	6.97	Wet	3	4	6	13	NORMAL	83	83	
84	4.02	Normal	4.12	Normal	5.78	Wet	1.83	Dry	2	4	9	15	WET	84		
85	1.93	Dry	2.63	Dry	2.7	Dry	3.26	Normal	1	2	3	6	DRY	85		
86	1.75	Dry	3.23	Normal	4.19	Normal	3.25	Normal	1	4	6	11	NORMAL	86	86	
87	2.49	Dry	5.14	Wet	5.83	Wet	3.78	Normal	1	6	9	16	WET	87		
88	3.18	Normal	1.86	Dry	0.95	Dry	3.4	Normal	2	2	3	7	DRY	88		
89	1.12	Dry	1.94	Dry	4.29	Normal	6.63	Wet	1	2	6	9	DRY	89		
90	1.89	Dry	8	Wet	6.31	Wet	4.41	Normal	1	6	9	16	WET	90		
91	4.47	Normal	5.8	Wet	1	Dry	1.45	Dry	2	6	3	11	NORMAL	91	91	
92	3.31	Normal	0.75	Dry	2.22	Dry	4.45	Normal	2	2	3	7	DRY	92		
93	4.66	Wet	2.03	Dry	9.56	Wet	2.34	Dry	3	2	9	14	NORMAL	93	93	
94	1.98	Dry	1.57	Dry	6.03	Wet	2.46	Dry	1	2	9	12	NORMAL	94	94	
95	5.8	Wet	4.54	Normal	3.01	Dry	3.73	Normal	3	4	3	10	NORMAL	95	95	
96	2.69	Dry	4.64	Normal	5.63	Wet	21.5	Wet	1	4	9	14	NORMAL	96	96	
97	2.59	Dry	3.96	Normal	2.25	Dry	1.53	Dry	1	4	3	8	DRY	97		
98	5.6	Wet	3.08	Normal	5.31	Wet	3.24	Normal	3	4	9	16	WET	98		
99	5.74	Wet	4.21	Normal	4.67	Normal	3.57	Normal	3	4	6	13	NORMAL	99	99	
0	5	Wet	3.76	Normal	5.59	Wet	4.47	Normal	3	4	9	16	WET	0		
1	3.63	Normal	3.15	Normal	3.29	Normal	2.13	Dry	2	4	6	12	NORMAL	1	1	
2	4.94	Wet	4.62	Normal	3.09	Normal	2.34	Dry	3	4	6	13	NORMAL	2	2	
3	2.52	Dry	7.91	Wet	1.99	Dry	7.83	Wet	1	6	3	10	NORMAL	3	3	
4	0.94	Dry	6.6	Wet	6.19	Wet	2.7	Dry	1	6	9	16	WET	4		
5	2.12	Dry	2.65	Dry	1.11	Dry	2.36	Dry	1	2	3	6	DRY	5		
6	4.23	Normal	3.89	Normal	3.76	Normal	1.31	Dry	2	4	6	12	NORMAL	6	6	
7	3.86	Normal	1.19	Dry	2.92	Dry	5.02	Normal	2	2	3	7	DRY	7		
8	3.22	Normal	5.17	Wet	3.63	Normal	3.36	Normal	2	6	6	14	NORMAL	8	8	
9	5.68	Wet	4.22	Normal	3.89	Normal	2.12	Dry	3	4	6	13	NORMAL	9	9	
10	2.31	Dry	6.61	Wet	7.75	Wet	6.45	Wet	1	6	9	16	WET	10		
11	5.26	Wet	5.13	Wet	5.89	Wet	4.57	Normal	3	6	9	18	WET	11		
12	2.29	Dry	1.98	Dry	1.75	Dry	2.35	Dry	1	2	3	6	DRY	12		
13	10.44	Wet	4.77	Wet	6.04	Wet	1.74	Dry	3	6	9	18	WET	13		
14	3.23	Normal	5.35	Wet	8.16	Wet	4.82	Normal	2	6	9	17	WET	14		

SCORE
Dry = 1
Normal = 2
Wet = 3

TYPE OF YEAR
Dry = 6 to 9
Normal = 10 to 14
Wet = 15 to 18

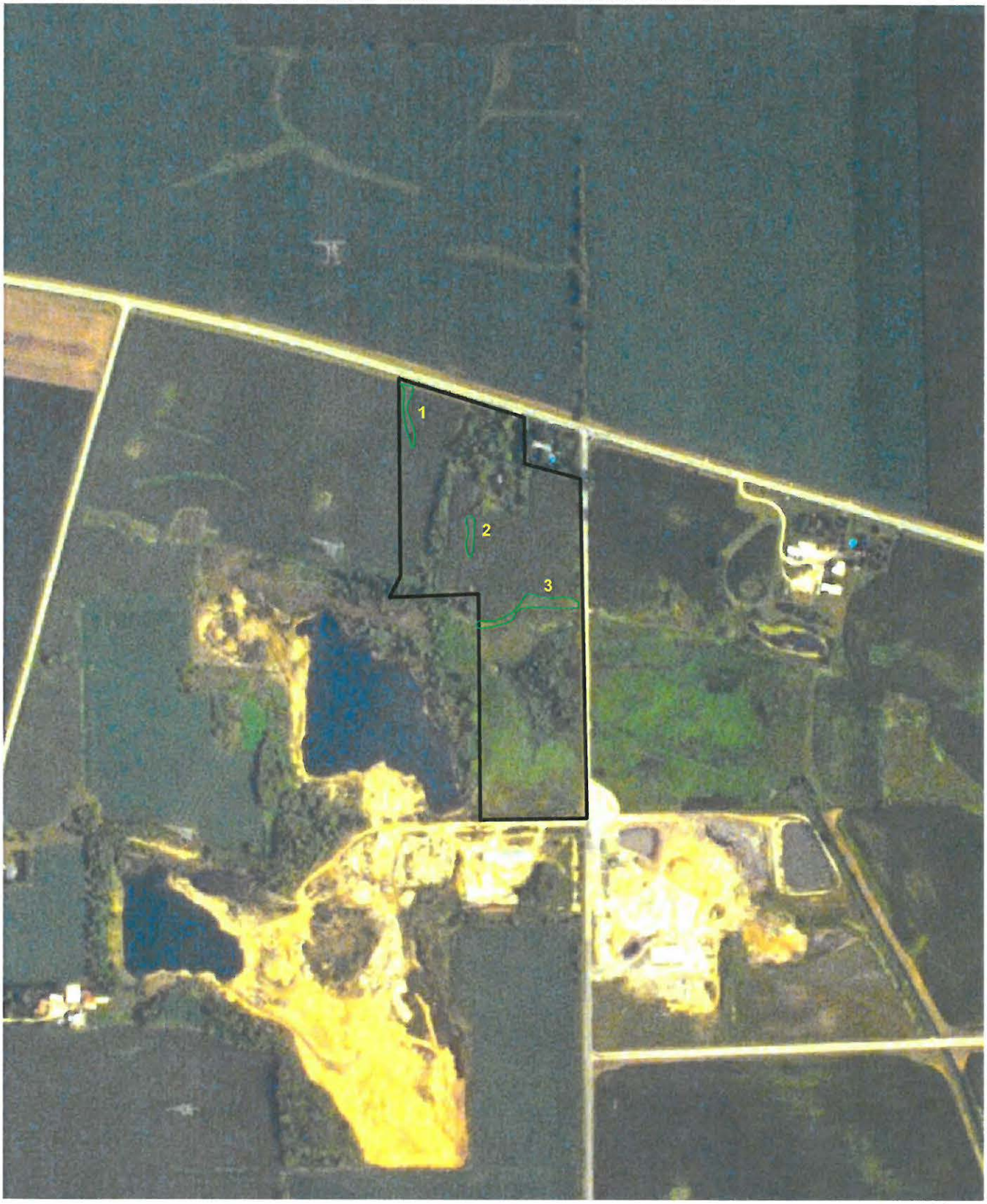
* July data is only used if the photo appears to have an unusually high number of surface water signatures indicating that the photo was taken soon after an unusally wet period. Otherwise it is assumed that the photo was taken in late June or early July before most of July's precipitation.

COMMENTS:

Next 1	Wheaton 3 SE IL9221 DuPage County
Next 2	Elgin_IL2736_Kane County
Next 3	Joliet Brandon RD DAM_IL4530_Will County
Next Closest Site Next 4	

Historical Aerial Slide Photographs: 1994, 1995, 1996, 1999, 2000-WET, 2001

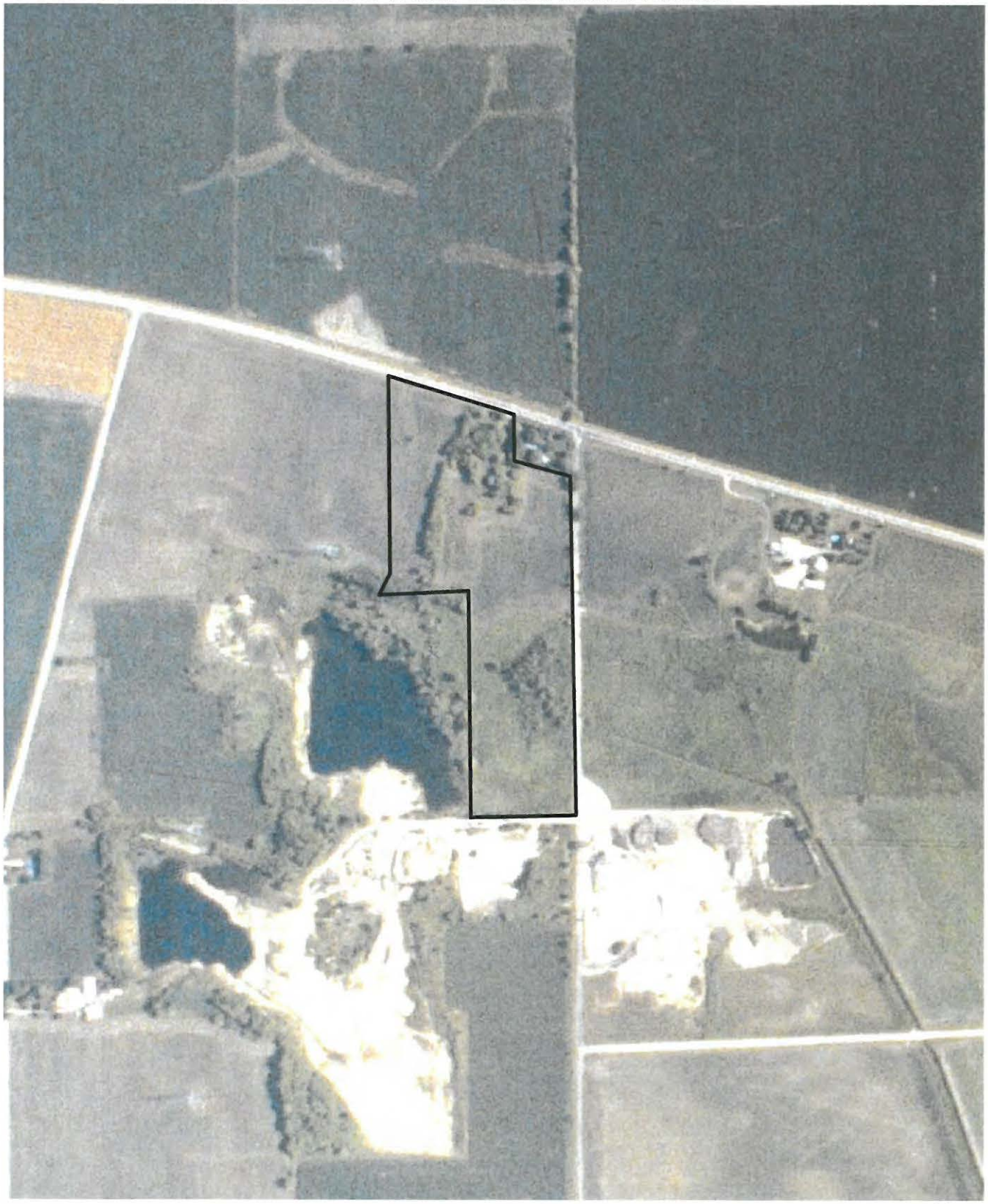
Source: Kendall Co. Soil & Water Conservation District **Year: 1994**



0 300 600 1200
SCALE: 1"=600'

N

Source: Kendall Co. Soil & Water Conservation District **Year: 1995**



0 300 600 1200

SCALE: 1"=600'

N

Source: Kendall Co. Soil & Water Conservation District **Year: 1996**

0 300 600 1200

SCALE: 1"=600'

N

Source: Kendall Co. Soil & Water Conservation District **Year: 1999**

0 300 600 1200
SCALE: 1"=600'

N

Source: Kendall Co. Soil & Water Conservation District **Year: 2000 WET**

0 300 600 1200
SCALE: 1"=600'

N

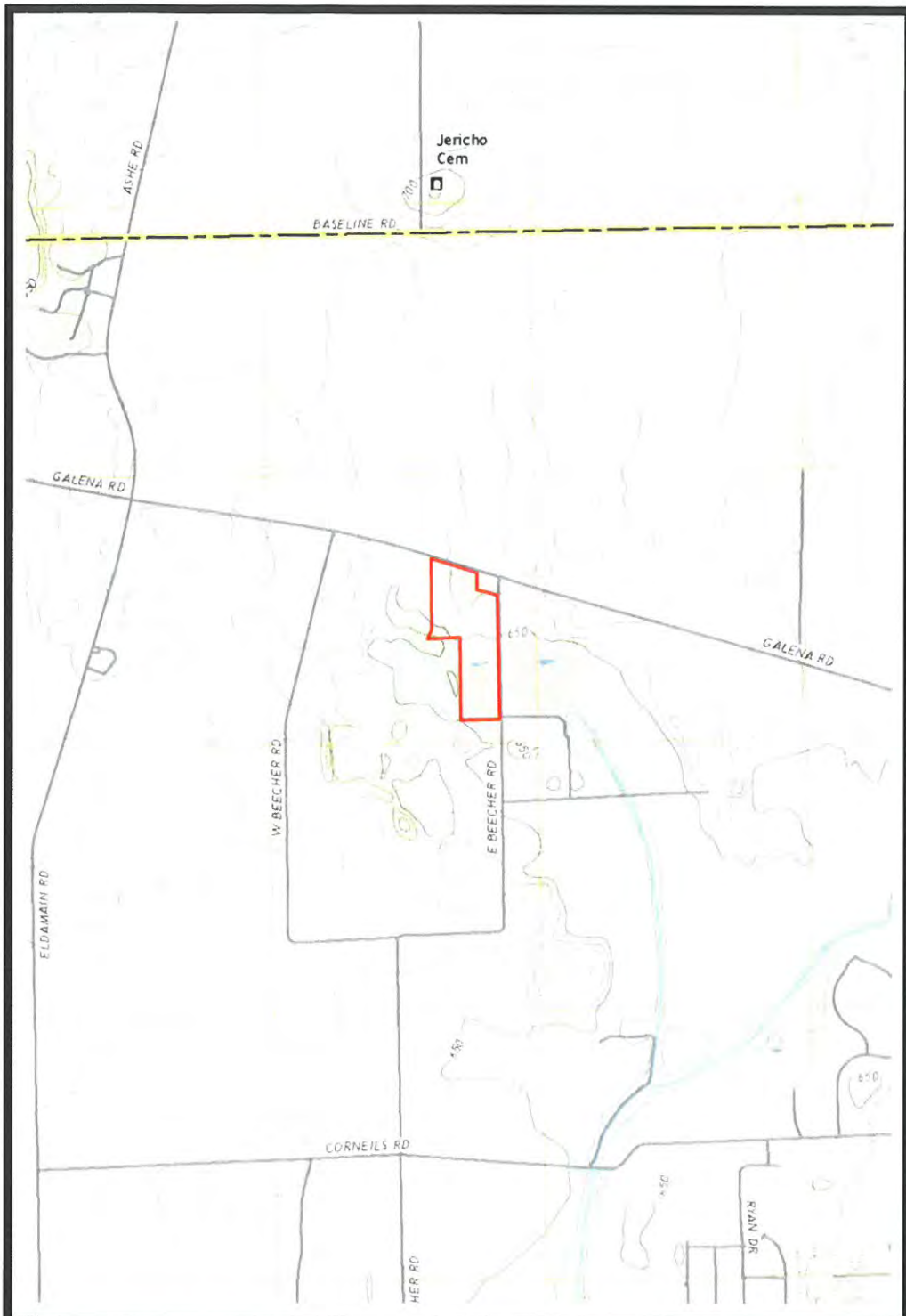
Source: Kendall Co. Soil & Water Conservation District **Year: 2001**

0 300 600 1200

SCALE: 1"=600'

N

Exhibits A - G



ENCAP INCORPORATED

LEGEND:

Project Area

Location Map

Source: U.S. Geological Survey
Sections 5 & 6 T37N R7E
Latitude: 41.708826 Longitude: -88.469676

Cordero Property

Project Number: 20-0617B

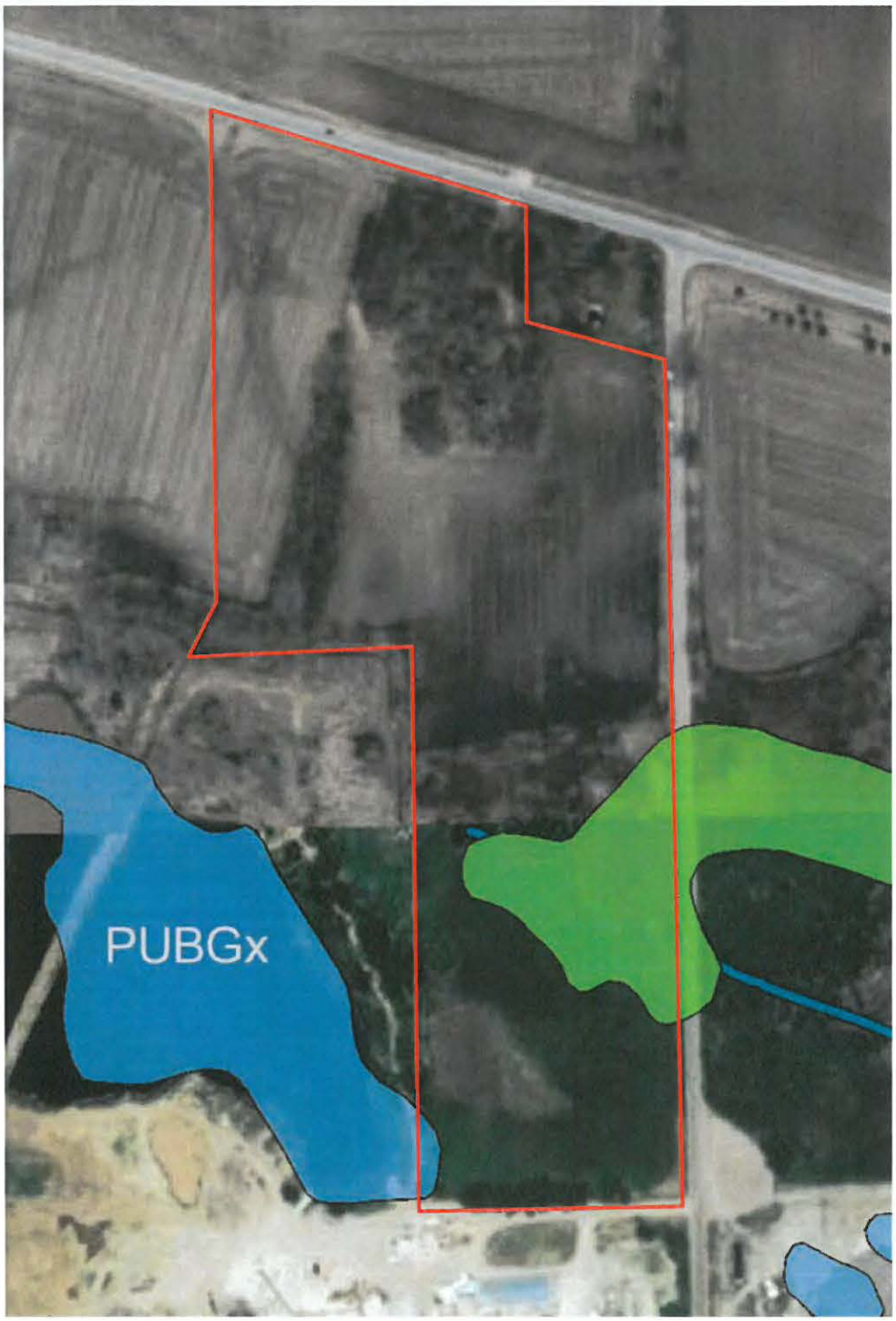
Mr. Daniel J. Kramer

0 1000 2000 4000

SCALE: 1"= 2000'

NORTH

Exhibit A



ENCAP INCORPORATED

LEGEND:

Project Area

Wetlands

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

National Wetlands Inventory

Source: U.S. Fish & Wildlife Service

0 150 300 600

SCALE: 1"=300'

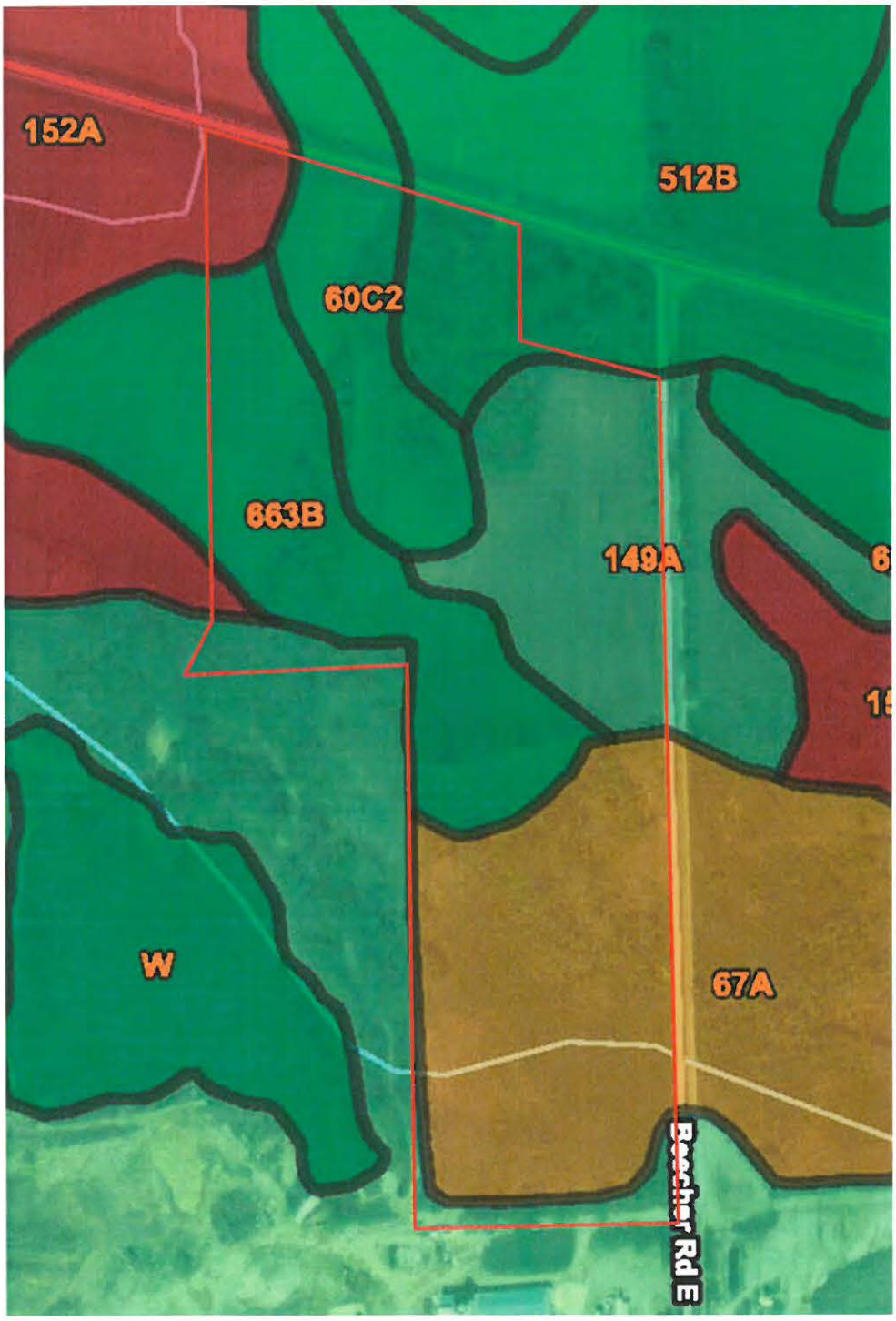
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit B



ENCAP INCORPORATED

LEGEND:

Project Area

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

Soil Map

Source: U.S. Department of Agriculture
Natural Resources Conservation Service
Web Soil Survey 3.1

0 150 300 600
SCALE: 1"=300'

NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit C

ENCAP INCORPORATED

LEGEND:

Project Area

RIVERS, LAKES, AND CANALS
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

SUBMERGED AREAS AND BOGS
- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamp
- Land subject to inundation

VEGETATION
- Woodland
- Shrubland
- Orchard
- Vineyard
- Mangrove
- Land subject to inundation

2018 USGS Topographic Map

Source: U.S. Geological Survey
Yorkville Quadrangle

0 300 600 1200
SCALE: 1"=600'

NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit D

ENCAP INCORPORATED

LEGEND:

Project Area

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

ZONE A
ZONE AE
ZONE AH
ZONE AO
ZONE AR
ZONE AH
ZONE V
ZONE VE

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X

OTHER AREAS

ZONE X
ZONE D

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway Boundary

Zone D Boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities

513

Base Flood Elevation line and value; elevation in feet*

Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

Cross section line

Transect line

Culvert

Bridge

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western hemisphere

5000-foot ticks: Wisconsin State Plane Central Zone (FIPS Zone 4802), Lambert Conformal Conic projection

1000-meter Universal Transverse Mercator grid values, zone 15

Bench mark (see explanation in Notes to Users section of this FIRM panel)

River Mile

Flood Insurance Rate Map

Source: Federal Emergency Management Agency (FEMA)
Panel Number: 30
Effective Date: February 4, 2009

Cordero Property

Project Number: 20-0617B

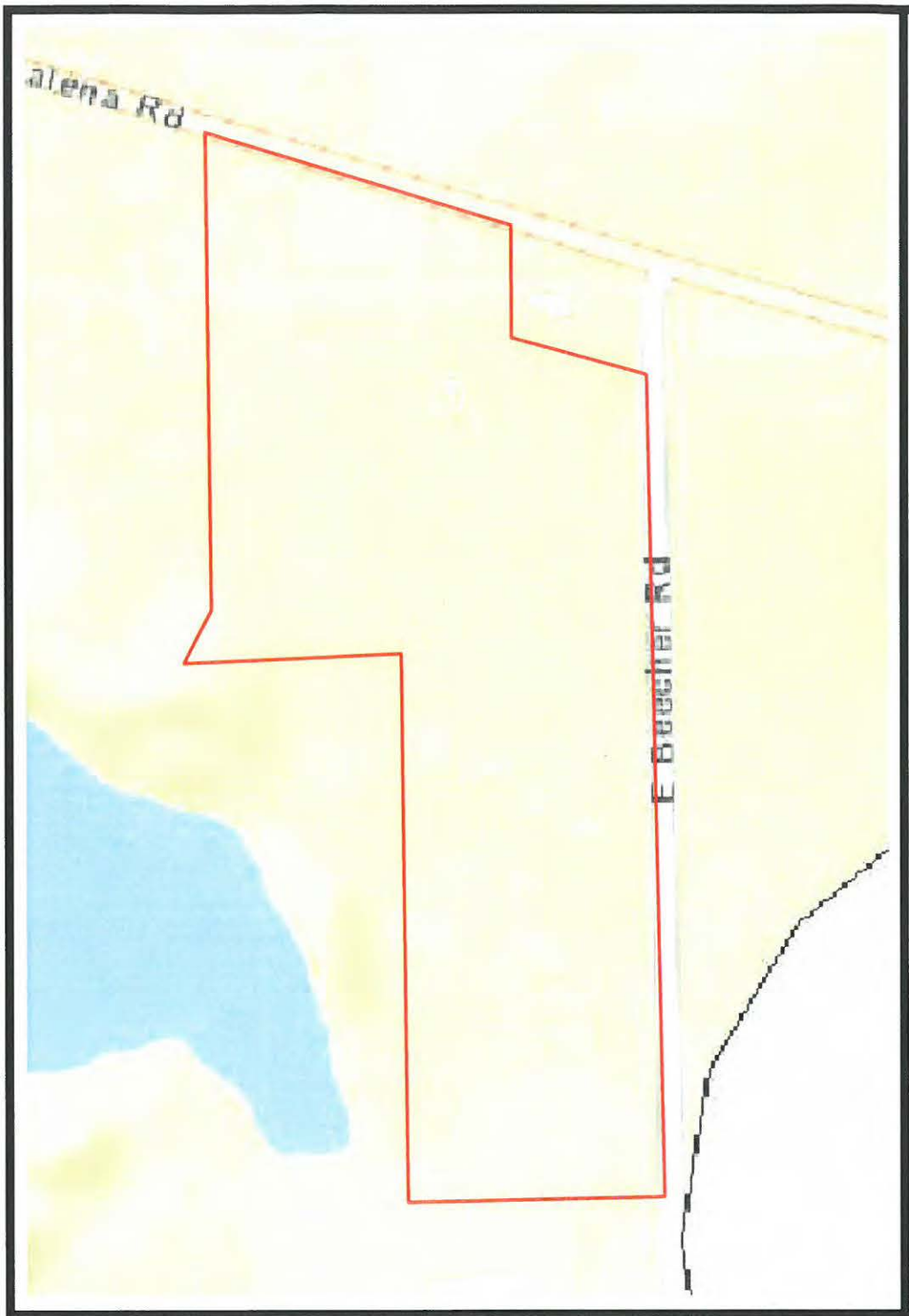
Mr. Daniel J. Kramer

0 150 300 600

SCALE: 1"=300'

NORTH

Exhibit E



ENCAP
INCORPORATED

LEGEND:

Project Area

- Determined eligible for the NR
- Entered in the NR
- Part of a NR Historic District
- Part of a NR Historic District - contributing
- Part of a NR Historic District - non-contributing
- Undetermined
- NR Districts
- High Probability Archeology

Historic Architectural Resources Geographic Information System

Source: Illinois State Historic Preservation Office

0 150 300 600

SCALE: 1"=300'

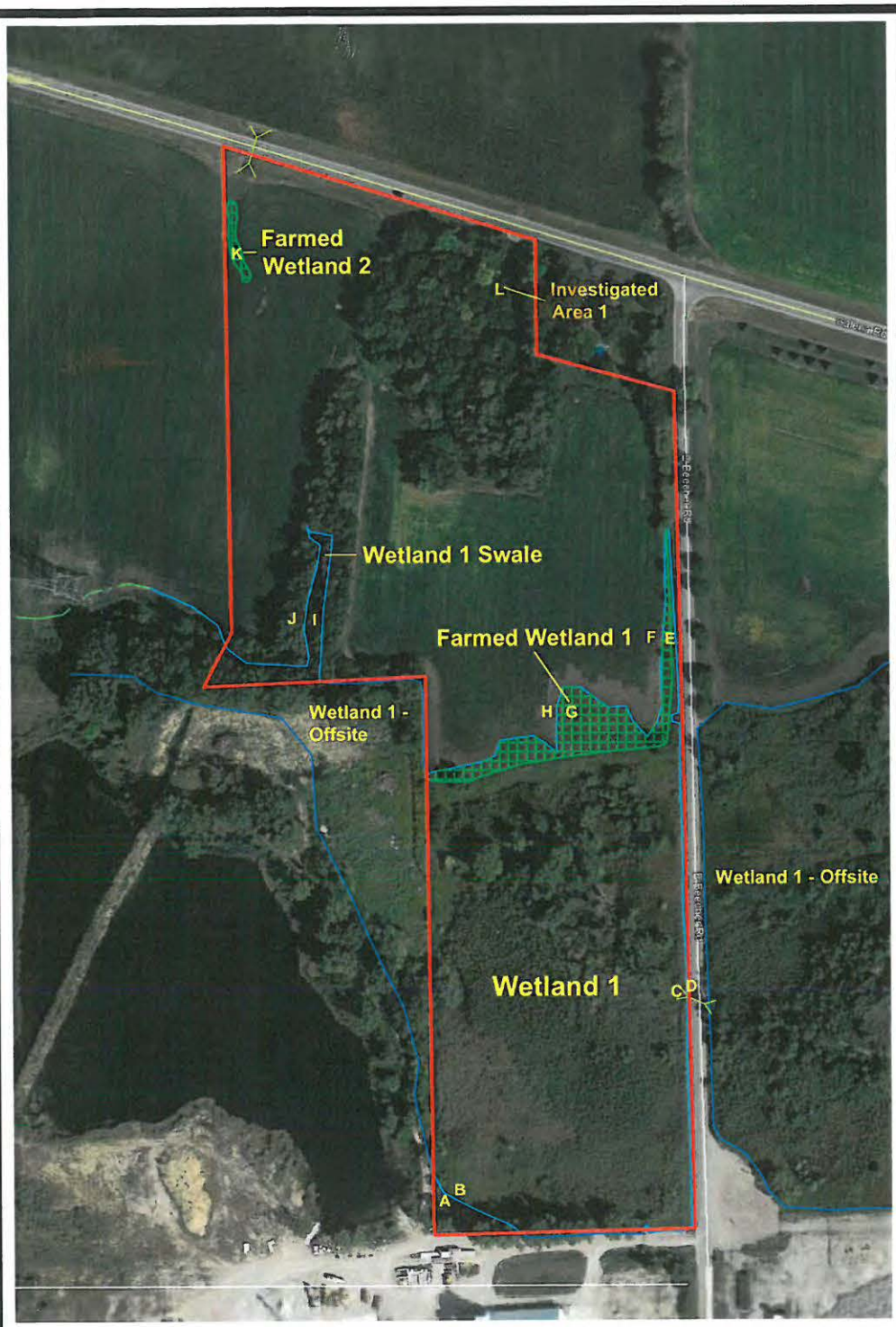
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit F



ENCAP INCORPORATED

LEGEND:

- Project Area
- Approximate Staked Wetland Boundary
- Approximate Off-site Non-Staked Wetland Boundary
- On-site Farmed Wetland Boundary
- Approximate Off-site Farmed Wetland Boundary
- Sample Points A-L
- Culvert

Aerial Photograph

Map data: Google
2017

0 150 300 600
SCALE: 1"=300'

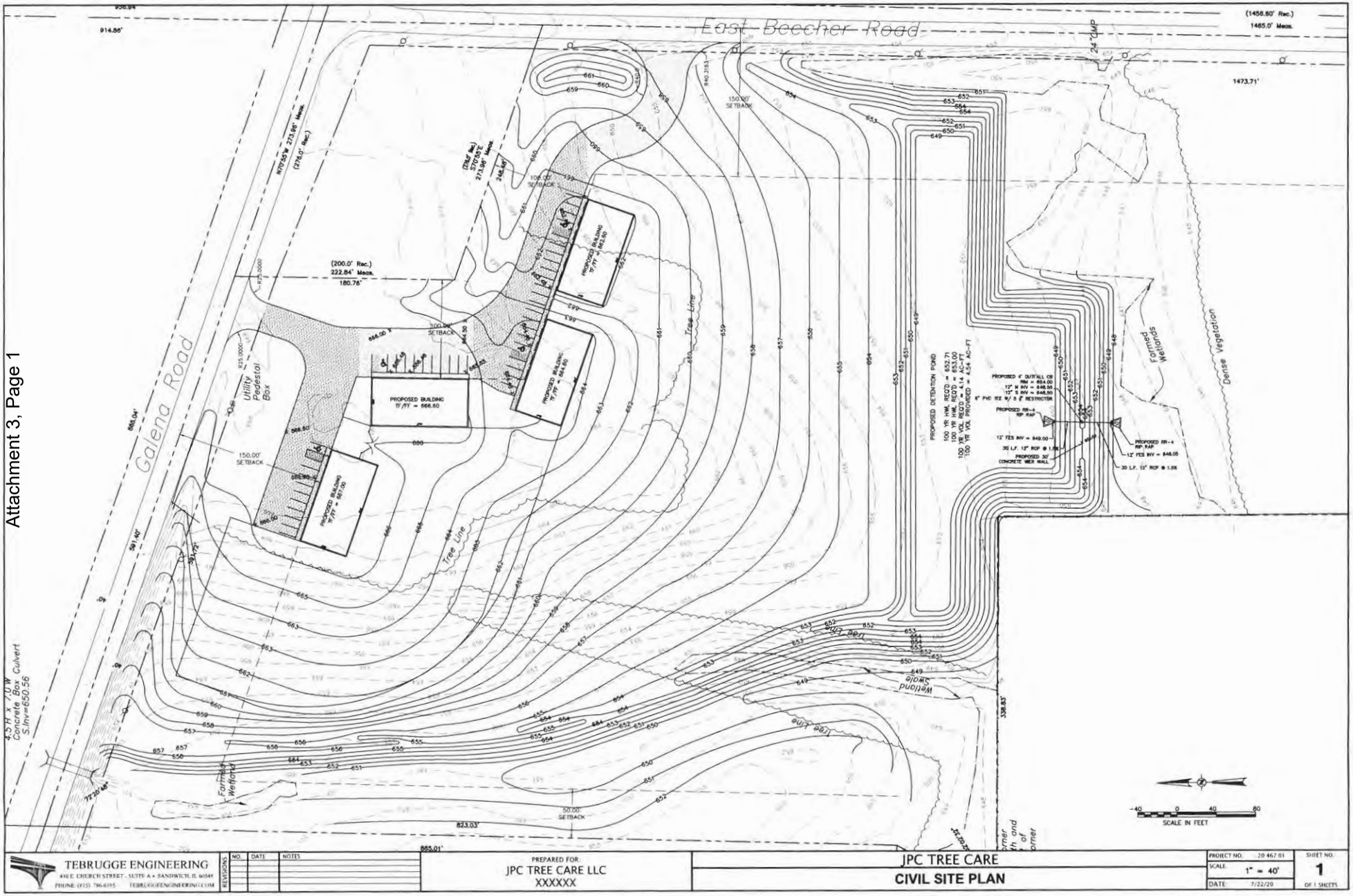
NORTH

Cordero Property

Project Number: 20-0617B

Mr. Daniel J. Kramer

Exhibit G



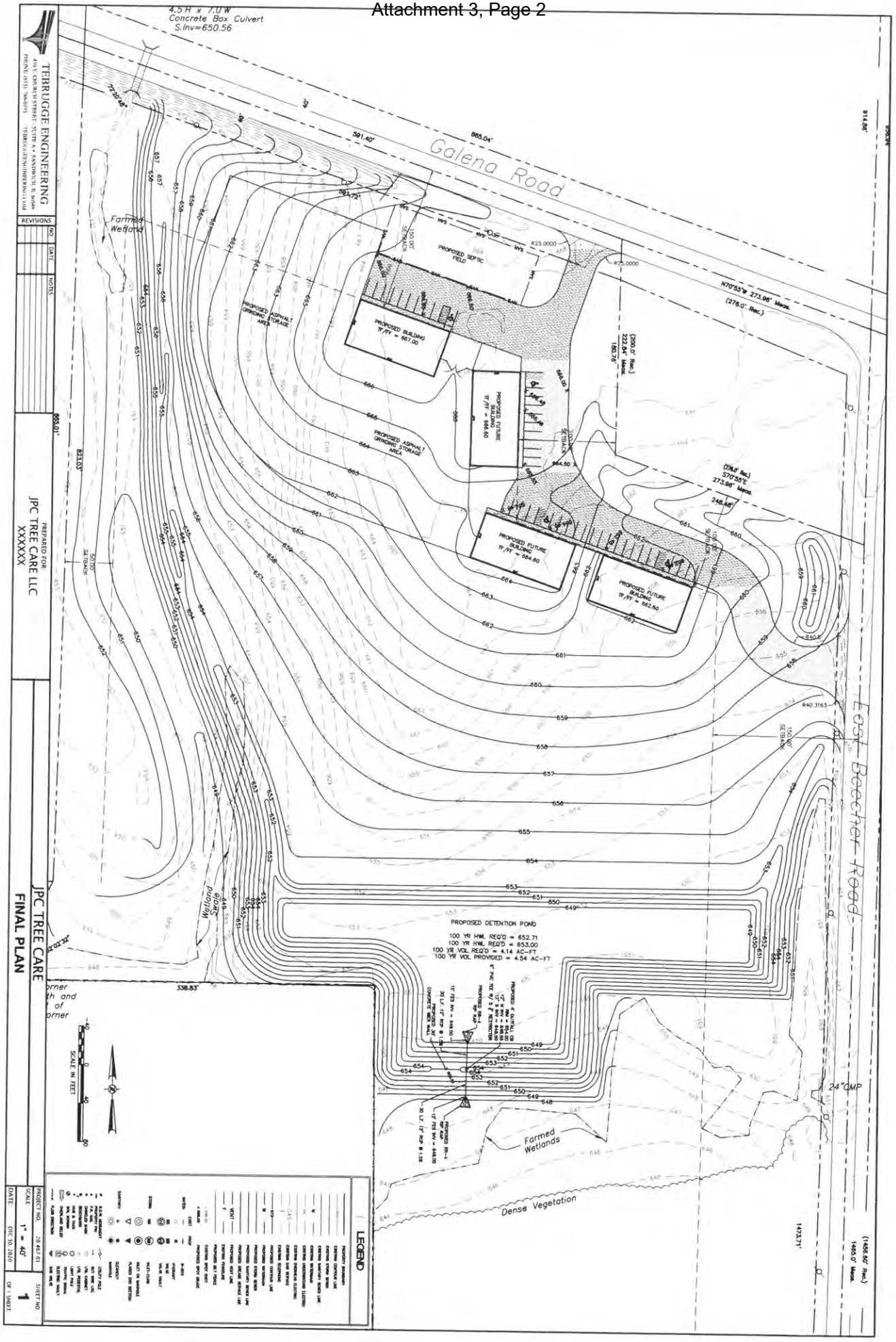
TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-6195 TEBRUGGEENGINEERING@COM

REVISIONS	NO.	DATE	NOTES

PREPARED FOR:
JPC TREE CARE LLC
XXXXXX

JPC TREE CARE
CIVIL SITE PLAN

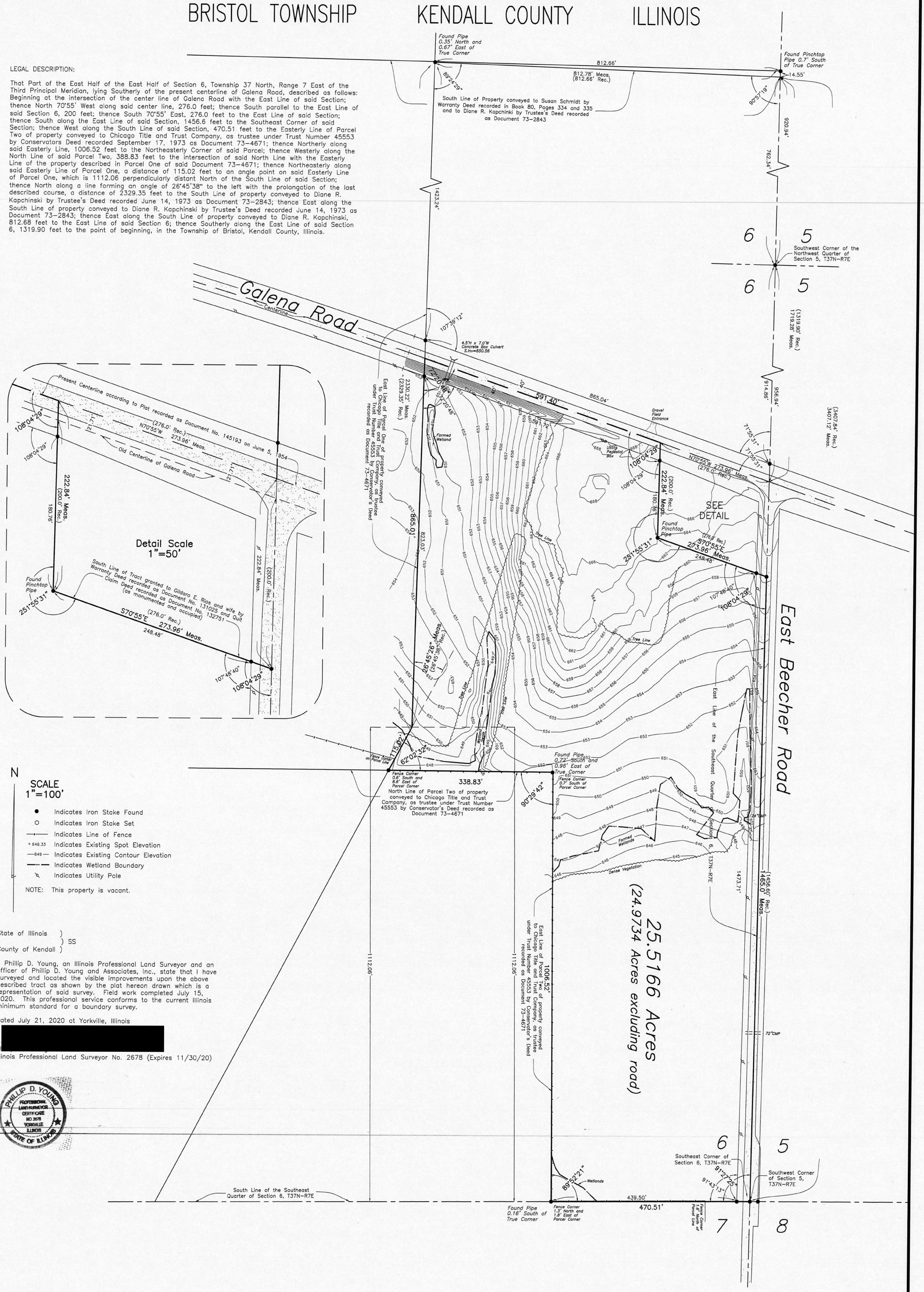
PROJECT NO.	20467.01
SCALE:	1" = 40'
DATE:	7/22/20
SHEET NO.	1
OF	1 SHEETS


4.5'H x 7.0'W
Concrete Box Culvert
S.Inv=650.56
Galena Road
Farmed Wetland
PROPOSED SEPTIC FIELD
PROPOSED BUILDING
TF/FF = 667.00
PROPOSED FUTURE BUILDING
TF/FF = 664.60
PROPOSED FUTURE BUILDING
TF/FF = 664.80
PROPOSED FUTURE BUILDING
TF/FF = 662.90
PROPOSED ASPHALT DRIVING & STORAGE AREA
PROPOSED DETENTION POND
100 YR HWL REQ'D = 652.71
100 YR HWL REQ'D = 653.00
100 YR VOL REQ'D = 4.14 AC-FT
100 YR VOL PROVIDED = 4.54 AC-FT
East Beecher Road
24" CMP
Farmed Wetlands
Dense Vegetation
Wetland
SCALE IN FEET
LEGEND
TEBRUGGE ENGINEERING
REVISIONS
NO
DATE
NOTES
PREPARED FOR
JPC TREE CARE LLC
XXXXXX
JPC TREE CARE
FINAL PLAN
PROJECT NO.
20-467.01
SCALE
1" = 40'
DATE
DEC 30, 2020
SHEET NO
1
OF 1 SHEET

PLAT OF SURVEY AND TOPOGRAPHY OF
PART OF THE SOUTHEAST QUARTER OF SECTION 6, T37N–R7E, 3rd PM
BRISTOL TOWNSHIP KENDALL COUNTY ILLINOIS

LEGAL DESCRIPTION:

That Part of the East Half of the East Half of Section 6, Township 37 North, Range 7 East of the Third Principal Meridian, lying Southerly of the present centerline of Galena Road, described as follows: Beginning at the intersection of the center line of Galena Road with the East Line of said Section; thence North 70°55' West along said center line, 276.0 feet; thence South parallel to the East Line of said Section 6, 200 feet; thence South 70°55' East, 276.0 feet to the East Line of said Section; thence South along the East Line of said Section, 1456.6 feet to the Southeast Corner of said Section; thence West along the South Line of said Section, 470.51 feet to the Easterly Line of Parcel Two of property conveyed to Chicago Title and Trust Company, as trustee under Trust Number 45553 by Conservators Deed recorded September 17, 1973 as Document 73–4671; thence Northerly along said Easterly Line, 1006.52 feet to the Northeasterly Corner of said Parcel; thence Westerly along the North Line of said Parcel Two, 388.83 feet to the intersection of said North Line with the Easterly Line of the property described in Parcel One of said Document 73–4671; thence Northeasterly along said Easterly Line of Parcel One, a distance of 115.02 feet to an angle point on said Easterly Line of Parcel One, which is 1112.06 perpendicularly distant North of the South Line of said Section; thence North along a line forming an angle of 26°45'38" to the left with the prolongation of the last described course, a distance of 2329.35 feet to the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski by Trustee's Deed recorded June 14, 1973 as Document 73–2843; thence East along the South Line of property conveyed to Diane R. Kapchinski, 812.68 feet to the East Line of said Section 6; thence Southerly along the East Line of said Section 6, 1319.90 feet to the point of beginning, in the Township of Bristol, Kendall County, Illinois.



N

SCALE 1"=100'

- ● Indicates Iron Stake Found
- ○ Indicates Iron Stake Set
- —/— Indicates Line of Fence
- +649.33 Indicates Existing Spot Elevation
- —649— Indicates Existing Contour Elevation
- —··— Indicates Wetland Boundary
- Indicates Utility Pole

NOTE: This property is vacant.

State of Illinois)
) SS
County of Kendall)

I, Phillip D. Young, an Illinois Professional Land Surveyor and an officer of Phillip D. Young and Associates, Inc., state that I have surveyed and located the visible improvements upon the above described tract as shown by the plat hereon drawn which is a representation of said survey. Field work completed July 15, 2020. This professional service conforms to the current Illinois minimum standard for a boundary survey.

Dated July 21, 2020 at Yorkville, Illinois

[redacted]
Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)

PHILLIP D. YOUNG PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 2678 YORKVILLE ILLINOIS STATE OF ILLINOIS

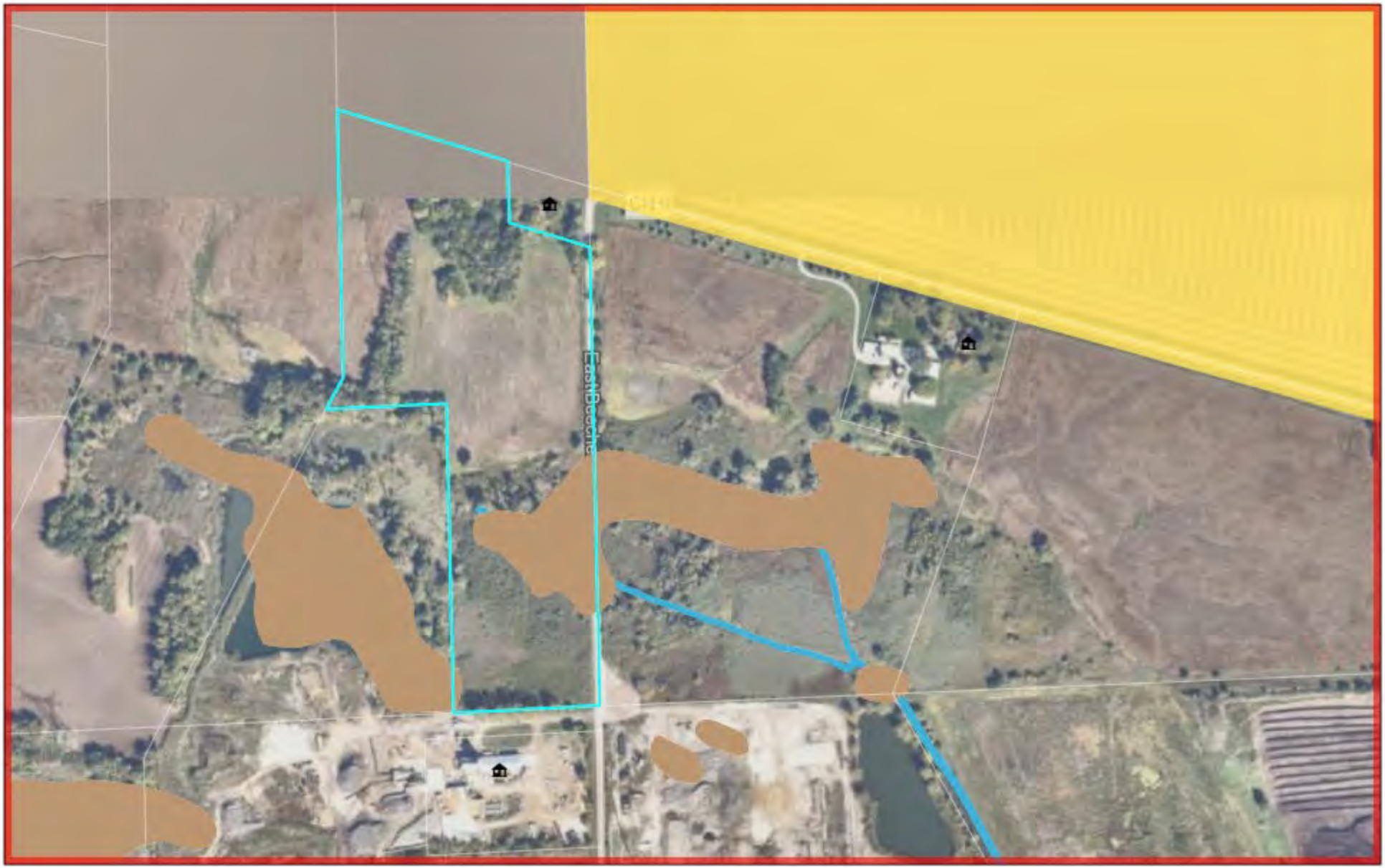
JOB NO.	17007
JOB NAME	CORDERO
DWG FILE	17007D2
REVISION DATE	

Phillip D. Young and Associates, Inc.
LAND SURVEYING – TOPOGRAPHIC MAPPING – Lic.#184–002775
1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553–1580

Attachment 4 Aerial

Attachment 5-Wetland Aerial

Kendall County Web GIS



February 5, 2021

Kendall County Address Points

Parcels

Ownership Parcel

Incorporated Areas

Yorkville

USA Wetlands

Marine

Estuarine

Palustrine

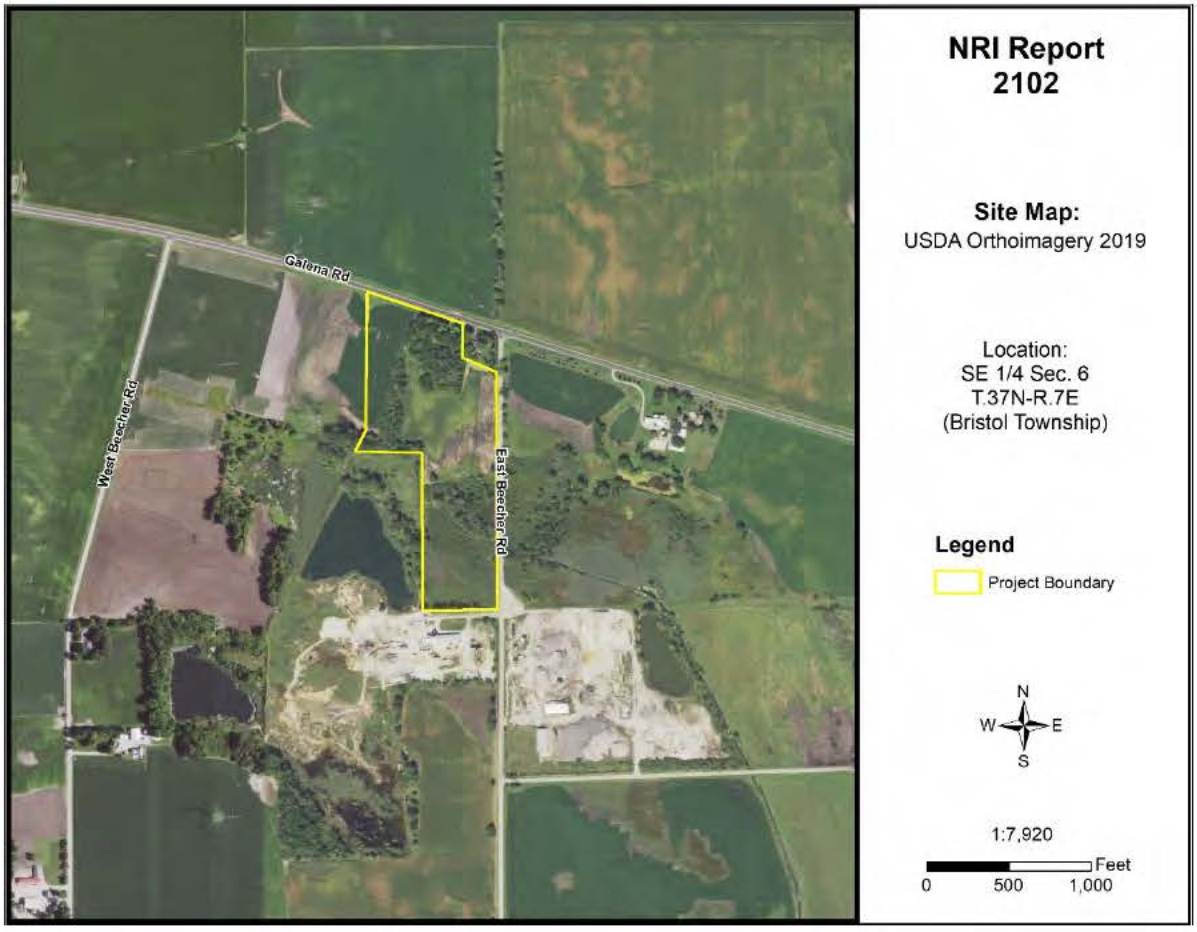
Riverine

1:7,200

0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

NATURAL RESOURCE INFORMATION (NRI) REPORT: #2102



Feb 2021

Petitioner: Cordero Real Estate, LLC
Contact: Attorney Daniel J. Kramer

Prepared By:

Kendall County Soil & Water Conservation District

7775A Route 47
Yorkville, Illinois 60560
Phone: (630) 553-5821 x3
Fax: (630) 553-7442
www.kendallswcd.org

KENDALL COUNTY SOIL AND WATER CONSERVATION DISTRICT
NATURAL RESOURCE INFORMATION (NRI) REPORT

Natural Resource Information Report Number	2102
Date District Board Reviews Application	February 2021
Applicant's Name	Cordero Real Estate, LLC
Size of Parcel	+/- 24.97 acres
Current Zoning & Use	A-1 Agricultural; Vacant/Farm
Proposed Zoning & Use	M-1 Limited Manufacturing; Tree Service & Mulch Business
Parcel Index Number(s)	02-06-400-007
Contact Person	Attorney Daniel J. Kramer

Copies of this report or notification of the proposed land-use change was provided to:	**Yes**	**No**
The Applicant	X	
The Applicant's Legal Representation	X	
The Local/Township Planning Commission	X	
The Village/City/**County** Planning and Zoning Department or Appropriate Agency	X	
The Kendall County Soil and Water Conservation District Files	X	

Report Prepared By: *Alyse Olson* Position: *Resource Conservationist*

PURPOSE AND INTENT

The purpose of this report is to provide officials of the local governing body and other decision-makers with natural resource information. This information may be useful when undertaking land use decisions concerning variations, amendments or relief of local zoning ordinances, proposed subdivision of vacant or agricultural lands and the subsequent development of these lands. This report is a requirement under Section 22.02a of the Illinois Soil and Water Conservation Districts Act.

The intent of this report is to present the most current natural resource information available in a readily understandable manner. It contains a description of the present site conditions, the present resources, and the potential impacts that the proposed change may have on the site and its resources. The natural resource information was gathered from standardized data, on-site investigations and information furnished by the petitioner. This report must be read in its entirety so that the relationship between the natural resource factors and the proposed land use change can be fully understood.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

The conclusions of this report in no way indicate that a certain land use is not possible, but it should alert the reader to possible problems that may occur if the capabilities of the land are ignored. Any questions on the technical data supplied in this report or if anyone feels that they would like to see more additional specific information to make the report more effective, please contact:

Kendall County Soil and Water Conservation District
7775A Route 47, Yorkville, IL 60560
Phone: (630) 553-5821 ext. 3
E-mail: Alyse.Olson@il.nacdnet.net

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EXECUTIVE SUMMARY

Natural Resource Information Report Number	#2102
Petitioner	Cordero Real Estate, LLC
Contact Person	Attorney Daniel J. Kramer
County or Municipality the Petition is Filed With	Kendall County
Location of Parcel	SE ¼ of Section 6, Township 37 North, Range 7 East (Bristol Township) of the 3rd Principal Meridian
Project or Subdivision Name	JPC Tree
Existing Zoning & Land Use	A-1 Agricultural; Vacant/Farm
Proposed Zoning & Land Use	M-1 Limited Manufacturing; Tree Service & Mulch Business
Proposed Water Source	Well
Proposed Type of Sewage Disposal System	Septic
Proposed Type of Storm Water Management	On-site detention facility and release
Size of Site	+/- 24.97 acres
Land Evaluation Site Assessment Score	Land Evaluation: 90; Site Assessment: 86

NATURAL RESOURCE CONSIDERATIONS

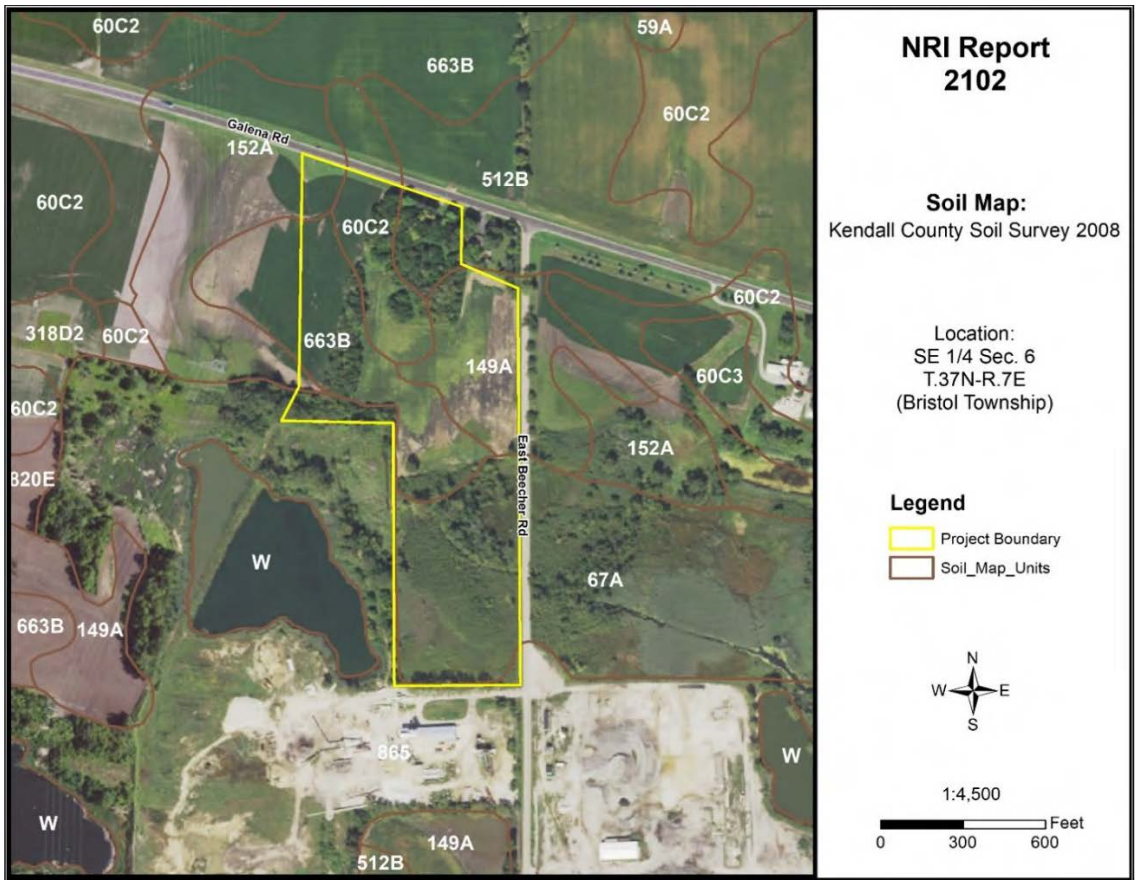

Figure 1: Soil Map

SOIL INFORMATION

Based on information from the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) 2008 Kendall County Soil Survey, this parcel is shown to contain the following soil types (please note this does not replace the need for or results of onsite soil testing; if completed, please refer to onsite soil test results for planning/engineering purposes):

Table 1: Soils Information

Map Unit	Soil Name	Drainage Class	Hydrologic Group	Hydric Designation	Farmland Designation
60C2	La Rose silt loam, 5-10% slopes, eroded	Moderately Well Drained	C	Non-hydric	Farmland of Statewide Importance
67A	Harpster silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
149A	Brenton silt loam, 0-2% slopes	Somewhat Poorly Drained	B/D	Non-hydric	Prime Farmland
152A	Drummer silty clay loam, 0-2% slopes	Poorly Drained	B/D	Hydric	Prime Farmland if drained
512B	Danabrook silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland
663B	Clare silt loam, 2-5% slopes	Moderately Well Drained	C	Non-hydric	Prime Farmland

865	Pits, gravel	N/A	N/A	N/A	Not Prime Farmland

Hydrologic Soil Groups – Soils have been classified into four (A, B, C, D) hydrologic groups based on runoff characteristics due to rainfall. If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D), the first letter is for drained areas and the second letter is for undrained areas.

- **Hydrologic group A:** Soils have a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Hydrologic group B:** Soils have a moderate infiltration rate when thoroughly wet, consist chiefly of moderately deep to deep, moderately well drained to well drained soils that have a moderately fine to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Hydrologic group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Hydrologic group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Hydric Soils – A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions have map units dominantly made up of non-hydric soils that may have inclusions of hydric soils in the lower positions on the landscape. Of the soils found onsite, two are classified as hydric (67A Harpster silty clay loam and 152A Drummer silty clay loam), four are non-hydric soils (60C2 LaRose silt loam, 149A Brenton silt loam, 512B Danabrook silt loam, and 663B Clare silt loam), and one is not rated (865 Pits, gravel). There are two soils on-site that are likely to contain hydric inclusions (149A Brenton silt loam and 865 Pits, gravel).

Prime Farmland – Prime farmland is land that has the best combination of physical and chemical characteristics for agricultural production. Prime farmland soils are an important resource to Kendall County and some of the most productive soils in the United States occur locally. Of the soils found onsite, three are designated as prime farmland (149A Brenton silt loam, 512B Danabrook silt loam, and 663B Clare silt loam), two are considered prime farmland if drained (67A Harpster silty clay loam and 152A Drummer silty clay loam), one is not prime farmland (865 Pits, gravel), and one is designated as farmland of statewide importance (60C2 La Rose silt loam).

Soil Limitations – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings without basements, dwellings with basements, small commercial buildings, shallow excavations, lawns/landscaping, local roads and streets, and septic systems. Soils have different properties which influence the development of building sites. The USDA-NRCS classifies soils as Not Limited, Somewhat Limited, and Very Limited. Soils that are Not Limited indicates that the soil has properties that are favorable for the specified use. They will perform well and will have low maintenance. Soils that are Somewhat Limited are moderately favorable, and their limitations can be overcome through special

planning, design, or installation. Soils that are Very Limited have features that are unfavorable for the specified use, and their limitations cannot easily be overcome.

Table 2: Soil Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns/ Landscaping	Local Roads & Streets	Conventional Septic Systems
60C2	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
67A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
149A	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited	Suitable
152A	Very Limited	Very Limited	Very Limited	Very Limited	Unsuitable: Wet
512B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
663B	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited	Suitable
865	Not Rated	Not Rated	Not Rated	Not Rated	Unsuitable: Gravel

Septic Systems – The factors considered for determining suitability are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. Soils are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department (811 W. John Street, Yorkville, IL; (630) 553-9100 ext. 8026).

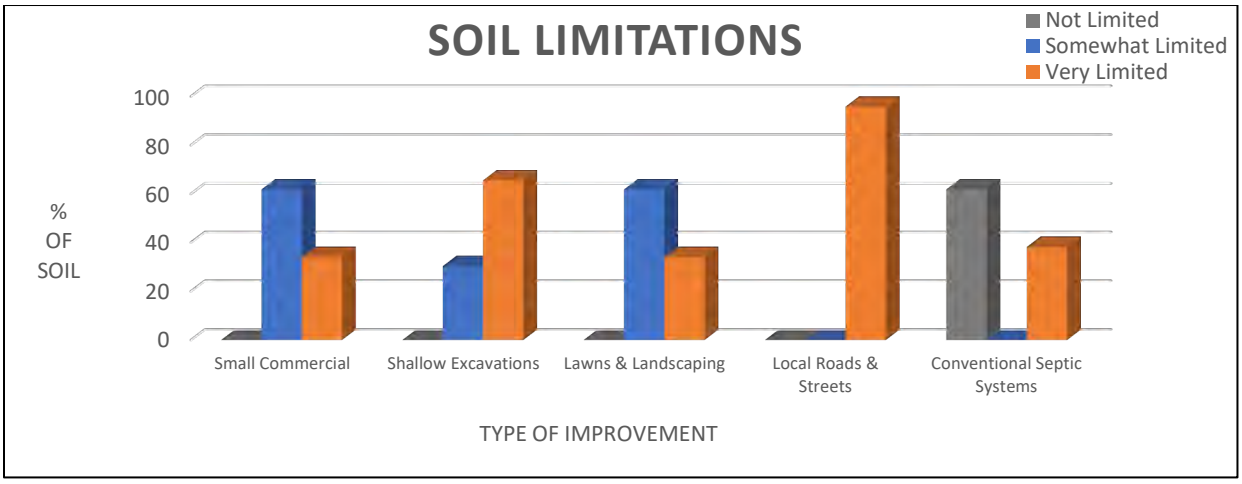

Figure 2: Soil Limitations

KENDALL COUNTY LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land.

The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

- **Land Evaluation (LE)**: The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100 and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.
    - The Land Evaluation score for this site is **90**, indicating that this site **is well suited** for agricultural uses.
- **Site Assessment (SA)**: The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The Site Assessment value is based on a 200-point scale and accounts for 2/3 of the total score. The Kendall County LESA Committee is responsible for this portion of the LESA system.
    - The Site Assessment score for this site is **86**.

The **LESA Score for this site is 176, which indicates a low level of protection** for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

WETLANDS

The U.S. Fish & Wildlife Service's National Wetland Inventory map **indicates the presence** of a wetland(s) on the proposed project site. To determine if a wetland is present, a wetland delineation specialist, who is recognized by the U.S. Army Corps of Engineers, should determine the exact boundaries and value of the wetlands. A Wetland Delineation Report dated July 28, 2020 was completed by ENCAP, Inc. This report was reviewed as part of this NRI assessment. The Wetland Delineation Report also indicates the presence of wetlands on the project site.

FLOODPLAIN

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Kendall County, Community Panel No. 17093C0030G (effective date February 4, 2009) was reviewed to determine the presence of floodplain and floodway areas within the project site. According to the map, the parcel **is not located** within the floodplain or floodway.

SEDIMENT AND EROSION CONTROL

Development on this site should include an erosion and sediment control plan in accordance with local, state and federal regulations. Soil erosion on construction sites is a resource concern because suspended sediment from areas undergoing development is a primary nonpoint source of water pollution. Please consult the *Illinois Urban Manual* (https://illinoisurbanmanual.org/) for appropriate best management practices.

LAND USE FINDINGS:

The Kendall County Soil and Water Conservation District (SWCD) Board has reviewed the proposed development plans for Petitioner Cordero Real Estate, LLC at the request of their contact, Attorney Daniel J. Kramer, for the proposed tree service business (zoning change request) within Bristol Township of Kendall County located in the SE ¼ of Section 6, Township 37N, and Range 7E of the 3rd Principal Meridian. Based on the information provided by the petitioner and a review of natural resource related data available to the Kendall County SWCD, the SWCD Board presents the following information.

The Kendall County SWCD has always had the opinion that Prime Farmland should be preserved whenever feasible. Of the soils found onsite, 96% are classified as prime farmland. A land evaluation (LE), which is a part of the Land Evaluation and Site Assessment (LESA), was conducted on this parcel. The soils on this parcel scored a 90 out of a possible 100 points indicating that the soils are well suited for agricultural uses. The total LESA Score for this site is 176 out of a possible 300, which indicates a low level of protection for the proposed project site. Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

Soils found on the project site are rated for specific uses and can have potential limitations for development. Soil types with severe limitations do not preclude the ability to develop the site for the proposed use, but it is important to note that the limitation may require soil reclamation, special design/engineering, or maintenance to obtain suitable soil conditions to support development with significant limitations. This report indicates that for soils located on the parcel, 95.8% are very limited for local roads & streets, 65.5% are very limited for shallow excavations, and 34% are very limited for small commercial buildings and lawns/landscaping. The remaining soils are classified as either somewhat limited or not limited for these types of developments. Additionally, 38.2% are unsuitable for conventional septic systems. This information is based on the soil in an undisturbed state. If the scope of the project may include the use of onsite septic systems, please consult with the Kendall County Health Department.

This site is located within the Lower Fox River Watershed and Rob Roy Creek sub watershed. This development should include a soil erosion and sediment control plan to be implemented during construction. Sediment may become a primary non-point source of pollution; eroded soils during the construction phase can create unsafe conditions on roadways, degrade water quality and destroy aquatic ecosystems lower in the watershed.

For intense use, it is recommended that a drainage tile survey be completed on the parcel to locate the subsurface drainage tile and should be taken into consideration during the land use planning process. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. Impaired tile may affect a few acres or hundreds of acres of drainage.

The information that is included in this Natural Resources Information Report is to assure that the Land Developers take into full consideration the limitations of that land that they wish to develop. Guidelines and recommendations are also a part of this report and should be considered in the planning process. The Natural Resource Information Report is required by the Illinois Soil and Water Conservation District Act (Ill. Complied Statues, Ch. 70, Par 405/22.02a).

[redacted]

SWCD Board Representative

02/10/21

Date

PARCEL LOCATION

Location Map for Natural Resources Information Report #2102

SE ¼ of Section 6, Township 37 North, Range 7 East (Bristol Township) on 24.97 acres. This parcel is located at the southwest corner of Galena Road and East Beecher Road in Bristol. The parcel is part of unincorporated Kendall County.

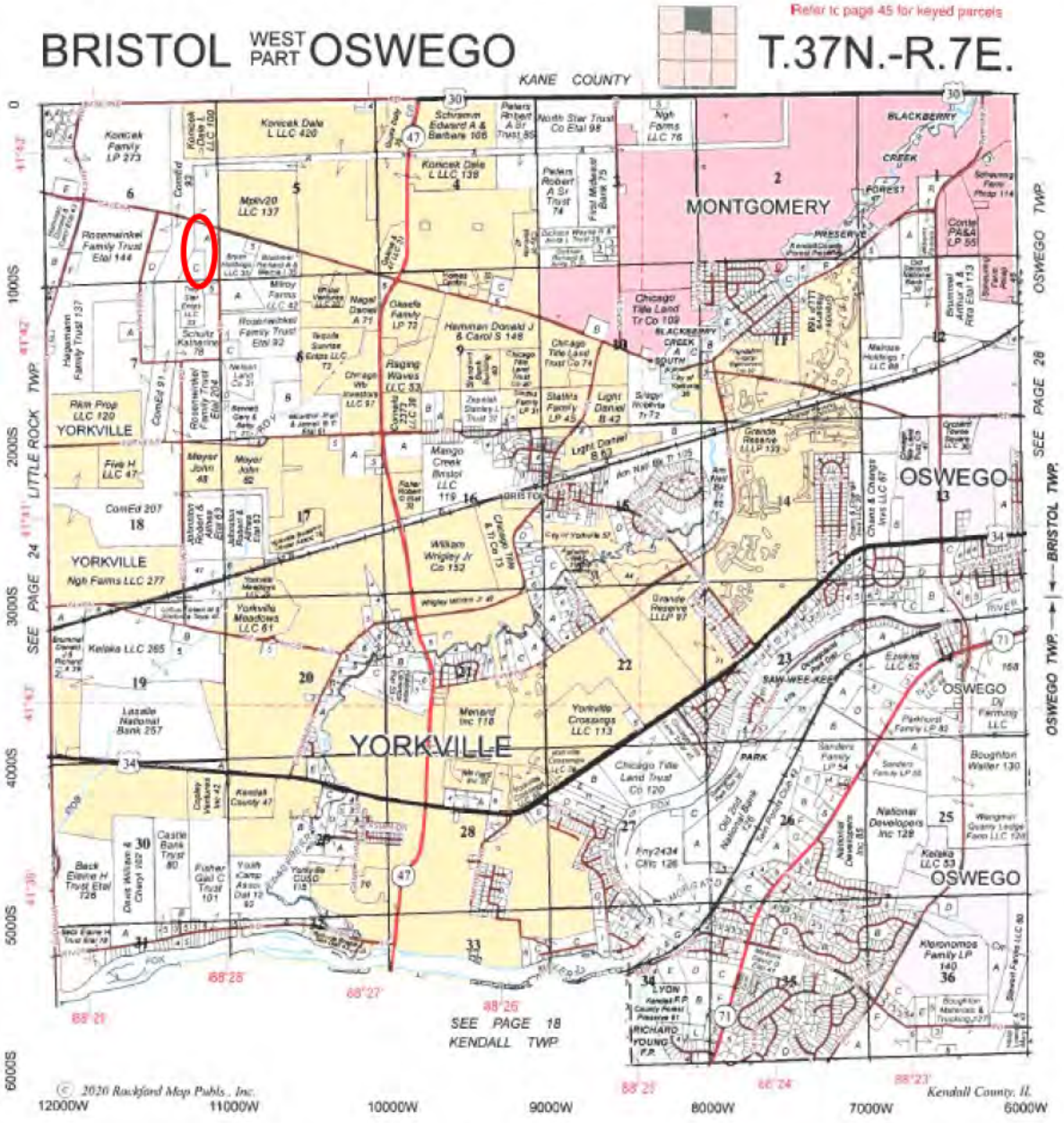

Figure 3: 2021 Plat Map

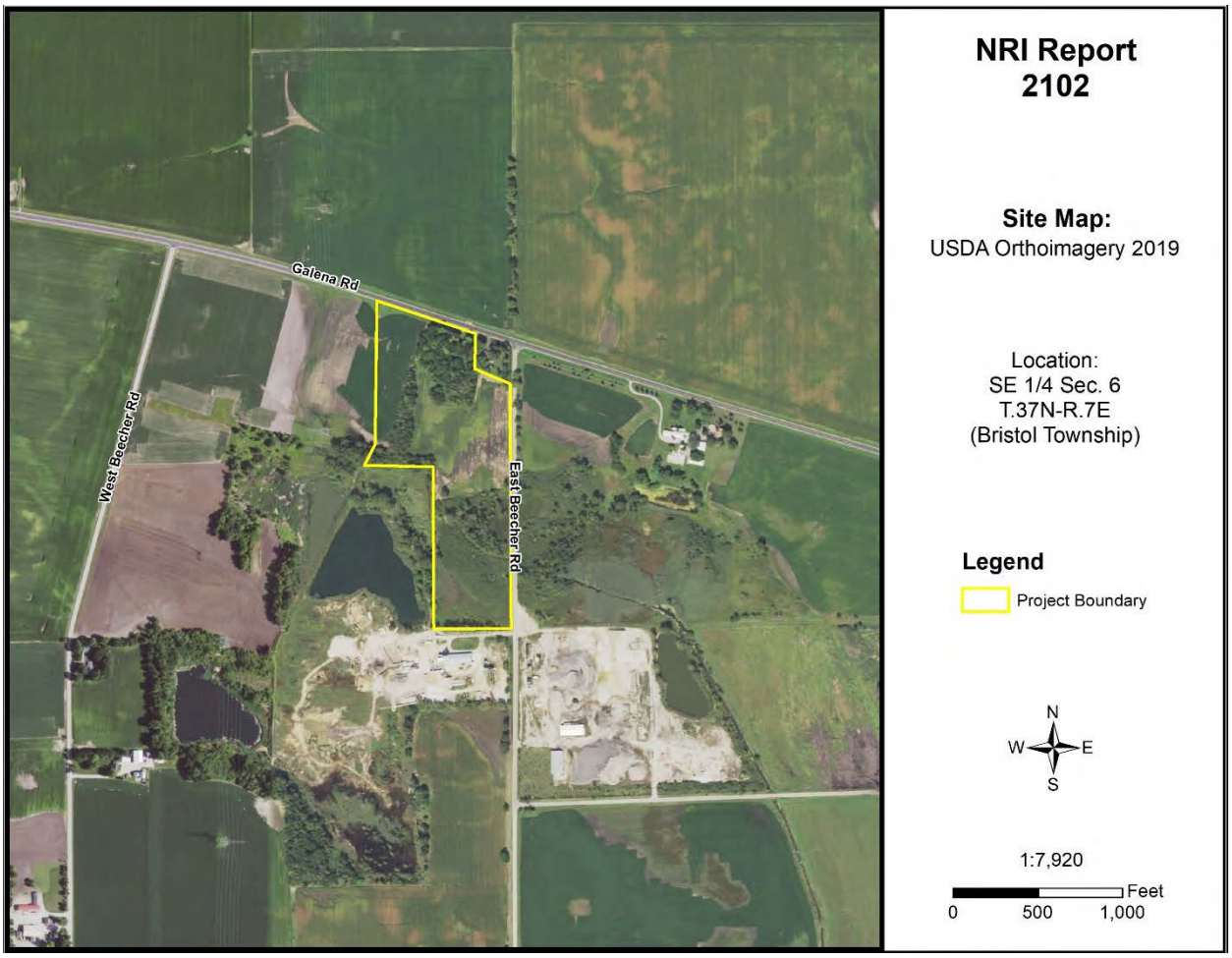

Figure 4: 2019 Aerial Map with NRI Site Boundary

ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION

Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions.

The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are *non-renewable* because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property. However, the State of Illinois owns all the following: human remains, grave markers, burial mounds, and artifacts associated with graves and human remains.

Non-grave artifacts from archaeological sites and historical buildings are the property of the landowner. The landowner may choose to disturb a historical property but may not receive federal or state assistance to do so. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The Illinois Historic Preservation Agency has not been notified of the proposed land use change by the Kendall County SWCD. The applicant may need to contact the IHPA according to current Illinois law.

ECOLOGICALLY SENSITIVE AREAS

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?[1]

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through the several billion years of life's history on Earth, altered the nature of the atmosphere, the soil and the water of our Planet; and by making possible the sustainability of our planet through their life activities now" (Raven 1994).

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. Reliable estimates show extinction occurring at a rate several orders of magnitude above "background" in some ecological systems (Wilson 1992, Hoose 1981).

The reasons for protecting biological diversity are complex, but they fall into four major categories. First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s (Roush 1982).

Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exasperating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected area, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize, and rice-supply over one half of that food. American wheat farmers need new varieties every five to 15 years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties.

Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over $3 billion. Organic alkaloids, a class of

chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds (Hoose 1981).

The third reason for protecting diversity is that humans benefit from natural areas and depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and wellbeing, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure.

Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist.

BIOLOGICAL RESOURCES CONCERNING THE SUBJECT PARCEL

As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves or ecologically sensitive areas are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to erosion control, sediment control, stormwater management, and groundwater monitoring.

Office maps indicate that ecologically sensitive area(s) are located near the parcel in question (PIQ). Wetlands are present and Rob Roy Creek is located east and south of the PIQ. Additionally, a July 27, 2020 consultation from the U.S. Fish & Wildlife Service initiated by ENCAP, Inc. indicates the potential presence of 3 threatened, endangered, or candidate species (Indiana Bat, Northern Long-eared Bat, and Eastern Prairie Fringed Orchid) within the PIQ. An informational EcoCAT request submitted to Illinois Department of Natural Resources on July 27, 2020 by ENCAP, Inc. indicates that nature preserves were not found in the vicinity of the project location.

[1]Taken from *The Conservation of Biological Diversity in the Great Lakes Ecosystem: Issues and Opportunities*, prepared by the Nature Conservancy Great Lakes Program 79W. Monroe Street, Suite 1309, Chicago, IL 60603, January 1994.

SOILS INFORMATION

IMPORTANCE OF SOILS INFORMATION

Soils information comes from the Natural Resources Conservation Service Soil Maps and Descriptions for Kendall County. This information is important to all parties involved in determining the suitability of the proposed land use change.

Each soil polygon is given a number, which represents its soil type. The letter found after the soil type number indicates the soils slope class.

Each soil map unit has limitations for a variety of land uses such as septic systems, buildings with basements, and buildings without basements. It is important to remember that soils do not function independently of each other. The behavior of a soil depends upon the physical properties of adjacent soil types, the presence of artificial drainage, soil compaction, and its position in the local landscape.

The limitation categories (not limited, somewhat limited, or very limited) indicate the potential for difficulty in using that soil unit for the proposed activity and, thus, the degree of need for thorough soil borings and engineering studies. A limitation does not necessarily mean that the proposed activity cannot be done on that soil type. It does mean that the reasons for the limitation need to be thoroughly understood and dealt with in order to complete the proposed activity successfully. Very limited indicates that the proposed activity will be more difficult and costly to do on that soil type than on a soil type with a somewhat limited or not limited rating.

Soil survey interpretations are predictions of soil behavior for specified land uses and specified management practices. They are based on the soil properties that directly influence the specified use of the soil. Soil survey interpretations allow users of soil surveys to plan reasonable alternatives for the use and management of soils.

Soil interpretations do not eliminate the need for on-site study and testing of specific sites for the design and construction for specific uses. They can be used as a guide for planning more detailed investigations and for avoiding undesirable sites for an intended use. The scale of the maps and the range of error limit the use of the soil delineation.

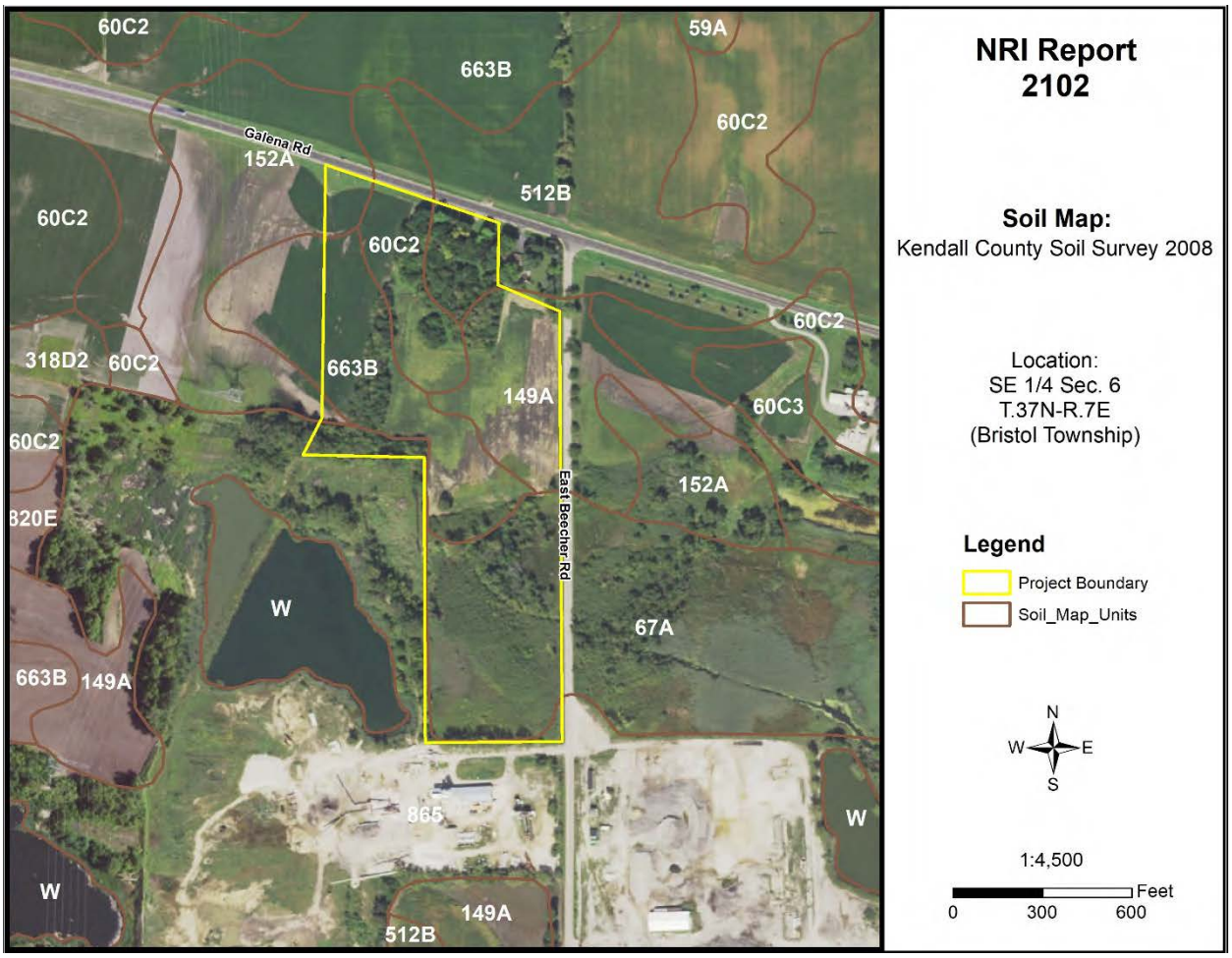

Figure 5: Soil Map

Table 3: Soil Map Unit Descriptions

Symbol	Descriptions	Acres	Percent
60C2	La Rose silt loam, 5-10% slopes, eroded	3.2	13.1%
67A	Harpster silty clay loam, 0-2% slopes	7.7	31.1%
149A	Brenton silt loam 0-2% slopes	4.5	18.4%
152A	Drummer silty clay loam, 0-2% slopes	0.7	2.9%
512B	Danabrook silt loam, 2-5% slopes	1.7	6.9%
663B	Clare silt loam, 2-5% slopes	5.8	23.4%
865	Pits, gravel	1.0	4.2%

Source: National Cooperative Soil Survey – USDA-NRCS

SOILS INTERPRETATIONS EXPLANATION

GENERAL – NONAGRICULTURAL

These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. The tables list only the most restrictive features.

Other features may need treatment to overcome soil limitations for a specific purpose. Ratings come from the soil's "natural" state, that is, no unusual modification occurs other than that which is considered normal practice for the rated use. Even though soils may have limitations, an engineer may alter soil features or adjust building plans for a structure to compensate for most degrees of limitations. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Soil limitation ratings of not limited, somewhat limited, and very limited are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. The most common types of building limitation that this report gives limitations ratings for is septic systems. It is understood that engineering practices can overcome most limitations for buildings with and without basements, and small commercial buildings. Limitation ratings for these types of buildings are not commonly provided. Organic soils, when present on the parcel, are referenced in the hydric soils section of the report. This type of soil is considered unsuitable for all types of construction.

LIMIATIONS RATINGS

- **Not Limited:** This soil has favorable properties for the use. The degree of limitation is minor. The people involved can expect good performance and low maintenance.
- **Somewhat Limited**: This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.
- **Very Limited**: This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

BUILDING LIMITATIONS

BUILDING ON POORLY SUITED OR UNSUITABLE SOILS

Building on poorly suited or unsuitable soils can present problems to future property owners such as cracked foundations, wet basements, lowered structural integrity and high maintenance costs associated with these problems. The staff of the Kendall County SWCD strongly urges scrutiny by the plat reviewers when granting parcels with these soils exclusively.

Small Commercial Building – Ratings are for structures that are less than three stories high and do not have basements. The foundation is assumed to be spread footings of reinforced concrete built on disturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on 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.

Shallow Excavations – Trenches or holes dug to a maximum depth of 5 or 6 feet for utility lines, open ditches or other purposes. Ratings are based on soil properties that influence the ease of digging and the resistance to sloughing.

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.

Local Roads and Streets – They 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 east of excavation and grading and the traffic-supporting capacity.

Onsite Sewage Disposal – The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope. The table below indicates soils that are deemed unsuitable per the Kendall County Subdivision Control Ordinance. Installation of an on-site sewage disposal system in soils designated as unsuitable may necessitate the installation of a non-conventional onsite sewage disposal system. For more information please contact the Kendall County Health Department – Environmental Health at (630) 553-9100 x8026.

Table 4: Building Limitations

Soil Type	Small Commercial Buildings	Shallow Excavations	Lawns & Landscaping	Local Roads & Streets	Onsite Conventional Sewage Systems	Acres	%
60C2	**Somewhat Limited:** Slope; Depth to saturated zone	**Very Limited**: Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone; Dusty	**Very Limited:** Low strength; Frost action; Depth to saturated zone	**Suitable**	3.2	13.1%
67A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Dusty; Unstable excavation walls	**Very Limited:** Ponding; Depth to saturated zone; Dusty	**Very Limited:** Ponding; Depth to saturated zone; Frost action; Low strength; Shrink-swell	**Unsuitable:** Wet	7.7	31.1%
149A	**Somewhat Limited:** Depth to saturated zone; Shrink-swell	**Very Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Depth to saturated zone; Dusty	**Very Limited:** Depth to saturated zone; Frost action; Low strength; Shrink-swell	**Suitable**	4.5	18.4%
152A	**Very Limited:** Ponding; Depth to saturated zone; Shrink-swell	**Very Limited:** Ponding; Depth to saturated zone; Dusty; Unstable excavation walls	**Very Limited:** Ponding; Depth to saturated zone; Dusty	**Very Limited:** Ponding; Depth to saturated zone; Frost action; Low strength; Shrink-swell	**Unsuitable:** Wet	0.7	2.9%
512B	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action; Low strength; Shrink-swell	**Suitable**	1.7	6.9%
663B	**Somewhat Limited:** Shrink-swell	**Somewhat Limited:** Depth to saturated zone; Dusty; Unstable excavation walls	**Somewhat Limited:** Dusty	**Very Limited:** Frost action; Low strength; Shrink-swell	**Suitable**	5.8	23.4%
865	**Not Rated**	**Not Rated**	**Not Rated**	**Not Rated**	**Unsuitable:** Gravel	1.0	4.2%
% Very Limited	**34%**	**65.5%**	**34%**	**95.8%**	**38.2%**		

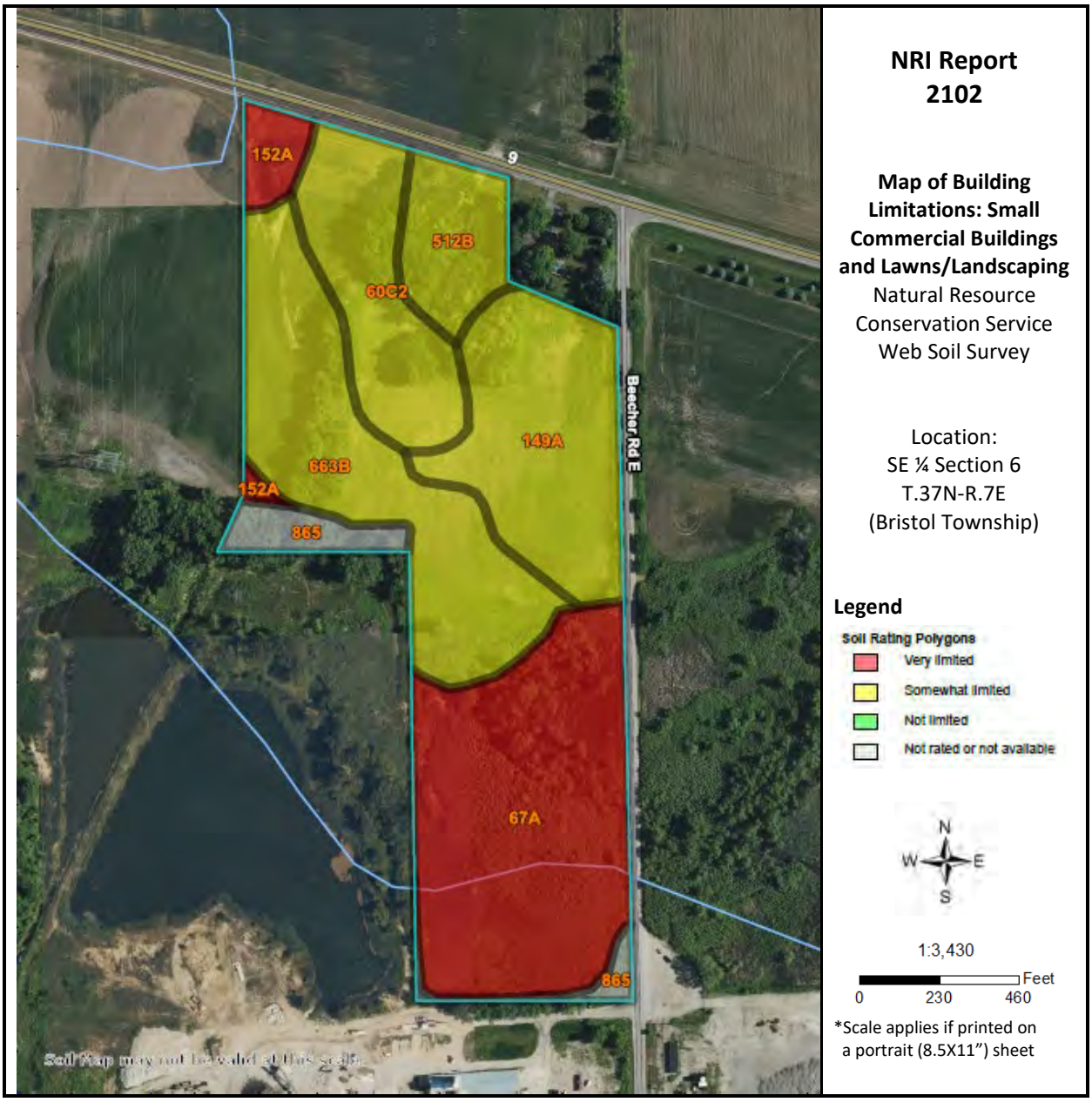

Figure 6A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

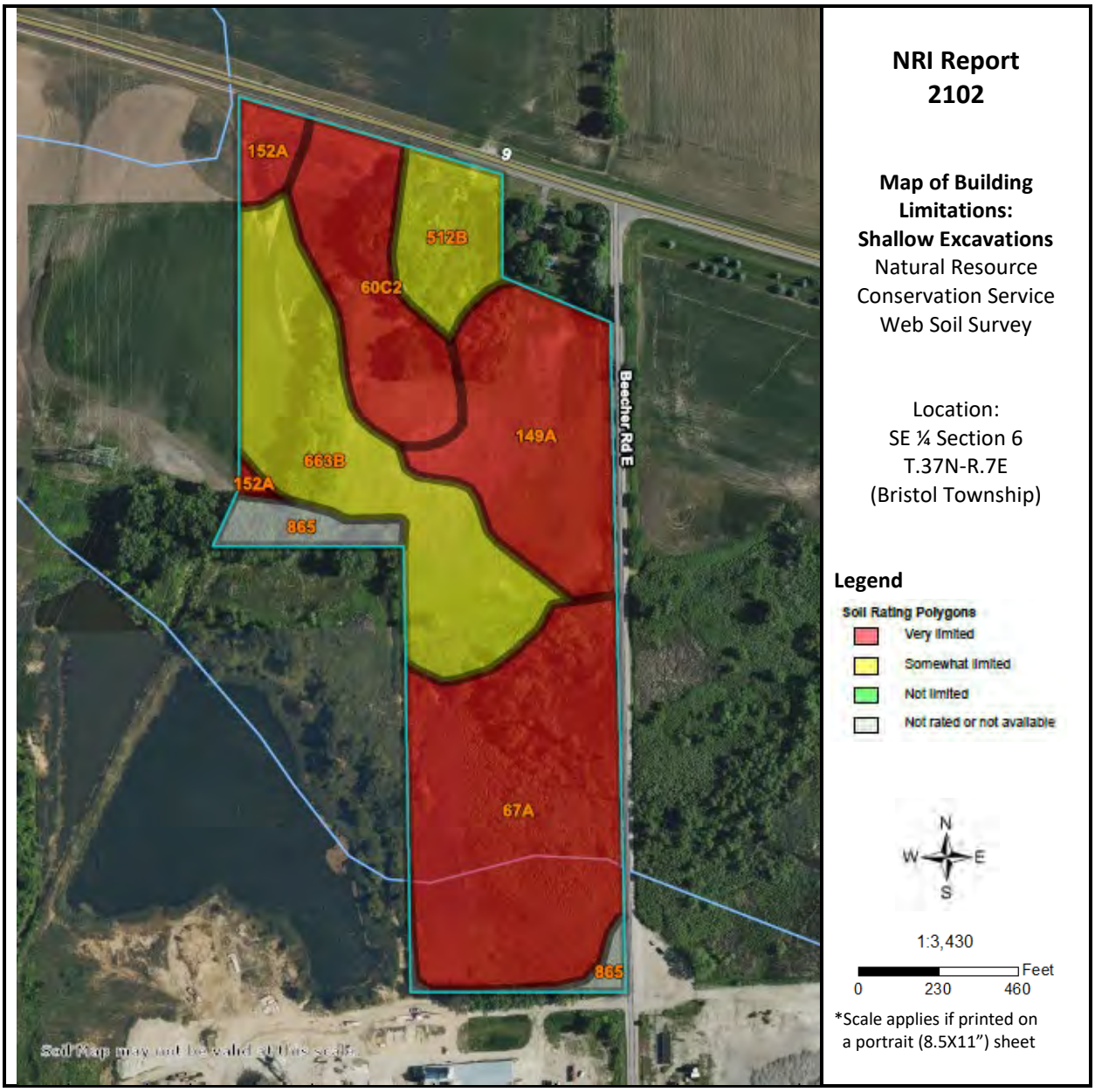

Figure 6B: Map of Building Limitations – Shallow Excavations

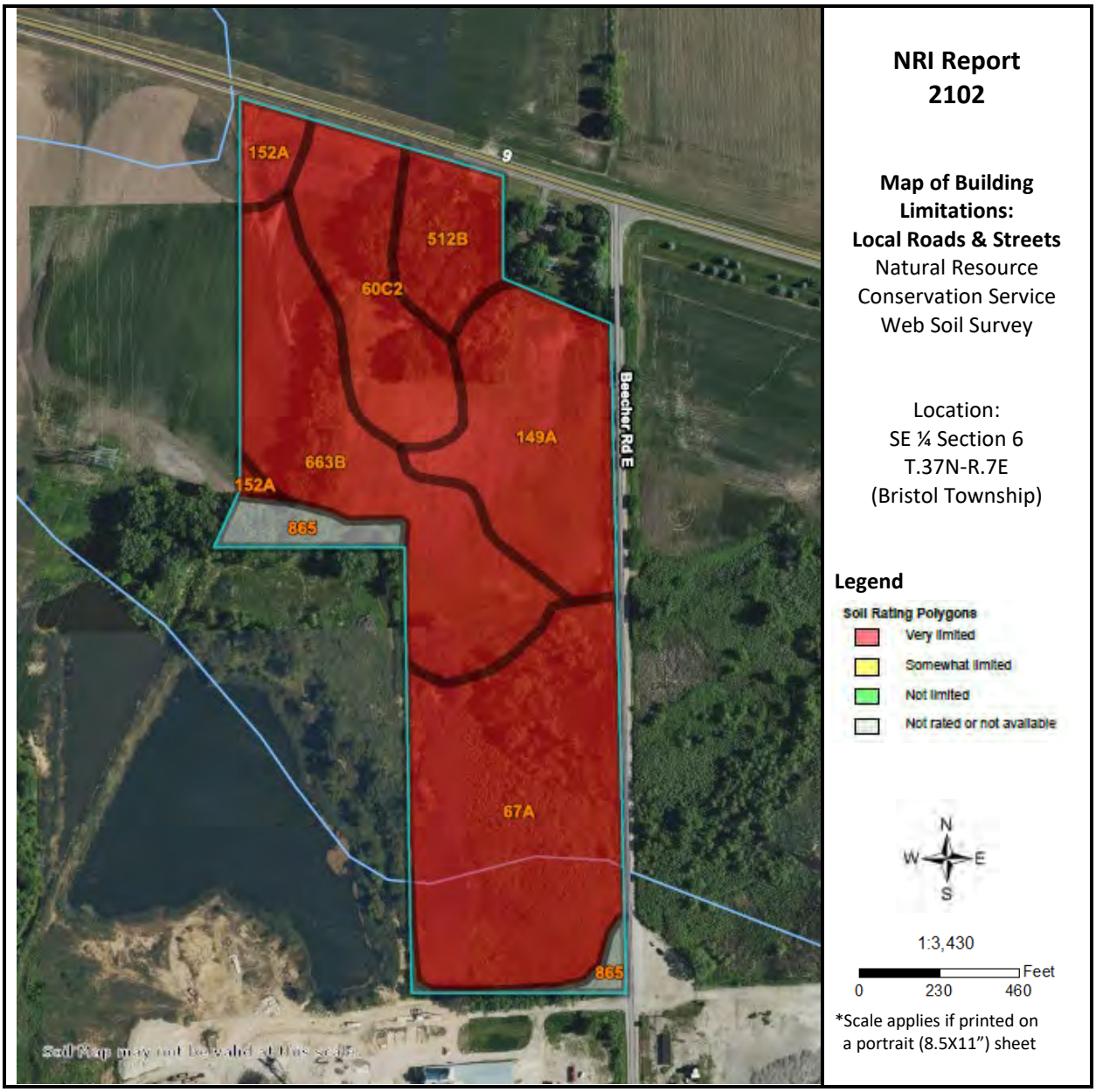

Figure 6C: Map of Building Limitations – Local Roads and Streets (Paved and Unpaved)

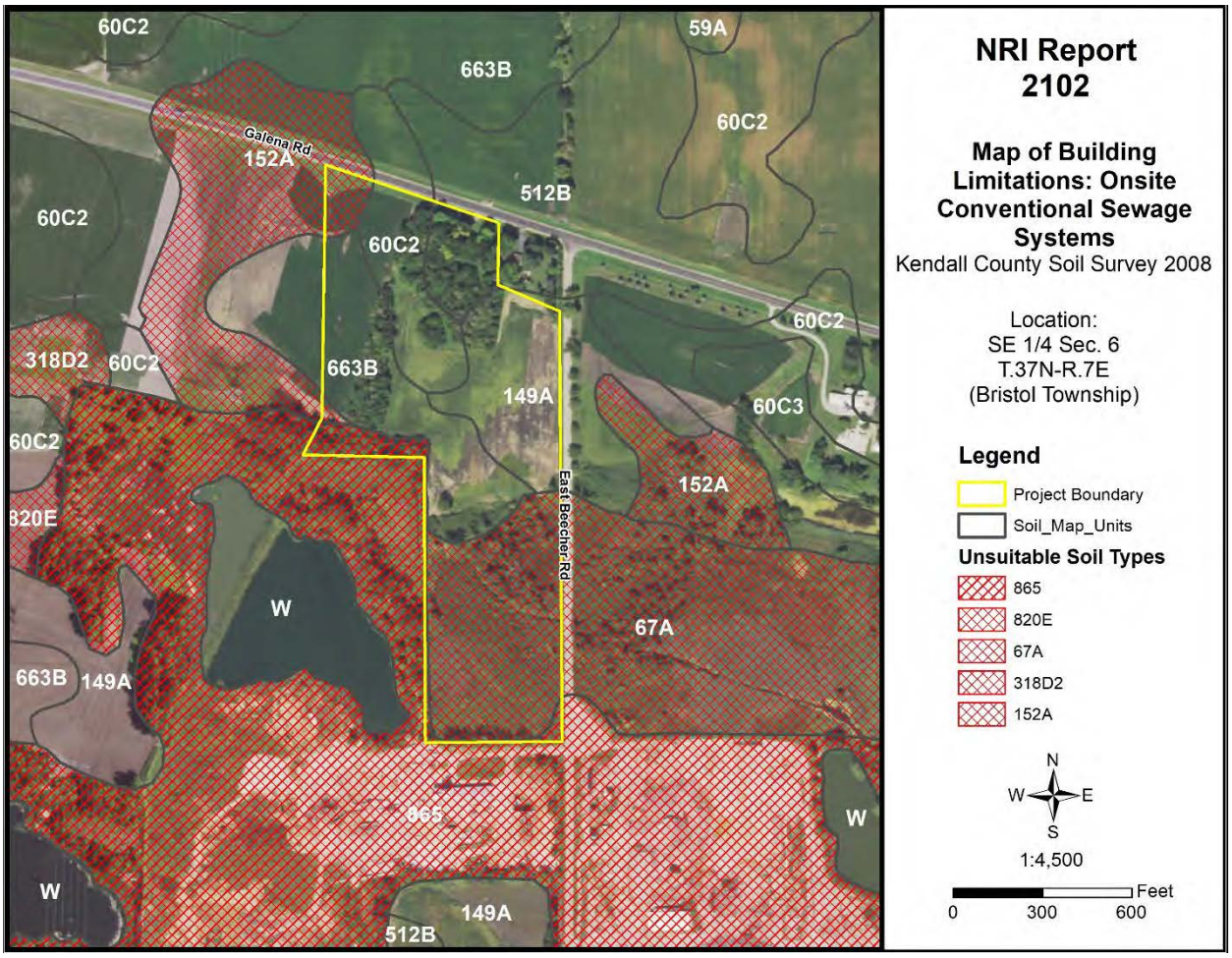

Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

SOIL WATER FEATURES

Table 5, below, gives estimates of various soil water features that should be taken into consideration when reviewing engineering for a land use project.

HYDROLOGIC SOIL GROUPS (HSGs) – The groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

- **Group A:** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.
- **Group B:** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.
- **Group C:** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.
- **Group D:** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Note: If a soil is assigned to a dual hydrologic group (A/D, B/D or C/D) the first letter is for drained areas and the second is for undrained areas.

SURFACE RUNOFF – Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based upon slope, climate and vegetative cover and indicates relative runoff for very specific conditions (it is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal). The classes are negligible, very low, low, medium, high, and very high.

MONTHS – The portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

WATER TABLE – Water table refers to a saturated zone in the soil and the data indicates, by month, depth to the top (upper limit) and base (lower limit) of the saturated zone in most years. These estimates are based upon observations of the water table at selected sites and on evidence of a saturated zone (grayish colors or mottles (redoximorphic features)) in the soil. Note: A saturated zone that lasts for less than a month is not considered a water table.

PONDING – Ponding refers to standing water in a closed depression, and the data indicates surface water depth, duration and frequency of ponding.

- **Duration:** Expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* meaning ponding is not possible; *rare* means unlikely but possible under unusual weather conditions (chance of ponding is 0-5% in any year); *occasional* means that it occurs, on the average, once or less in 2 years (chance of ponding is 5 to 50% in any year); and frequent means that it occurs, on the average, more than once in 2 years (chance of ponding is more than 50% in any year).

FLOODING – The temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

- **Duration:** Expressed as: *extremely brief* if 0.1 hour to 4 hours; *very brief* if 4 hours to 2 days; *brief* if 2 to 7 days; *long* if 7 to 30 days; and *very long* if more than 30 days.
- **Frequency:** Expressed as: *none* means flooding is not probable; *very rare* means that it is very unlikely but possible under extremely unusual weather conditions (chance of flooding is less than 1% in any year); *rare* means that it is unlikely but possible under unusual weather conditions (chance of flooding is 1 to 5% in any year); *occasional* means that it occurs infrequently under normal weather conditions (chance of flooding is 5 to 50% in any year but is less than 50% in all months in any year); and *very frequent* means that it is likely to occur very often under normal weather conditions (chance of flooding is more than 50% in all months of any year).

Note: The information is based on evidence in the soil profile. In addition, consideration is also given to local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Table 5: Water Features

Map Unit	Hydrologic Group	Surface Runoff	Water Table	Ponding	Flooding
60C2	C	High	January **Upper/Lower Limit**: -- February – April **Upper Limit**: 2.0’-3.5’ **Lower Limit**: 2.2’-4.0’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
67A	B/D	Negligible	January - May **Upper Limit**: 0.0’-1.0’ **Lower Limit**: 6.0’ June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0’-0.5 **Duration:** Brief (2-7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
149A	B/D	Low	January - May **Upper Limit**: 1.0’-2.0’ **Lower Limit**: 6.0’ June – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
152A	B/D	Negligible	January - May **Upper Limit**: 0.0’-1.0’ **Lower Limit**: 6.0’ June – December **Upper/Lower Limit**: --	January – May **Surface Water Depth:** 0.0’-0.5 **Duration:** Brief (2-7 days) **Frequency:** Frequent June – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
512B	C	Low	January **Upper/Lower Limit**: -- February – April **Upper Limit**: 2.0’-3.5’ **Lower Limit**: 3.0’-5.0’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
663B	C	Low	January **Upper/Lower Limit**: -- February – April **Upper Limit**: 2.0’-3.5’ **Lower Limit**: 6.0’ May – December **Upper/Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None
865	N/A	N/A	January – December **Upper Limit**: -- **Lower Limit**: --	January – December **Surface Water Depth**: -- **Duration**: -- **Frequency**: None	January – December **Duration**: -- **Frequency**: None

SOIL EROSION AND SEDIMENT CONTROL

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: texture, slope, structure, and organic matter content.

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches, and storm sewers and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- Reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas
- Staging construction in order to keep disturbed areas to a minimum
- Establishing or maintaining temporary or permanent groundcover
- Retaining sediment on site
- Properly installing, inspecting and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected, and maintained.

The SWCD recommends an erosion and sediment control plan for all building sites, especially if there is a wetland or stream nearby.

Table 6: Soil Erosion Potential

Soil Type	Slope	Rating	Acreage	Percent of Parcel
60C2	5-10%	Moderate	3.2	13.1%
67A	0-2%	Slight	7.7	31.1%
149A	0-2%	Slight	4.5	18.4%
152A	0-2%	Slight	0.7	2.9%
512B	2-5%	Slight	1.7	6.9%
663B	2-5%	Slight	5.8	23.4%
865	N/A	N/A	1.0	4.2%

PRIME FARMLAND SOILS

Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

Section 310 of the NRCS general manual states that urban or built-up land on prime farmland soils is not prime farmland. The percentages of soils map units on the parcel reflect the determination that urban or built up land on prime farmland soils is not prime farmland.

Table 7: Prime Farmland Soils

Soil Types	Prime Designation	Acreage	Percent
60C2	Farmland of Statewide Importance	3.2	13.1%
67A	Prime Farmland (if drained)	7.7	31.1%
149A	Prime Farmland	4.5	18.4%
152A	Prime Farmland (if drained)	0.7	2.9%
512B	Prime Farmland	1.7	6.9%
663B	Prime Farmland	5.8	23.4%
865	Not Prime Farmland	1.0	4.2%
% Prime Farmland	**95.8%**		

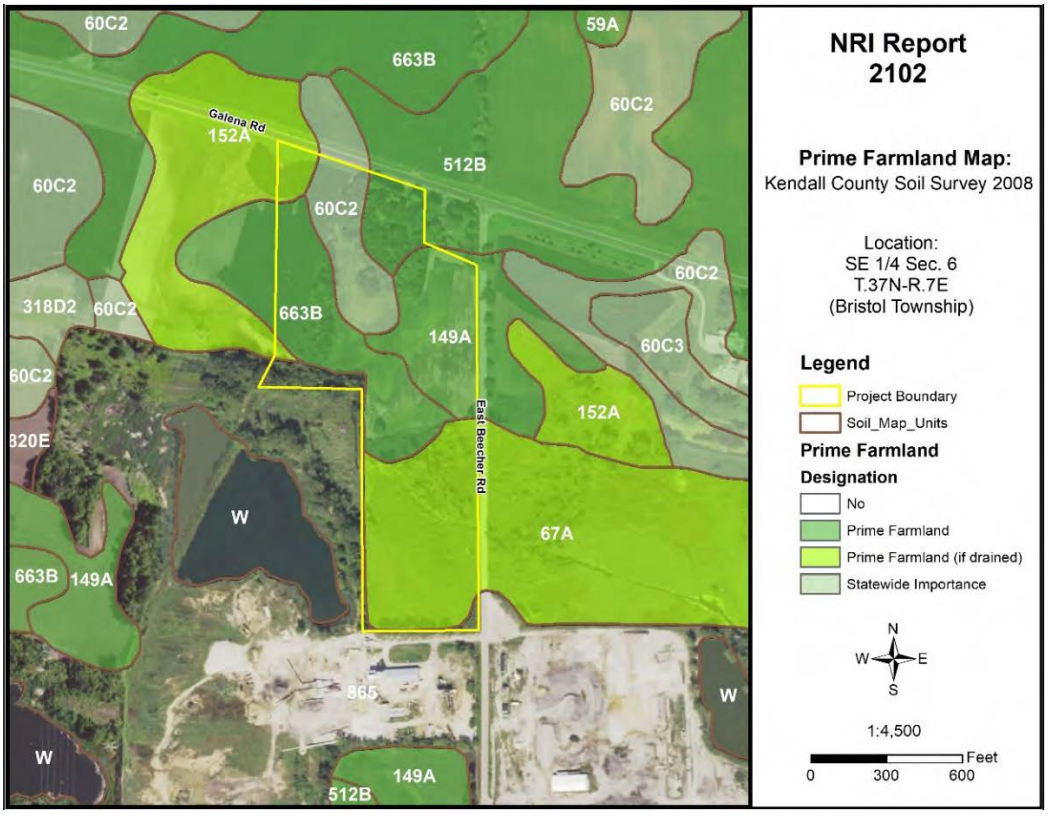

Figure 7: Map of Prime Farmland Soils

LAND EVALUATION AND SITE ASSESSMENT (LESA)

Decision-makers in Kendall County use the Land Evaluation and Site Assessment (LESA) system to determine the suitability of a land use change and/or a zoning request as it relates to agricultural land. The LESA system was developed by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) and takes into consideration local conditions such as physical characteristics of the land, compatibility of surrounding land-uses, and urban growth factors. The LESA system is a two-step procedure that includes:

LAND EVALUATION (LE)

The soils of a given area are rated and placed in groups ranging from the best to worst suited for a stated agriculture use, cropland, or forestland. The best group is assigned a value of 100, and all other groups are assigned lower values. The Land Evaluation is based on data from the Kendall County Soil Survey. The LE score is calculated by multiplying the relative value of each soil type by the number of acres of that soil. The sum of the products is then divided by the total number of acres; the answer is the Land Evaluation score on this site. The Kendall County Soil and Water Conservation District is responsible for this portion of the LESA system.

SITE ASSESSMENT (SA)

The site is numerically evaluated according to important factors that contribute to the quality of the site. Each factor selected is assigned values in accordance with the local needs and objectives. The value group is a predetermined value based upon prime farmland designation. The Kendall County LESA Committee is responsible for this portion of the LESA system.

Please Note: A land evaluation (LE) score will be compiled for every project parcel. However, when a parcel is located within municipal planning boundaries, a site assessment (SA) score is not compiled as the scoring factors are not applicable. As a result, only the LE score is available, and a full LESA score is unavailable for the parcel.

Table 8A: Land Evaluation Computation

Soil Type	Value Group	Relative Value	Acres	Product (Relative Value x Acres)
60C2	5	82	3.2	262.4
67A	2	94	7.7	723.8
149A	1	100	4.5	450
152A	1	100	0.7	70
512B	2	94	1.7	159.8
663B	2	94	5.8	545.2
865	8	0	1.0	0
Totals			**24.7**	**2,211.2**
LE Calculation			(Product of relative value / Total Acres) 2,211.2 / 24.7 = 89.5	
LE Score			**LE = 90**	

The Land Evaluation score for this site is 90, indicating that this site is designated as prime farmland that is well suited for agricultural uses considering the Land Evaluation score is above 80.

Table 8B: Site Assessment Computation

A.	**Agricultural Land Uses**	**Points**
	1. Percentage of area in agricultural uses within 1.5 miles of site. (20-10-5-0)	10
	2. Current land use adjacent to site. (30-20-15-10-0)	20
	3. Percentage of site in agricultural production in any of the last 5 years. (20-15-10-5-0)	10
	4. Size of site. (30-15-10-0)	10
B.	**Compatibility / Impact on Uses**	
	1. Distance from city or village limits. (20-10-0)	0
	2. Consistency of proposed use with County Land Resource Management Concept Plan and/or municipal comprehensive land use plan. (20-10-0)	0
	3. Compatibility of agricultural and non-agricultural uses. (15-7-0)	7
C.	**Existence of Infrastructure**	
	1. Availability of public sewage system. (10-8-6-0)	8
	2. Availability of public water system. (10-8-6-0)	8
	3. Transportation systems. (15-7-0)	7
	4. Distance from fire protection service. (10-8-6-2-0)	6
	Site Assessment Score:	**86**

The Site Assessment score for this site is 86. The Land Evaluation value (90) is added to the Site Assessment value (86) to obtain a LESA Score of 176. The table below shows the level of protection for the proposed project site based on the LESA Score.

Table 9: LESA Score Summary

LESA SCORE	LEVEL OF PROTECTION
0-200	Low
201-225	Medium
226-250	High
251-300	Very High

Land Evaluation Value: 90 + **Site Assessment Value:** 86 = **LESA Score: 176**

The LESA Score for this site is 176 which indicates a low level of protection for the proposed project site. Note: Selecting the project site with the lowest total points will generally protect the best farmland located in the most viable areas and maintain and promote the agricultural industry in Kendall County. If the project is agricultural in nature, however, a higher score may provide an indication of the suitability of the project as it relates to the compatibility with existing agricultural land use.

LAND USE PLANS

Many counties, municipalities, villages, and townships have developed land-use plans. These plans are intended to reflect the existing and future land-use needs of a given community. Please contact the Kendall County Planning, Building & Zoning for information regarding the County's comprehensive land use plan and map.

DRAINAGE, RUNOFF, AND FLOOD INFORMATION

U.S.G.S Topographic maps give information on elevations, which are important mostly to determine slopes, drainage directions, and watershed information.

Elevations determine the area of impact of floods of record. Slope information determines steepness and erosion potential. Drainage directions determine where water leaves the PIQ, possibly impacting surrounding natural resources.

Watershed information is given for changing land use to a subdivision type of development on parcels greater than 10 acres.

WHAT IS A WATERSHED?
Simply stated, a watershed is the area of land that contributes water to a certain point. The watershed boundary is important because the area of land in the watershed can now be calculated using an irregular shape area calculator such as a dot counter or planimeter.

Using regional storm event information, and site-specific soils and land use information, the peak stormwater flow through the point marked "○" for a specified storm event can be calculated. This value is called a "Q" value (for the given storm event) and is measured in cubic feet per second (CFS).

When construction occurs, the Q value naturally increases because of the increase in impermeable surfaces. This process decreases the ability of soils to accept and temporarily hold water. Therefore, more water runs off and increases the Q value.

Theoretically, if each development, no matter how large or small, maintains their preconstruction Q value after construction by the installation of stormwater management systems, the streams and wetlands and lakes will not suffer damage from excessive urban stormwater.

For this reason, the Kendall County SWCD recommends that the developer for intense uses such as a subdivision calculate the preconstruction Q value for the exit point(s). A stormwater management system

should be designed, installed, and maintained to limit the postconstruction Q value to be at or below the preconstruction value.

IMPORTANCE OF FLOOD INFORMATION

A floodplain is defined as land adjoining a watercourse (riverine) or an inland depression (non-riverine) that is subject to periodic inundation by high water. Floodplains are important areas demanding protection since they have water storage and conveyance functions which affect upstream and downstream flows, water quality and quantity, and suitability of the land for human activity. Since floodplains play distinct and vital roles in the hydrologic cycle, development that interferes with their hydrologic and biologic functions should be carefully considered.

Flooding is both dangerous to people and destructive to their properties. The following maps, when combined with wetland and topographic information, can help developers and future homeowners to "sidestep" potential flooding or ponding problems.

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency (FEMA). These maps define flood elevation adjacent to tributaries and major bodies of water and superimpose that onto a simplified USGS topographic map. The scale of the FIRM maps is generally dependent on the size and density of parcels in that area. (This is to correctly determine the parcel location and floodplain location.) The FIRM map has three (3) zones. A is the zone of 100-year flood, Zone B is the 100 to 500-year flood, and Zone C is outside the floodplain.

The Hydrologic Atlas (H.A.) Series of the Flood of Record Map is also used for the topographic information. This map is different from the FIRM map mainly because it will show isolated or pocketed flooded areas. Kendall County uses both these maps in conjunction with each other for flooded area determinations. The Flood of Record maps show the areas of flood for various years. Both maps stress that the recurrence of flooding is merely statistical. A 100-year flood may occur twice in one year, or twice in one week, for that matter.

It should be noted that greater floods than those shown on the two maps are possible. The flood boundaries indicated provide a historic record only until the map publication date. Additionally, these flood boundaries are a function of the watershed conditions existing when the maps were produced. Cumulative changes in runoff characteristics caused by urbanization can result in an increase in flood height of future flood episodes.

Floodplains play a vital role in reducing the flood damage potential associated with an urbanizing area and, when left in an undisturbed state, also provide valuable wildlife habitat benefits. If it is the petitioner's intent to conduct floodplain filling or modification activities, the petitioner and the Unit of Government responsible need to consider the potentially adverse effects this type of action could have on adjacent properties. The change or loss of natural floodplain storage often increases the frequency and severity of flooding on adjacent property.

If the available maps indicate the presence of a floodplain on the PIQ, the petitioner should contact the IDOT-DWR and FEMA to delineate a floodplain elevation for the parcel. If a portion of the property is indeed floodplain, applicable state, county, and local regulations will need to be reflected in the site plans.

Another indication of flooding potential can be found in the soils information. Hydric soils indicate the presence of drainageways, areas subject to ponding, or a naturally occurring high water table. These need to be considered along with the floodplain information when developing the site plan and the stormwater management plan. Development on hydric soils can contribute to the loss of water storage within the soil and the potential for increased flooding in the area.

This parcel is located on gradual topography (slopes 0 to 10%) with an elevation of approximately 650-660' above sea level. According to the FIRM map, the parcel in question does not contain floodway or floodplain zones. The topographic map indicates that the parcel drains west and south towards on-site and off-site wetlands.

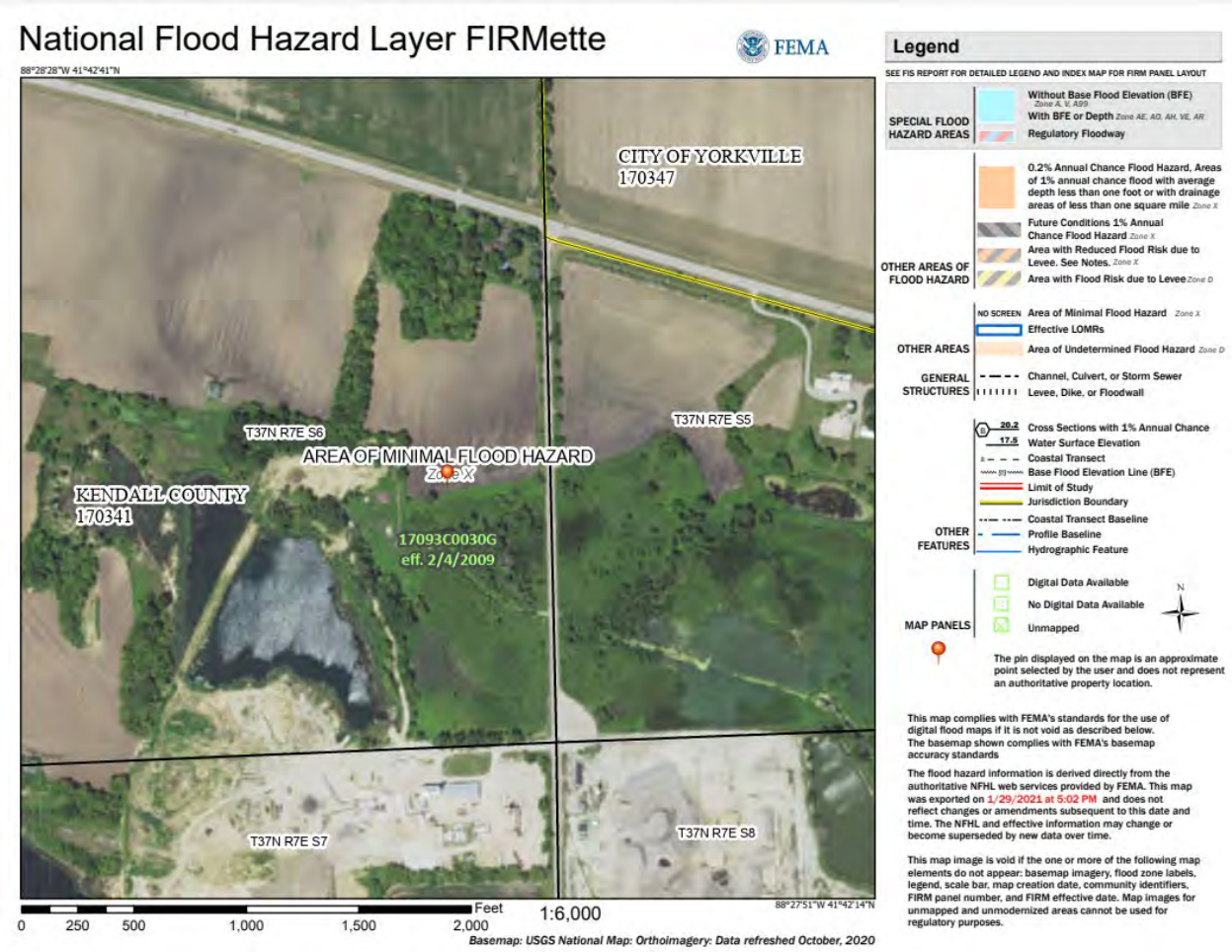

Figure 8: FEMA Floodplain Map

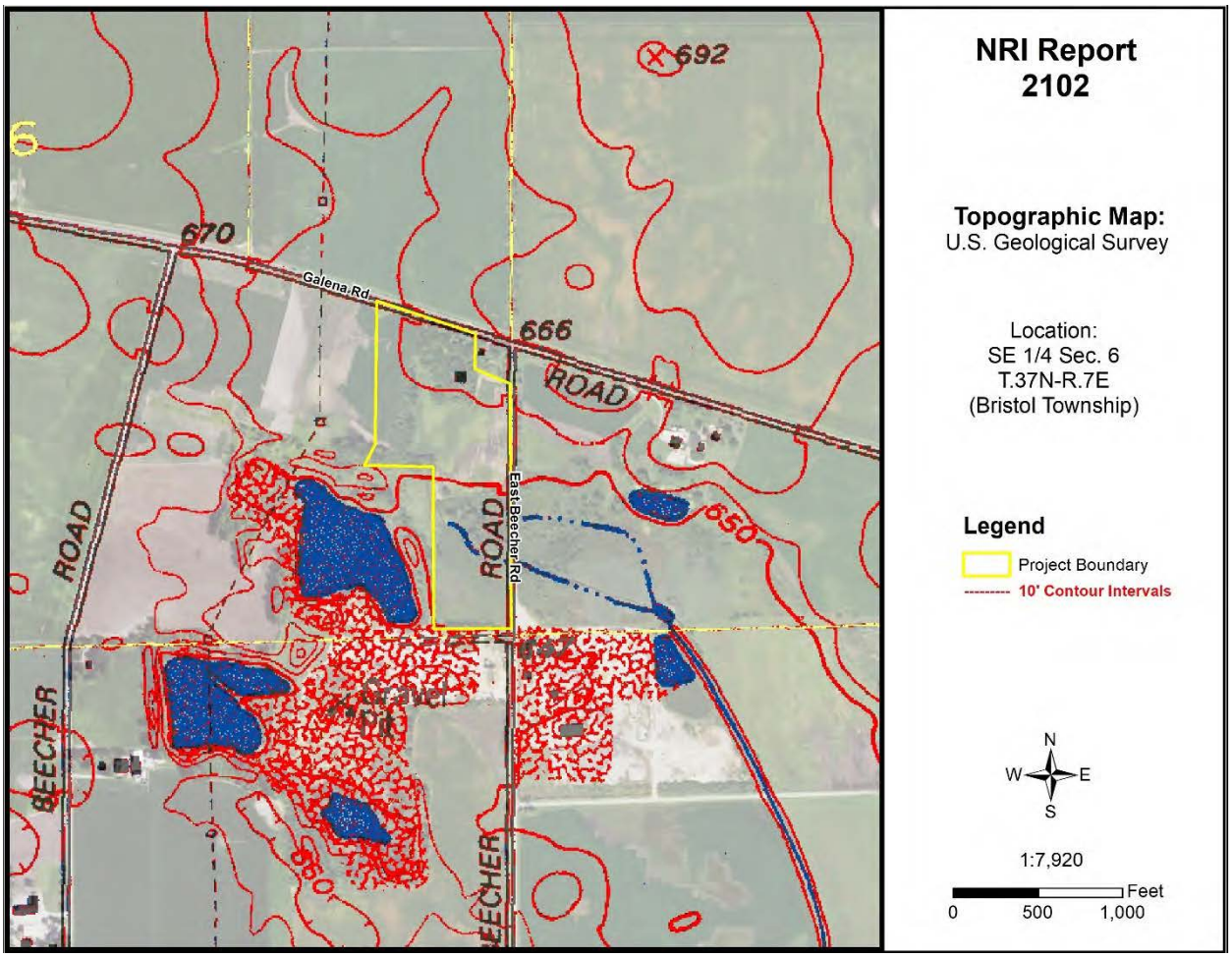

Figure 9: USGS Topographic Map

WATERSHED PLANS

WATERSHED AND SUB WATERSHED INFORMATION

A watershed is the area of land that drains into a specific point including a stream, lake, or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries pollutants such as oils, pesticides, and soil.

Everyone lives in a watershed. Their actions can impact natural resources and people living downstream. Residents can minimize this impact by being aware of their environment and the implications of their activities, implementing practices recommended in watershed plans, and educating others about their watershed.

The following are recommendations to developers for protection of this watershed:

- Preserve open space
- Maintain wetlands as part of development
- Use natural water management
- Prevent soil from leaving a construction site
- Protect subsurface drainage
- Use native vegetation
- Retain natural features
- Mix housing styles and types
- Decrease impervious surfaces
- Reduce area disturbed by mass grading
- Shrink lot size and create more open space
- Maintain historical and cultural resources
- Treat water where it falls
- Preserve views
- Establish and link trails

This parcel is located within the Lower Fox River Watershed and the Rob Roy Creek Sub Watershed.

WETLAND INFORMATION

IMPORTANCE OF WETLAND INFORMATION

Wetlands function in many ways to provide numerous benefits to society. They control flooding by offering a slow release of excess water downstream or through the soil. They cleanse water by filtering out sediment and some pollutants and can function as rechargers of our valuable groundwater. They also are essential breeding, rearing, and feeding grounds for many species of wildlife.

These benefits are particularly valuable in urbanizing areas as development activity typically adversely affects water quality, increases the volume of stormwater runoff, and increases the demand for groundwater. In an area where many individual homes rely on shallow groundwater wells for domestic water supplies, activities that threaten potential groundwater recharge areas are contrary to the public good. The conversion of wetlands, with their sediment trapping and nutrient absorbing vegetation, to biologically barren stormwater detention ponds can cause additional degradation of water quality in downstream or adjacent areas.

It has been estimated that over 95% of the wetlands that were historically present in Illinois have been destroyed while only recently has the true environmental significance of wetlands been fully recognized. America is losing 100,000 acres of wetland a year and has saved 5 million acres total (since 1934). One acre of wetland can filter 7.3 million gallons of water a year. These are reasons why our wetlands are high quality and important.

This section contains the NRCS (Natural Resources Conservation Service) Wetlands Inventory, which is the most comprehensive inventory to date. The NRCS Wetlands Inventory is reproduced from an aerial photo at a scale of 1" equals 660 feet. The NRCS developed these maps in cooperation with U.S. EPA (Environmental Protection Agency,) and the U.S. Fish and Wildlife Service, using the National Food Security Act Manual, 3rd Edition. The main purpose of these maps is to determine wetland areas on agricultural fields and areas that may be wetlands but are in a non-agriculture setting.

The NRCS Wetlands Inventory in no way gives an exact delineation of the wetlands, but merely an outline, or the determination that there is a wetland within the outline. For the final, most accurate wetland **determination** of a specific wetland, a wetland ***delineation*** must be certified by NRCS staff using the National Food Security Act Manual (on agricultural land.) On urban land, a certified wetland delineator must perform the delineation using the ACOE 1987 Manual. *See the glossary section for the definitions of "delineation" and "determination.*

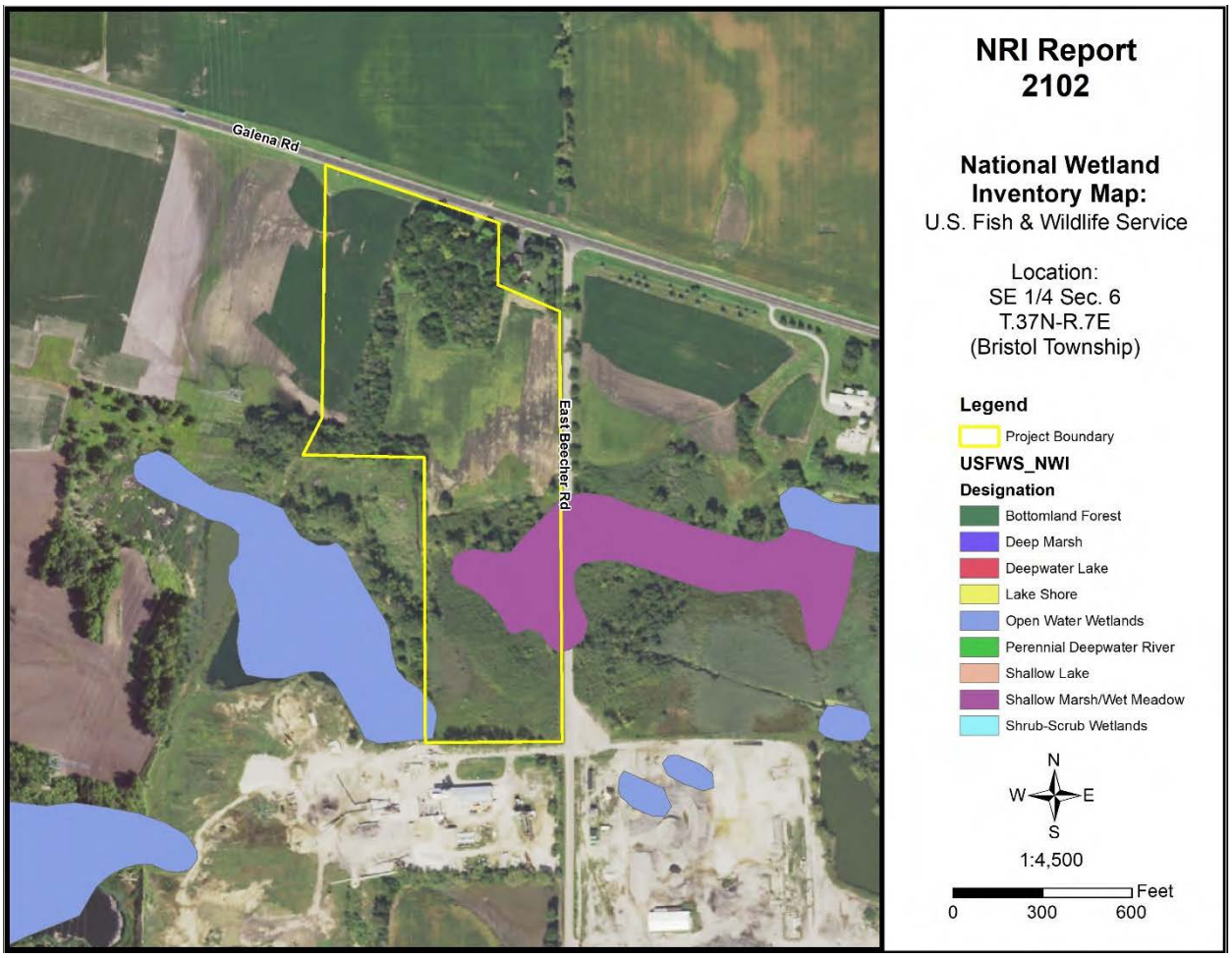

Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands <u>are</u> present on the parcel in question (PIQ). A wetland delineation was completed on July 2, 2020 by ENCAP, Inc. According to the Wetland Delineation Report, "Three wetlands totaling approximately 10.04 acres were identified on the project area" (ENCAP, Inc., 2020). These findings should be taken into consideration during the land use planning process.

HYDRIC SOILS

Soils information gives another indication of flooding potential. The soils map on the following page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils, by definition, have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table but also their subsidence problems.

It is important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all the areas that drained through the tile (ranging from less than one acre to many square miles.)

For an intense land use, such as a subdivision, the Kendall County SWCD recommends the following: a topographical survey with 1 foot contour intervals to accurately define the flood area on the parcel, an intensive soil survey to define most accurately the locations of the hydric soils and inclusions, and a drainage tile survey on the area to locate the tiles that must be preserved to maintain subsurface drainage.

Table 10: Hydric Soils

Soil Types	Drainage Class	Hydric Designation	Hydric Inclusions Likely	Acreage	Percent
60C2	Moderately Well Drained	Non-hydric	No	3.2	13.1%
67A	Poorly Drained	Hydric	No	7.7	31.1%
149A	Somewhat Poorly Drained	Non-hydric	Yes	4.5	18.4%
152A	Poorly Drained	Hydric	No	0.7	2.9%
512B	Moderately Well Drained	Non-hydric	No	1.7	6.9%
663B	Moderately Well Drained	Non-hydric	No	5.8	23.4%
865	N/A	Non-hydric	Yes	1.0	4.2%

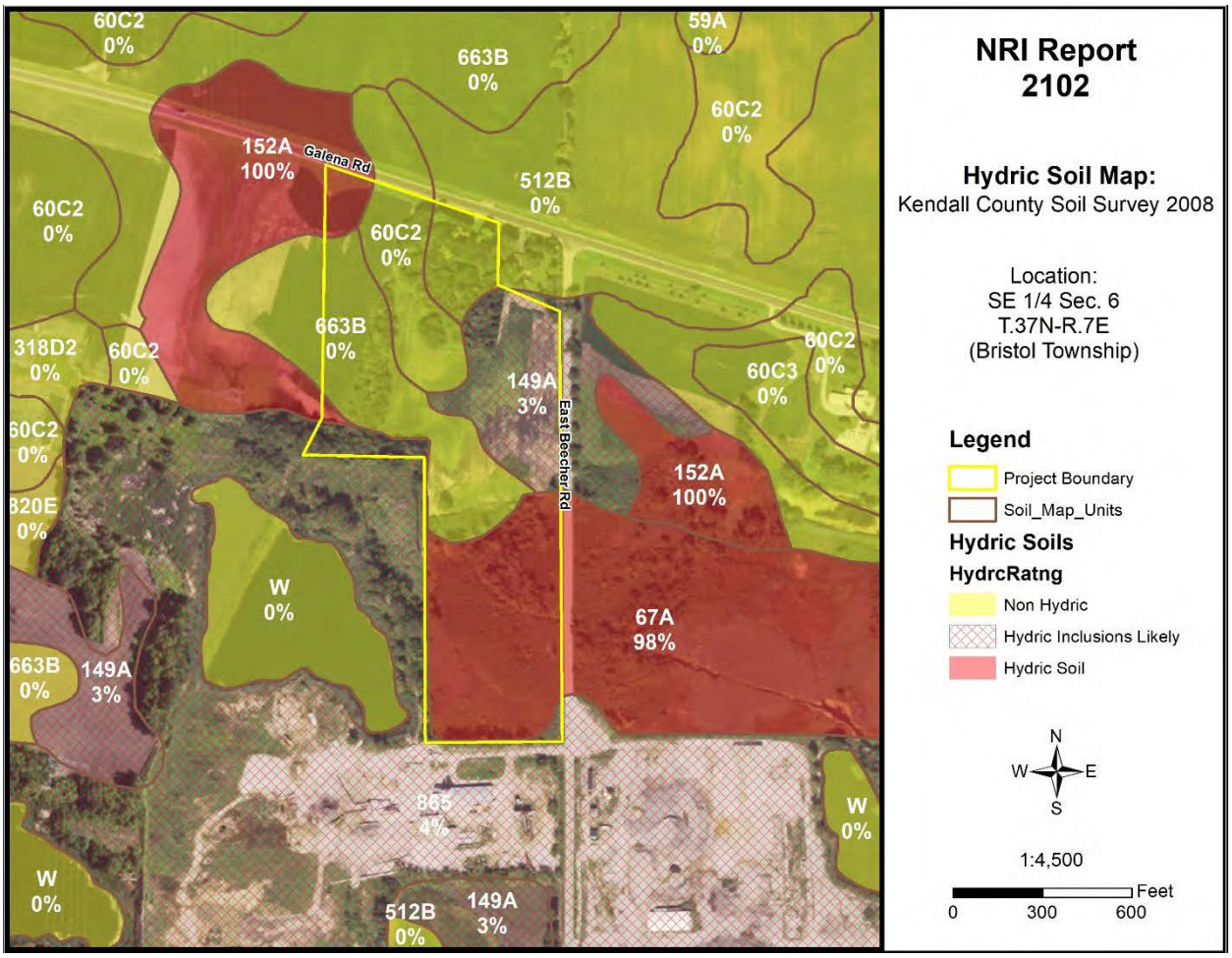

Figure 11: Hydric Soil Map

WETLAND AND FLOODPLAIN REGULATIONS

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

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 encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the 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.

WHO MUST APPLY?

Anyone proposing to dredge, fill, rip rap, 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.

REGULATORY AGENCIES

- **Wetland or U.S. Waters**: U.S. Army Corps of Engineers, Rock Island District, Clock Tower Building, Rock Island, IL
- **Floodplains**: Illinois Department of Natural Resources/Office of Water Resources, Natural Resources Way, Springfield, IL 62702-1270.
- **Water Quality/Erosion Control**: Illinois Environmental Protection Agency, Springfield, IL

COORDINATION

We recommend 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 stages. This could reduce time required to process necessary approvals.

CAUTION: Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a Waters of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to $27,500 per day of violation and imprisonment for up to one year or both.

GLOSSARY

AGRICULTURAL PROTECTION AREAS (AG AREAS) - Allowed by P.A. 81-1173. An AG AREA consists of a minimum of 350 acres of farmland, as contiguous and compact as possible. Petitioned by landowners, AG AREAS protect for a period of ten years initially, then reviewed every eight years thereafter. AG AREA establishment exempts landowners from local nuisance ordinances directed at farming operations, and designated land cannot receive special tax assessments on public improvements that do not benefit the land, e.g. water and sewer lines.

AGRICULTURE - The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairying, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

B.G. - Below Grade. Under the surface of the Earth.

BEDROCK - Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

FLOODING - Indicates frequency, duration, and period during year when floods are likely to occur.

HIGH LEVEL MANAGEMENT - The application of effective practices adapted to different crops, soils, and climatic conditions. Such practices include providing for adequate soil drainage, protection from flooding, erosion and runoff control, near optimum tillage, and planting the correct kind and amount of high-quality seed. Weeds, diseases, and harmful insects are controlled. Favorable soil reaction and near optimum levels of available nitrogen, phosphorus, and potassium for individual crops are maintained. Efficient use is made of available crop residues, barnyard manure, and/or green manure crops. All operations, when combined efficiently and timely, can create favorable growing conditions and reduce harvesting losses -- within limits imposed by weather.

HIGH WATERTABLE - A seasonal high watertable is a zone of saturation at the highest average depth during the wettest part of the year. May be apparent, perched, or artesian kinds of water tables.

- **Watertable, Apparent**: A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.
- **Watertable, Artesian**: A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.
- **Watertable, Perched**: A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

DELINEATION - For Wetlands: A series of orange flags placed on the ground by a certified professional that outlines the wetland boundary on a parcel.

DETERMINATION - A polygon drawn on a map using map information that gives an outline of a wetland.

HYDRIC SOIL - This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resources Conservation Service 1987).

INTENSIVE SOIL MAPPING - Mapping done on a smaller more intensive scale than a modern soil survey to determine soil properties of a specific site, e.g. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (L.E.S.A.) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map, and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different used and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives involving soil management systems and in evaluating and predicting the effects of land use.

PALUSTRINE - Name given to inland freshwater wetlands.

PERMEABILITY - Values listed estimate the range (in rate and time) it takes for downward movement of water in the major soil layers when saturated but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PIQ - Parcel in question

POTENTIAL FROST ACTION - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces in highest yields with minimum inputs of energy and economic resources and farming the land results in the least damage to the environment. Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated

with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent (USDA Natural Resources Conservation Service).

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under basic management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois are found in Circular 1156 from the Illinois Cooperative Extension Service.

SEASONAL - When used in reference to wetlands indicates that the area is flooded only during a portion of the year.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineations of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of taxadjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SUBSIDENCE - Applies mainly to organic soils after drainage. Soil material subsides due to shrinkage and oxidation.

TERRAIN - The area or surface over which a particular rock or group of rocks is prevalent.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types.

WATERSHED - An area of land that drains to an associated water resource such as a wetland, river or lake. Depending on the size and topography, watersheds can contain numerous tributaries, such as streams and ditches, and ponding areas such as detention structures, natural ponds and wetlands.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient enough to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

REFERENCES

Hydric Soils of the United States. USDA Natural Resources Conservation Service, 2007.

DFIRM – Digital Flood Insurance Rate Maps for Kendall County. Prepared by FEMA – Federal Emergency Management Agency.

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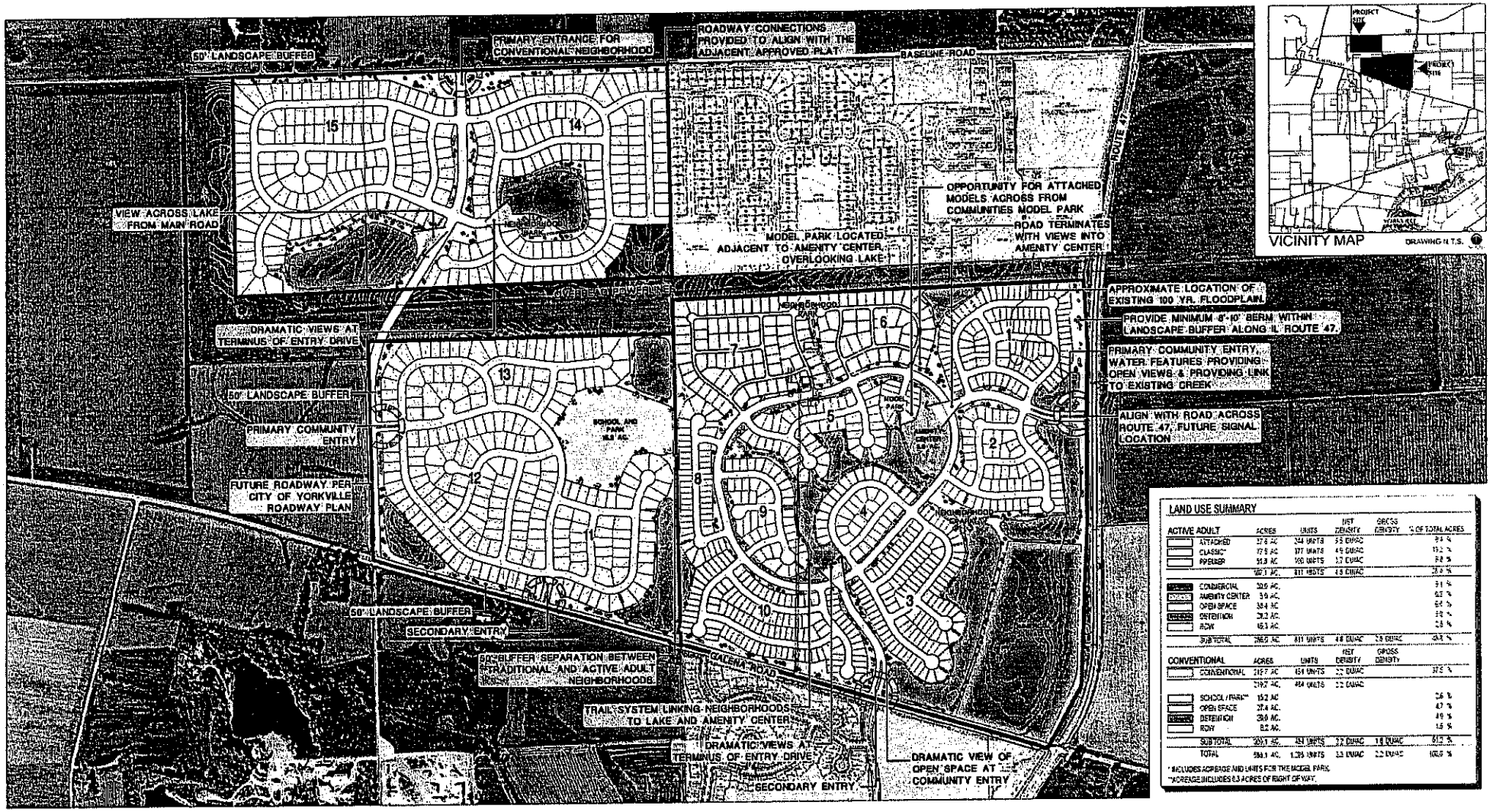

LAND USE SUMMARY

ACTIVE ADULT	ACRES	UNITS	NET DENSITY	GROSS DENSITY	% OF TOTAL ACRES
ATTACHED	37.6 AC.	344 UNITS	9.5 DU/AC		6.4 %
CLASSIC*	77.5 AC.	377 UNITS	4.9 DU/AC		13.2 %
PREMIER	91.9 AC.	190 UNITS	2.2 DU/AC		5.9 %
	207.1 AC.	811 UNITS	4.6 DU/AC		35.9 %
COMMERCIAL	32.6 AC.				5.1 %
AMENITY CENTER	3.6 AC.				0.5 %
OPEN SPACE	38.4 AC.				6.6 %
DETENTION	28.2 AC.				4.8 %
ROW	46.3 AC.				7.8 %
SUBTOTAL	356.5 AC.	811 UNITS	4.6 DU/AC	2.3 DU/AC	60.8 %

CONVENTIONAL	ACRES	UNITS	NET DENSITY	GROSS DENSITY	% OF TOTAL ACRES
CONVENTIONAL	219.7 AC.	454 UNITS	2.2 DU/AC		37.5 %
	219.7 AC.	454 UNITS	2.2 DU/AC		
SCHOOL / PARK**	15.2 AC.				2.6 %
OPEN SPACE	27.4 AC.				4.7 %
DETENTION	29.0 AC.				4.9 %
ROW	8.2 AC.				1.5 %
SUB TOTAL	229.1 AC.	454 UNITS	2.2 DU/AC	1.6 DU/AC	39.2 %
TOTAL	585.6 AC.	1,265 UNITS	3.3 DU/AC	2.2 DU/AC	100.0 %

* INCLUDES ACREAGE AND UNITS FOR THE MODEL PARK.
** ACREAGE INCLUDES 6.3 ACRES OF RIGHT OF WAY.

Pulte Homes / Del Webb

SEC Planning Consultants
Planning • Landscape Architecture • Community Branding

CONCEPT PLAN

YORKVILLE PROJECT

PULTE HOMES

YORKVILLE, ILLINOIS

NORTH

0 400 800 1000

Scale: 1" = 800'

Date: August 19, 2006

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Reviewed By:	
Legal	☐
Finance	☐
Engineer	☐
City Administrator	■
Community Development	☐
Purchasing	☐
Police	☐
Public Works	☐
Parks and Recreation	☐

Agenda Item Number

New Business #6

Tracking Number

EDC 2021-21

Agenda Item Summary Memo

Title: TIF Inducement Resolution – Northwest Corner of Van Emmon St. and S. Main St.

Meeting and Date: Economic Development Committee – March 2, 2021

Synopsis:

Council Action Previously Taken:

Date of Action: _____ Action Taken: _____

Item Number: _____

Type of Vote Required: Majority

Council Action Requested: Approval

Submitted by: Bart Olson (Name) Administration (Department)

Agenda Item Notes:

Have a question or comment about this agenda item?
Call us Monday-Friday, 8:00am to 4:30pm at 630-553-4350, email us at agendas@yorkville.il.us, post at www.facebook.com/CityofYorkville, tweet us at @CityofYorkville, and/or contact any of your elected officials at http://www.yorkville.il.us/320/City-Council

Memorandum

To: Economic Development Committee
From: Bart Olson, City Administrator
CC:
Date: February 24, 2021
Subject: 200 W block inducement resolution

Summary

Approval of a TIF inducement resolution in Downtown TIF #2 for four residential properties generally at the northwest corner of Van Emmon St and S Main St, currently under ownership by Imperial Investments but under contract with Fox River Group, LLC represented by Yonas Hagos.

Background

The City Council last discussed this item in January 2017. At that time, the City Council approved an inducement resolution for these residential properties with Imperial Investments, who was in line to close on the property at that time. Since City Council approval of the inducement resolution, Imperial Investments has decided to sell the property to local developers Fox River Group LLC. While there are no immediate plans for development of the property, the interested buyer has said that the ability to proceed in the future with any project will require TIF assistance and a TIF extension.

In order to preserve the right to request future reimbursement of any eligible redevelopment project costs being incurred prior to the negotiation and approval of a development plan and a redevelopment agreement, state law mandates that the corporate authority acknowledge that a development plan is being undertaken in order to permit these expenses to be "potentially" reimbursable from future revenues received as a result of the approved plan and project. This step is required for the new developer, even though the property already has an inducement resolution on it. As you are aware, this TIF inducement resolution makes no guarantee as to the amount or type of assistance to the owner, as these items will get negotiated with the City at a later date. Finally, the resolution specifically states that all undertakings by the City are contingent upon the City's approval of an agreement for the development of the property.

Recommendation

Staff recommends approval of the TIF inducement resolution with Fox River Group, LLC, represented by Yonas Hagos.

Resolution No. 2021-_____

A RESOLUTION OF THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS, TO INDUCE THE REDEVELOPMENT OF CERTAIN PROPERTIES WITHIN THE YORKVILLE DOWNTOWN TAX INCREMENT REDEVELOPMENT PROJECT AREA

WHEREAS, the United City of Yorkville, Kendall County, Illinois (the "*City*") is a duly organized and validly existing municipality of the State of Illinois pursuant to the 1970 Illinois Constitution and the Illinois Municipal Code, as from time to time amended (the "*Municipal Code*") (65 ILCS 5/65-1-1-2, *et seq.*); and,

WHEREAS, the Mayor and City Council of the City (the "*Corporate Authorities*"), as authorized by the Municipal Code, undertook an eligibility study and report with respect to a redevelopment project and plan for a certain area; and, based on said report approved a redevelopment project and plan pursuant to Ordinance No. 2018-23 and thereafter, by Ordinance No. 2018-24, designated the area as the Downtown Redevelopment Project Area #2 (the "*Project Area*") and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area by Ordinance No. 2018-25, all of said Ordinances being adopted on April 10, 2018, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1, *et seq*., (the "*TIF Act*"); and,

WHEREAS, the City had been informed by Imperial Investments, Inc., an Illinois corporation in 2017, that it had acquired certain properties within the Project Area (the "*Properties*"), as listed on *Exhibit A* attached hereto and made a part hereof, which properties it intended to redevelop by demolishing certain buildings and constructing new buildings; and,

WHEREAS, Imperial Investments, Inc., has now advised the City that rather than redeveloping the Properties, it has sold them to Fox River Group, LLC, an Illinois limited liability company (the "*Potential Developer*") who may redevelop the Properties in the future; and,

WHEREAS, the Potential Developer has requested the opportunity to preserve the right to request future reimbursement of eligible "redevelopment project costs" as permitted by the TIF Act upon undertaking the redevelopment of the Properties because its ability to proceed would require financial assistance from the City; and,

WHEREAS, the Potential Developer would like to incur certain costs in connection with the future redevelopment of the Properties prior to the approval of any ordinance authorizing the execution of a redevelopment agreement with the City, wherein reimbursement for such costs may be considered subject to certain conditions; and,

WHEREAS, this Resolution is intended to allow the Potential Developer to incur certain costs relating to the redevelopment of the Properties that may be considered "*Redevelopment Project Costs*" as such term is defined in the TIF Act, prior to approval of any ordinance authorizing the execution of a redevelopment agreement with the City, subject to the condition set forth in Section 3 of this Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the United City of Yorkville, Kendall County, Illinois, as follows:

Section 1. That the above recitals are incorporated herein and made a part hereof.

Section 2. That the City Council may consider expenditures that are Redevelopment Project Costs as such term is defined by the TIF Act, in connection with the redevelopment of the Properties incurred prior to the approval and execution of a redevelopment agreement to be expenditures that are eligible for reimbursement through the TIF Act, provided that such costs constitute "redevelopment project costs" as defined by the TIF Act; and, that the redevelopment of the Properties shall be consistent with the redevelopment project and plan for the overall Project Area.

Section 3. That all undertakings of the City set forth in this Resolution are specifically contingent upon the City approving and executing a redevelopment agreement with the Potential Developer which provides for the development or redevelopment of the Properties in accordance with the terms and conditions to be negotiated by the parties.

Section 4. That any financial assistance rendered to the Potential Developer by the City shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act.

Section 5. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

Passed by the City Council of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2021.

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CITY CLERK

KEN KOCH	_____	DAN TRANSIER	_____
JACKIE MILSCHEWSKI	_____	ARDEN JOE PLOCHER	_____
CHRIS FUNKHOUSER	_____	JOEL FRIEDERS	_____
SEAVER TARULIS	_____	JASON PETERSON	_____

APPROVED by me, as Mayor of the United City of Yorkville, Kendall County, Illinois this ____ day of _____, A.D. 2021.

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MAYOR

Attest:

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CITY CLERK


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Hydraulic Ave
02-32-282-006
02-32-282-005
02-32-282-003
02-32-282-004
State St
Main St
Van Emmon St
Main St
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community