



## United City of Yorkville

800 Game Farm Road  
Yorkville, Illinois 60560  
Telephone: 630-553-4350  
[www.yorkville.il.us](http://www.yorkville.il.us)

### PLANNING AND ZONING COMMISSION AGENDA

Wednesday, March 10, 2021

7:00 PM

Yorkville City Hall Council Chambers  
800 Game Farm Road

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: January 13, 2021

Citizen's Comments

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#### Public Hearings

#### Unfinished Business

#### New Business

1. **PZC 2021-01** Cindy Gates, on behalf of Cindy Gates Trust, petitioner, is requesting to rezone a part of their property from A-1 Agricultural to B-3 Commercial and receive a special use permit to conduct the existing landscape business in unincorporated Kendall County. The property is generally located at the southeast side of Route 34 approximately 175 feet northeast of Tuma Road.

**Action Item:**

1.5 Mile Review

2. **PZC 2021-02** , Jhon Cordero, petitioner, 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 in unincorporated Kendall County. The property is generally located at the southwest corner of the Galena Road and East Beecher Road intersection in Kendall County.

**Action Item:**

1.5 Mile Review

#### Additional Business

1. **Year in Review – Overview & Questions**

## 2. City Council Action Updates:

- a. **PZC 2020-11** Luz M. Padilla, Abby Properties, LLC, petitioner, is seeking Final Plat approval for an approximately 20.7-acre site consisting of 72 lots for single-family attached dwelling units and 2 lots for open space and a future phase of development. The properties being subdivided are Phases 2 and 3 of the Kendall Marketplace Townhome Development.

**Action Item:**

Final Plat Approved

- b. **PZC 2020-12** Bruce A. Mellen, on behalf of DR Horton, Inc.- Midwest, petitioner, is seeking Final Plat amendment approval to convert the existing 17 EBE (Exception to Blanket Easements) parcels to 80 “fee simple” lots consisting of approximately 7.236 acres in Grande Reserve Units 15 and 22 in Neighborhood 5. The lots are planned for new residential townhome units and are located south of Mill Road and east of Kennedy Road.

**Action Item:**

Final Plat Approved

- c. **PZC 2020-13** Kris and Hillary Wieschhaus, petitioners, are requesting a variance to allow installation of a driveway at zero feet (0') from the eastern property line instead of the required five-foot (5') setback. The approximately 6.4-acre property is located at 9261 Kennedy Road which is about a half mile east of Route 47 on the north side of Kennedy Road. The property is adjacent to the rear of 9227 Kennedy Road which fronts the right-of-way.

**Action Item:**

No Objections Made to 1.5 Mile Review

- d. **PZC 2020-14** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The amendment to the text is related to non-conforming signs which proposes to define the term “maintenance” of said signage. Additionally, the text amendment will provide an exemption for the replacement of existing non-conforming freestanding monument static message board signs with electronic message board signs along a major thoroughfare, if such replacement does not increase the overall existing sign size.

**Action Item:**

Text Amendment Approved

## Adjournment

# DRAFT

## PLANNING & ZONING COMMISSION

City Council Chambers

800 Game Farm Road, Yorkville, IL

Wednesday, January 13, 2021 7:00pm

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, the City of Yorkville is allowing remote attendance at this meeting. Social distancing is being encouraged due to the current Covid-19 pandemic.

### **Meeting Called to Order**

Chairman Jeff Olson called the meeting to order at 7:02pm, roll was called and a quorum was established.

**Roll Call:** All the following Commissioners attended the meeting remotely unless otherwise noted: Deborah Horaz-yes, Danny Williams-yes, Richard Vinyard-yes, Jeff Olson-yes (in-person attendance), Greg Millen-yes, Don Marcum-yes. Roll was called twice due to Zoom issues and to establish quorum)

Absent: Rusty Hyett

**City Staff** (All attended remotely unless otherwise noted):

Krysti Barksdale-Noble, Community Development Director

Jason Engberg, Senior Planner (in-person attendance)

**Other Guests** (All attended remotely)

Christine Vitosh, Vitosh Reporting Service

Lynn Dubajic, City Consultant

Matt Asselmeier, Kendall County

Bruce Mellen, DR Horton

David Schultz, HR Green

Ashley Shields, Abby Properties

Chris Lester

**Previous Meeting Minutes** September 9, 2020

The minutes were approved as presented on a motion and second by Commissioners Williams and Marcum, respectively.

Roll call: Williams-yes, Vinyard-abstain, Olson-yes, Millen-yes, Marcum-yes, Horaz-present. Carried 4-yes, 1 abstain, 1 present

**Citizen's Comments** None

### **Public Hearing**

Chairman Olson explained the procedure for the Hearing. At approximately 7:05pm a motion was made by Mr. Williams and seconded by Ms. Horaz to open the Hearing.

Roll call: Vinyard-yes, Olson-yes, Millen-yes, Marcum-yes, Horaz-yes, Williams-yes. Carried 6-0.

Chairman Olson read the Public Hearing as follows:

1. **PZC 2020-14** United City of Yorkville, Kendall County, Illinois, petitioner, is proposing a text amendment for consideration of updates to “Chapter 20: Signs” of the United City of Yorkville Zoning Ordinance. The amendment to the text is related to non-conforming signs which proposes to define the term “maintenance” of said signage. Additionally, the text amendment will provide an exemption for the replacement of existing non-conforming freestanding monument static message board signs with electronic message board signs along a major thoroughfare, if such replacement does not increase the overall existing sign size.

*(See Court Reporter Transcript)*

The Hearing was closed at approximately 7:21pm on a motion by Mr. Williams and second by Mr. Marcum.

Roll call: Olson-yes, Millen-yes, Marcum-yes, Horaz-yes, Williams-yes, Vinyard-yes. Carried 6-0.

**Unfinished Business** None

**New Business**

1. **PZC 2020-11** Luz M. Padilla, Abby Properties, LLC, petitioner, is seeking Final Plat approval for an approximately 20.7-acre site consisting of 72 lots for single-family attached dwelling units and 2 lots for open space and a future phase of development. The properties being subdivided are Phases 2 and 3 of the Kendall Marketplace Townhome Development.

Mr. Engberg said the petitioner is requesting a final plat. Phase I was done earlier in the year and the current area is 72 lots. This request has been discussed at Plan Council and EDC and all comments have been addressed.

**Action Item:**

Final Plat

There was no further discussion and a motion for approval was made and seconded by Mr. Williams and Mr. Millen, respectively. Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Subdivision for the Kendall Marketplace Development Lot 52, Phases 2 and 3, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in a plan prepared by HR Green, dated last revised January 6, 2021.

Roll call: Millen-yes, Marcum-yes, Horaz-yes, Williams-yes, Vinyard-yes, Olson-yes. Carried 6-0.

2. **PZC 2020-12** Bruce A. Mellen, on behalf of DR Horton, Inc.-Midwest, petitioner, is seeking Final Plat amendment approval to convert the existing 17 EBE (Exception to Blanket Easements) parcels to 80 “fee simple” lots consisting of approximately 7.236 acres in Grande Reserve Units 15 and 22 in Neighborhood 5. The lots are planned for new residential townhome units and are located south of Mill Road and east of Kennedy Road.

Ms. Noble said the petitioner is asking to replat these lots to make them fee simple and not under the EBE. This matter has been discussed at Plan Council and staff has asked the petitioner to identify the lots by units, rather than neighborhoods. There was no discussion among Commissioners.

**Action Item:**

Final Plat

Mr. Williams moved and Ms. Horaz seconded to approve the Final Plat and Mr. Williams read the motion as follows: In consideration of the proposed Final Plat of Grande Reserve for Units 15 & 22 (Neighborhood 5) First Resubdivision, the Planning and Zoning Commission recommends approval of the plat to the City Council as presented by the Petitioner in plans prepared by Manhard Consultants, LTD dated last revised 12-03-20.

Roll call: Marcum-yes, Horaz-yes, Williams-yes, Vinyard-yes, Olson-yes, Millen-yes. Carried 6-0.

- 3. PZC 2020-13** Kris and Hillary Wieschhaus, petitioners, are requesting a variance to allow installation of a driveway at zero feet (0') from the eastern property line instead of the required five-foot (5') setback. The approximately 6.4-acre property is located at 9261 Kennedy Road which is about a half mile east of Route 47 on the north side of Kennedy Road. The property is adjacent to the rear of 9227 Kennedy Road which fronts the right-of-way.

Mr. Engberg said the residents are petitioning the County and this is a 1.5 Mile Review. They are requesting a driveway on the lot line to avoid being in the flood plain and the driveway does not access directly onto Kennedy Rd. They desire to build a house at the location in the future. Staff and county officials had no objections to this.

**Action Item:**

1.5 Mile Review

A motion for approval was made and seconded by Mr. Williams and Ms. Horaz, respectively. Mr. Williams read the motion as follows: In consideration of the proposed mile and half review of Kendall County Case 20-30 for a variance located at 9261 Kennedy Road, the Planning and Zoning Commission recommends the City Council to not object to the request.

Roll call: Horaz-yes, Williams-yes, Vinyard-yes, Olson-yes, Millen-yes, Marcum-yes. Carried 6-0.

- 4. PZC 2020-14 Text Amendment** (see full description under Public Hearing)

Ms. Noble presented information about non-conforming signs in the Public Hearing and asked for any comments or questions. The UDO process will restart in May and she said UDO will address this topic. Mr. Vinyard said he would prefer not to change the sign ordinance for a couple of requests and wait until the UDO continues. Mr. Marcum asked if the action tonight should include the non-major roadway language, to which all Commissioners concurred.

**Action Item:**

Text Amendment

A motion to approve was made by Mr. Williams and seconded by Mr. Millen. Mr. Williams read the motion as follows: In consideration of testimony presented during a

Public Hearing on January 13, 2021 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council a request for text amendment to Sections 10-20-4: Definitions and 10-20-11: Nonconforming Signs of the City's Zoning Ordinance to allow for certain existing nonconforming freestanding monument signs to be modified without the requirement to bring the sign fully into compliance with the current code regulations, as recommended in a staff memo dated January 4, 2021.

Roll call: Horaz-yes, Williams-yes, Vinyard-no, Olson-yes, Millen-yes, Marcum-yes. Carried 5 yes and 1 no.

**Additional Business**

**1. City Council Action Updates:**

PZC 2020-08 Sign Variance for Hillside Rehab was approved by the City Council.

**Adjournment**

There was no further business and the meeting was adjourned at 7:41pm on a motion by Commissioners Williams and Horaz, respectively. Approved on voice vote.

Respectfully submitted by  
Marlys Young, Minute Taker (remote attendance)

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UNITED CITY OF YORKVILLE  
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION  
PUBLIC HEARING

800 Game Farm Road  
Yorkville, Illinois

Wednesday, January 13, 2021  
7:00 p.m.

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PRESENT:

Mr. Jeff Olson, Chairman,  
Ms. Deborah Horaz,  
Mr. Richard Vinyard,  
Mr. Donald Marcum,  
Mr. Greg Millen,  
Mr. Danny Williams.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community  
Development Director;  
Mr. Jason Engberg, Senior Planner;  
Ms. Marlys Young, Minute Taker.

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1 (WHEREUPON, the following  
2 proceedings were in  
3 public hearing:)

4 CHAIRMAN OLSON: We have one public  
5 hearing scheduled tonight for the meeting.  
6 Obviously the purpose of this hearing is to  
7 invite testimony from members of the public which  
8 are not here, so in this case we're going to have  
9 presentations.

10 Anybody wishing to speak for or  
11 against it also is not here, so we're just going  
12 to skip all that, we don't need to swear anybody  
13 in, and we will go first to the petitioner  
14 presentation.

15 May I have a motion then to open the  
16 public hearing on Petition Number PZC 2020-14,  
17 United City of Yorkville, Text Amendment, Chapter  
18 20: Signs?

19 COMMISSIONER WILLIAMS: So moved.

20 COMMISSIONER HORAZ: Second.

21 CHAIRMAN OLSON: Roll call vote on the  
22 motion, please.

23 MS. YOUNG: Vinyard.

24 COMMISSIONER VINYARD: Yes.

1 MS. YOUNG: Olson.

2 CHAIRMAN OLSON: Yes.

3 MS. YOUNG: Millen.

4 COMMISSIONER MILLEN: Yes.

5 MS. YOUNG: Marcum.

6 COMMISSIONER MARCUM: Yes.

7 MS. YOUNG: Horaz.

8 COMMISSIONER HORAZ: Yes.

9 MS. YOUNG: And Williams.

10 COMMISSIONER WILLIAMS: Yes.

11 MS. YOUNG: Thank you.

12 CHAIRMAN OLSON: All right. The public  
13 hearing up for discussion tonight is PZC 2020-14,  
14 United City of Yorkville, Kendall County,  
15 Illinois, petitioner, is proposing a text  
16 amendment for consideration of updates to Chapter  
17 20: Signs, in the United City of Yorkville  
18 Zoning Ordinance.

19 The amendment to the text is related  
20 to non-conformational signs which proposes to  
21 define the term maintenance of said signage.

22 Additionally, the text amendment  
23 will provide an exemption for the replacement of  
24 existing non-conforming freestanding monument

1 static message board signs with electronic  
2 message board signs along a major thoroughfare,  
3 if such replacement does not increase the overall  
4 existing sign size.

5 Are you guys ready to make --  
6 Krysti, are you going to make it or is Jason?

7 MS. NOBLE: Yes. Before I start, I'm  
8 having trouble hearing everyone, so if you don't  
9 mind muting until questions? Thank you.

10 CHAIRMAN OLSON: There we go. That's  
11 better.

12 MS. NOBLE: All right. So this public  
13 hearing is in regard to a text amendment that was  
14 brought forth from the City Council, particularly  
15 the Mayor, asking the City look at amending our  
16 ordinance so that property owners who have  
17 legally non-conforming signs -- which meant at  
18 the time they erected their sign it was legal  
19 according to the Zoning Ordinance at that period,  
20 but is no longer in conformance with our current  
21 Zoning Ordinance -- that they can exchange their  
22 existing manual copy portion of their sign out  
23 for an electric digital sign, so it will be a  
24 one-to-one exchange, and then, therefore, they

1 would not have to revise their sign to meet the  
2 sign ordinance requirement as far as height or  
3 wherever they aren't currently meeting the  
4 standard.

5 This is borne out of a petitioner  
6 who applied for a building permit and was denied  
7 that permit because the replacement that they  
8 were doing was not considered maintenance because  
9 it was changing the actual frame of the sign. It  
10 was denied by Staff and they petitioned the City  
11 Council and the Mayor to see if we can amend our  
12 Zoning Ordinance to allow for some flexibility  
13 for those individuals that are trying to upgrade  
14 their technology to meet the changing times, but  
15 don't want to do the full investment of re-doing  
16 a complete sign.

17 So Staff looked at areas where we  
18 felt this would make sense; in particular, we  
19 looked at all the signs along the major  
20 thoroughfares in the City which have been  
21 recently affected by widening of roadways, as  
22 well as setbacks of property lines being  
23 adjusted.

24 So when we looked at those major

1 thoroughfares, we found that there were a total  
2 of about 100 and -- almost roughly 130 signs  
3 along 47, 34, Eldamain, which is considered a  
4 thoroughfare, Illinois 71 and 126.

5 So out of those 128 signs, 130  
6 roughly, we found that 36 were permitted through  
7 some type of government approval, annexation  
8 agreement, PUD ordinance or some other amendment,  
9 maybe a variance of some sort, but 56 of those  
10 signs were considered legally non-conforming, so  
11 when we looked at those 56, we looked at what  
12 they had in common -- and this is just for the  
13 major thoroughfare -- and we found that a lot of  
14 them were impacted by recent widening of the  
15 roads, as I mentioned, or they existed prior to  
16 our current sign ordinance.

17 The City had undergone a  
18 Comprehensive Sign Ordinance update in 2008 and  
19 then again in 2014 as part of the Comprehensive  
20 Zoning Code update.

21 So we then looked at non-major  
22 thoroughfares, so if you look at the public  
23 hearing notice, we only address the ones that  
24 were on the major thoroughfares, and then we were

1 asked subsequently to look at the ones on  
2 non-major thoroughfares, and we found an  
3 additional 45 signs, and those streets are listed  
4 in your packet as well.

5 16 of those, again, were part of an  
6 annexation, PUD, or some other approval  
7 mechanism, and 25 of those signs were potentially  
8 legally non-conforming.

9 It is Staff's opinion that there is  
10 merit to a relook at the Zoning Code as far as  
11 the sign code because you don't -- we have this  
12 breakdown of COVID happening, we want to be  
13 business friendly, but also we have some physical  
14 changes in the area, and we felt that if we  
15 clearly defined what maintenance was in our  
16 ordinance -- which we don't right now -- to say  
17 that you can change a bulb, you can replace nuts  
18 and bolts, but you can't change the frame, that  
19 would give petitioners an idea of what they can  
20 and cannot do going forward, which was part of  
21 the misconception of this individual applying for  
22 a permit.

23 But, further, we felt that we could  
24 exempt out those existing monument signs that

1 already have some type of manual copy to allow  
2 them to do a one-for-one exchange for digital.

3 That would bring down the number in  
4 that case to about probably 25 of the overall  
5 signs on the major thoroughfares, so it will be  
6 about 45 percent could pursue this as an  
7 opportunity, and then of the non-major streets,  
8 you'd probably look at about 40 percent of those  
9 being able to do it, so it would be more than a  
10 handful of signs, but it's only specific to the  
11 monument sign.

12 One last thing that we did, we  
13 looked at some historical data of signs that we  
14 had dismissed or denied as part of the building  
15 permit process and we found that, you know, those  
16 types of requests that are similar to what this  
17 petitioner is requesting accounted for less than  
18 one percent of all the permits applied in the  
19 last five years, and those are non-conforming  
20 signs looking to do something that they're not  
21 permitted to do without bringing the full sign  
22 into compliance, so we don't think this would  
23 heavily impact people rushing to do these  
24 changes, but we may see a slight uptick in those

1 petitions coming in, where we would allow a  
2 non-conforming sign to do something that we  
3 wouldn't have permitted prior.

4           There is a draft motion in there  
5 that specifically includes the non-thoroughfare  
6 streets, so if you want to include that in there,  
7 that language is already in there; if you would  
8 like to exclude those areas, you can do that as  
9 well, and the reason being is the thoroughfare  
10 signs are the ones that are trying to catch the  
11 attention of drivers that the location isn't a  
12 destination, it's convenience or an impulse  
13 buy, they're trying to communicate something to  
14 the public and, therefore, there is merit in  
15 that.

16           The non-thoroughfare signs tend to  
17 just be -- the monument signs tend to just be  
18 signs that identify the business and not  
19 necessarily are trying to convey information to  
20 the driver because they tend to be destinations  
21 where people know that they're going in the first  
22 place.

23           So if you have any questions, Staff  
24 is available to ask -- to answer those, and in

1 your packet you also have information related to  
2 where a lot of these developments are occurring  
3 for the signage along our development map.

4 Thank you.

5 CHAIRMAN OLSON: Questions for Krysti  
6 right now?

7 COMMISSIONER VINYARD: Yes, I have three  
8 questions. Hi, Krysti, how are you?

9 MS. NOBLE: I'm good, how are you?

10 COMMISSIONER VINYARD: Good. It's nice  
11 to see you. Hold on, let me -- Sorry, I don't  
12 have video.

13 How many of the 130 of these signs  
14 were non-conforming in 2014 when we did the  
15 comprehensive review?

16 MS. NOBLE: So I don't have that number  
17 as of 2014.

18 COMMISSIONER VINYARD: Okay.

19 MS. NOBLE: I only have the current. I  
20 can go back and research that.

21 COMMISSIONER VINYARD: No, that's not a  
22 huge -- that's not a huge deal. I'm just -- I'm  
23 not quite certain I agree with this being  
24 considered maintenance. I mean, this is

1 replacement. I understand --

2 MS. NOBLE: No, this --

3 COMMISSIONER VINYARD: I understand  
4 everything --

5 MS. NOBLE: Staff isn't purporting that  
6 this would be maintenance. We're clearing up the  
7 definition for maintenance. This would be  
8 outside of maintenance.

9 COMMISSIONER VINYARD: Outside of  
10 maintenance.

11 MS. NOBLE: Yes. This would be an  
12 exemption that they don't have to bring the  
13 entire sign into full conformance.

14 COMMISSIONER VINYARD: Okay. So  
15 couldn't this petitioner have just asked for a  
16 variance on this sign?

17 MS. NOBLE: They could have asked for a  
18 variance; I don't think that they meet the  
19 standards for variance. Variance has to be  
20 something that isn't self-imposed.

21 COMMISSIONER VINYARD: Self-imposed,  
22 right.

23 MS. NOBLE: It has to be something that  
24 is unique to the site, so I don't think they

1 would have qualified for a variance; however,  
2 they could have asked for -- like Mr. Millen did  
3 with his request, they could have asked for an  
4 appeal.

5 COMMISSIONER VINYARD: Appeal, okay.  
6 All right. And, I'm sorry, that's -- that's  
7 where I was going with it.

8 I guess I see the 130 in all this,  
9 but, I mean, one person asked and we're -- I  
10 mean, we've been doing this for almost eight  
11 years, signs have been 90 percent of what's come  
12 in front of us since I've been on the Board.

13 I don't -- Is it worth changing  
14 because one person requested it? I mean, is  
15 this -- are we going to find ourselves in a few  
16 years readjusting signs yet again?

17 MS. NOBLE: I can answer that,  
18 definitely, we will.

19 COMMISSIONER VINYARD: Okay.

20 MS. NOBLE: Signs was going to be part  
21 of the UDL, so it was going to be a comprehensive  
22 look at signs, so we may end up adjusting this  
23 further in the near future.

24 CHAIRMAN OLSON: What drawback does it

1 have for us to allow non-conforming signs to  
2 switch out something in the name of trying to  
3 drum up business? I don't know -- I'm saying  
4 this truthfully, I don't think that I can see any  
5 drawback to doing that. What could be the  
6 argument?

7 MS. NOBLE: Well, there -- there could  
8 be a couple -- I'm sorry. There could be a  
9 couple of drawbacks.

10 So one drawback could be that it  
11 prolongs the life of a sign that we no -- a type  
12 of sign or size of sign that we no longer  
13 permit. It would prolong the life of that sign,  
14 and the original intent of the code is that as  
15 those signs that were legally non-conforming,  
16 their use ends, that would be the appropriate  
17 time to bring them into conformance, into the  
18 design of what the City saw as a whole. That's  
19 one drawback.

20 Another drawback would be we have  
21 denied permits similar to these requests in the  
22 past, so those individuals who did, you know, pay  
23 and put the expense to bring their signs into  
24 conformance will have missed out on this

1 opportunity that we will be allowing people in  
2 the future to do.

3 COMMISSIONER VINYARD: Yeah, and I get  
4 it, I'm sympathetic in between, but like I said,  
5 this is -- signs have been an issue for me since  
6 going through all this, and, I mean, I don't want  
7 to -- was this something like -- When did they  
8 catch this? Like --

9 MS. NOBLE: So the sign isn't up at this  
10 point. This was a building --

11 COMMISSIONER VINYARD: Yeah, okay.  
12 Okay.

13 MS. NOBLE: This was a building permit  
14 that the petitioner requested that was denied.

15 COMMISSIONER VINYARD: Gotcha. Okay.  
16 Thank you. I was just trying to make sure that  
17 like -- because in my opinion it's a whole other  
18 story if somebody went out and ordered a whole  
19 new sign without checking the conformity, then  
20 that's -- that's an issue, but okay. Thank you.  
21 Those are the -- You answered the three questions  
22 that I needed. Thank you.

23 MS. NOBLE: You're welcome.

24 CHAIRMAN OLSON: What other questions do

1 we have for Krysti?

2 COMMISSIONER WILLIAMS: I've got two.  
3 So, one, from Staff's opinion, is there an  
4 economic interest in this as in allowing this I'm  
5 assuming is more business friendly than saying --  
6 forcing businesses to become in compliance along  
7 with upgrading to electronic signs, is that part  
8 of the reasoning behind it?

9 MS. NOBLE: Sure, that was part of the  
10 reason for the request that Staff address this.  
11 It's part of the decision to say there is some  
12 merit to this discussion because some of the  
13 impact to the business owner was not their doing,  
14 it was, you know, state right-of-way and  
15 increased traffic along the roadway, so that did  
16 play a role in the recommendation and, of course,  
17 now we're in a situation where our businesses  
18 need the assistance --

19 COMMISSIONER WILLIAMS: Totally.

20 MS. NOBLE: -- right now to stay alive.

21 COMMISSIONER WILLIAMS: Totally. And  
22 that's exactly where I was going with that.  
23 Thank you, Krysti.

24 My only other one then is do you

1 have a recommendation as if we should apply these  
2 standards to just the major thoroughfares or also  
3 the non-major thoroughfares?

4 I know you have mentioned that there  
5 is wording for both allowances; do you have any  
6 preference?

7 MS. NOBLE: So originally Staff  
8 suggested the major thoroughfares only because  
9 those are the ones that are heavily impacted and  
10 it made more sense as to why they would want to  
11 be messaging to their --

12 CHAIRMAN OLSON: Why would you limit it,  
13 though?

14 MS. NOBLE: -- customers?

15 CHAIRMAN OLSON: Why would you limit it  
16 to one location rather than everywhere?

17 MS. NOBLE: So I am getting to that.  
18 When I was asked to look at the non-major  
19 thoroughfares, initially Staff didn't think that  
20 there would be a need for those areas; like I  
21 mentioned, those are typical designation  
22 locations.

23 But when I did the data and the  
24 research, I found that there were a significant

1 amount of signs along there that did have  
2 monument-type signs and some that did have  
3 changeable copy, so it could assist those  
4 individuals, especially the ones that are not  
5 necessarily on the, you know, corner of where a  
6 thoroughfare and a non-major thoroughfare  
7 intersect, but a little bit ways off, so there is  
8 some benefit to it.

9 COMMISSIONER WILLIAMS: That was all I  
10 had. Thank you.

11 CHAIRMAN OLSON: I would argue that -- I  
12 would argue that just -- just like we were  
13 saying, some people would pass the sign and miss  
14 out on the opportunity to do this, I wouldn't  
15 want to miss out on the opportunity to do it just  
16 because I'm not on a major thoroughfare.

17 I've been in this town for 40  
18 years and I don't know where everything is. I  
19 mean, you go back into the commercial parts and  
20 you say oh, I didn't know that existed there.  
21 Those signs in my opinion are just as important  
22 as the major thoroughfares signs. That's my two  
23 cents.

24 Do we have any other questions?

1 (No response.)

2 CHAIRMAN OLSON: All right. Since all  
3 public testimony regarding this petition has  
4 been taken, may I have a motion to close the  
5 taking of testimony in this public hearing,  
6 please?

7 COMMISSIONER WILLIAMS: So moved.

8 COMMISSIONER VINYARD: Second.

9 CHAIRMAN OLSON: Thank you. Roll call  
10 vote on the motion, please?

11 MS. YOUNG: Olson.

12 CHAIRMAN OLSON: Yes.

13 MS. YOUNG: Millen.

14 COMMISSIONER MILLEN: Yes.

15 MS. YOUNG: Marcum.

16 COMMISSIONER MARCUM: Yes.

17 MS. YOUNG: Horaz. Horaz.

18 COMMISSIONER HORAZ: On mute, sorry.

19 Yes.

20 MS. YOUNG: Okay, thank you. Williams.

21 COMMISSIONER WILLIAMS: Yes.

22 MS. YOUNG: And Vinyard.

23 COMMISSIONER VINYARD: Yes.

24 MS. YOUNG: Thank you.

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CHAIRMAN OLSON: All right. The public hearing portion of tonight's meeting is closed.

(Which were all the proceedings had in the public hearing portion of the meeting.)

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1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF LASALLE )

3 I, Christine M. Vitosh, a Certified Shorthand  
4 Reporter, do hereby certify that I transcribed  
5 the proceedings had at the public hearing and that  
6 the foregoing, Pages 1 through 21 inclusive, is a  
7 true, correct and complete computer-generated  
8 transcript of the proceedings had at the time and  
9 place aforesaid.

10 I further certify that my certificate annexed  
11 hereto applies to the original transcript and  
12 copies thereof, signed and certified under my  
13 hand only. I assume no responsibility for the  
14 accuracy of any reproduced copies not made under  
15 my control or direction.

16 As certification thereof, I have hereunto set  
17 my hand this 21st day of January, A.D., 2021.

18 *Christine M Vitosh*

19 \_\_\_\_\_  
20 Christine M. Vitosh, CSR  
21 Illinois CSR No. 084-002883

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23  
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# Memorandum

To: Planning and Zoning Commission  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 3, 2021  
Subject: **PZC 2021-01– Cox Landscaping 1.5 Mile Review (Rezone & Special Use)  
Kendal County Case 20-32**

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## **SUMMARY:**

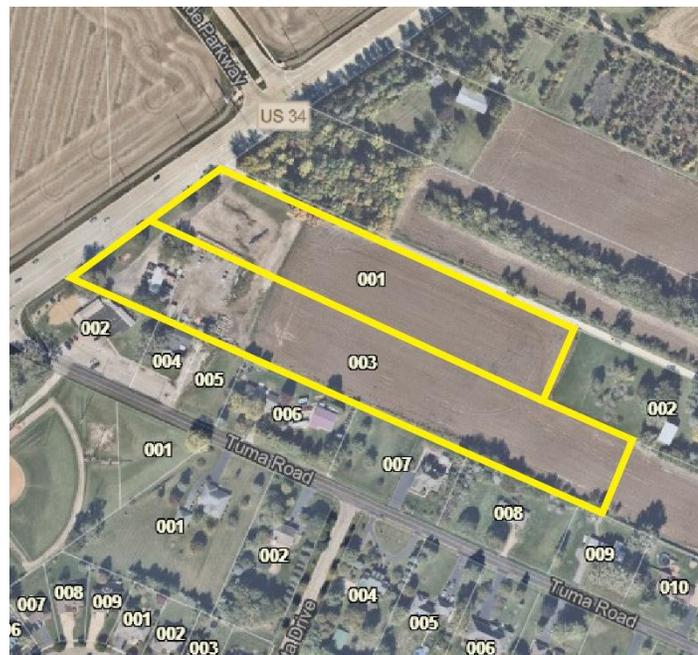
Staff has reviewed a request from Kendall County Planning and Zoning Department along with the subsequent documents attached. This property is located within one and a half miles of the planning boundary for Yorkville, allowing the City the opportunity to review and provide comments to Kendall County. 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.

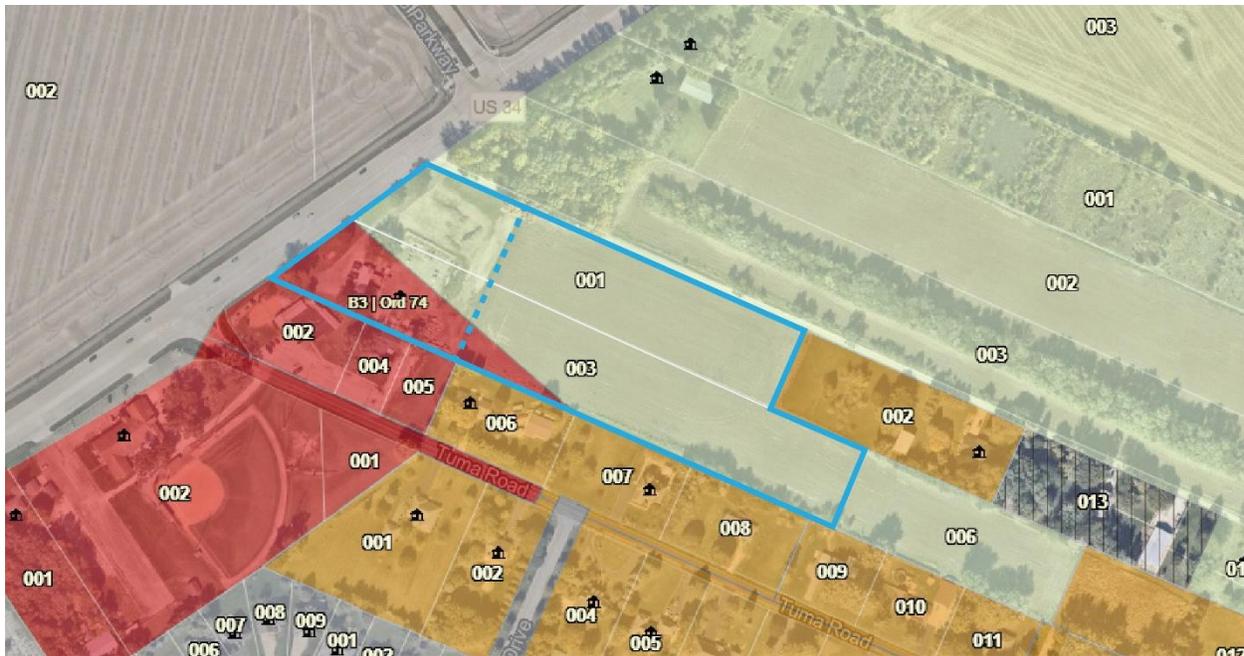
The property is generally located at the southeast side of Route 34 approximately 175 feet northeast of Tuma Road. Cox Landscaping has been operating on this site for the past 30 years but a complaint prior to COVID-19 closures stated that the business was not operating with proper zoning. The County 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. This request was reviewed by the Economic Development Committee at the March 2, 2021 meeting where there were no additional comments. 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.

### **Proposed Motion:**

***In consideration of the proposed mile and half review of Kendall County Case 20-32 for a rezoning request from A-1 Agricultural to B-3 Commercial and special use authorization for a landscaping business at 9000 Route 34, the Planning and Zoning Commission recommends the City Council to (object or not to object) to the request.***

### **Attachments**

1. Application with Attachments



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**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 1<sup>st</sup> 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 (12<sup>th</sup>) 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 # \_\_\_\_\_

<b>NAME OF APPLICANT</b> Cox Landscaping, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b> Cindy Gates Trust		
<b>SITE INFORMATION</b>	<b>SITE ADDRESS OR LOCATION</b>	<b>ASSESSOR'S ID NUMBER (PIN)</b>
ACRES 2.4613	9000 Route 34, Yorkville, IL 60560	part of 02-27-151-003
<b>EXISTING LAND USE</b> Landscaping Business	<b>CURRENT ZONING</b>	<b>LAND CLASSIFICATION ON LRMP</b>
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to _____)	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( <input type="checkbox"/> Major, <input type="checkbox"/> Minor)		
<b><sup>1</sup>PRIMARY CONTACT</b> Dnaiel J. Kramer	<b>PRIMARY CONTACT MAILING ADDRESS</b> 1107A S. Bridge St., Yorkville, IL 60560	<b>PRIMARY CONTACT EMAIL</b> dkramer@dankramerlaw.com
<b>PRIMARY CONTACT PHONE #</b> 630-553-9500	<b>PRIMARY CONTACT FAX #</b> 630-553-5764	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
<b><sup>2</sup>ENGINEER CONTACT</b> NONE	<b>ENGINEER MAILING ADDRESS</b>	<b>ENGINEER EMAIL</b>
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
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.		
<b>SIGNATURE OF APPLICANT</b> [Redacted Signature] DATE <u>9/14/2022</u>		

FEE PAID: \$ \_\_\_\_\_

CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County

<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

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 nurse/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 1<sup>st</sup> 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  
MCD: 49.00 RHPG FEE: 16.00  
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



Buyer/Seller/Representative

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

Address of Real Estate: 9000 US Route 34, Yorkville, Illinois 60560

Grantor represents that this property is non-homestead property

DATED this 22 day of January, 2016.



Cindy S Gates

Instrument prepared by

Richard C Slocum, Attorney at Law,



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 Signature]

Notary Public

Commission expires



Unofficial Copy

Tax bills to

Cindy S Gates Trust  
Cindy S Gates, Trustee

[Redacted Address]

Mail to

Richard C Slocum  
Attorney at Law

[Redacted Address]

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 at 9498 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 Signature]

Cindy S Gates

Subscribed and sworn to before me this

[Redacted Notary Name]

Notary Public



**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

Unofficial

KENDALL COUNTY  
DISCLOSURE OF BENEFICIARIES FORM

1. Applicant Cindy Gates Trust  
Address [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)  
 Natural Person (a)  
 Corporation (b)  
 Land Trust/Trustee (c)  
 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]

I, [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 read 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)



[REDACTED]  
Notary Public



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

www.kendallswcd.org

NATURAL RESOURCE INFORMATION (NRI) REPORT APPLICATION

Petitioner: Cox Landscaping, LLC

Contact Person: Attorney Daniel J. Kramer

Address: 9000 Route 34

City, State, Zip: Yorkville, IL 60560

Phone Number:

Email:

Please select: How would you like to receive a copy of the NRI Report? [X] Email [ ] Mail

Site Location & Proposed Use

Township Name Bristol

Township 27 N, Range 37 E, Section(s) 7

Parcel Index Number(s) 02-27-151-003 + 02-27-151-001 (front part of each pin)

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 existing 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.)

Table with 2 columns: Description, Amount. Rows: 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.

Petitioner or Authorized Agent

Date 12-30-14

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



**Applicant:** Cox Landscaping  
**Contact:** Daniel J. Kramer  
**Address:** 9000 Route 34  
Yorkville, IL 60560

**Project:** Cox Landscaping  
**Address:** 9000 Route 34, Yorkville

**IDNR Project Number:** 2006051  
**Date:** 01/30/2020

**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.

Log  
2  
II



## 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.

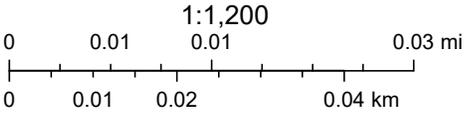
  
Adam Rawe  
Division of Ecosystems and Environment  
217-785-5500

Attachment 2 Aerial



November 9, 2020

-  Kendall County Address Points
-  Yorkville
-  parcel



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

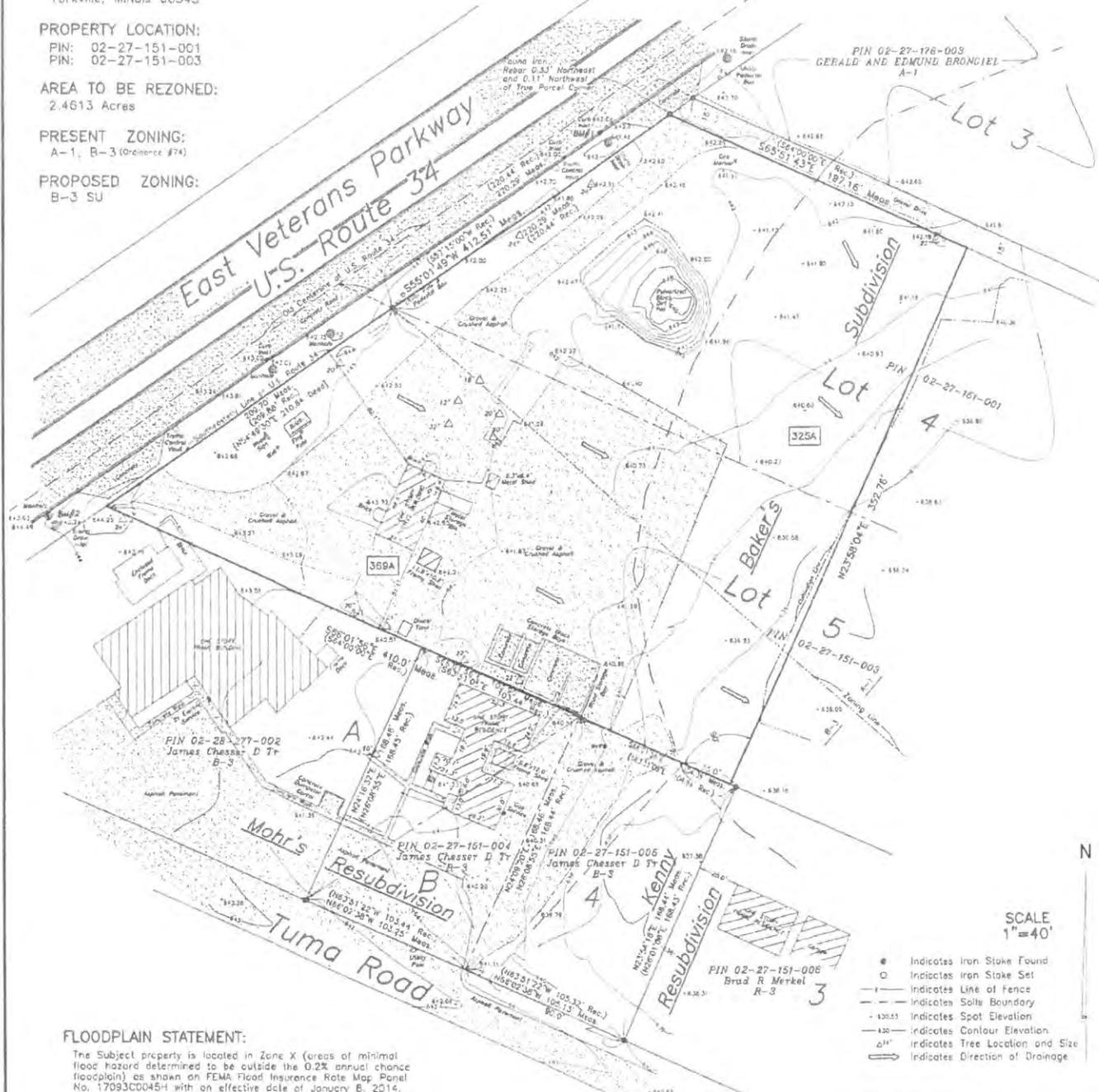
**DEVELOPER:**  
Cox Landscaping  
4433 Tuma Road  
Yorkville, Illinois 60545

**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



**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 6, 2014.

**WETLANDS STATEMENT:**

The National Wetlands Inventory Map depicts no wetlands on 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 at Baker's Subdivision for a point of beginning; thence South 66°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, 157.16 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

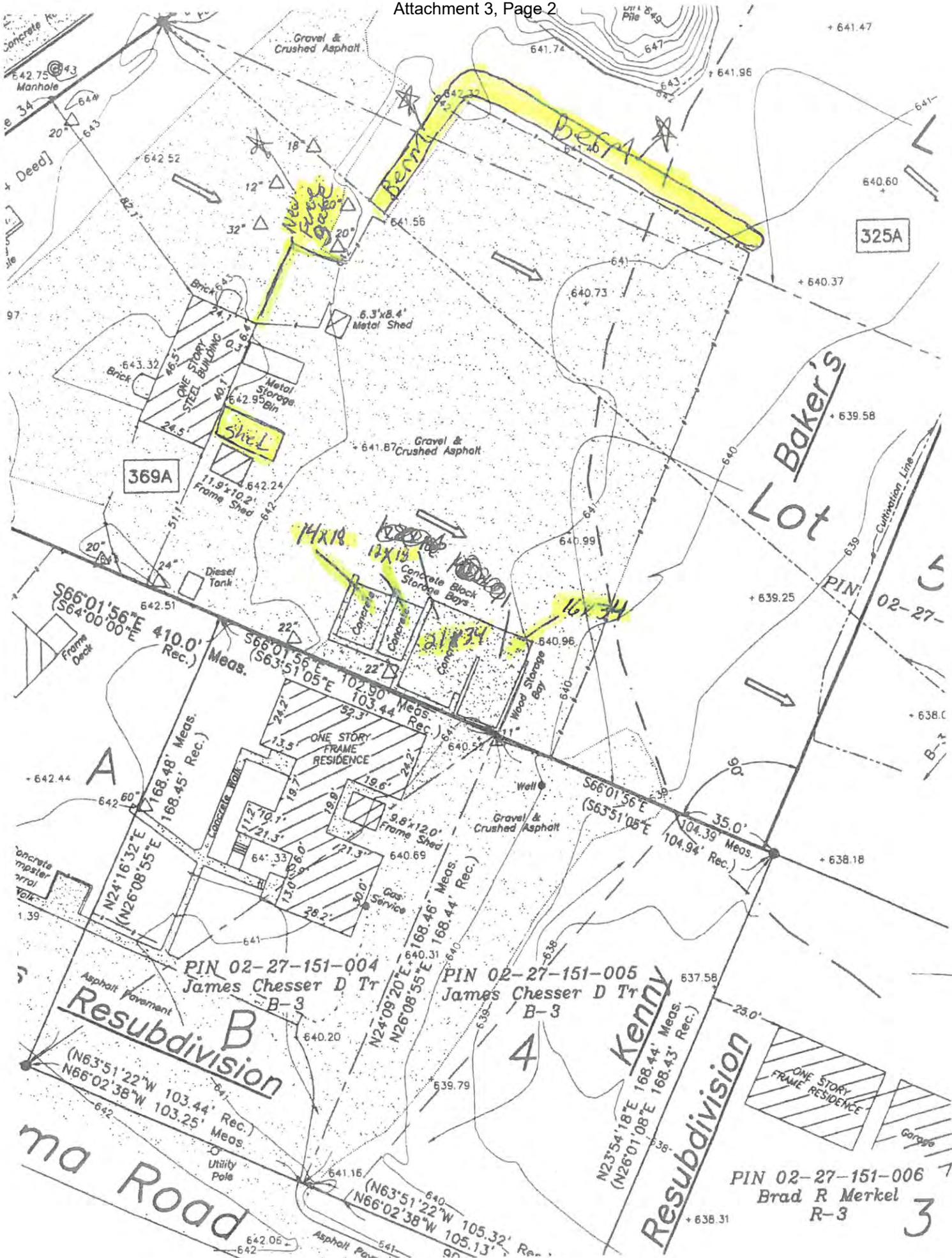


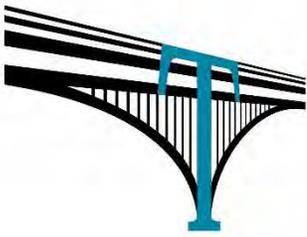
- SCALE**  
1"=40'
- Indicates Iron Stake Found
  - Indicates Iron Stake Set
  - Indicates Line of Fence
  - - - Indicates Salt Boundary
  - Indicates Spot Elevation
  - Indicates Contour Elevation
  - △ Indicates Tree Location and Size
  - Indicates Direction of Drainage
- BENCHMARK: (NAVD 1988)**  
BM#1 — Top of Curb Inlet at the Northwest Corner of Subject Property Elevation = 642.55  
BM#2 — Manhole Rim of Curb at the Southwest Corner of Subject Property. Elevation = 644.23

- SOILS (From Web Soil Survey)**
- 325A: Dresden Silt Loam, 0%–2% slopes
  - 388A: Waupecon Silt Loam, 0%–2% slopes

January 6, 2020

JOB NO.	19313	<b>Phillip D. Young and Associates, Inc.</b> LAND SURVEYING — TOPOGRAPHIC MAPPING — Lic.#184-002775	1107B South Bridge Street Yorkville, Illinois 60560 Telephone (630)553-1580
JOB NAME	COX		
DWG FILE	19313		





# TEBRUGGE ENGINEERING

410 E. CHURCH ST.—SUITE A  
SANDWICH, IL 60548

PHONE: (815) 786-0195  
EMAIL: [INFO@TEBRUGGEENGINEERING.COM](mailto:INFO@TEBRUGGEENGINEERING.COM)  
WEBSITE: [WWW.TEBRUGGEENGINEERING.COM](http://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:**

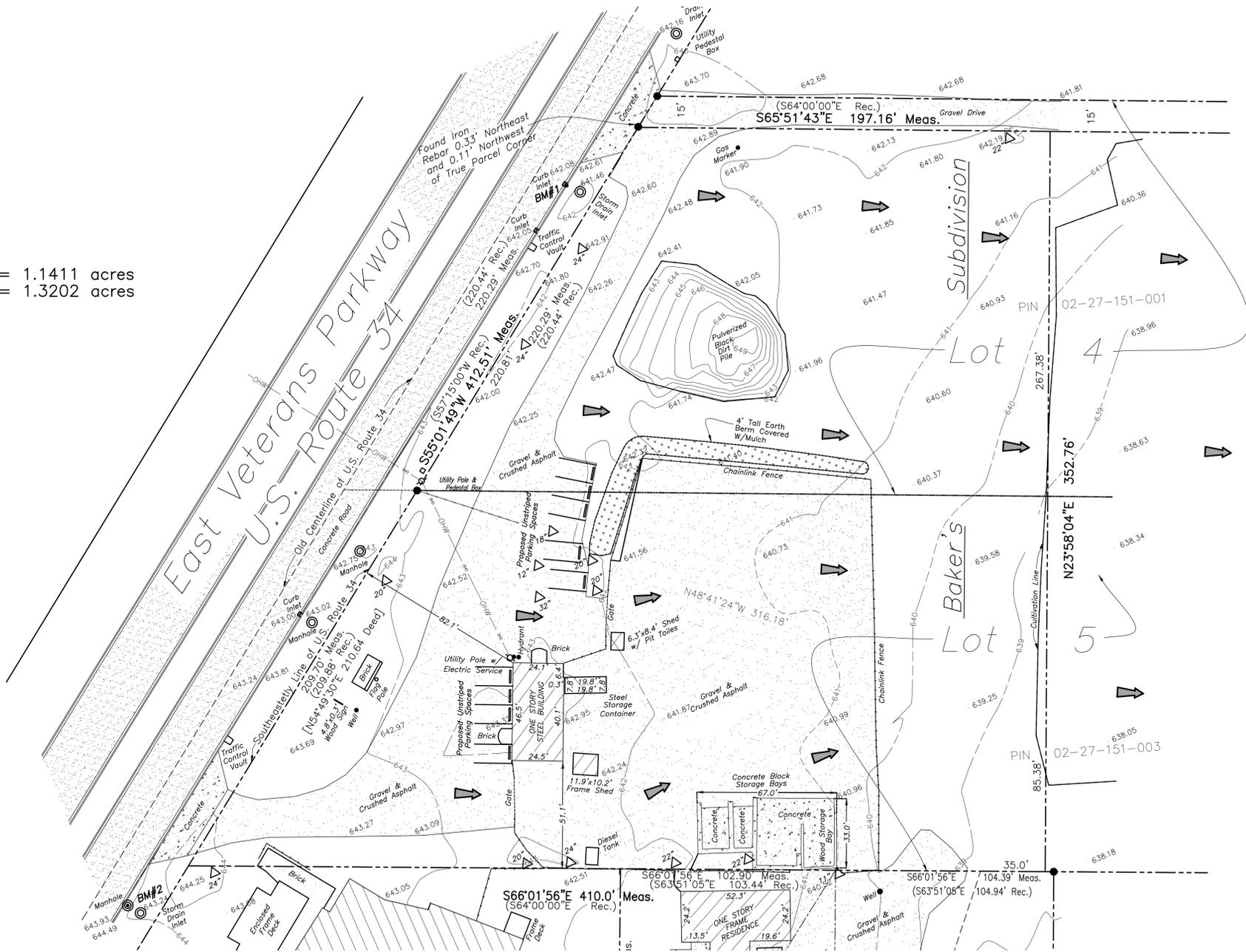
B3 to B3-SU 49707 sq.ft. = 1.1411 acres  
A1 to B3-SU 57506 sq.ft. = 1.3202 acres  
Total Area = 2.4613 Acres

**PRESENT ZONING:**

A1 and B3 (Ordinance #74)

**PROPOSED ZONING:**

B3-SU



### LEGEND

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER LINE
	EXISTING WATERMAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING GAS SERVICE
	EXISTING TELEPHONE
	PROPOSED CONTOUR LINE
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER LINE
	PROPOSED GREASE SERVICE LINE
	PROPOSED VENT LINE
	EXISTING FENCELINE
	PROPOSED SILT FENCE
	EXISTING SPOT SHOT
	PROPOSED SPOT GRADE

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

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

**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 3<sup>RD</sup> DAY OF DECEMBER, 2020.



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



NO.	DATE	NOTES

**DEVELOPER:**  
Cox Landscaping  
4433 Tuma Road  
Yorkville, Illinois 60545

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

**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



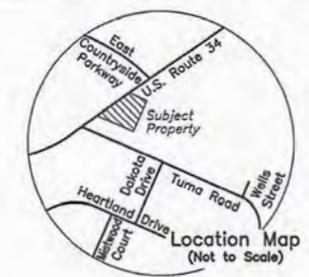
**SCALE**  
1"=40'

● Indicates Iron Stake Found  
○ Indicates Iron Stake Set  
— Indicates Line of Fence  
—OH— Indicates Overhead Wires  
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**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



**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.

**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 65°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 65°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 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 of Baker's Subdivision; thence South 65°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.

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

March 5, 2020

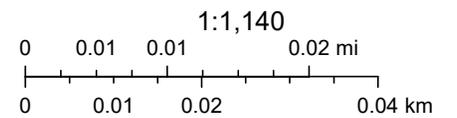


September 18, 2020

- Zoning  R3
-  A1 Municipalities
-  B3  CITY OF YORKVILLE

 Current Parcels

 Kendall County Addresses



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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



09/18/2020 11:03



09/18/2020 11:04



09/18/2020 11:04

Attachment 8 Pulverized Dirt Area



09/18/2020 11:05



09/18/2020 11:03



09/18/2020 11:05



09/18/2020 11:05



09/19/2020 17:34

# Minutes - Board of Town Trustees

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 @ 7:00 p.m.

PRESENT: Robert Walker Supervisor  
 Julie Bennett Town Clerk  
 Sharla Logan-Waclaw Town Trustee  
 Bill Weatherly Town Trustee  
 Cory Johnson Town Trustee  
 also present Cliff Oleson Town Trustee  
~~Highway Comm. Jeff Corneils~~ ~~Assessor Dan Pickert,~~  
~~as clerk.~~ The following official business was transacted: Twp. Sec. Vel Herrera,  
 KCSO - 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](http://www.kendallswcd.org)

2003

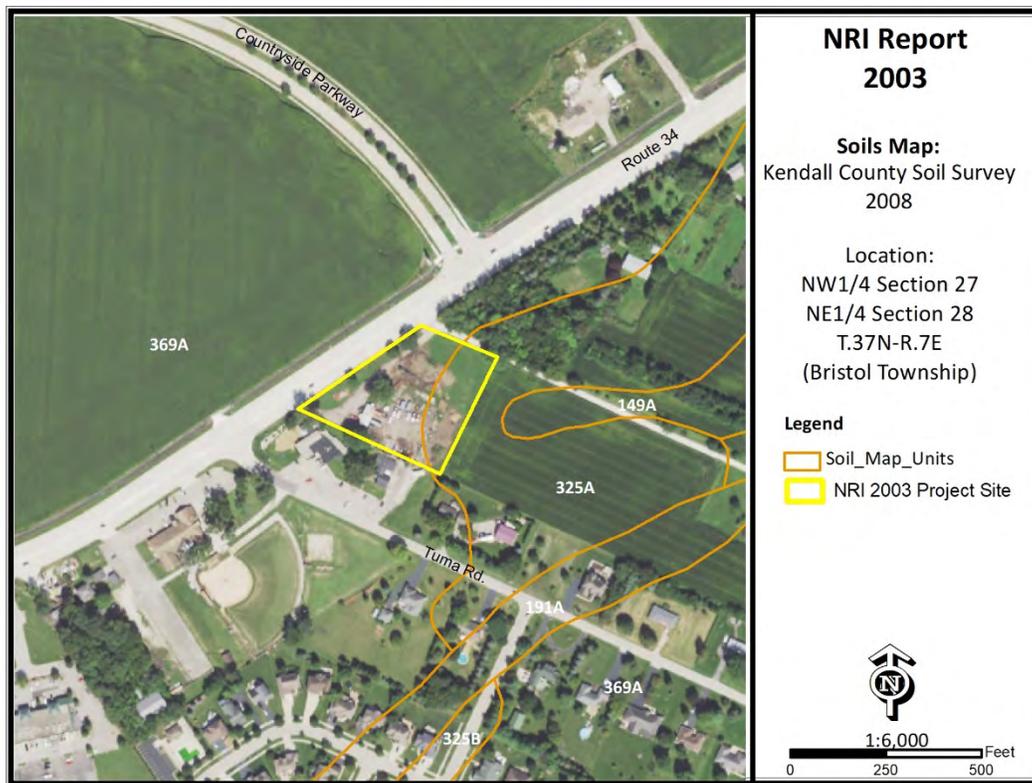
Executive Summary

January 2020

**Petitioner:** Cox Landscaping LLC**Contact Person:** Attorney Daniel J. Kramer**County or Municipality the petition is filed with:** Kendall County**Location of Parcel:** NW¼ Section 27, NE¼ Section 28, T.37N.-R.7E. (Bristol Township) of the 3<sup>rd</sup> 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.

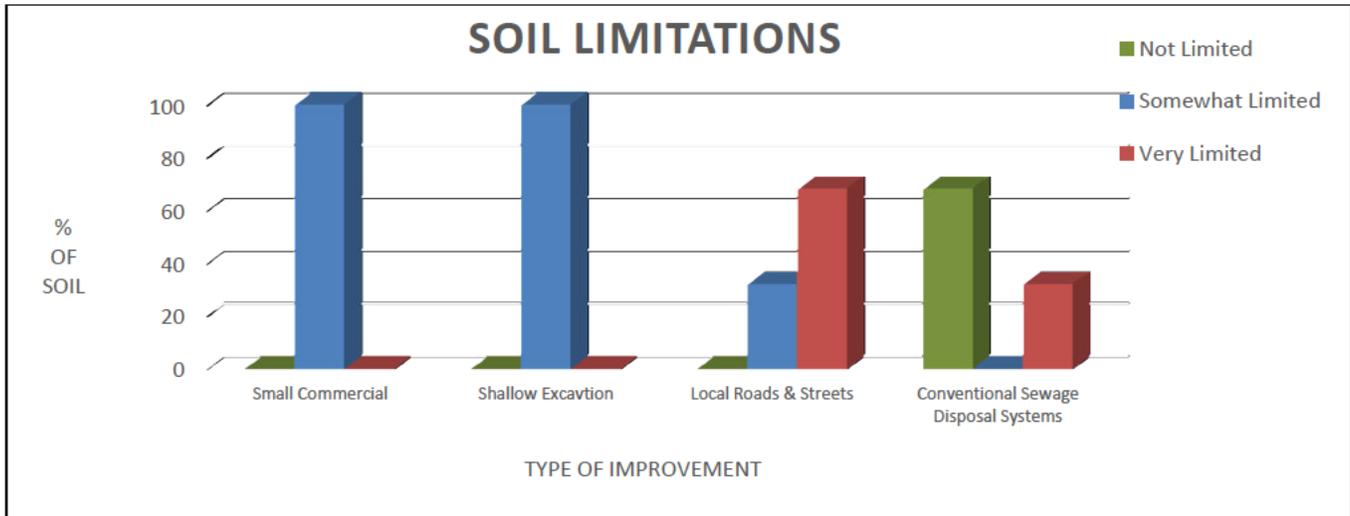
**Hydric Soils:** A hydric soil is one that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile that supports the growth or regeneration of hydrophytic vegetation. Soils with hydric inclusions 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 3<sup>rd</sup> 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. Compiled Statutes, Ch. 70, Par 405/22.02a).

  
SWCD Board Representative

Date: January 6, 2020

<b>KENDALL CO SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCE INFORMATION REPORT (NRI)</b>
--

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

<i>Copies of this report or notification of the proposed land-use change were provided to:</i>	<b>Yes</b>	<b>No</b>
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*

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## PURPOSE AND INTENT

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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**

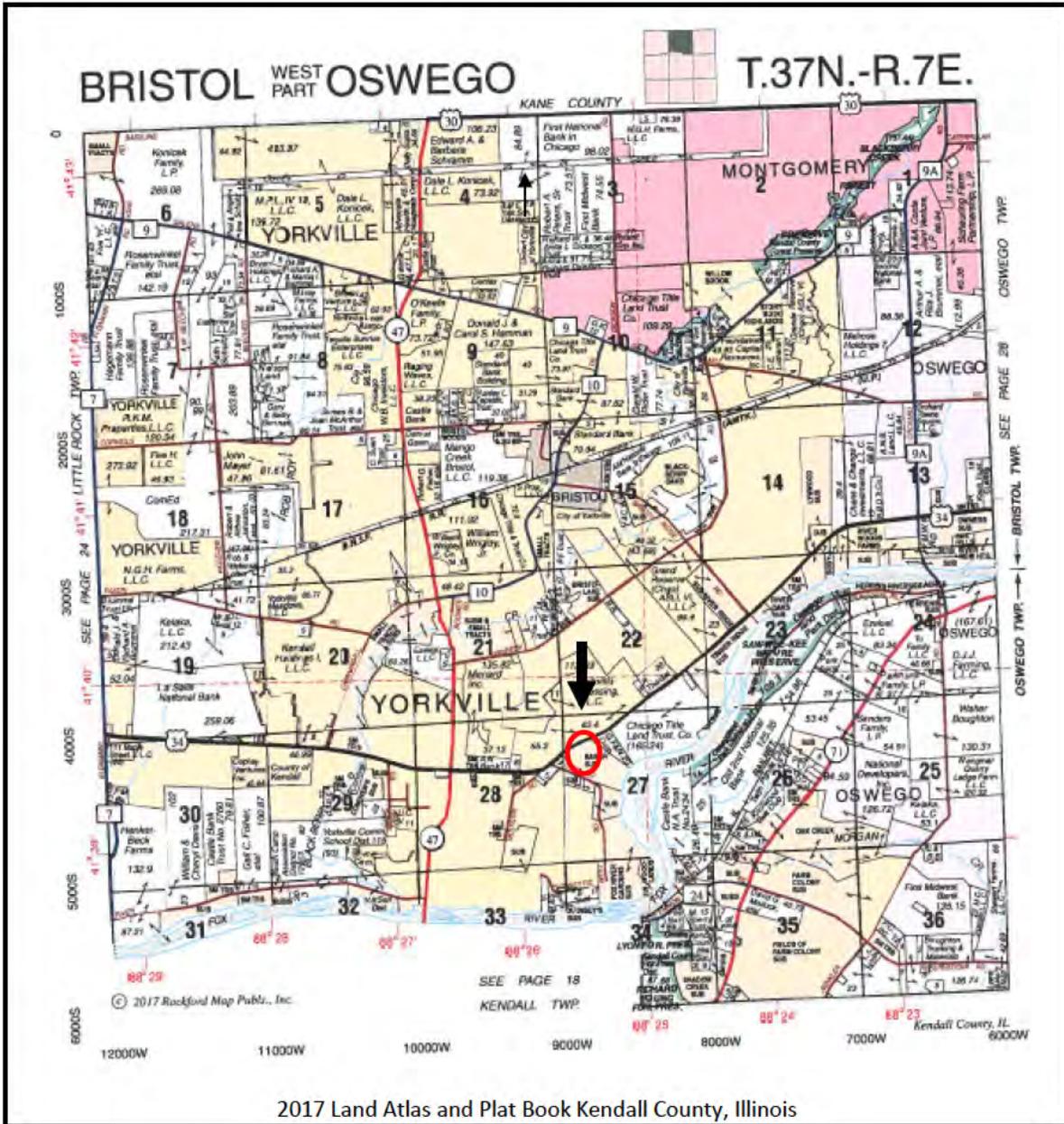
**E-mail: [Megan.Andrews@il.nacdnet.net](mailto:Megan.Andrews@il.nacdnet.net)**

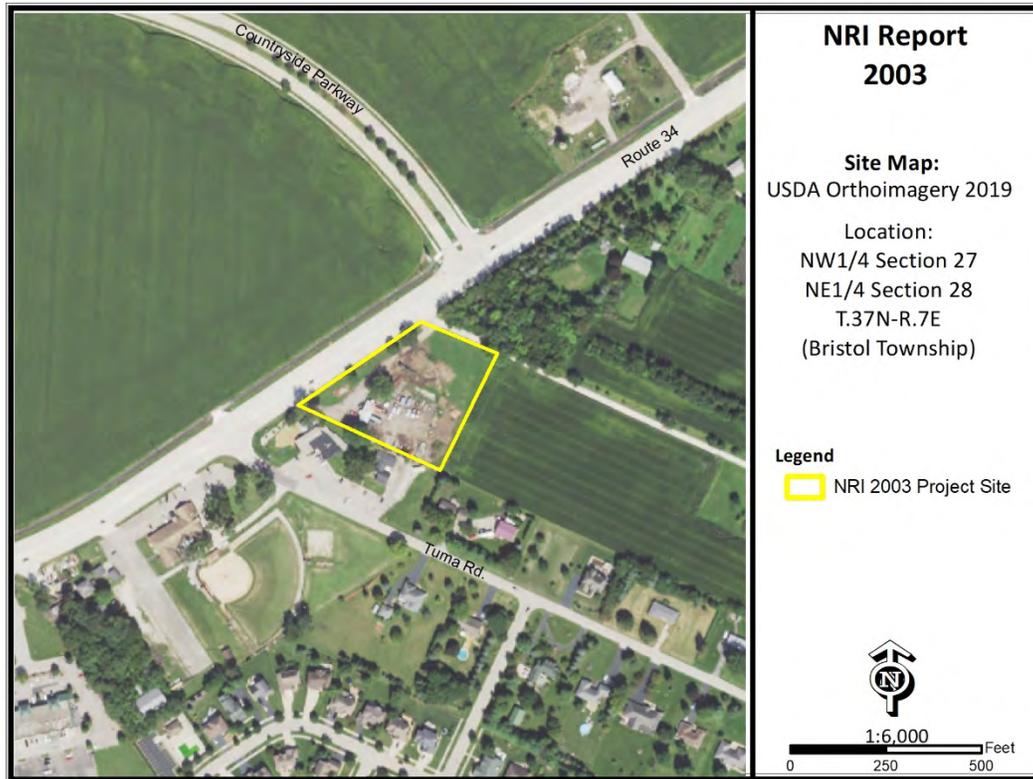
### PARCEL LOCATION

#### 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





## 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.***

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## ECOLOGICALLY SENSITIVE AREAS

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### ***What is Biological Diversity and Why Should it be Conserved?***<sup>1</sup>

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

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<sup>1</sup>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).*

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## **SOILS INFORMATION**

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### **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

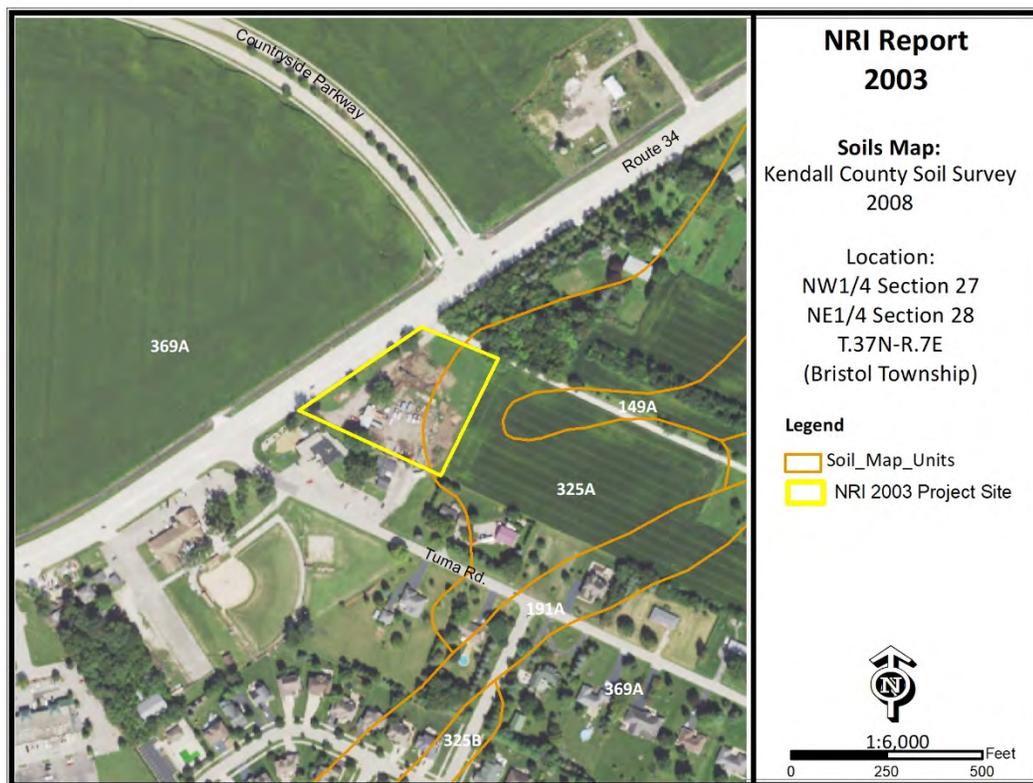


Table 1: Soil Map Unit Descriptions

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.

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## **BUILDING LIMITATIONS**

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#### **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 ease 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

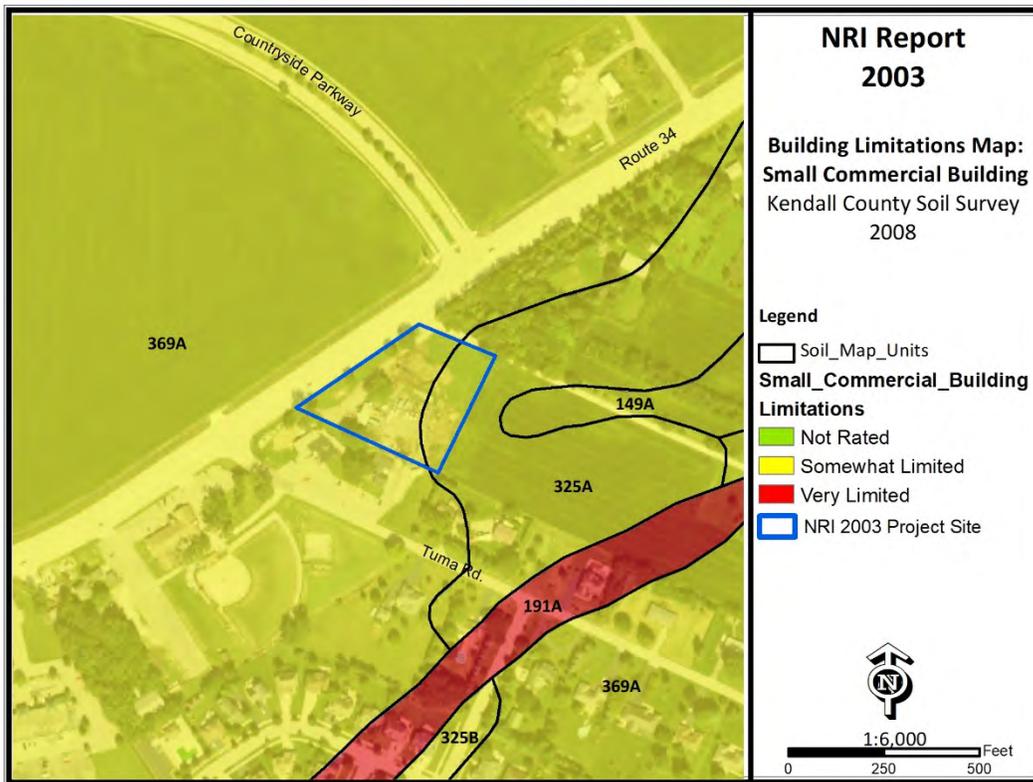
**Table 2a: Building Limitations**

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%
<b>% Very Limited</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		

**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%
<b>% Very Limited</b>	<b>68%</b>	<b>68%</b>		

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



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## SOIL WATER FEATURES

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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

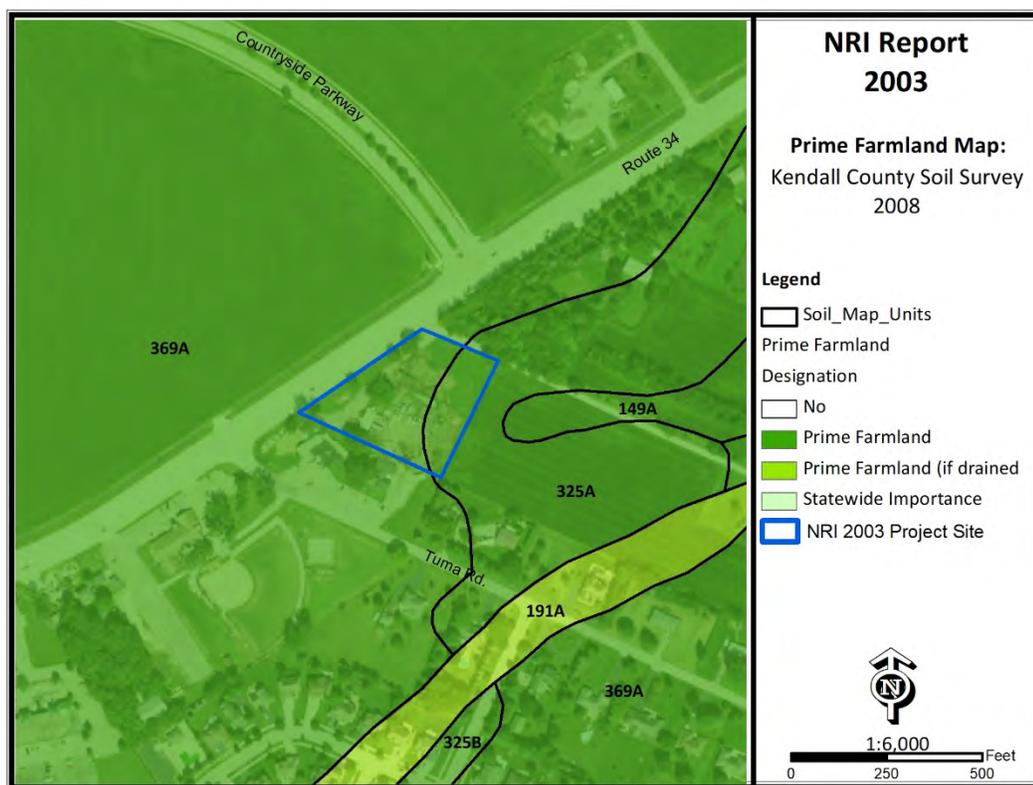
Prime farmland soils are an important resource to Kendall County. Some of the most productive soils in the United States occur locally. Each soil map unit in the United States is assigned a prime or non-prime rating. Prime agricultural land does not need to be in the production of food & fiber.

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
<b>Totals</b>			<b>2.5</b>	<b>223.0</b>
<b>LE Score</b>		<b>LE= 223.0/2.5</b>		<b>LE=89</b>

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
	<b>Site Assessment Score:</b>	<b>26</b>

**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.

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## LAND USE PLANS

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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.

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## DRAINAGE, RUNOFF AND FLOOD INFORMATION

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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 "O" 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. 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

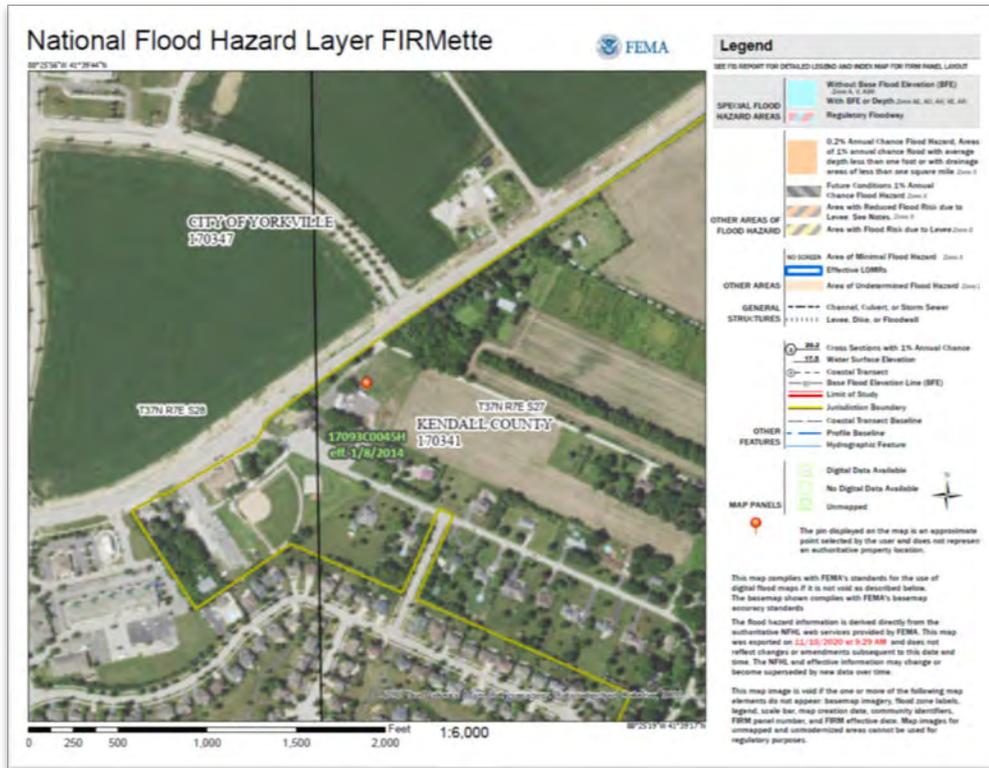
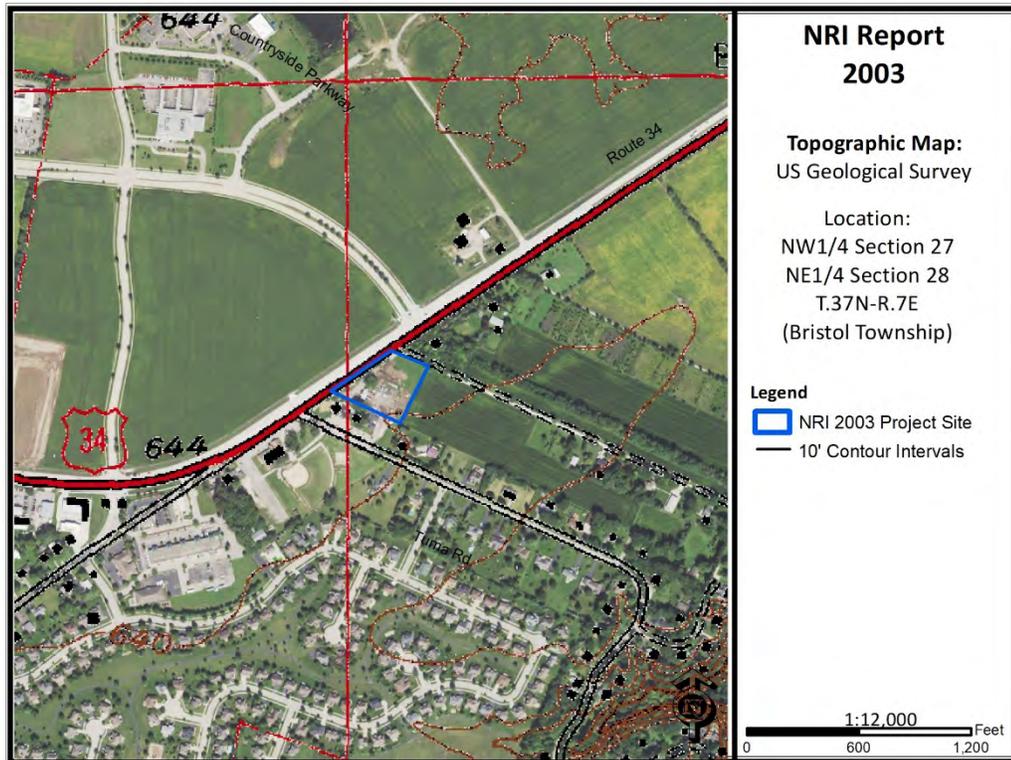


Figure 6: USGS Topographic Map



## WATERSHED PLANS

### Watershed and Subwatershed Information

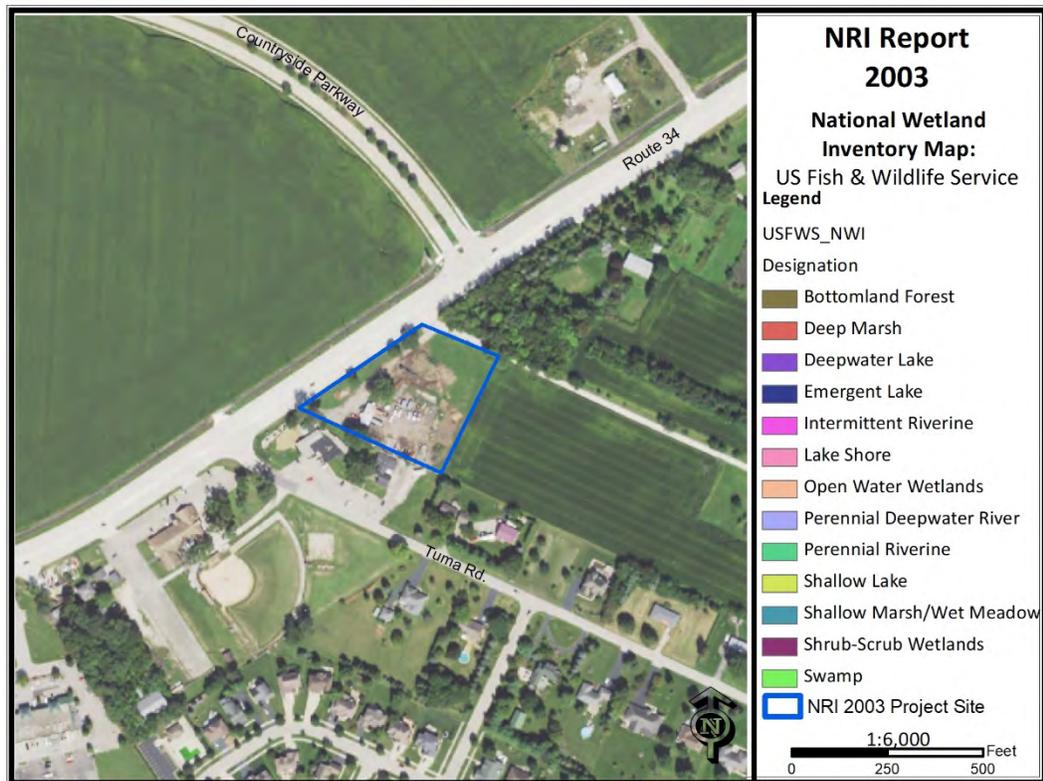
A watershed is the area of land that drains into a specific point including a stream, lake or other body of water. High points on the Earth's surface, such as hills and ridges define watersheds. When rain falls in the watershed, it flows across the ground towards a stream or lake. Rainwater carries any 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."*

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## Hydric Soils

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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.

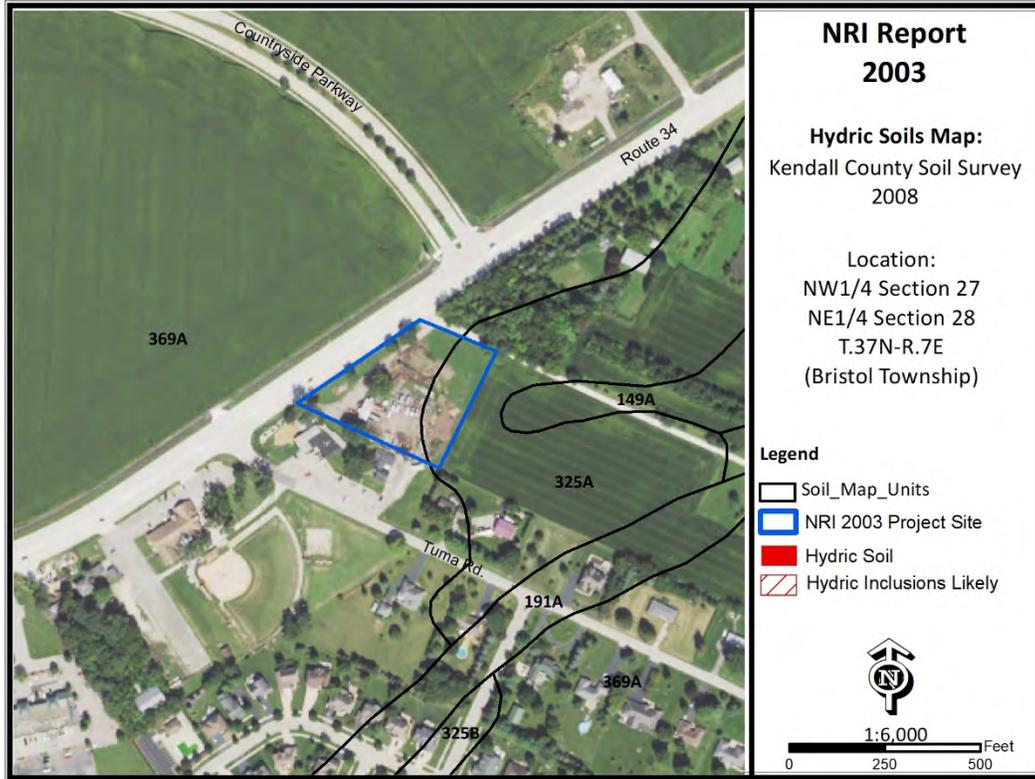
While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain 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**



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## WETLAND AND FLOODPLAIN REGULATIONS

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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.**

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## GLOSSARY

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### **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.

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## REFERENCES

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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.

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Kendall County Land Atlas and Plat Book. 19<sup>th</sup> Edition, 2014.

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

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

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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.



# Memorandum

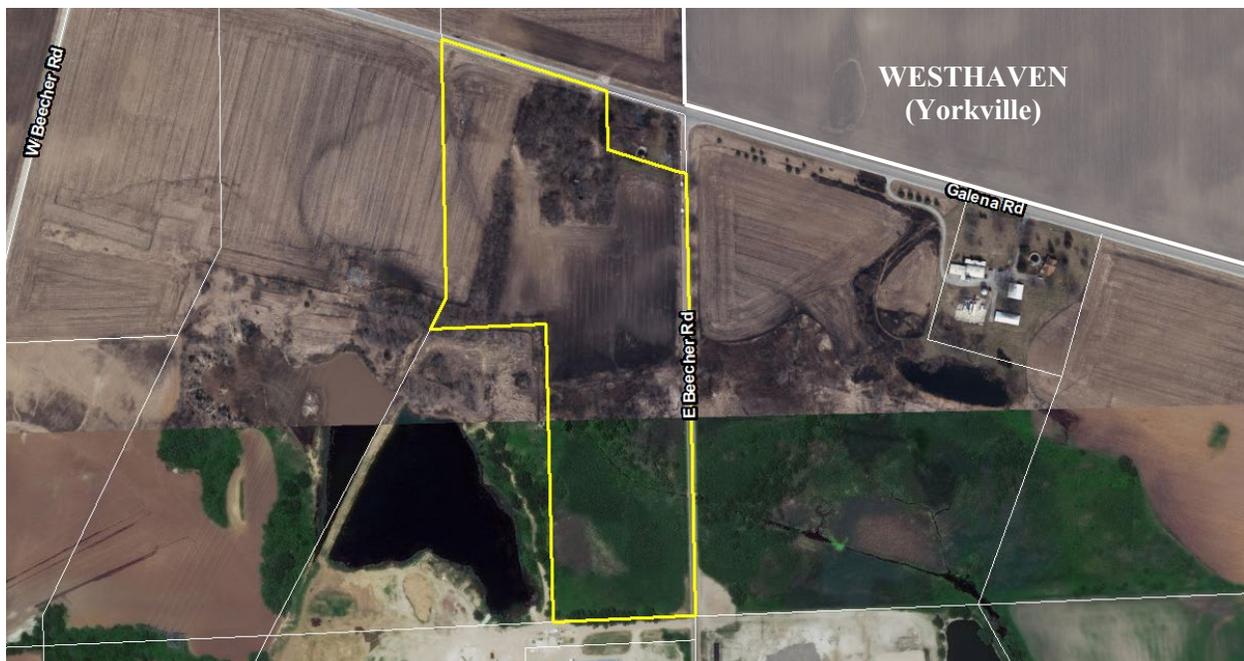
To: Planning and Zoning Commission  
From: Jason Engberg, Senior Planner  
CC: Bart Olson, City Administrator  
Krysti J. Barksdale-Noble, Community Development Director  
Date: March 3, 2021  
Subject: **PZC 2021-02– Cordero Real Estate 1.5 Mile Review (Rezone)  
Kendall County Case 21-06**

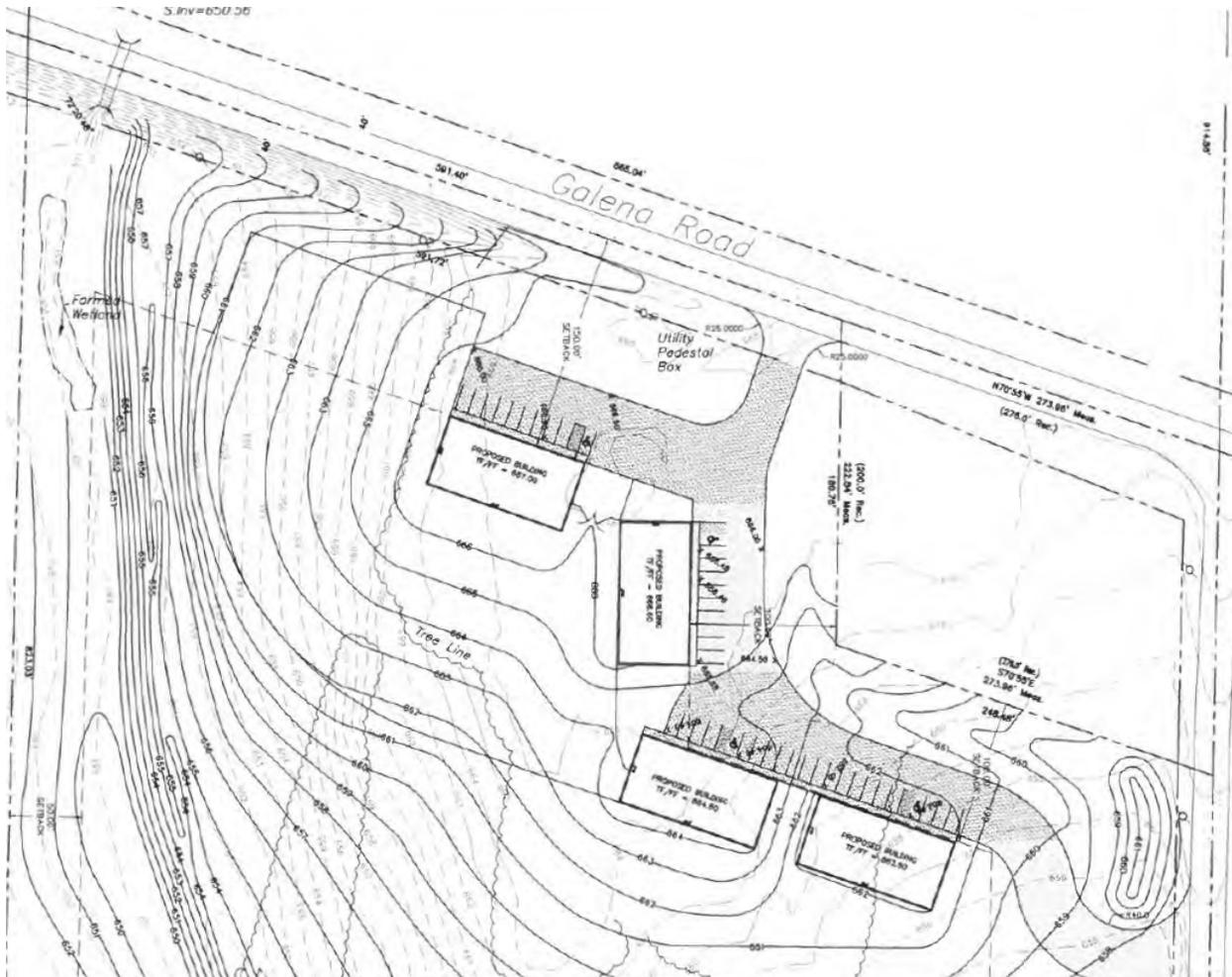
## SUMMARY:

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.

### **ECONOMIC DEVELOPMENT COMMITTEE**

This item was reviewed by the Economic Development Committee at the March 2, 2021 meeting. Staff commented that while the current request is to provide for a business to operate on the property which utilizes the front of the parcel, the rezoning of the entire parcel will be M-1 Limited Manufacturing. This may have the possibility of causing an issue in the future as the Westhaven portion closest to this site is planned for residential uses.

In response, the petitioner has stated that the setback of the business will be over 150 feet from Galena Road to provide enough distance for buffering. Also, the petitioner noted that in their wetland study, much of the rear of the property is wetland and will not be able to be developed as a manufacturing use. This limits the amount of limited manufacturing uses on the site and keeps the intensity of the use low.

### **STAFF COMMENTS**

Staff has reviewed the request for rezoning and generally does not oppose the rezoning for the proposed business. While it is close in proximity the Westhaven planned unit development, there has been no indication that the development will begin any time soon and has been dormant since 2005. The large setback from Galena Road provides a good buffer and the wetlands in the rear of the property prevent more intense industrial uses from being developed.

**PROPOSED MOTION**

*In consideration of the proposed mile and half review of Kendall County Case 21-06 for a rezoning request from A-1 Agricultural to M-1 Limited Manufacturing to conduct a tree service business at the southwest corner of Galena Road and E Beecher Road, the Planning and Zoning Commission recommends the City Council to (object or not to object) to the request.*

**ATTACHMENTS**

1. Application with Attachments
2. Westhaven Conceptual Plan



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**DEPARTMENT OF PLANNING, BUILDING & ZONING**

111 West Fox Street • Room 203

Yorkville, IL • 60560

(630) 553-4141

Fax (630) 553-4179

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**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
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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 # \_\_\_\_\_

<b>NAME OF APPLICANT</b>		
Cordero Real Estate, LLC		
<b>CURRENT LANDOWNER/NAME(s)</b>		
Cordero Real Estate, LLC		
<b>SITE INFORMATION</b>		
ACRES	SITE ADDRESS OR LOCATION	ASSESSOR'S ID NUMBER (PIN)
24.973 acres	Galena Road & East Beecher Road	02-06-400-007
<b>EXISTING LAND USE</b>		
Vacant Land	CURRENT ZONING A-1 Agricultural	
<b>LAND CLASSIFICATION ON LRMP</b>		
Vacant Land		
<b>REQUESTED ACTION (Check All That Apply):</b>		
<input type="checkbox"/> SPECIAL USE	<input checked="" type="checkbox"/> MAP AMENDMENT (Rezone to <u>M1</u> )	<input type="checkbox"/> VARIANCE
<input type="checkbox"/> ADMINISTRATIVE VARIANCE	<input type="checkbox"/> A-1 CONDITIONAL USE for: _____	<input type="checkbox"/> SITE PLAN REVIEW
<input type="checkbox"/> TEXT AMENDMENT	<input type="checkbox"/> RPD ( <input type="checkbox"/> Concept; <input type="checkbox"/> Preliminary; <input type="checkbox"/> Final)	<input type="checkbox"/> ADMINISTRATIVE APPEAL
<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT	<input type="checkbox"/> OTHER PLAT (Vacation, Dedication, etc.)
<input type="checkbox"/> AMENDMENT TO A SPECIAL USE ( Major: _____ Minor: _____)		
<b>1</b> PRIMARY CONTACT	PRIMARY CONTACT MAILING ADDRESS	MAIL
Daniel J. Kramer	[REDACTED]	[REDACTED]
<b>PRIMARY CONTACT PHONE #</b>	<b>PRIMARY CONTACT FAX #</b>	<b>PRIMARY CONTACT OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
<b>2</b> ENGINEER CONTACT	ENGINEER MAILING ADDRESS	ENGINEER EMAIL
[REDACTED]	[REDACTED]	[REDACTED]
<b>ENGINEER PHONE #</b>	<b>ENGINEER FAX #</b>	<b>ENGINEER OTHER # (Cell, etc.)</b>
[REDACTED]	[REDACTED]	[REDACTED]
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
[REDACTED]		1-21-21

FEE PAID: \$ \_\_\_\_\_  
 CHECK #: \_\_\_\_\_

<sup>1</sup>Primary Contact will receive all correspondence from County  
<sup>2</sup>Engineering Contact will receive all correspondence from the County's Engineering Consultants

## 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.

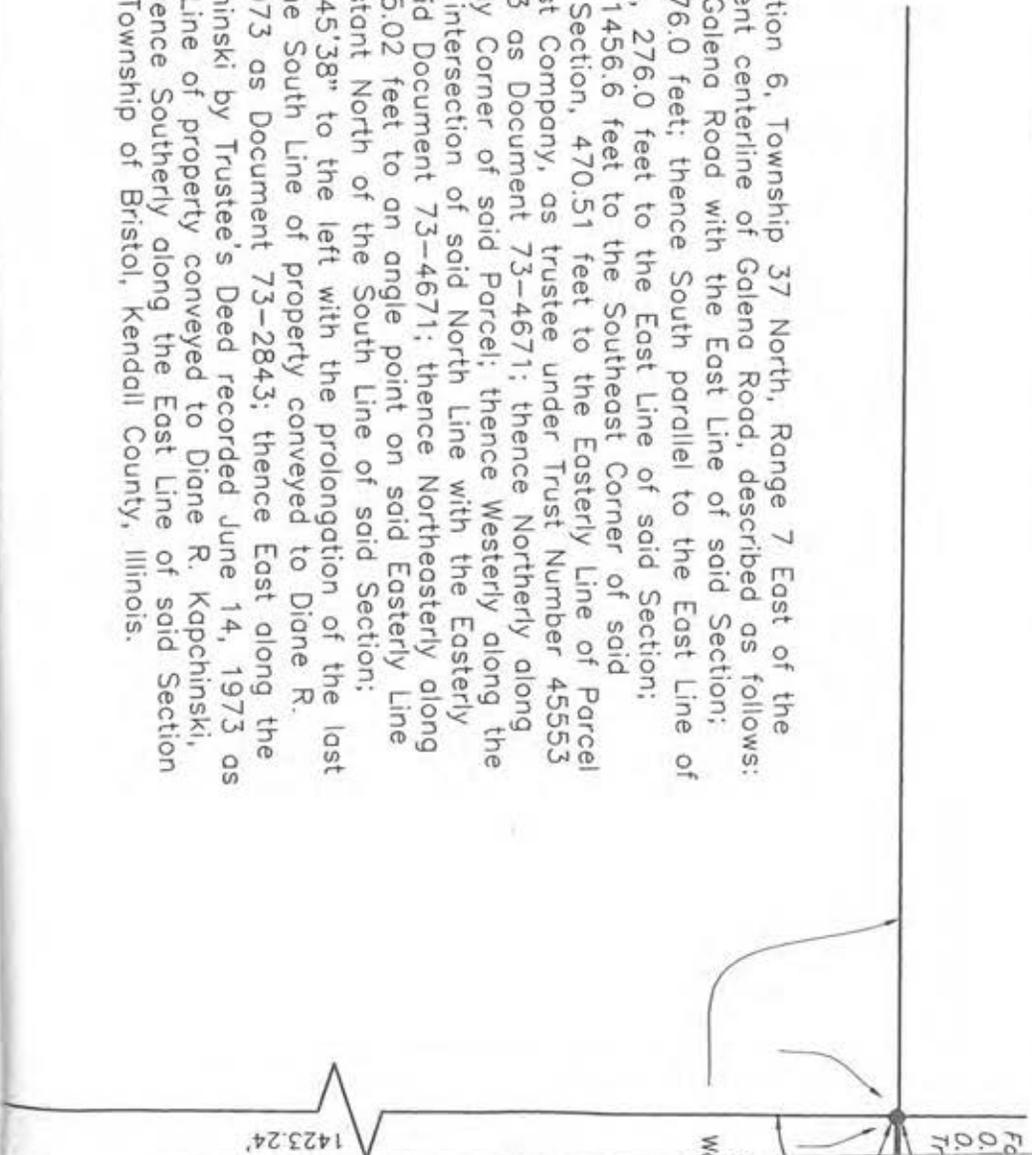
4. The proposed use is consistent with the slowly increased commercial development in the area. This is witnessed by construction and operation of the large gas station./car wash and convenience store facility across the field from this property on Route 47, the water park developed on Route 47, and 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 AND 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 the said Easterly Line, 1006.52 feet to the Northeastly 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 Northeastly 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, 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 620196 AM  
3/1 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,**

*As Trustee of the Daniel P. Schutte Living Trust created 8/8/2017,*  
Daniel P. Schultz, ~~a single person~~, Edward F. Schultz, a single person, Anna Marie Ostreko, a married person, Gerald H. Hanks, a married person, Mary V. Harker, a married person, Rita J. Rios, a married person, John D. Hanks, a married person, Lawrence P. Hanks, 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 6 Day of 19<sup>th</sup>, 2020.

  
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.

  
Notary Public

Prepare By: Daniel J. Kneer  
1107 A S. Bondy St.  
+ Return To Yonkville, Illinois 60500

Future Tax Bills To: Coades Real Estate, LLC  
1079 S. Bond Ave  
Montgomery, Ill. 60538

Dated this 13 Day of June, 2020.

[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 13<sup>th</sup> Day of June, 2020.

[Redacted]  
Notary Public



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

UNOFFICIAL

Dated this 12 Day of June, 2020.

[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, 2020.

[Redacted Signature]  
Notary Public

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

UNOFFICIAL

Dated this 5 Day of June, 2020.

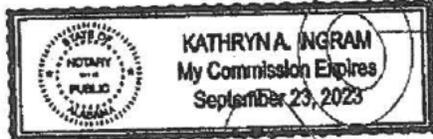


Gerald H. Hanks

Warranty Deed - Statutory  
Alabama  
STATE OF ~~ILLINOIS~~ )  
Lee ) SS.  
COUNTY OF ~~KENDALL~~ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gerald H. Hanks 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, 2020.



  
Notary Public

Dated this 10 Day of June, 2020.

  
Edward F. 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 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, 2020.

  
Notary Public



Unofficial

Dated this 8<sup>th</sup> Day of June, 2020.

[Redacted signature area]

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. 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 8<sup>th</sup> Day of June, 2020.

Kelly M. Buck  
Notary Public, State of Illinois  
My Commission Expires 06/07/2021

[Redacted signature area]

Notary Public

Unofficial



Dated this 10<sup>th</sup> Day of JUNE, 2020.

[Redacted]  
Lawrence F. Hanks

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. Hanks personally known to me to be the same person whose name he 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, 2020.

[Redacted]  
Notary Public

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

Unofficial

Dated this 4 Day of June, 2020.

[Redacted Signature]

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, 2020.

[Redacted Signature]

Notary Public

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

Unofficial

Dated this 10th Day of June, 2020.

[Redacted Signature]

John D. Hanks

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. Hanks 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, 2020.

[Redacted Signature]

Notary Public

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

Unofficial

**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 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 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



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 read 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: jpcree@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? [X] Email [ ] Mail

Site Location & Proposed Use

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

Type of Request

- [X] 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:

- [X] Plat of Survey/Site Plan - showing location, legal description and property measurements
[X] 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
[X] 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.)

Table with 2 columns: Description, Amount. Rows: 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

[Signature]
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 \_\_\_\_\_

Naperville Bank and Trust

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

1/21/2021



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

PAY TO THE ORDER OF Kndall County SCWD

\$\*\*735.00

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

DOLLARS

Kndall County SCWD

MEMO

Bristol Property



AUTHORIZED SIGNATURE

HEAT SENSITIVE



J.P.C. TREE CARE

Kndall County SCWD

Bristol Property Application

1/21/2021

735.00

Naperville Bank (7501 Bristol Property

735.00



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

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

**Project:** JPC Tree  
**Address:** 1079 Sard Avenue, Montgomery

**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



<b>EcoCAT Receipt</b>	<b>Project Code</b> 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](mailto: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.



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



2585 Wagner Ct.  
DeKalb, IL 60115  
Phone: 815.748.4500  
Fax: 815.748.4255  
[www.encapinc.net](http://www.encapinc.net)

**WETLAND DELINEATION REPORT**

**Cordero Property / Daniel J. Kramer**

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**Attachments**

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

IDNR EcoCAT Natural Resource Review Results

Floristic Quality Data Sheets

Wetland Determination Data Forms

Site Photographs

NRCS Precipitation Data Analysis Worksheet

WETS Station Data

Historical Aerial Slide Photographs: 1994, 1995, 1996, 1999, 2000-WET, 2001

**Exhibits**

A – Location Map

B – National Wetlands Inventory

C – Soil Map

D – 2018 USGS Topographic Map

E – FEMA Flood Insurance Rate Map

F – ISHPO HARGIS Map

G – Aerial Photograph

## 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*), Panicked Aster (*Symphotrichum lanceolatum*), and New England Aster (*Symphotrichum 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 ( $\hat{c}$ ) 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 (Indicator 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 rhizospheres 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 ( $\hat{c}$ ) 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 ( $\hat{c}$ ) 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 ( $\hat{c}$ ) 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.

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**



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

July 27, 2020

U.S. Fish and Wildlife Service  
Rock Island Illinois Field Office  
1511 47<sup>th</sup> 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*).

Page 2

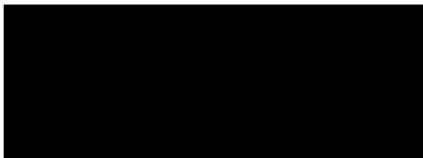
**U.S. Fish and Wildlife Service Section 7 Technical Guidance Review  
Cordero Property / Mr. Daniel J. Kramer  
ENCAP, Inc. Project Number 20-0617B**

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*), Panicked Aster (*Symphotrichum lanceolatum*), and New England Aster (*Symphotrichum 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:

July 27, 2020

Consultation Code: 03E18000-2020-SLI-2271

Event Code: 03E18000-2020-E-05410

Project Name: Cordero Property

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<sup>1</sup>, 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.

- 
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 <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. Your location is outside the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

### Flowering Plants

NAME	STATUS
Eastern Prairie Fringed Orchid <i>Platanthera leucophaea</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/601">https://ecos.fws.gov/ecp/species/601</a>	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**



**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



<b>EcoCAT Receipt</b>	<b>Project Code</b> 2101400
-----------------------	-----------------------------

<b>APPLICANT</b>	<b>DATE</b>
------------------	-------------

ENCAP, Inc. Kara Smit 	7/27/2020
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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](mailto: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	saccharinum	Silver Maple	1	FACW	FACW	-1	Tree	Perennial	Native
agrpar	Agrimonia parviflora	parviflora	Harvestlice	4	FACW	FAC	-1	Forb	Perennial	Native
agraib	Agrostis gigantea	ALBA	Black Bent	0	FACW	FACW	-1	Grass	Perennial	Adventive
amaret	Amaranthus retroflexus	RETROFLEXUS	Red-Root	0	FACU	FACU	1	Forb	Annual	Adventive
ambart	Ambrosia artemisiifolia	artemisiifolia	Annual Ragweed	0	FACU	FACU	1	Forb	Annual	Native
ambtri	Ambrosia trifida	trifida	Great Ragweed	0	FAC	FAC	0	Forb	Annual	Native
ampbra	Amphicarpaea bracteata	bracteata	American Hog-Peanut	5	FAC	FAC	0	Vine	Annual	Native
anecan	Anemone canadensis	canadensis	Round-Leaf Thimbleweed	4	FACW	FACW	-1	Forb	Perennial	Native
antsyl	Anthriscus sylvestris	ANTHRISCUS	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 Burdock	0	FACU	FACU	1	Forb	Biennial	Adventive
ascsy	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	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
ccint	Cichorium intybus	CICHORIUM INTYBUS	Chicory	0 FACU	FACU	1 Forb	Perennial	Adventive
circan	Circaea canadensis	Circaea canadensis	Broad-Leaf Enchanter's-Nightshade	3 FACU	FACU	1 Forb	Perennial	Native
cirarv	Cirsium arvense	CIRSIIUM ARVENSE	Canadian Thistle	0 FACU	FACU	1 Forb	Perennial	Adventive
cidis	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 crus-galli	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	Erigeron 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	Euthamia graminifolia	Flat-Top Goldentop	4 FACW	FAC	-1 Forb	Perennial	Native
eupmac	Eutrochium maculatum	Eutrochium maculatum	Spotted Trumpetweed	5 OBL	OBL	-2 Forb	Perennial	Native
frapen	Fraxinus pennsylvanica	Fraxinus pennsylvanica	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	canadense	White Avens	1 FAC	FAC	0 Forb	Perennial	Native
hacvir	Hackelia virginiana	virginiana	Beggar's-Lice	1 FACU	FACU	1 Forb	Perennial	Native
helgro	Helianthus grosseserratus	grosseserratus	Saw-Tooth Sunflower	4 FACW	FACW	-1 Forb	Perennial	Native
horjub	Hordeum jubatum	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	acuminatus	Knotty-Leaf Rush	4 OBL	OBL	-2 Forb	Perennial	Native
jundud	Juncus dudleyi	dudleyi	Dudley's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
juntor	Juncus torreyi	torreyi	Torrey's Rush	2 FACW	FACW	-1 Forb	Perennial	Native
lacser	Lactuca serriola	SERRIOLA	Prickly Lettuce	0 FACU	FACU	1 Forb	Biennial	Adventive
leery	Leersia oryzoides	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	MAACKII	Amur Honeysuckle	0 UPL	UPL	2 Shrub	Perennial	Adventive
lontat	Lonicera tatarica	TATARICA	Twinsisters	0 FACU	FACU	1 Shrub	Perennial	Adventive
lytsai	Lythrum salicaria	SALICARIA	Purple Loosestrife	0 OBL	OBL	-2 Forb	Perennial	Adventive
melalb	Melilotus albus	ALBA	White Sweet-Clover	0 UPL	UPL	2 Forb	Biennial	Adventive
mellof	Melilotus officinalis	MELILOTUS	Yellow Sweet-Clover	0 FACU	FACU	1 Forb	Biennial	Adventive
mimir	Mimulus ringens	Mimulus ringens	Allegheny Monkey-Flower	4 OBL	OBL	-2 Forb	Perennial	Native
moralb	Morus alba	MORUS ALBA	White Mulberry	0 FAC	FACU	0 Tree	Perennial	Adventive
pacgla	Packera glabella	TATARICA	Cress-Leaf Groundsel	0 FACW	FACW	-1 Forb	Annual	Adventive
parqui	Parthenocissus quinquefolia	PARTHENOCISSUS	Virginia-Creeper	4 FACU	FACU	1 Vine	Perennial	Native
perhyo	Persicaria hypodiperoides	POLYGONUM	Swamp Smartweed	6 OBL	OBL	-2 Forb	Perennial	Native
permac	Persicaria maculosa	PERSICARIA	Lady's-Thumb	0 FACW	FAC	-1 Forb	Annual	Adventive
polpen	Persicaria pennsylvanica	POLYGONUM	Pinkweed	0 FACW	FACW	-1 Forb	Annual	Native
phaaru	Phalaris arundinacea	PHALARIS	Reed Canary Grass	0 FACW	FACW	-1 Grass	Perennial	Adventive
phipra	Phleum pratense	PHLEUM	Common Timothy	0 FACU	FACU	1 Grass	Perennial	Adventive
phrausu	Phragmites australis ssp. australis	PHRAGMITES	Common Reed	0 FACW	FACW	-1 Grass	Perennial	Adventive
plamaj	Plantago major	PLANTAGO	Great Plantain	0 FAC	FACU	0 Forb	Perennial	Adventive
poapra	Poa pratensis	POA	Kentucky Blue Grass	0 FAC	FACU	0 Grass	Perennial	Adventive
popdel	Populus deltoides	PRATENSIS	Eastern Cottonwood	0 FAC	FAC	0 Tree	Perennial	Native
pycvir	Pycnanthemum virginianum	POA	Virginia Mountain-Mint	5 FACW	FACW	-1 Forb	Perennial	Native
ransce	Ranunculus sceleratus	RANUNCULUS	Cursed Buttercup	4 OBL	OBL	-2 Forb	Annual	Native
rhacat	Rhamnus cathartica	RHAMNUS	European Buckthorn	0 FAC	FAC	0 Shrub	Perennial	Adventive
ribmis	Ribes missouriense	CATHARTICA	Missouri Gooseberry	2 UPL	UPL	2 Shrub	Perennial	Native
roscar	Rosa carolina	RIBES	Carolina Rose	5 FACU	FACU	1 Shrub	Perennial	Native
rosmul	Rosa multiflora	ROSA	Rambler Rose	0 FACU	FACU	1 Shrub	Perennial	Adventive
rubocc	Rubus occidentalis	MULTIFLORA	Black Raspberry	0 UPL	UPL	2 Shrub	Perennial	Native
rumcri	Rumex crispus	RUBUS	Curly Dock	0 FAC	FAC	0 Forb	Perennial	Adventive
salint	Salix interior	CRISPUS	Sandbar Willow	2 FACW	FACW	-1 Shrub	Perennial	Native
salnig	Salix nigra	SALIX INTERIOR	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
schtob	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 CAROLINENSIS E	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 Panicked 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	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
typiat	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/MOHLNBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST 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	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 crus-galli	Large Barnyard Grass	0	FACW	FAC	-1 Grass	Annual	Native
eriann	Erigeron annuus	Erigeron annuus	Eastern Daisy	0	FACU	FACU	1 Forb	Biennial	Native
erican	Erigeron canadensis	Erigeron canadensis	Fleabane	0	FACU	FACU	1 Forb	Annual	Native
jundud	Juncus dudleyi	Juncus dudleyi	Canadian Horseweed	0	FACU	FACU	1 Forb	Annual	Native
juntor	Juncus torreyi	Juncus torreyi	Horseweed	2	FACW	FACW	-1 Forb	Perennial	Native
pacgla	Packera glabella	SENECIO GLABELLUS	Torrey's Rush	2	FACW	FACW	-1 Forb	Perennial	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Cress-Leaf Groundsel	0	FACW	FACW	-1 Forb	Annual	Adventive
phaaru	Phalaris arundinacea	PHALARIS ARUNDINACEA	Lady's-Thumb	0	FACW	FAC	-1 Forb	Annual	Adventive
popdel	Populus deltoides	POPULUS DELTOIDES	Reed Canary Grass	0	FACW	FACW	-1 Grass	Perennial	Adventive
rumcri	Rumex crispus	RUMEX CRISPUS	Eastern Cottonwood	0	FAC	FAC	0 Tree	Perennial	Native
salint	Salix interior	Salix interior	Curly Dock	0	FAC	FAC	0 Forb	Perennial	Adventive
fesela	Schedonorus pratensis	FESTUCA ELATIOR	Sandbar Willow	2	FACW	FACW	-1 Shrub	Perennial	Native
schtat	Schoenoplectus tabernaemontani	SCIRPUS VALIDUS	Meadow False Rye Grass	0	FACU	FACU	1 Grass	Perennial	Adventive
sciatv	Scirpus atrovirens	SCIRPUS ATROVIRENS	Soft-Stem Club-Rush	3	OBL	OBL	-2 Sedge	Perennial	Native
solcar	Solanum carolinense	SOLANUM CAROLINENSE	Dark-Green Bulrush	4	OBL	OBL	-2 Sedge	Perennial	Native
solalt	Solidago altissima	SOLIDAGO ALTISSIMA	Carolina Horse-Nettle	0	FACU	FACU	1 Forb	Perennial	Adventive
			Tall Goldenrod	1	FACU	FACU	1 Forb	Perennial	Native

typang	<i>Typha angustifolia</i>	TYPHA ANGUSTIFOLIA	Narrow-Leaf Cat-Tail	0 OBL	OBL	-2 Forb	Perennial	Adventive
verhes	<i>Verbena hastata</i>	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/MOHLNBROCK)	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	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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</b>			
*Coordinates obtained from Google Earth.			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B)  Percent of Dominant Species That are OBL, FACW, or FAC: <u>25%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
<b>Sapling/Shrub Stratum (Plot size: 15')</b>				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ =Total Cover				
<b>Herb Stratum (Plot size: 5')</b>				
1. <i>Trifolium hybridum</i>	30	Y	FACU	
2. <i>Melilotus albus</i>	20	Y	UPL	
3. <i>Phalaris arundinacea</i>	15	Y	FACW	
4. <i>Erigeron annuus</i>	15	Y	FACU	
5. <i>Solidago altissima</i>	10	N	FACU	
6. <i>Carex vulpinoidea</i>	10	N	FACW	
7. <i>Carex pellita</i>	10	N	OBL	
8. <i>Poa pratensis</i>	10	N	FAC	
9. <i>Daucus carota</i>	10	N	UPL	
10. <i>Symphotrichum pilosum</i>	5	N	FACU	
11. <i>Geum laciniatum</i>	2	N	FACW	
_____ =Total Cover				
<b>Woody Vine Stratum (Plot size: 30')</b>				
1. _____				
2. _____				
_____ =Total Cover				
<b>Remarks: (Include photo numbers here or on a separate sheet)</b>				
Photograph 2				

**Hydrophytic Vegetation Indicators:**

Rapid Test for Hydrophytic Vegetation  
 Dominance Test is >50%  
 Prevalence Index is ≤ 3.0<sup>1</sup>  
 Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)  
 Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)  
<sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

**Hydrophytic Vegetation Present? Yes  No**

**SOIL**

Sampling Point   A  

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)							
Depth (Inches)	Matrix		Redox Features			Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>		
0-18	10YR 2/1	100				SICL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	SIC

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locaton: PL =Pore Lining, M = Matrix

<p><b>Hydric Soil Indicators</b></p> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<p><b>Indicators for Problematic Hydric Soils<sup>3</sup></b></p> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<p><b>Restrictive Layer (if observed)</b></p> Type: _____ Depth: _____	<p>Hydric Soil Present?    Yes <input checked="" type="checkbox"/>    No <input type="checkbox"/></p>
---	---

Remarks:

**HYDROLOGY**

<p><b>Wetland Hydrology Indicators:</b></p> <p>Primary Indicators (Minimum of one is required; check all that apply)</p> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<p>Secondary Indicators (minimum of two required)</p> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
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<p><b>Field Observations:</b></p> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> (includes capillary fringe)	<p>Wetland Hydrology Present?    Yes <input type="checkbox"/>    No <input checked="" type="checkbox"/></p>
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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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</b>			
*Coordinates obtained from Google Earth.			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Salix interior</u>	60	Y	FACW	
2. <u>Populus deltoides</u>	10	N	FAC	
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: <u>5'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Trifolium hybridum</u>	50	Y	FACU	
2. <u>Carex vulpinoidea</u>	15	Y	FACW	
3. <u>Scirpus atrovirens</u>	15	Y	OBL	
4. <u>Solidago altissima</u>	15	Y	FACU	
5. <u>Rumex crispus</u>	10	N	FAC	
6. <u>Juncus dudleyi</u>	10	N	FACW	
7. <u>Carex bebbii</u>	5	N	OBL	
8. <u>Geum laciniatum</u>	5	N	FACW	
9. _____				
10. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	
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'

Morphological Adaptations' (Provide supporting data in Remarks or on a separate sheet)

Problematic Hydrophytic Vegetation' (Explain)

'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		Redox Features			Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>	
0-15	10YR 2/1	100					Some organic matter
15-24	10YR 4/1	93	10YR 2/1	3	N/A	M	Small Rocks
			10YR 4/6	2	C	M	
			10YR 7/1	2	D	M	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locaton: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> 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:**

<b>Primary Indicators (Minimum of one is required; check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input checked="" type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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**Field Observations:**

Surface Water Present?    Yes     No     Depth (inches)  N/A

Water Table Present?    Yes     No     Depth (inches)  20"

Saturation Present?    Yes     No     Depth (inches)  20"   
 (includes capillary fringe)

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</b>			
*Coordinates obtained from Google Earth.			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
<b>Sapling/Shrub Stratum (Plot size: 15')</b>				
1. <i>Salix interior</i>	60	Y	FACW	
2. <i>Cornus racemosa</i>	10	N	FAC	
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
<b>Herb Stratum (Plot size: 5')</b>				
1. <i>Phalaris arundinacea</i>	30	Y	FACW	
2. <i>Leersia oryzoides</i>	25	Y	OBL	
3. <i>Lythrum salicaria</i>	10	N	OBL	
4. <i>Lemna minor</i>	5	N	OBL	
5. <i>Bidens cernua</i>	5	N	OBL	
6. <i>Persicaria hydropiperoides</i>	5	N	OBL	
7. _____				
8. _____				
9. _____				
10. _____				
_____ = Total Cover				
<b>Woody Vine Stratum (Plot size: 30')</b>				
1. _____				
2. _____				
_____ = Total Cover				
<b>Remarks: (Include photo numbers here or on a separate sheet)</b> Photograph 3				
<b>Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b>				

**SOIL**

Sampling Point   C  

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)								
Depth (Inches)	Matrix		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>			
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	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains      <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input checked="" type="checkbox"/> Histic Epipedon (A2) <input checked="" type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: _____ Depth: _____	<b>Hydric Soil Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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**Remarks:**

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (Minimum of one is required; check all that apply)</u> <input type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input checked="" type="checkbox"/> Sediment Deposits (B2) <input checked="" type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input checked="" type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)			<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)		
<u>Other (Explain in Remarks)</u> <input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input checked="" type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9)			<input type="checkbox"/> Other (Explain in Remarks)		

<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Water Table Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches) <u>2"</u> Saturation Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches) <u>Surface</u> (includes capillary fringe)	<b>Wetland Hydrology Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: <u>Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</u>	
*Coordinates obtained from Google Earth.	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:																																																		
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B)  Percent of Dominant Species That are OBL, FACW, or FAC <u>0%</u> (A/B)																																																		
2. _____																																																						
3. _____																																																						
4. _____																																																						
5. _____																																																						
_____ = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____																																																		
<b>Sapling/Shrub Stratum (Plot size: <u>15'</u>)</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover																																																						
<b>Herb Stratum (Plot size: <u>5'</u>)</b> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;">1.</td> <td style="width:35%;"><i>Sonchus arvensis ssp. uliginosus</i></td> <td style="width:10%;">10</td> <td style="width:10%;">Y</td> <td style="width:10%;">FACU</td> </tr> <tr> <td>2.</td> <td><i>Ambrosia artemisiifolia</i></td> <td>10</td> <td>Y</td> <td>FACU</td> </tr> <tr> <td>3.</td> <td><i>Trifolium aureum</i></td> <td>10</td> <td>Y</td> <td>UPL</td> </tr> <tr> <td>4.</td> <td><i>Teraxacum officinale</i></td> <td>5</td> <td>N</td> <td>FACU</td> </tr> <tr> <td>5.</td> <td><i>Parthenocissus quinquefolia</i></td> <td>5</td> <td>N</td> <td>FACU</td> </tr> <tr> <td>6.</td> <td><i>Plantago major</i></td> <td>5</td> <td>N</td> <td>FAC</td> </tr> <tr> <td>7.</td> <td><i>Plantago lanceolate</i></td> <td>5</td> <td>N</td> <td>FACU</td> </tr> <tr> <td>8.</td> <td><i>Cirsium arvense</i></td> <td>5</td> <td>N</td> <td>FACU</td> </tr> <tr> <td>9.</td> <td><i>Asclepias syriaca</i></td> <td>2</td> <td>N</td> <td>FACU</td> </tr> <tr> <td>10.</td> <td>_____</td> <td></td> <td></td> <td></td> </tr> </table> _____ = Total Cover					1.	<i>Sonchus arvensis ssp. uliginosus</i>	10	Y	FACU	2.	<i>Ambrosia artemisiifolia</i>	10	Y	FACU	3.	<i>Trifolium aureum</i>	10	Y	UPL	4.	<i>Teraxacum officinale</i>	5	N	FACU	5.	<i>Parthenocissus quinquefolia</i>	5	N	FACU	6.	<i>Plantago major</i>	5	N	FAC	7.	<i>Plantago lanceolate</i>	5	N	FACU	8.	<i>Cirsium arvense</i>	5	N	FACU	9.	<i>Asclepias syriaca</i>	2	N	FACU	10.	_____			
1.	<i>Sonchus arvensis ssp. uliginosus</i>	10	Y		FACU																																																	
2.	<i>Ambrosia artemisiifolia</i>	10	Y		FACU																																																	
3.	<i>Trifolium aureum</i>	10	Y	UPL																																																		
4.	<i>Teraxacum officinale</i>	5	N	FACU																																																		
5.	<i>Parthenocissus quinquefolia</i>	5	N	FACU																																																		
6.	<i>Plantago major</i>	5	N	FAC																																																		
7.	<i>Plantago lanceolate</i>	5	N	FACU																																																		
8.	<i>Cirsium arvense</i>	5	N	FACU																																																		
9.	<i>Asclepias syriaca</i>	2	N	FACU																																																		
10.	_____																																																					
<b>Woody Vine Stratum (Plot size: <u>30'</u>)</b> 1. _____ 2. _____ _____ = Total Cover																																																						
<b>Remarks:</b> (Include photo numbers here or on a separate sheet) Photograph 4				Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic  Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																																		

**SOIL**

Sampling Point  D

**Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)**

Depth (Inches)	Matrix		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%				

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains      <sup>2</sup>Locaton: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: <u> Fill </u> Depth: <u> 0" </u>	<b>Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>
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Remarks: Gravel fill is at the surface.

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
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<b>Field Observations:</b> Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> Saturation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> (includes capillary fringe)	<b>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>
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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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Remarks: <b>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.</b>			
*Coordinates obtained from Google Earth.			

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
<b>Sapling/Shrub Stratum (Plot size: 15')</b>				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ =Total Cover				
<b>Herb Stratum (Plot size: 5')</b>				
1. <i>Typha angustifolia</i>	20	Y	OBL	
2. <i>Juncus dudleyi</i>	15	Y	FACW	
3. <i>Echinochloa crus-galli</i>	10	Y	FACW	
4. <i>Salix nigra</i>	10	Y	OBL	
5. <i>Phragmites australis ssp. australis</i>	7	N	FACW	
6. <i>Schoenoplectus tabernaemontani</i>	5	N	OBL	
7. <i>Populus deltoides</i>	5	N	FAC	
8. <i>Cyperus esculentus</i>	5	N	FACW	
9. <i>Erigeron annuus</i>	3	N	FACU	
10. <i>Solidago altissima</i>	1	N	FACU	
81 =Total Cover				
<b>Woody Vine Stratum (Plot size: 30')</b>				
1. _____				
2. _____				
_____ =Total Cover				
<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0! <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic				
<b>Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b>				
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		Redox Features			Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>		
0-20	10YR 2/1	100				SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	SiCL	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: _____ Depth: _____	Hydric Soil Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

**Remarks:**

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u> N/A </u> (includes capillary fringe)	Wetland Hydrology Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area Within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Remarks: <b>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.</b>	
*Coordinates obtained from Google Earth.	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That are OBL, FACW, or FAC: <u>50%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Sapling/Shrub Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. _____				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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: 5')	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <i>Amaranthus retroflexus</i>	30	Y	FACU	<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is < 3.0' <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
2. <i>Echinochloa crus-galli</i>	25	Y	FACW	
3. <i>Phleum pratense</i>	10	N	FACU	
4. <i>Erigeron canadensis</i>	5	N	FACU	
5. <i>Taraxacum officinale</i>	5	N	FACU	
6. <i>Bromus tectorum</i>	3	N	UPL	
7. <i>Juncus dudleyi</i>	2	N	FACW	
8. <i>Equisetum arvense</i>	2	N	FAC	
9. <i>Abutilon theophrasti</i>	1	N	FACU	
10. _____				
83 = Total Cover				
Woody Vine Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____				
2. _____				
_____ = Total Cover				
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		Redox Features		Type <sup>1</sup>	Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%				
0-20	10YR 2/1	100					SiCL	
20-26	10YR 4/1	70	10YR 5/8	30	C	M	SiC	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

**Hydric Soil Indicators**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	
<input type="checkbox"/> 2 cm Muck (A10)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Depleted below Dark Surface (A11)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input checked="" type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Depressions (F8)	
<input type="checkbox"/> 5 cm Mucky Peat or Peal (S3)		

<sup>3</sup> 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:**

<b>Primary Indicators (Minimum of one is required; check all that apply)</b>	<b>Secondary Indicators (minimum of two required)</b>
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)
	<input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)

**Field Observations:**

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <u>N/A</u>	<b>Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <u>N/A</u>	
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) <u>N/A</u>	

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area Within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
<b>Sapling/Shrub Stratum (Plot size: 15')</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
<b>Herb Stratum (Plot size: 5')</b> 1. <u>Schoenoplectus tabernaemontani</u> 40 Y OBL 2. <u>Salix nigra</u> 40 Y OBL 3. <u>Typha angustifolia</u> 15 N OBL 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover				
<b>Woody Vine Stratum (Plot size: 30')</b> 1. _____ 2. _____ _____ = Total Cover				
_____ = Total Cover				
<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic				
<b>Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b>				

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		Redox Features			Texture	Remarks	
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
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		

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locaton: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input checked="" type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> 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:**

<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input checked="" type="checkbox"/> FAC-Neutral Test (D5)
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**Field Observations:**

Surface Water Present?    Yes  No     Depth (inches) Surface

Water Table Present?    Yes  No     Depth (inches) Surface

Saturation Present?    Yes  No     Depth (inches) Surface  
 (includes capillary fringe)

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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Hydric Soils Present ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>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.</b>					
*Coordinates obtained from Google Earth.					

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30' )	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species
2. _____				That are OBL,FACW, or FAC: <u>0</u> (A)
3. _____				Total Number of Dominant
4. _____				Species Across All Strata: <u>2</u> (B)
5. _____				
_____ = Total Cover				Percent of Dominant Species
				That are OBL,FACW, or FAC <u>0%</u> (A/B)
Sapling/Shrub Stratum (Plot size: 15' )	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. _____				Total % Cover of: _____ Multiply by: _____
2. _____				OBL species: _____ x 1 = _____
3. _____				FACW species: _____ x 2 = _____
4. _____				FAC species: _____ x 3 = _____
5. _____				FACU species: _____ x 4 = _____
_____ = Total Cover				UPL species: _____ x 5 = _____
				Column Totals _____ (A) _____
				Prevalence Index =B/A = _____
Herb Stratum (Plot size: 5' )	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:
1. <i>Erigeron annuus</i>	25	Y	FACU	<input type="checkbox"/> Rapid Test for Hydrophytic Vegetation
2. <i>Erigeron canadensis</i>	25	Y	FACU	<input type="checkbox"/> Dominance Test is >50%
3. <i>Bromus tectorum</i>	5	N	UPL	<input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup>
4. <i>Cyperus esculentus</i>	5	N	FACW	<input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
5. <i>Populus deltoides</i>	5	N	FAC	<input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)
6. <i>Melilotus albus</i>	2	N	UPL	<sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
7. <i>Ambrosia artemisiifolia</i>	2	N	FACU	
8. <i>Taraxacum officinale</i>	2	N	FACU	
9. <i>Plantago major</i>	2	N	FAC	
10. _____				
73 = Total Cover				
Woody Vine Stratum (Plot size: 30' )	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
1. _____				
2. _____				
_____ = Total Cover				
<b>Remarks: (Include photo numbers here or on a separate sheet)</b>				
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		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-18	10YR 2/1						SiCL	
18-24	10YR 4/1	90	10YR 5/6	10	C	M	C	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> 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:**

<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
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**Field Observations:**

Surface Water Present?    Yes     No     Depth (inches)   N/A  

Water Table Present?    Yes     No     Depth (inches)   N/A  

Saturation Present?    Yes     No     Depth (inches)   N/A    
 (includes capillary fringe)

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Is the Sampled Area Within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Remarks: <b>Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</b>	
*Coordinates obtained from Google Earth.	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Acer negundo</u>	15	Y	FAC	Number of Dominant Species That are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>100%</u> (A/B)
2. <u>Morus alba</u>	15	Y	FAC	
3. <u>Prunus serotina</u>	5	N	FACU	
4. _____				
5. _____				
<u>35</u> = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
Sapling/Shrub Stratum (Plot size: 15')				
1. <u>Sambucus nigra</u>	5	Y	FAC	
2. _____				
3. _____				
<u>5</u> = Total Cover				
Herb Stratum (Plot size: 5')				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is < 3.0' <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1. <u>Cryptotaenia canadensis</u>	50	Y	FAC	
2. <u>Sanicula odorata</u>	30	Y	FAC	
3. <u>Bidens frondosa</u>	5	N	FACW	
4. <u>Carex blanda</u>	5	N	FAC	
5. <u>Geum canadense</u>	2	N	FAC	
6. _____				
7. _____				
8. _____				
9. _____				
<u>92</u> = Total Cover				
Woody Vine Stratum (Plot size: 30')				
1. <u>Vitis riparia</u>	5	Y	FACW	
2. _____				
<u>5</u> = Total Cover				
Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
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		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>			
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		

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>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<sup>3</sup>**

- Coast Prairie Redox (A16)
- Dark Surface (S7)
- Iron- Manganese Masses (F12)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

<sup>3</sup> 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? Yes  No  Depth (inches) 12"  
 (includes capillary fringe)

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Hydric Soils Present ?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Remarks:</b> 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	Dominance Test worksheet:
1. <i>Acer negundo</i>	40	Y	FAC	Number of Dominant Species That are OBL,FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That are OBL,FACW, or FAC: <u>57%</u> (A/B)
2. <i>Prunus serotina</i>	20	Y	FACU	
3. <i>Morus alba</i>	20	Y	FAC	
4. _____				
5. _____				
<u>80</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:
1. <i>Lonicera maackii</i>	10	Y	UPL	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 = _____
2. _____				
3. _____				
4. _____				
5. _____				
<u>10</u> =Total Cover				
Herb Stratum (Plot size: 5')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1. <i>Galium aparine</i>	20	Y	FACU	
2. <i>Cryptotaenia canadensis</i>	20	Y	FAC	
3. <i>Sanicula odorata</i>	20	Y	FAC	
4. <i>Hackelia virginiana</i>	10	N	FACU	
5. <i>Viola sororia</i>	10	N	FAC	
6. <i>Ambrosia trifida</i>	5	N	FAC	
7. <i>Carex blanda</i>	5	N	FAC	
8. <i>Vitis riparia</i>	3	N	FACW	
9. <i>Elymus virginicus</i>	3	N	FACW	
10. _____				
<u>96</u> =Total Cover				
Woody Vine Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
1. _____				
2. _____				
<u>0</u> =Total Cover				
<b>Remarks:</b> (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		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
0-16	10YR 3/2	100					SiL	With rocks
16-18	10YR 5/6	100					SiL	Fill

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)
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<b>Restrictive Layer (if observed)</b> Type: <u>Gravel Fill</u> Depth: <u>18"</u>	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

Hydric Soil Present?    Yes     No

Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b>		
<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> (includes capillary fringe)		Wetland Hydrology Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area Within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<p>Remarks: This sample point was taken in a tilled and tilled agricultural field currently in production with Corn (<i>Zea mays</i>). 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.</p> <p>*Coordinates obtained from Google Earth.</p>	

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____				Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B)  Percent of Dominant Species That are OBL, FACW, or FAC: <u>50%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				<b>Prevalence Index worksheet:</b> Total % Cover of: _____ Multiply by: OBL species: _____ x 1 = _____ FACW species: <u>1</u> x 2 = <u>2</u> FAC species: <u>4</u> x 3 = <u>12</u> FACU species: _____ x 4 = _____ UPL species: <u>10</u> x 5 = <u>50</u> Column Totals <u>15</u> (A) <u>64</u> (B)  Prevalence Index = B/A = <u>4.27</u>
<b>Sapling/Shrub Stratum (Plot size: 15')</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
<b>Herb Stratum (Plot size: 5')</b> 1. <i>Zea mays</i> 10 Y UPL 2. <i>Ipomoea hederacea</i> 4 Y FAC 3. <i>Echinochloa crus-galli</i> 1 N FACW 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover				
<b>Woody Vine Stratum (Plot size: 30')</b> 1. _____ 2. _____ _____ = Total Cover				
_____ = Total Cover				
<b>Remarks:</b> (Include photo numbers here or on a separate sheet) Photograph 24				<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0' <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
				<b>Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></b>

**SOIL**

Sampling Point     K    

Profile Description: (Describe the depth needed to document the indicator or confirm the absence of indicators)								
Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>	Loc <sup>2</sup>		
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		

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locaton: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input checked="" type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: _____ Depth: _____	Hydric Soil Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Remarks:

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> Primary Indicators (Minimum of one is required: check all that apply)			Secondary Indicators (minimum of two required)		
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input checked="" type="checkbox"/> Other (Explain in Remarks)	<input checked="" type="checkbox"/> Surface Soil Cracks (B6) <input checked="" type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input checked="" type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input checked="" type="checkbox"/> Stunted or Stressed Plants (D1) <input checked="" type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)			
<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>N/A</u> (includes capillary fringe)			Wetland Hydrology Present?    Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Hydric Soils Present ?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Is the Sampled Area Within a Wetland?</b>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Wetland Hydrology Present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	<b>Remarks: Precipitation data from the previous 3 months indicates the climatic/hydrologic conditions have been normal.</b>		
*Coordinates obtained from Google Earth.					

**VEGETATION – Use scientific names of plants.**

Tree Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. <u>Morus alba</u>	30	Y	FAC	Number of Dominant Species That are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That are OBL, FACW, or FAC: <u>67%</u> (A/B)
2. _____				
3. _____				
4. _____				
5. _____				
<u>30</u> = Total Cover				<b>Prevalence Index worksheet:</b> 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 = _____
Sapling/Shrub Stratum (Plot size: 15')	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Rubus occidentalis</u>	5	Y	UPL	
2. _____				
3. _____				
4. _____				
5. _____				
<u>5</u> =Total Cover				
Herb Stratum (Plot size: 5')	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Phalaris arundinacea</u>	90	Y	FACW	
2. <u>Arctium minus</u>	10	N	FACU	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
<u>100</u> =Total Cover				
Woody Vine Stratum (Plot size: 30')	Absolute % Cover	Dominant Species?	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input checked="" type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤ 3.0 <sup>1</sup> <input type="checkbox"/> Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain) <sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1. _____				
2. _____				<b>Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></b>
<b>Remarks:</b> (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		Redox Features			Loc <sup>2</sup>	Texture	Remarks
	Color (Moist)	%	Color (Moist)	%	Type <sup>1</sup>			
0-16	10YR 2/2	100					SiL	
16-22	10YR 4/3	90	10YR 4/1	10	D	M	SiL	

<sup>1</sup>Type: C = Concentration, D= Depletion, RM = Reduced Matrix, CS = Covered or Coated Sand Grains    <sup>2</sup>Locator: PL =Pore Lining, M = Matrix

<b>Hydric Soil Indicators</b> <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Depleted below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	<b>Indicators for Problematic Hydric Soils<sup>3</sup></b> <input type="checkbox"/> Coast Prairie Redox (A16) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Iron- Manganese Masses (F12) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)
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<sup>3</sup> Indicators of hydrophytic vegetation and wetland hydrology must be present unless disturbed or problematic.

<b>Restrictive Layer (if observed)</b> Type: _____ Depth: _____	Hydric Soil Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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**Remarks:**

**HYDROLOGY**

**Wetland Hydrology Indicators:**

<b>Primary Indicators (Minimum of one is required: check all that apply)</b> <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B 3) <input type="checkbox"/> True Aquatic Plants (B14) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Gauge or Well Data (D9) <input type="checkbox"/> Other (Explain in Remarks)	<b>Secondary Indicators (minimum of two required)</b> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Stunted or Stressed Plants (D1) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> FAC-Neutral Test (D5)
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<b>Field Observations:</b> Surface Water Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> Water Table Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> Saturation Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches) <u>  N/A  </u> (includes capillary fringe)	Wetland Hydrology Present?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

**Remarks:**

**Site Photographs**

<b>PHOTOGRAPH 1</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1, Sample Point B  Facing Northeast	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 2</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 – Upland, Sample Point A  Facing Southeast	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 3</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1, Sample Point C (Tributary of Rob Roy Creek)  Facing South	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 4</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 – Upland, Sample Point D  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 5</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Wetland 1 Swale, Sample Point I  Facing North	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 6</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Wetland 1 Swale – Upland, Sample Point J  Facing West	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 7</b>	
<b>DESCRIPTION:</b> Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing Northeast	
<b>DATE PHOTO TAKEN:</b> July 2, 2020	

<b>PHOTOGRAPH 8</b>	
<b>DESCRIPTION:</b> Cordero Property / Mr. Daniel Kramer Wetland 1 Overview Facing Northwest	
<b>DATE PHOTO TAKEN:</b> July 2, 2020	

<b>PHOTOGRAPH 9</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 and Buffer Overview, along E Beecher Road  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 10</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview, Tributary of Rob Roy Creek  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

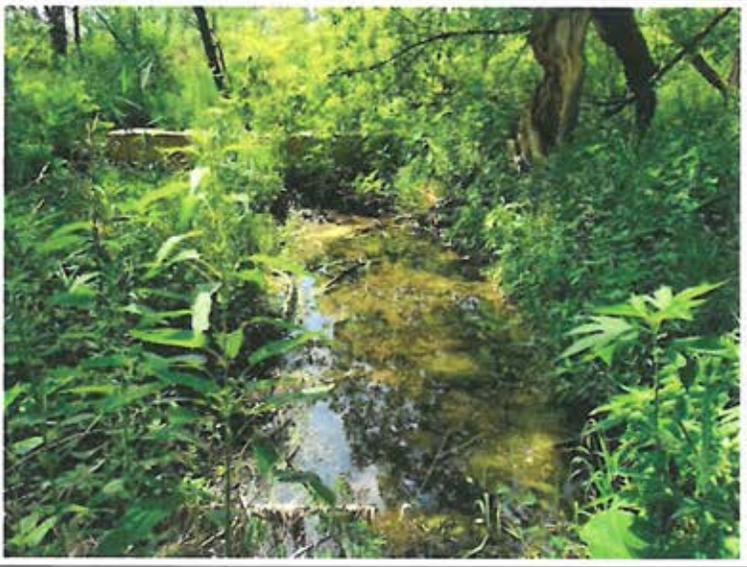
<b>PHOTOGRAPH 11</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview, Culvert under E Beecher Road  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 12</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 – Offsite Overview, East Side of E Beecher Road  Facing East	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 13</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview  Facing West	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 14</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview  Facing West	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 15</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 16</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 Swale Overview  Facing South	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 17</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Wetland 1 Overview  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 18</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 1, Sample Point E  Facing East	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 19</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 1 – Upland, Sample Point F  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 20</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 1, Sample Point G  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 21</b>	
<b>DESCRIPTION:</b> Cordero Property / Mr. Daniel Kramer Farmed Wetland 1 – Upland, Sample Point H Facing West	
<b>DATE PHOTO TAKEN:</b> July 2, 2020	

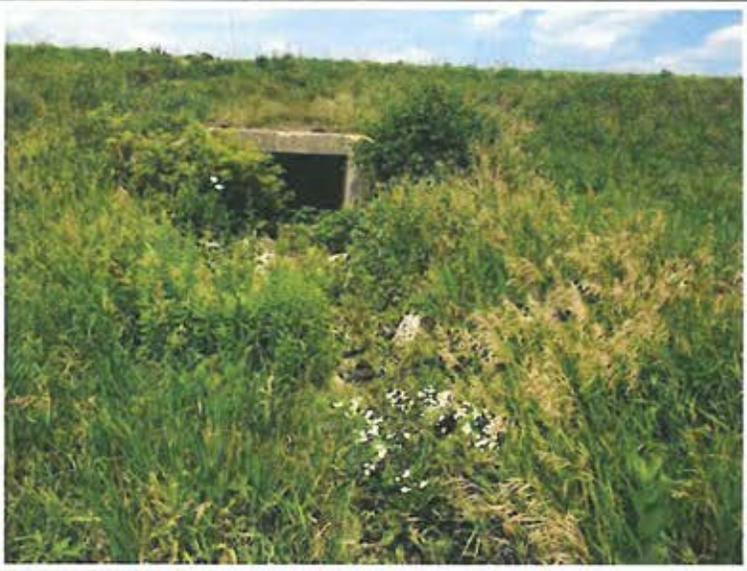
<b>PHOTOGRAPH 22</b>	
<b>DESCRIPTION:</b> Cordero Property / Mr. Daniel Kramer Farmed Wetland 1, Overview Facing South	
<b>DATE PHOTO TAKEN:</b> July 2, 2020	

<b>PHOTOGRAPH 23</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 1 Overview  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 24</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 2, Sample Point K  Facing Northwest	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

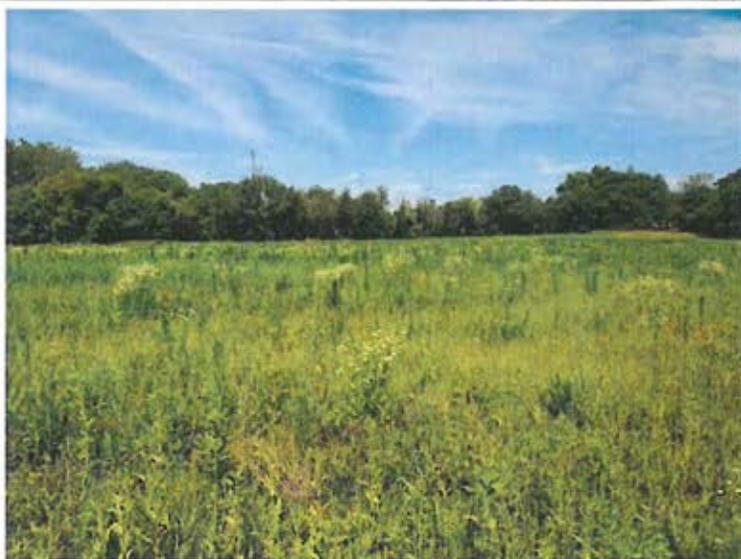
<b>PHOTOGRAPH 25</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 2, Overview  Facing Northwest	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 26</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Farmed Wetland 2 and Culvert Overview  Facing North	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 27</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Overview, Culvert under Galena Road  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 28</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Investigated Area 1, Sample Point L  Facing South	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 29</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview, Fallow Field  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 30</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview, Fallow Field  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 31</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview, Fallow Field  Facing North	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 32</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview – Active Agricultural Field  Facing West	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 33</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview – Active Agricultural Field  Facing Southwest	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 34</b>	
<b>DESCRIPTION:</b>  Cordero Property / Mr. Daniel Kramer  Site Overview, along Galena Road  Facing East	
<b>DATE PHOTO TAKEN:</b>  July 2, 2020	

<b>PHOTOGRAPH 35</b>	
DESCRIPTION:  Cordero Property / Mr. Daniel Kramer  Site Overview – Upland Woods  Facing West	
DATE PHOTO TAKEN:  July 2, 2020	

<b>PHOTOGRAPH 36</b>	
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**

<b>Date</b>	7/20/2020	<b>Landowner/Project</b>	Cordero Property
<b>Weather Station</b>	Aurora, IL	<b>State</b>	Illinois
<b>County</b>	Kane	<b>Growing Season</b>	yes
<b>Photo/obs Date</b>	<b>Soil Name</b>		

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
<b>1st Prior Month*</b>	June	3.10	5.18	3.91	N	2	3	6
<b>2nd Prior Month*</b>	May	3.12	5.40	6.65	W	3	2	6
<b>3rd Prior Month*</b>	April	2.81	4.63	4.60	N	2	1	2
							<b>Sum</b>	<b>14</b>

\*compared to photo/observation date

<b>Note: If sum is</b>	
<b>6 - 9</b>	prior period has been drier than normal
<b>10 - 14</b>	prior period has been normal
<b>15 - 18</b>	prior period has been wetter than normal

<b>Condition value:</b>
Dry =1
Normal =2
Wet =3

**Conclusions:** prior period has been normal

**WETS Station Data**

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			May			June			July*			April Score 1X	May Score 2X	June Score 3X	Score for Year	Type of Year	Year	RECORD OF WETLAND SIGNATURES OBSERVED ON AERIAL PHOTOGRAPHY	
	Percip-itation	Type of Month	Best Years																	
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						
80	3.26	Normal	2.7	Normal	3.2	Normal	3.81	Normal	2	4	6	12	NORMAL	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						
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						
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						
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						
94	1.98	Dry	1.57	Dry	6.03	Wet	2.46	Dry	1	2	9	12	NORMAL	94						
95	5.8	Wet	4.54	Normal	3.01	Dry	3.73	Normal	3	4	3	10	NORMAL	95						
96	2.69	Dry	4.64	Normal	5.63	Wet	21.5	Wet	1	4	9	14	NORMAL	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						
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 TYPE OF YEAR  
 Dry = 1 Dry = 6 to 9  
 Normal = 2 Normal 10 to 14  
 Wet = 3 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 unusually wet period. Otherwise it is assumed that the photo was taken in late June or early July before most of July's precipitation.

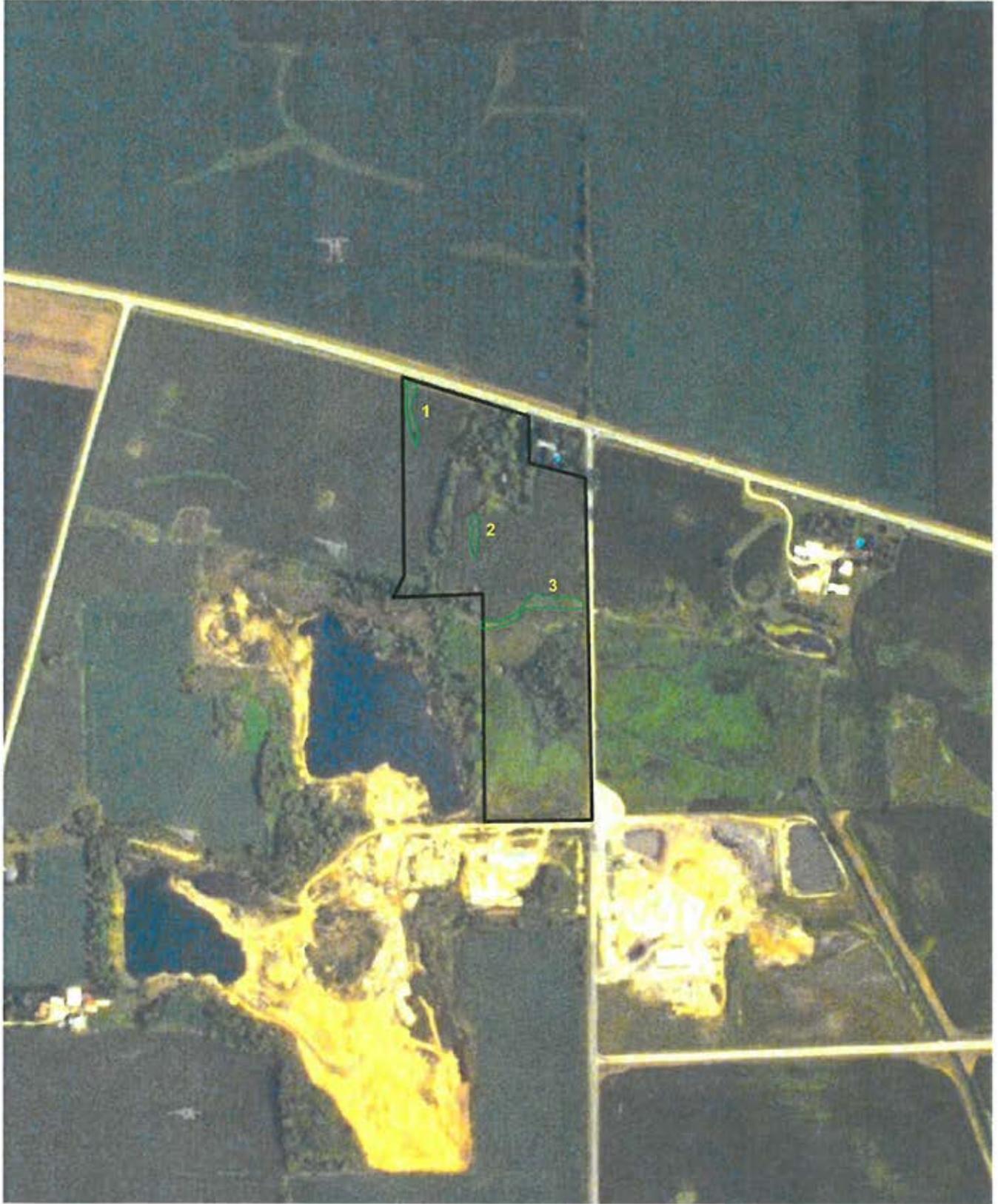
COMMENTS: \_\_\_\_\_

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

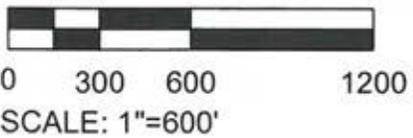
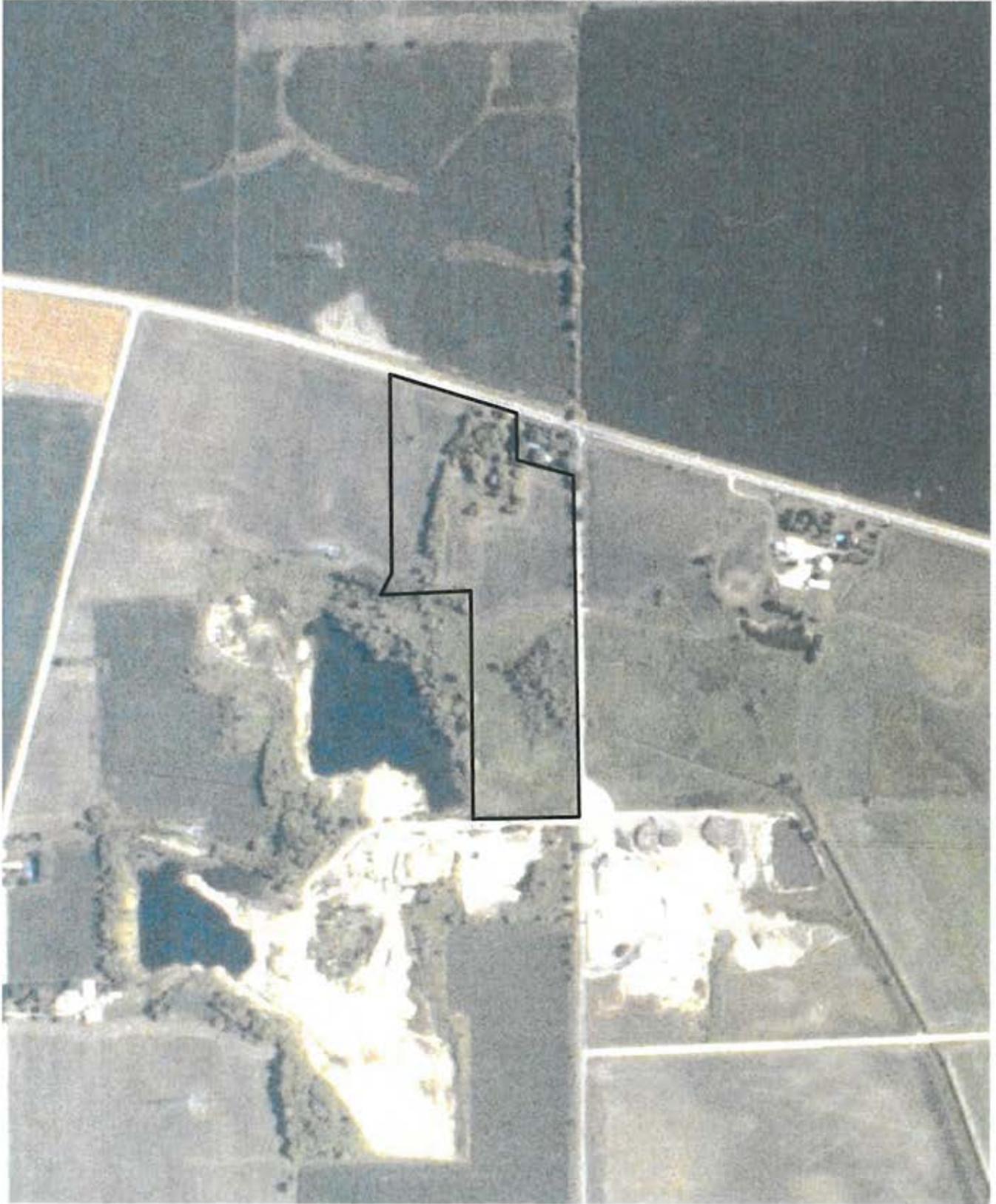


0 300 600 1200  
SCALE: 1"=600'



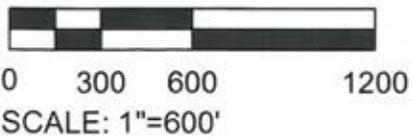
**Source:** Kendall Co. Soil & Water Conservation District

**Year:** 1995



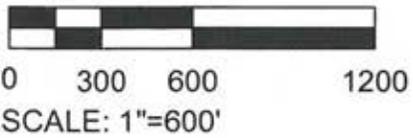
**Source:** Kendall Co. Soil & Water Conservation District

**Year:** 1996

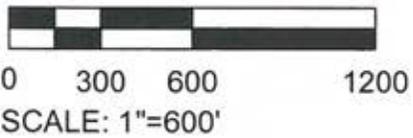


**Source:** Kendall Co. Soil & Water Conservation District

**Year:** 1999

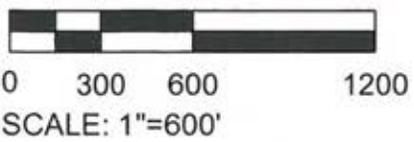
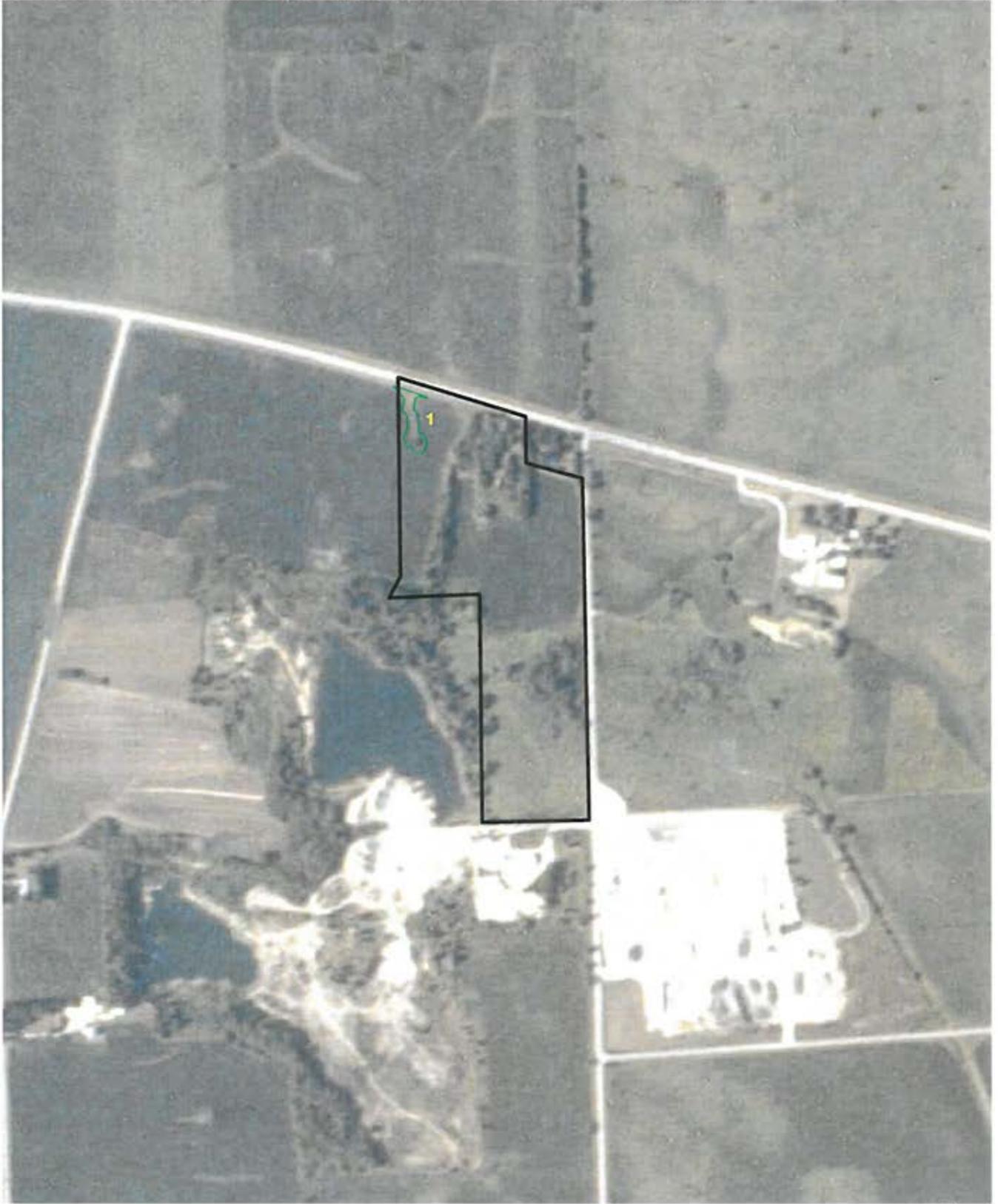


**Source:** Kendall Co. Soil & Water Conservation District      **Year:** 2000 WET



**Source:** Kendall Co. Soil & Water Conservation District

**Year:** 2001



**Exhibits A - G**



**LEGEND:**

Project Area 



**Location Map**

Source: U.S. Geological Survey  
Sections 5 & 6 T37N R7E  
Latitude: 41.708826 Longitude: -88.469676



0 1000 2000 4000  
SCALE: 1"= 2000'



**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**

Exhibit A



**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

**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**



0 150 300 600  
SCALE: 1"=300'



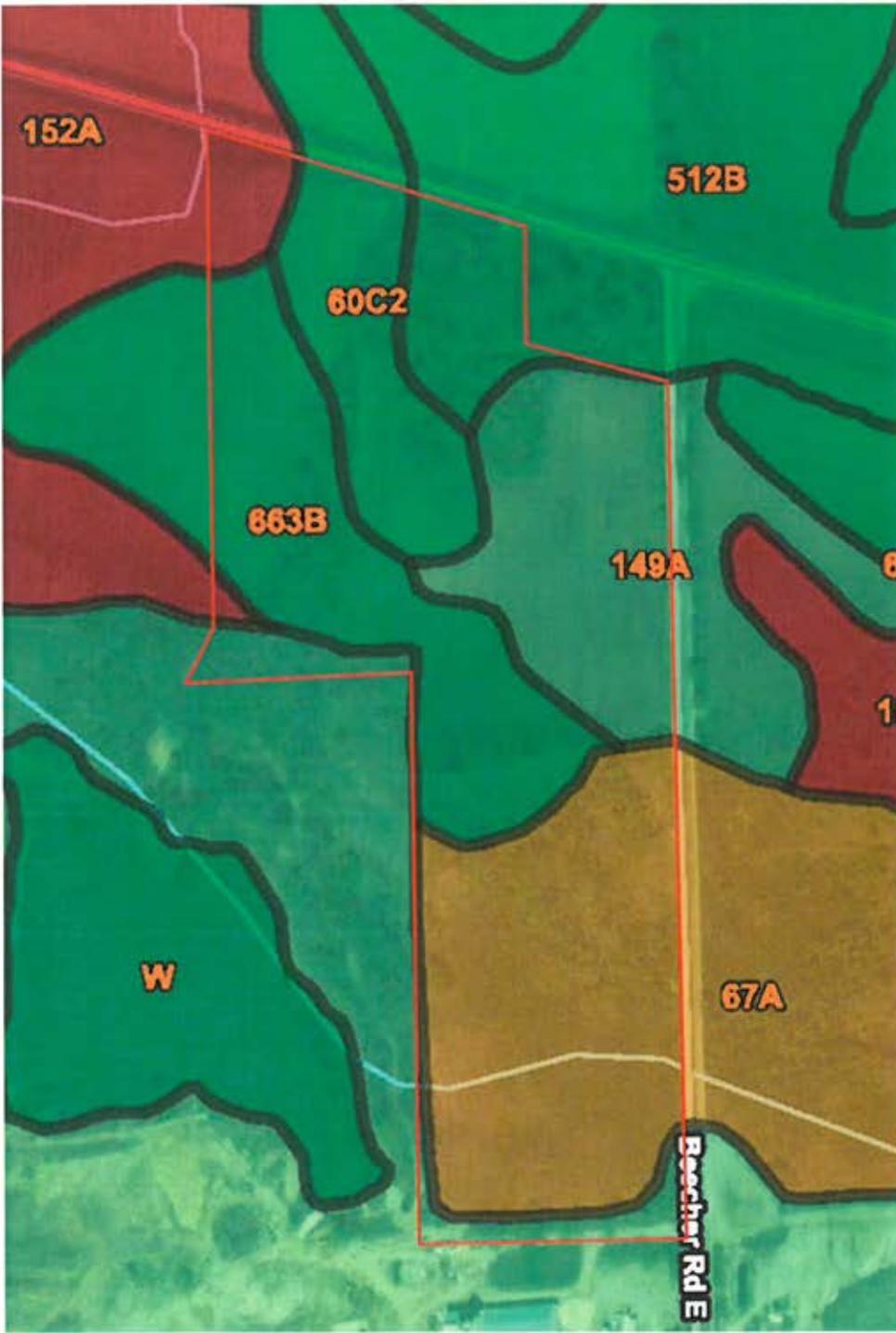
NORTH

Exhibit B



**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

**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**



0 150 300 600  
SCALE: 1"=300'



NORTH

Exhibit C



**LEGEND:**

**Project Area**

**RIVERS, LAKES, AND CANALS**

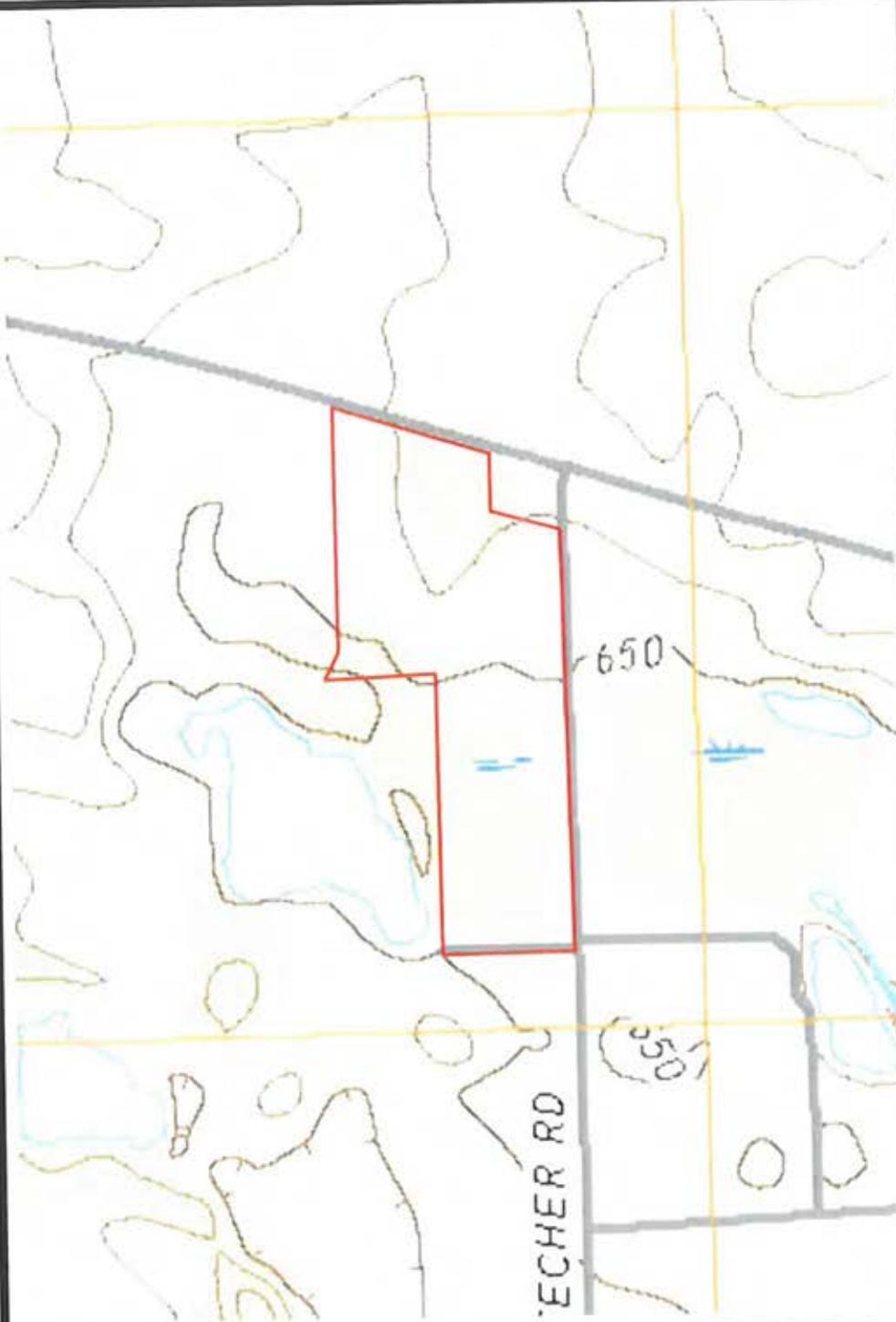
- Perennial stream
- Perennial river
- Intermittent stream
- Intermittent river
- Disappearing stream

**SUBMERGED AREAS AND BOGS**

- Marsh or swamp
- Submerged marsh or swamp
- Wooded marsh or swamp
- Submerged wooded marsh or swamps
- 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'



**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**

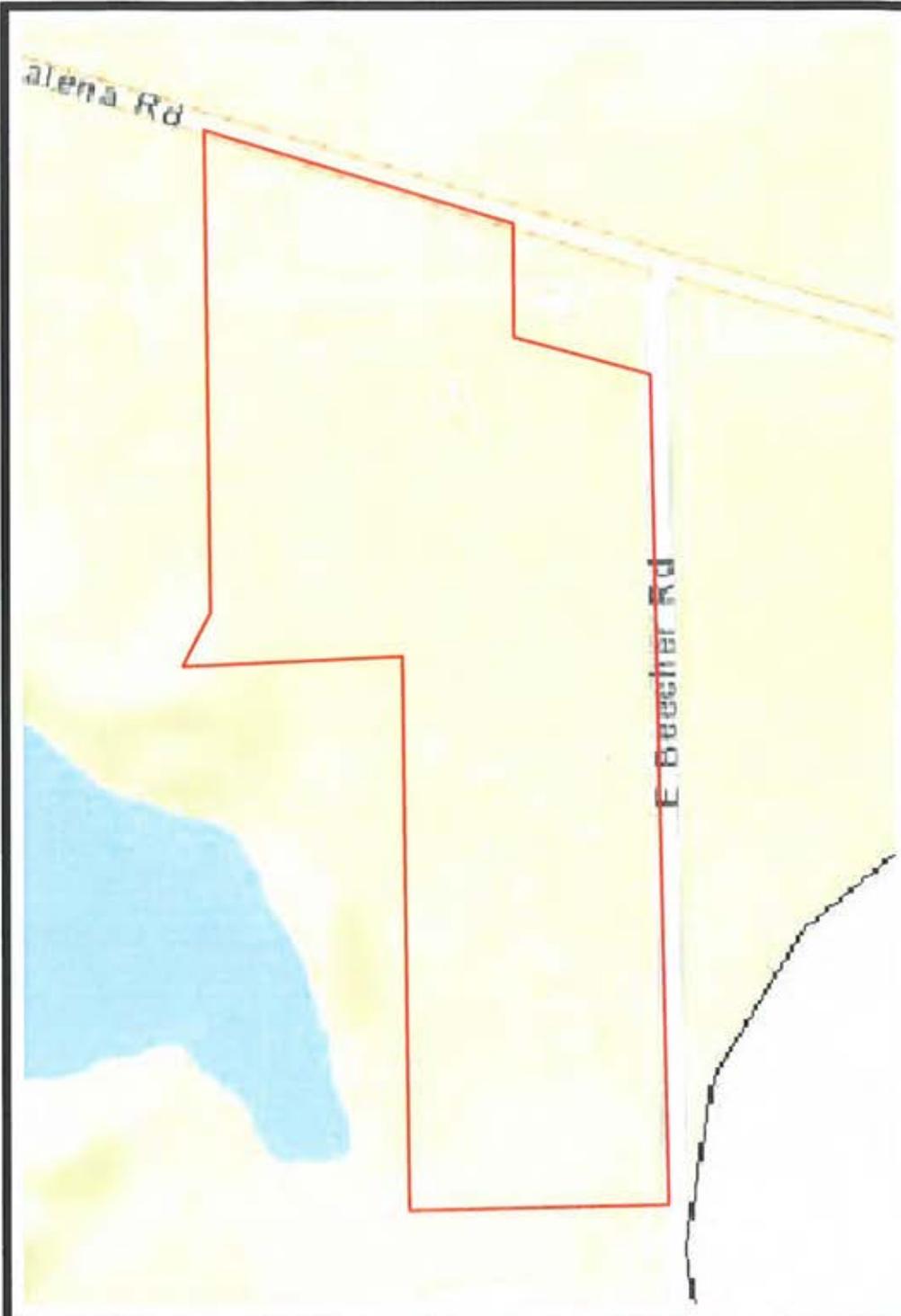
**Exhibit D**





**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



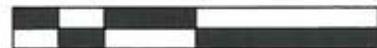
**Historic Architectural Resources  
Geographic Information System**

Source: Illinois State Historic Preservation Office

**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**



0 150 300 600

SCALE: 1"=300'



NORTH

**Exhibit F**



**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 X



**Aerial Photograph**

Map data: Google  
2017



0 150 300 600  
SCALE: 1"=300'



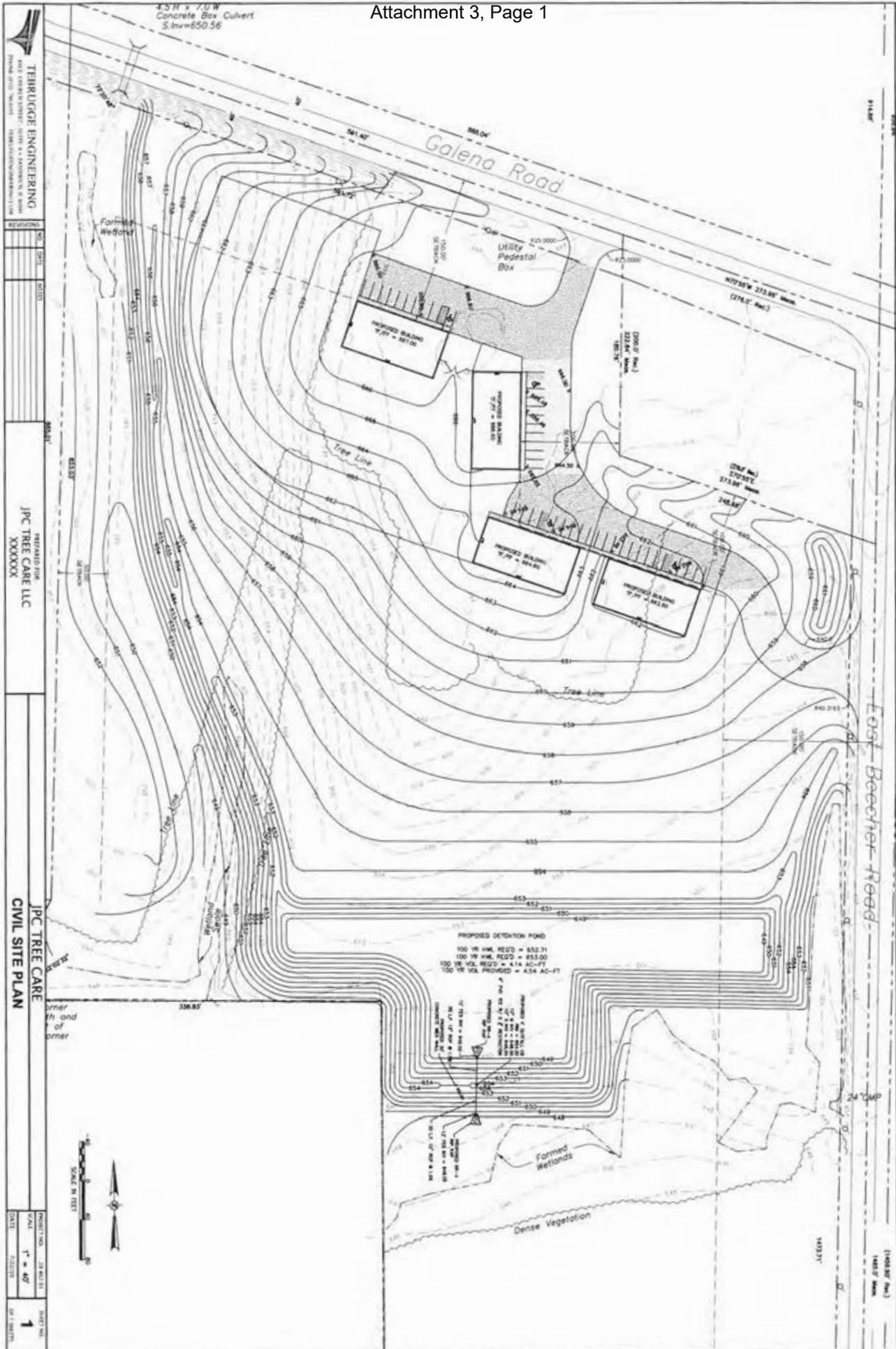
NORTH

**Cordero Property**

Project Number: 20-0617B

**Mr. Daniel J. Kramer**

**Exhibit G**



**TERRIDGE ENGINEERING**  
 4001 KENNEDY BLVD. SUITE 400  
 FARMINGTON, CT 06031  
 (860) 671-3333

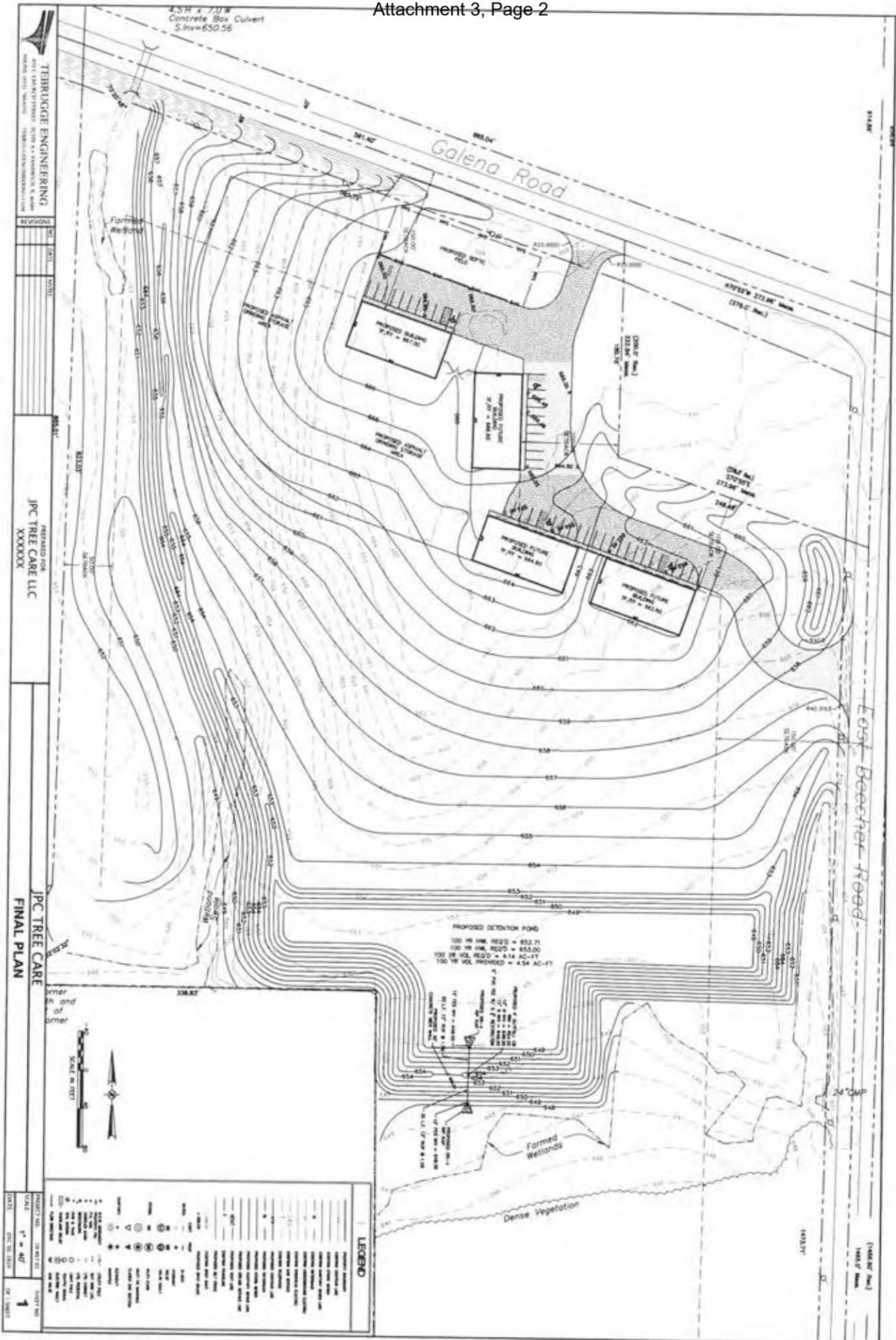
NO.	DATE	DESCRIPTION
1	02/27/21	ISSUED FOR PERMIT

PREPARED FOR  
**JPC TREE CARE LLC**  
 XXXXXX

**JPC TREE CARE**  
 CIVIL SITE PLAN

PROJECT NO.	20-001-01	SHEET NO.	1
SCALE	1" = 40'	DATE	02/27/21
DRAWN BY		CHECKED BY	

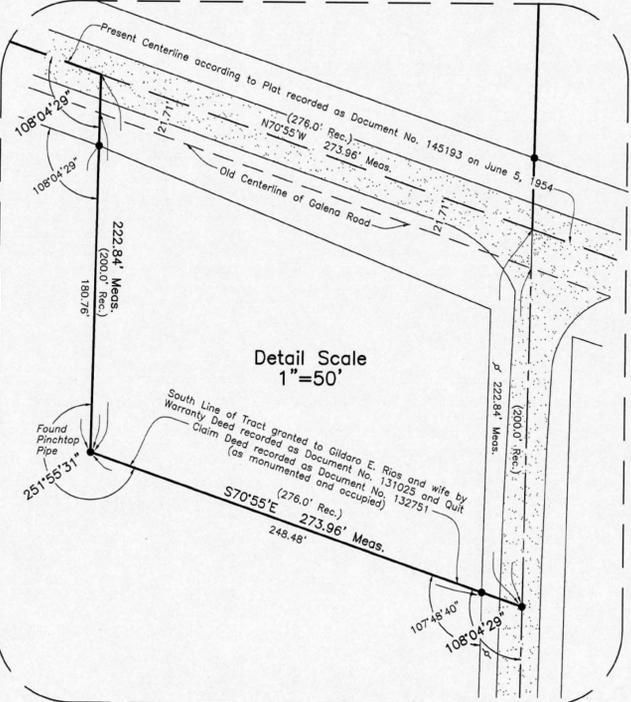
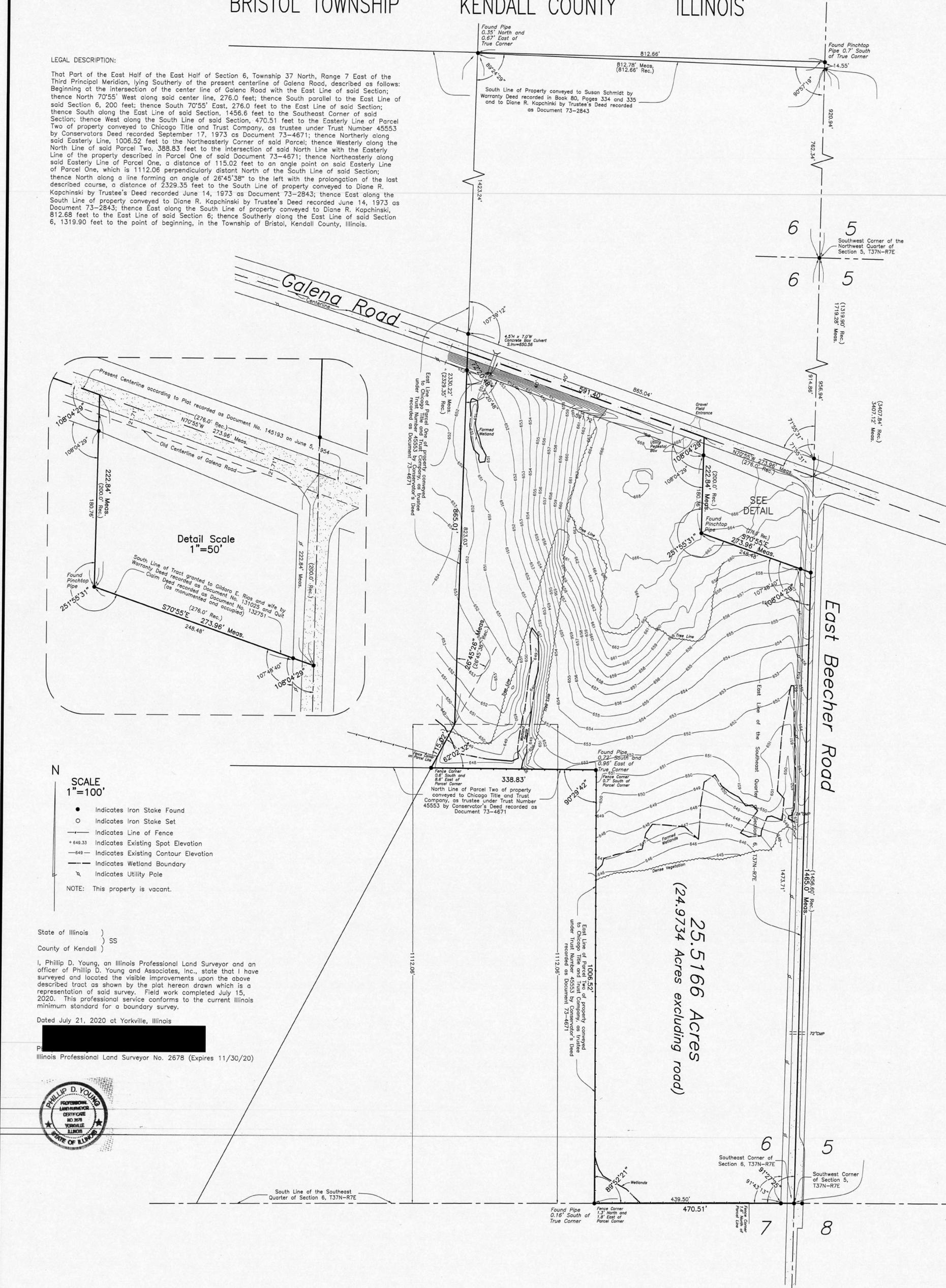
111.40' (140.00' Max.)  
 148.0' Max.  
 143.31'



# 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 to the East Line of said Section; thence North 70°55' West along said center line, 276.0 feet to the East Line of said Section; thence South parallel to the East Line of said Section, 200 feet; thence South 70°55' East, 276.0 feet to the Southeast Corner of said Section 6, 200 feet; thence South 70°55' East, 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 Conservator's Deed recorded September 17, 1973 as Document 73-4671; thence Northerly along said Easterly Line, 1006.52 feet to the Northeastly 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 Northeastly 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 perpendicular 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.



- SCALE 1"=100'**
- Indicates Iron Stake Found
  - Indicates Iron Stake Set
  - Indicates Line of Fence
  - + 649.33 Indicates Existing Spot Elevation
  - 649.34 Indicates Existing Contour Elevation
  - Indicates Wetland Boundary
  - ⊥ Indicates Utility Pole
- NOTE: This property is vacant.

State of Illinois )  
County of Kendall ) SS

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

Illinois Professional Land Surveyor No. 2678 (Expires 11/30/20)



JOB NO.	17007
JOB NAME	CORDERO
DWG FILE	17007D2
REVISION DATE	

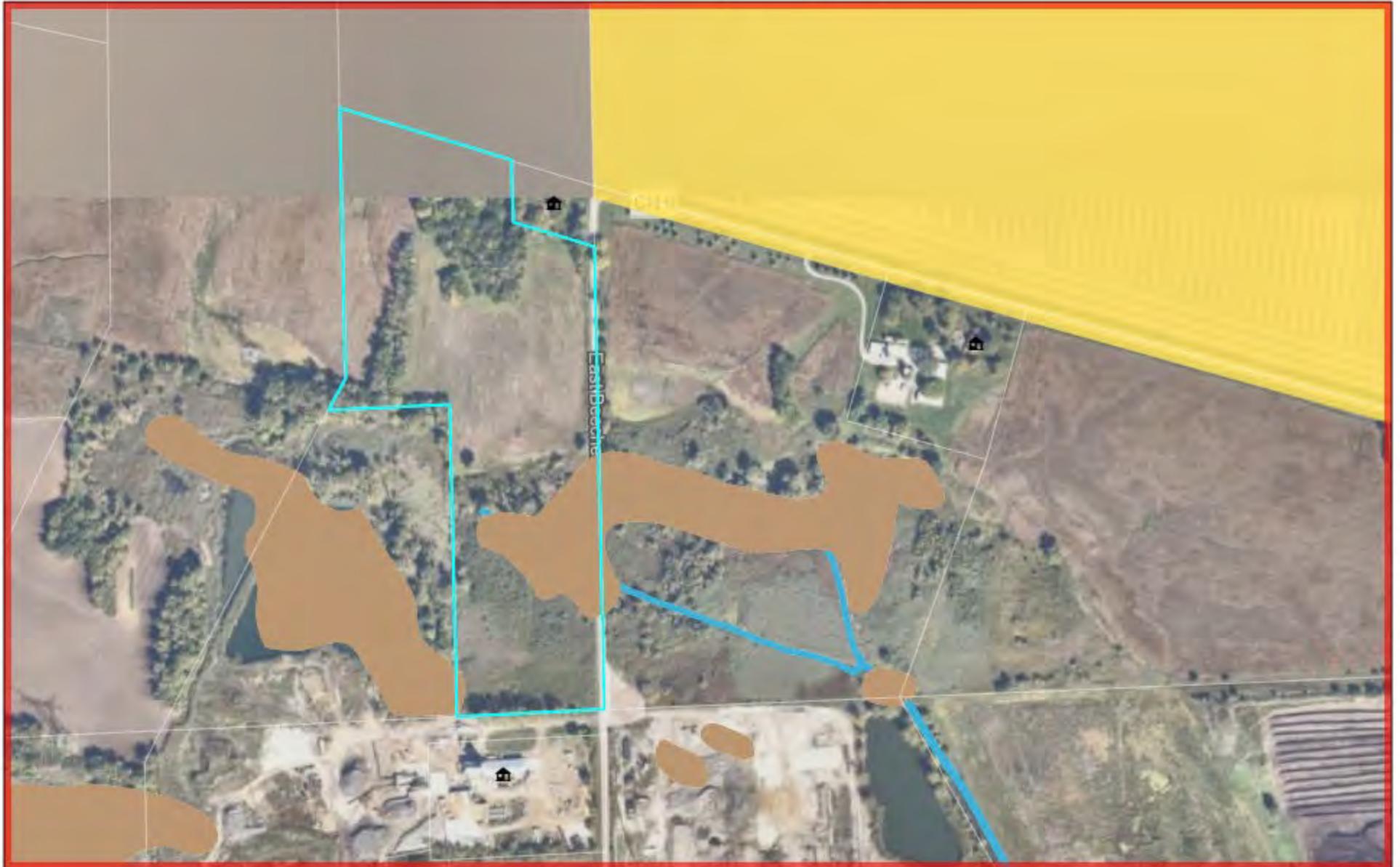
**Phillip D. Young and Associates, Inc.**  
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street  
Yorkville, Illinois 60560  
Telephone (630)553-1580

Attachment 4 Aerial

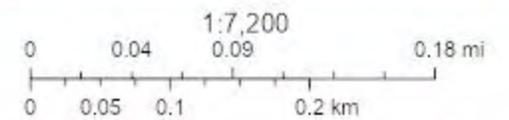


# Kendall County Web GIS



February 5, 2021

- |                               |                           |            |
|-------------------------------|---------------------------|------------|
| Kendall County Address Points | <b>Incorporated Areas</b> | Estuarine  |
| Parcels                       | Yorkville                 | Palustrine |
| Ownership Parcel              | USA Wetlands              | Riverine   |
|                               | Marine                    |            |

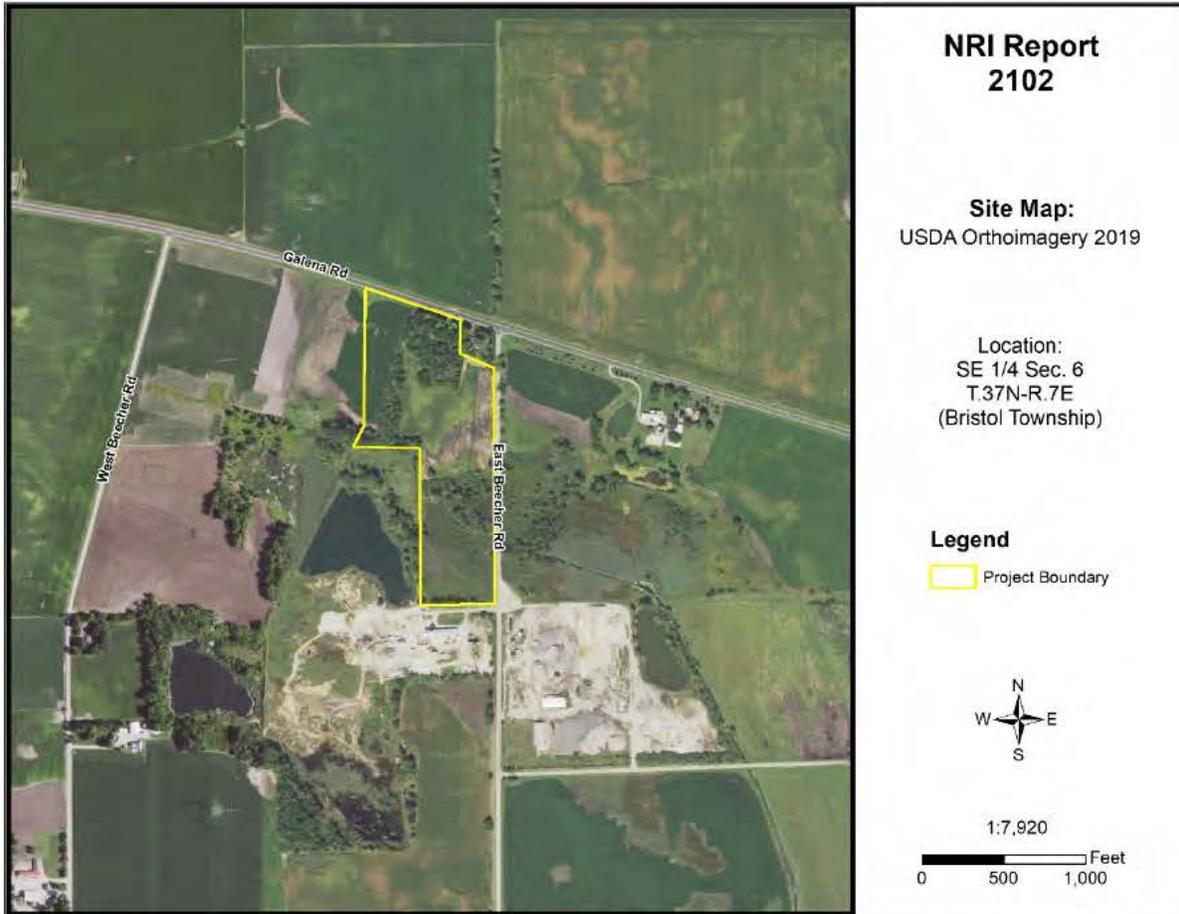


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Kendall County Web GIS

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

# NATURAL RESOURCE INFORMATION (NRI) REPORT: #2102



Feb  
2021

Petitioner: Cordero Real Estate, LLC  
Contact: Attorney Daniel J. Kramer

Prepared By:



7775A Route 47  
Yorkville, Illinois 60560  
Phone: (630) 553-5821 x3  
Fax: (630) 553-7442  
[www.kendallswcd.org](http://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

<b>Copies of this report or notification of the proposed land-use change was provided to:</b>	<b>Yes</b>	<b>No</b>
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*

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## ***PURPOSE AND INTENT***

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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](mailto:Alyse.Olson@il.nacdnet.net)**

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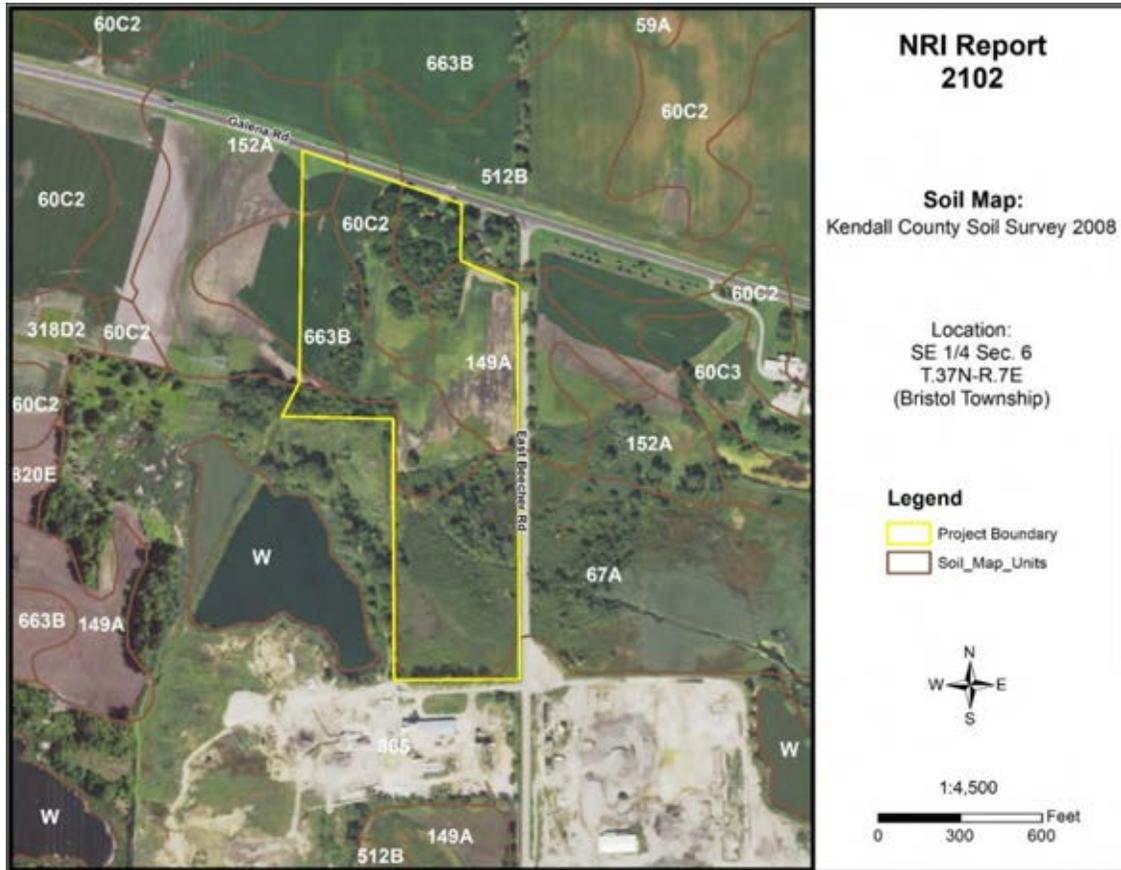
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## **EXECUTIVE SUMMARY**

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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 3 <sup>rd</sup> 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
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**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).

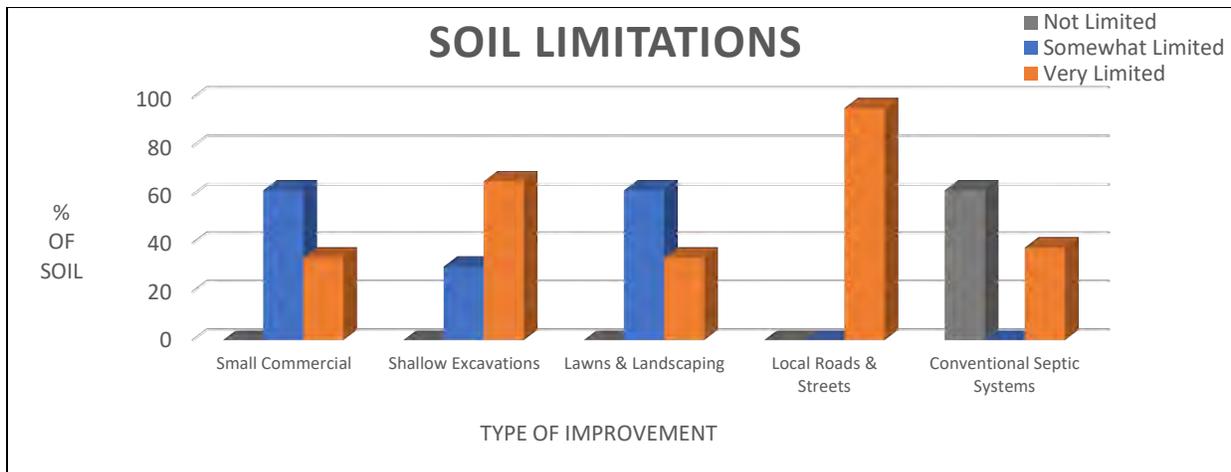
**Soil Limitations** – The USDA-NRCS Web Soil Survey rates the limitations of soils for dwellings without basements, dwellings with basements, small commercial buildings, shallow excavations, lawns/landscaping, local roads and streets, and septic systems. Soils have different properties which influence 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 3<sup>rd</sup> 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. Compiled Statutes, Ch. 70, Par 405/22.02a).

[Redacted Signature]

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.

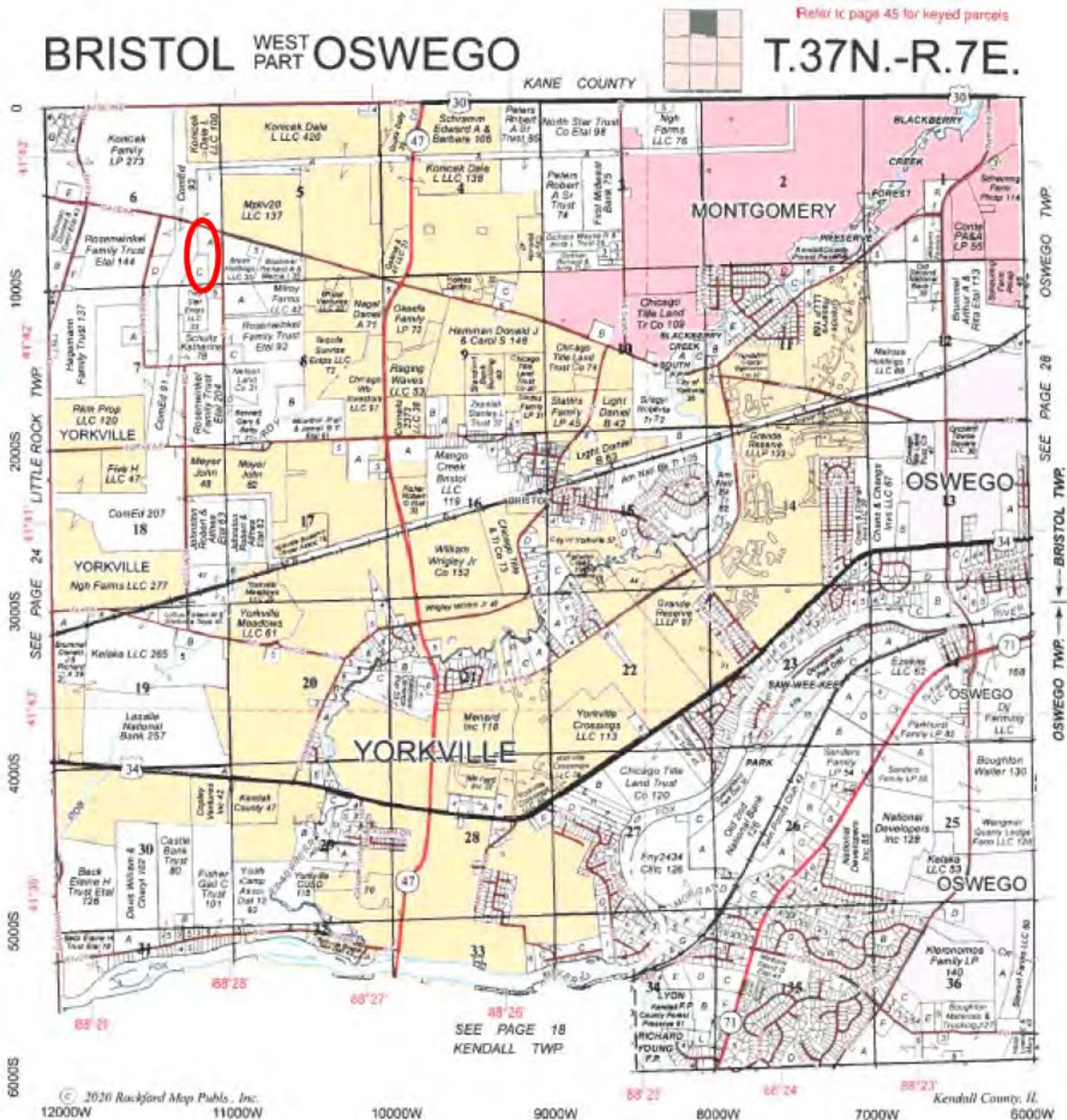


Figure 3: 2021 Plat Map

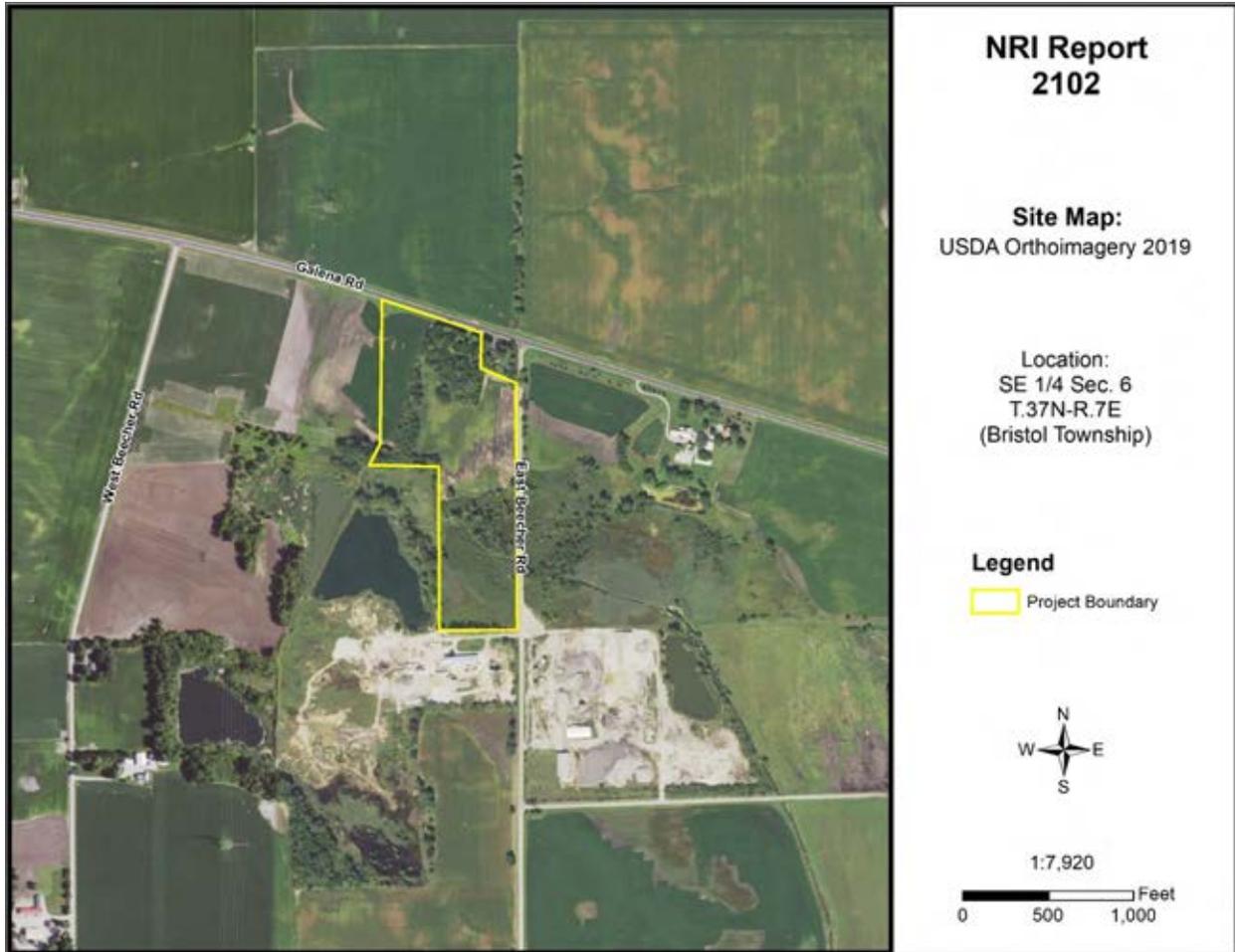


Figure 4: 2019 Aerial Map with NRI Site Boundary

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## **ARCHAEOLOGIC/CULTURAL RESOURCES INFORMATION**

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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.**

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## ***ECOLOGICALLY SENSITIVE AREAS***

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### **WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?<sup>1</sup>**

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.**

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<sup>1</sup>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.

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## ***SOILS INFORMATION***

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### **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.

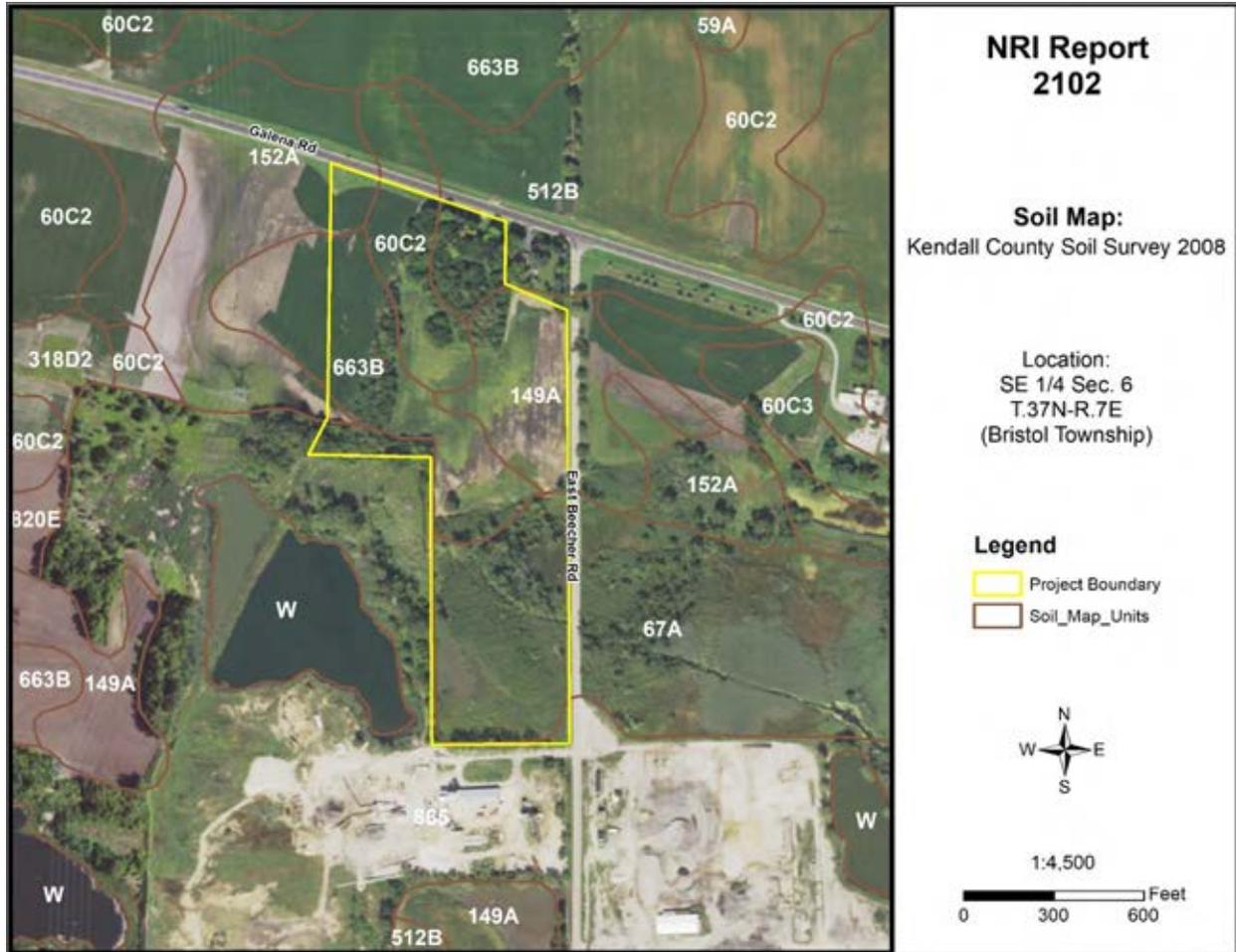


Figure 5: Soil Map

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

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## ***SOILS INTERPRETATIONS EXPLANATION***

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### **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.

### **LIMITATIONS 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.

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## ***BUILDING LIMITATIONS***

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### **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 ease 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	<b>Somewhat Limited:</b> Slope; Depth to saturated zone	<b>Very Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty	<b>Very Limited:</b> Low strength; Frost action; Depth to saturated zone	<b>Suitable</b>	3.2	13.1%
67A	<b>Very Limited:</b> Ponding; Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty; Unstable excavation walls	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty	<b>Very Limited:</b> Ponding; Depth to saturated zone; Frost action; Low strength; Shrink-swell	<b>Unsuitable:</b> Wet	7.7	31.1%
149A	<b>Somewhat Limited:</b> Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty	<b>Very Limited:</b> Depth to saturated zone; Frost action; Low strength; Shrink-swell	<b>Suitable</b>	4.5	18.4%
152A	<b>Very Limited:</b> Ponding; Depth to saturated zone; Shrink-swell	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty; Unstable excavation walls	<b>Very Limited:</b> Ponding; Depth to saturated zone; Dusty	<b>Very Limited:</b> Ponding; Depth to saturated zone; Frost action; Low strength; Shrink-swell	<b>Unsuitable:</b> Wet	0.7	2.9%
512B	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Very Limited:</b> Frost action; Low strength; Shrink-swell	<b>Suitable</b>	1.7	6.9%
663B	<b>Somewhat Limited:</b> Shrink-swell	<b>Somewhat Limited:</b> Depth to saturated zone; Dusty; Unstable excavation walls	<b>Somewhat Limited:</b> Dusty	<b>Very Limited:</b> Frost action; Low strength; Shrink-swell	<b>Suitable</b>	5.8	23.4%
865	<b>Not Rated</b>	<b>Not Rated</b>	<b>Not Rated</b>	<b>Not Rated</b>	<b>Unsuitable:</b> Gravel	1.0	4.2%
<b>% Very Limited</b>	<b>34%</b>	<b>65.5%</b>	<b>34%</b>	<b>95.8%</b>	<b>38.2%</b>		

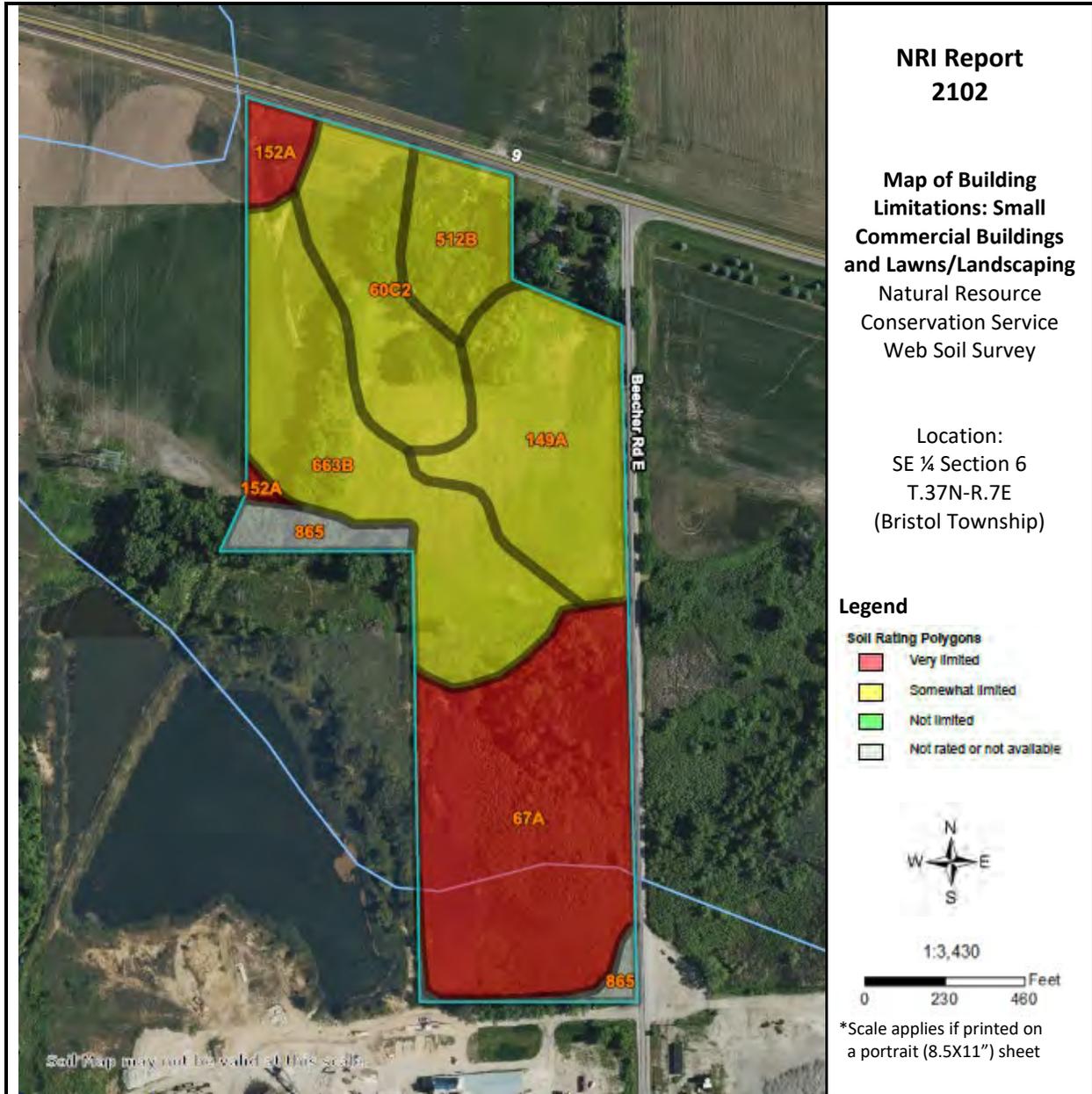


Figure 6A: Map of Building Limitations – Small Commercial Buildings and Lawns & Landscaping

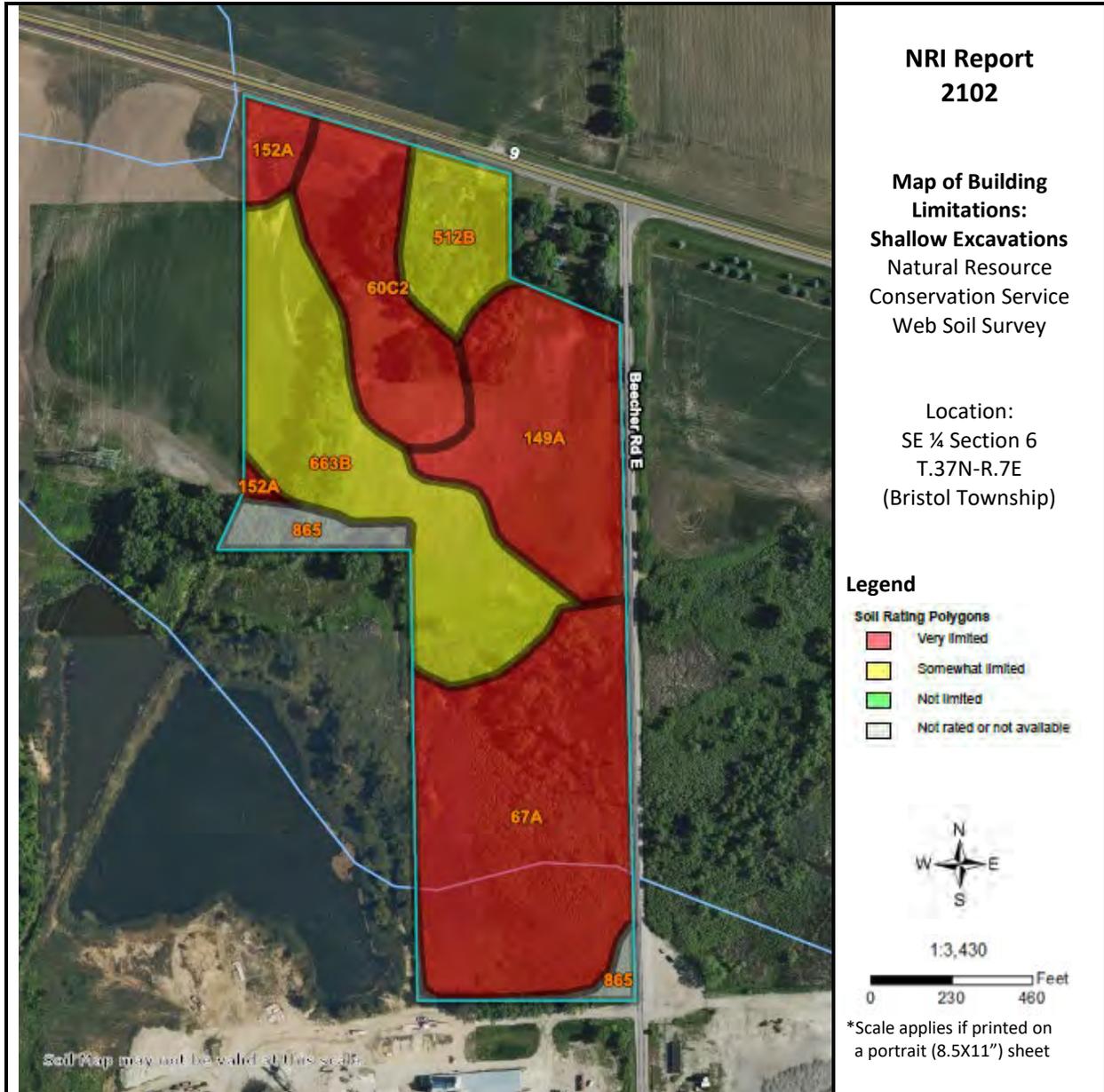


Figure 6B: Map of Building Limitations – Shallow Excavations

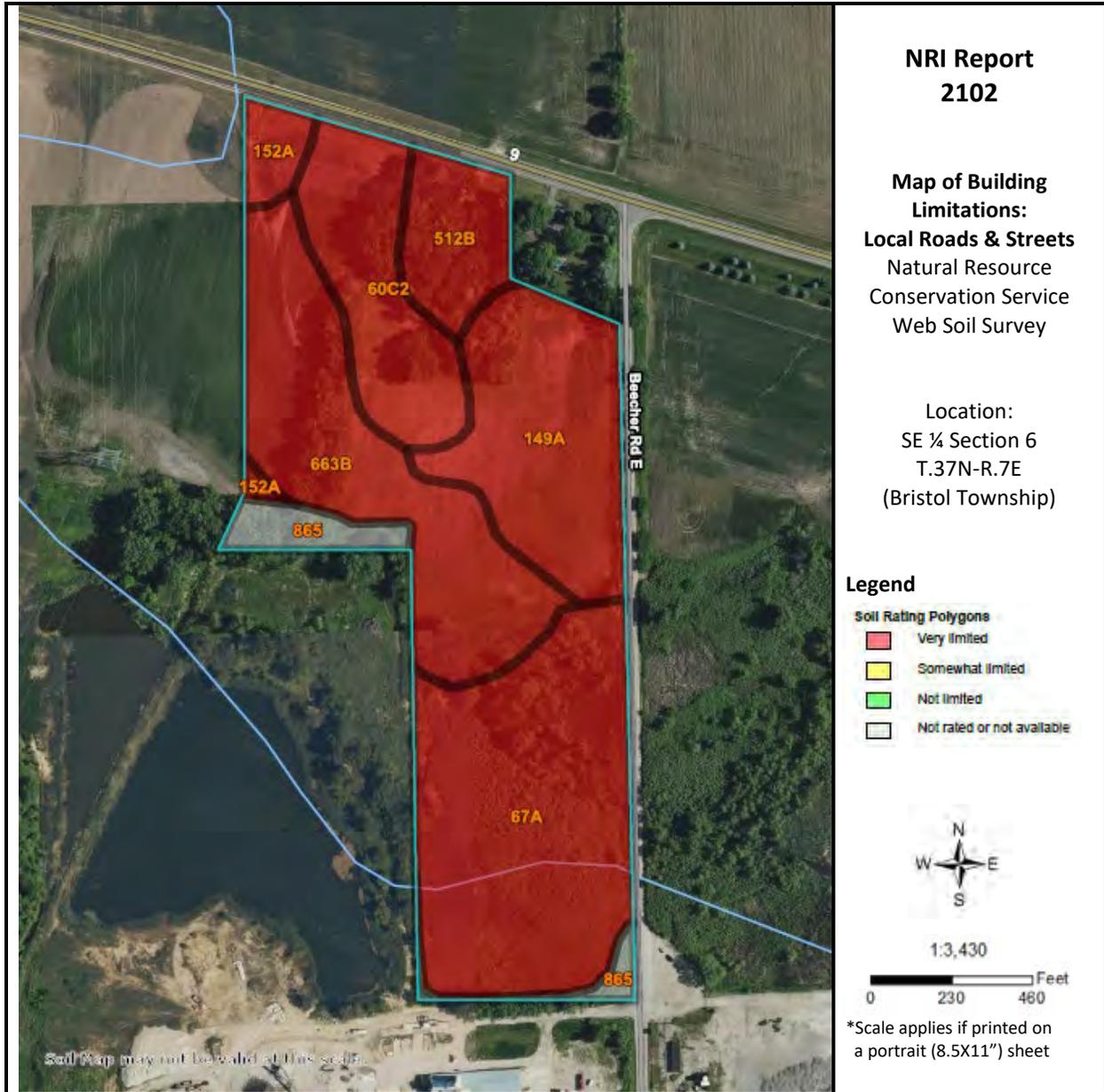


Figure 6C: Map of Building Limitations – Local Roads and Streets (Paved and Unpaved)

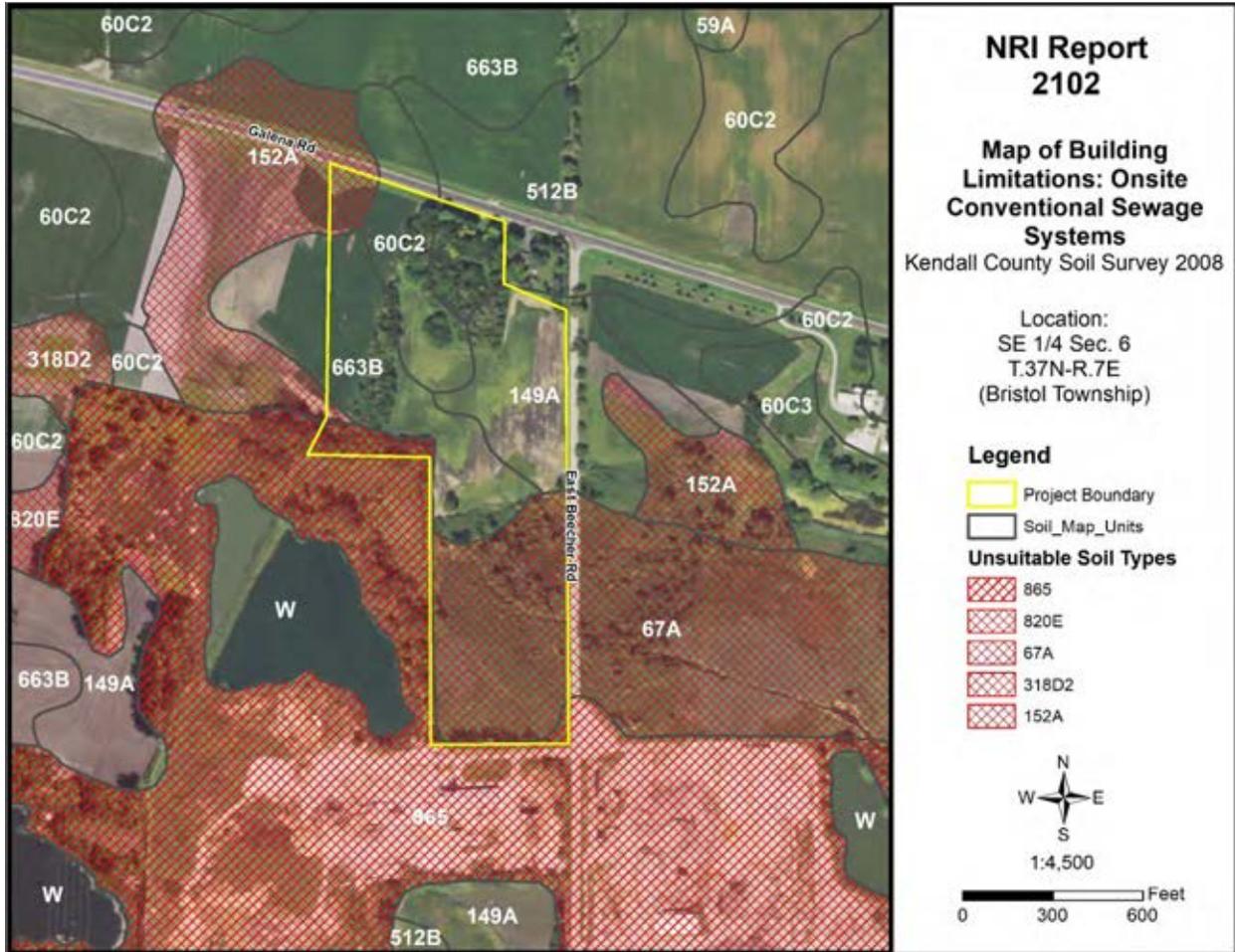


Figure 6D: Map of Building Limitations – Onsite Conventional Sewage System

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## **SOIL WATER FEATURES**

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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	<u>January</u> <b>Upper/Lower Limit:</b> -- <u>February – April</u> <b>Upper Limit:</b> 2.0'-3.5' <b>Lower Limit:</b> 2.2'-4.0' <u>May – December</u> <b>Upper/Lower Limit:</b> --	<u>January – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
67A	B/D	Negligible	<u>January - May</u> <b>Upper Limit:</b> 0.0'-1.0' <b>Lower Limit:</b> 6.0' <u>June – December</u> <b>Upper/Lower Limit:</b> --	<u>January – May</u> <b>Surface Water Depth:</b> 0.0'-0.5' <b>Duration:</b> Brief (2-7 days) <b>Frequency:</b> Frequent <u>June – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
149A	B/D	Low	<u>January - May</u> <b>Upper Limit:</b> 1.0'-2.0' <b>Lower Limit:</b> 6.0' <u>June – December</u> <b>Upper/Lower Limit:</b> --	<u>January – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
152A	B/D	Negligible	<u>January - May</u> <b>Upper Limit:</b> 0.0'-1.0' <b>Lower Limit:</b> 6.0' <u>June – December</u> <b>Upper/Lower Limit:</b> --	<u>January – May</u> <b>Surface Water Depth:</b> 0.0'-0.5' <b>Duration:</b> Brief (2-7 days) <b>Frequency:</b> Frequent <u>June – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
512B	C	Low	<u>January</u> <b>Upper/Lower Limit:</b> -- <u>February – April</u> <b>Upper Limit:</b> 2.0'-3.5' <b>Lower Limit:</b> 3.0'-5.0' <u>May – December</u> <b>Upper/Lower Limit:</b> --	<u>January – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
663B	C	Low	<u>January</u> <b>Upper/Lower Limit:</b> -- <u>February – April</u> <b>Upper Limit:</b> 2.0'-3.5' <b>Lower Limit:</b> 6.0' <u>May – December</u> <b>Upper/Lower Limit:</b> --	<u>January – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None
865	N/A	N/A	<u>January – December</u> <b>Upper Limit:</b> -- <b>Lower Limit:</b> --	<u>January – December</u> <b>Surface Water Depth:</b> -- <b>Duration:</b> -- <b>Frequency:</b> None	<u>January – December</u> <b>Duration:</b> -- <b>Frequency:</b> None

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## **SOIL EROSION AND SEDIMENT CONTROL**

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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

<b>Soil Type</b>	<b>Slope</b>	<b>Rating</b>	<b>Acreage</b>	<b>Percent of Parcel</b>
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%

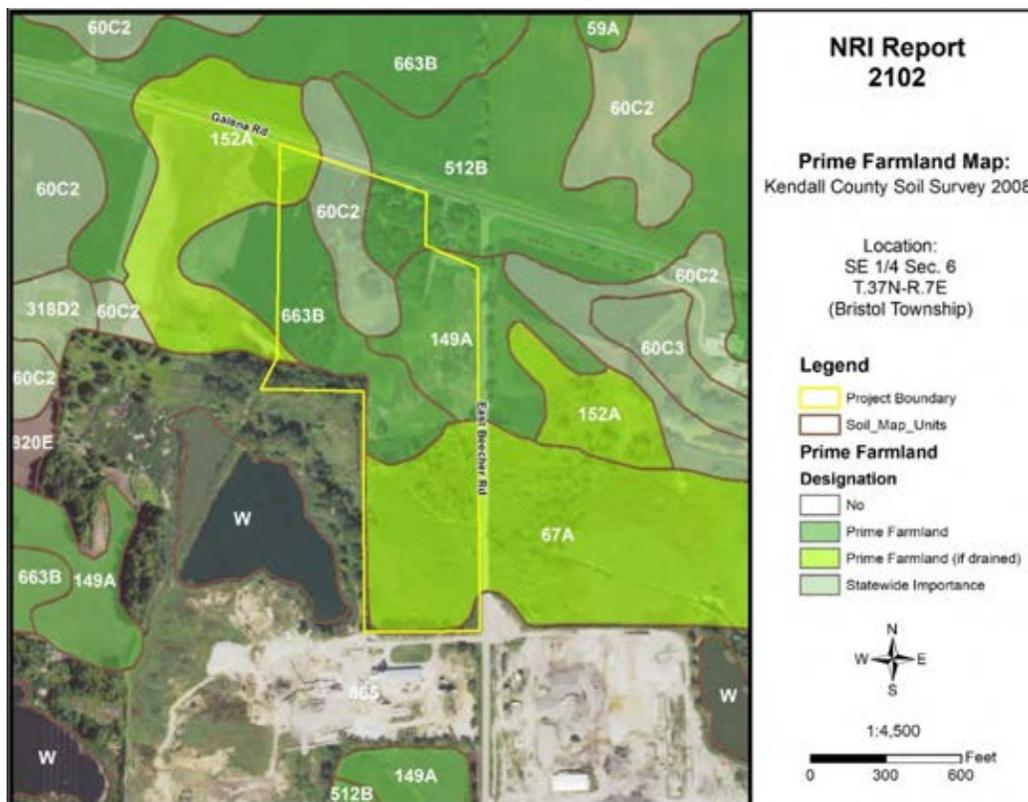
## ***PRIME FARMLAND SOILS***

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%
<b>% Prime Farmland</b>	<b>95.8%</b>		



**Figure 7:** Map of Prime Farmland Soils

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## **LAND EVALUATION AND SITE ASSESSMENT (LESA)**

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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
<b>Totals</b>			<b>24.7</b>	<b>2,211.2</b>
<b>LE Calculation</b>			(Product of relative value / Total Acres) 2,211.2 / 24.7 = 89.5	
<b>LE Score</b>			<b>LE = 90</b>	

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

<b>A.</b>	<b>Agricultural Land Uses</b>	<b>Points</b>
	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>B.</b>	<b>Compatibility / Impact on Uses</b>	
	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
<b>C.</b>	<b>Existence of Infrastructure</b>	
	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
	<b>Site Assessment Score:</b>	<b>86</b>

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

<b>LESA SCORE</b>	<b>LEVEL OF PROTECTION</b>
<b>0-200</b>	<b>Low</b>
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.

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## ***LAND USE PLANS***

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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.

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## ***DRAINAGE, RUNOFF, AND FLOOD INFORMATION***

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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 "O" 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.**

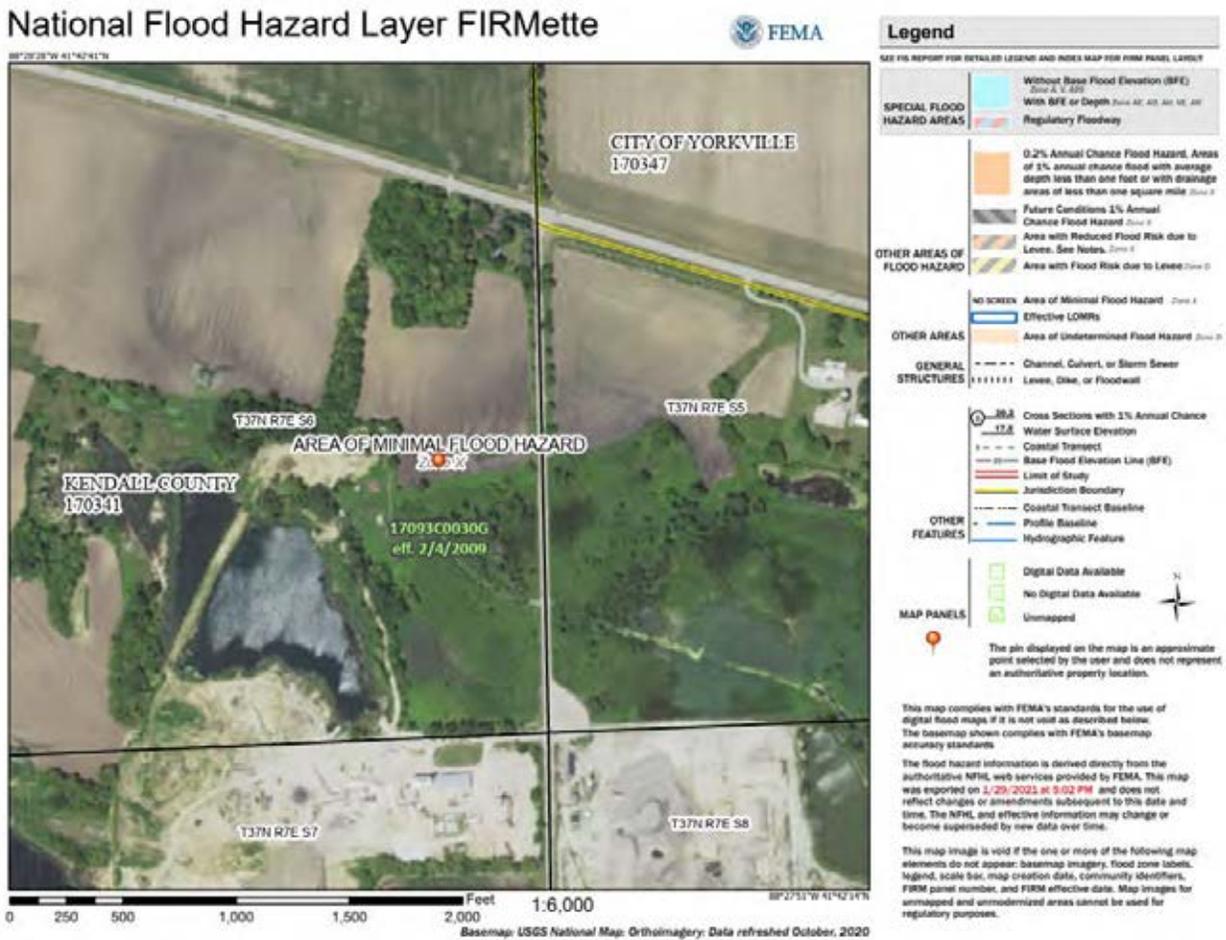


Figure 8: FEMA Floodplain Map

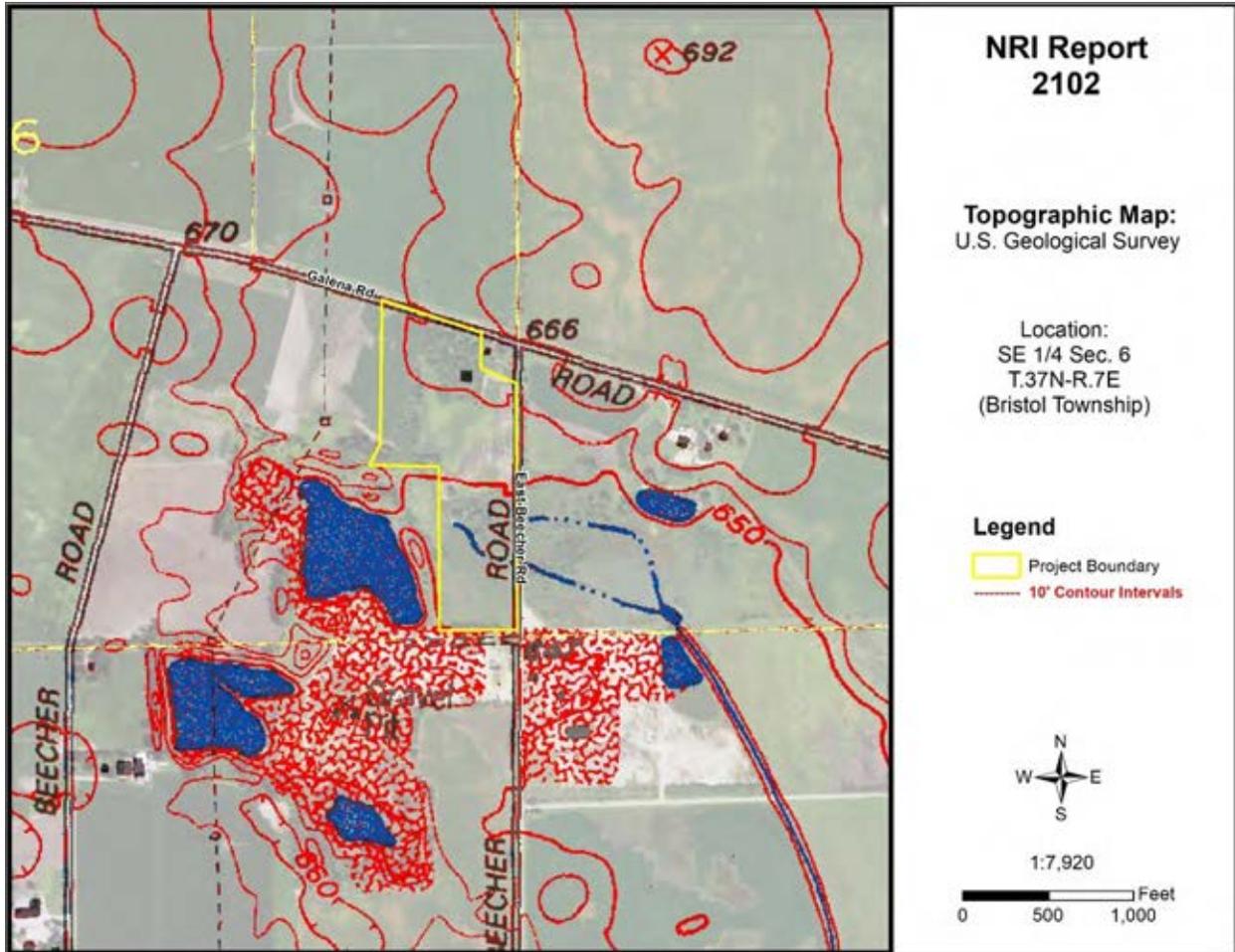


Figure 9: USGS Topographic Map

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## **WATERSHED PLANS**

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### **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.**

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## WETLAND INFORMATION

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### 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."*

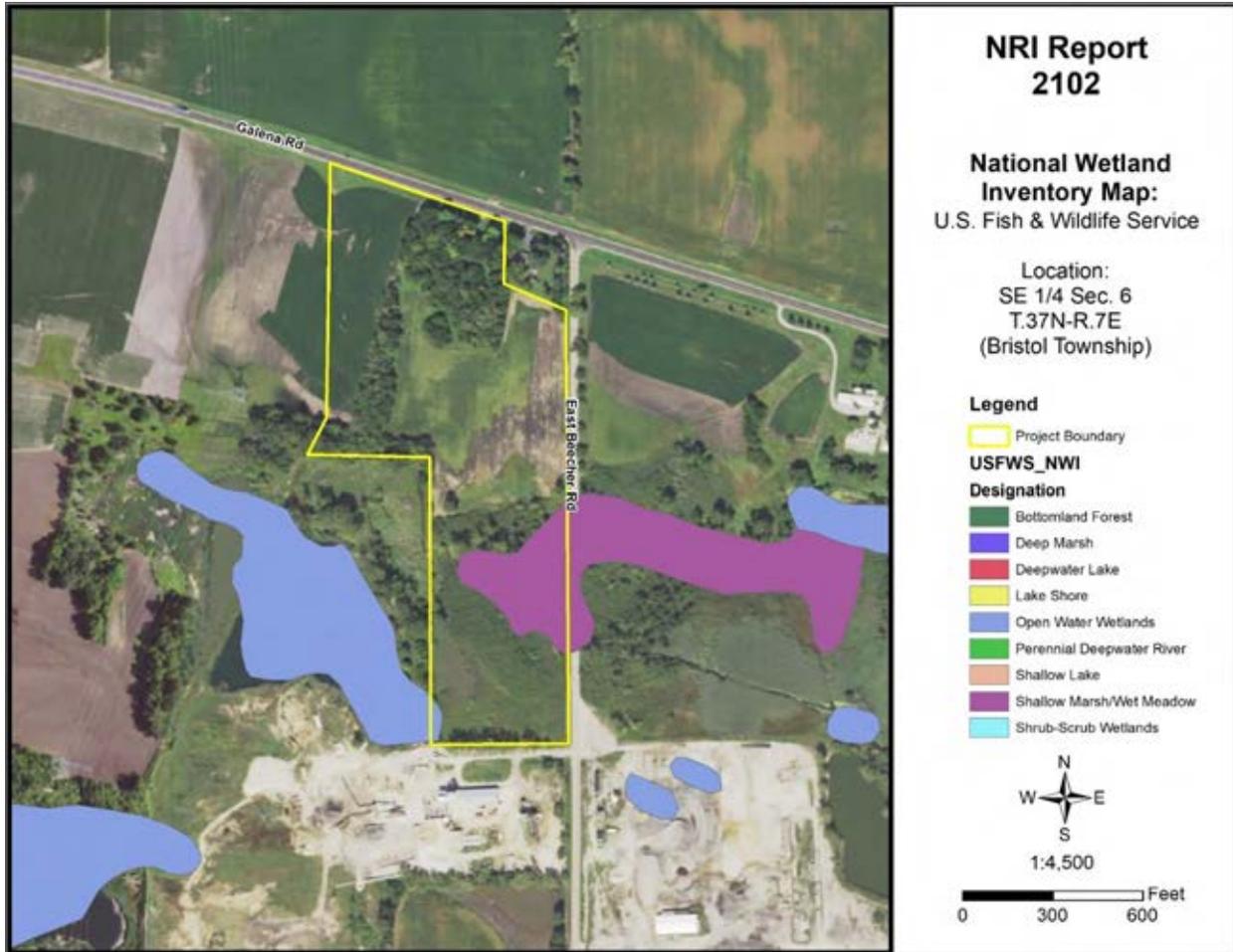


Figure 10: Wetland Map – USFWS National Wetland Inventory

Office maps indicate that mapped wetlands are 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.

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## **HYDRIC SOILS**

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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

<b>Soil Types</b>	<b>Drainage Class</b>	<b>Hydric Designation</b>	<b>Hydric Inclusions Likely</b>	<b>Acreage</b>	<b>Percent</b>
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%

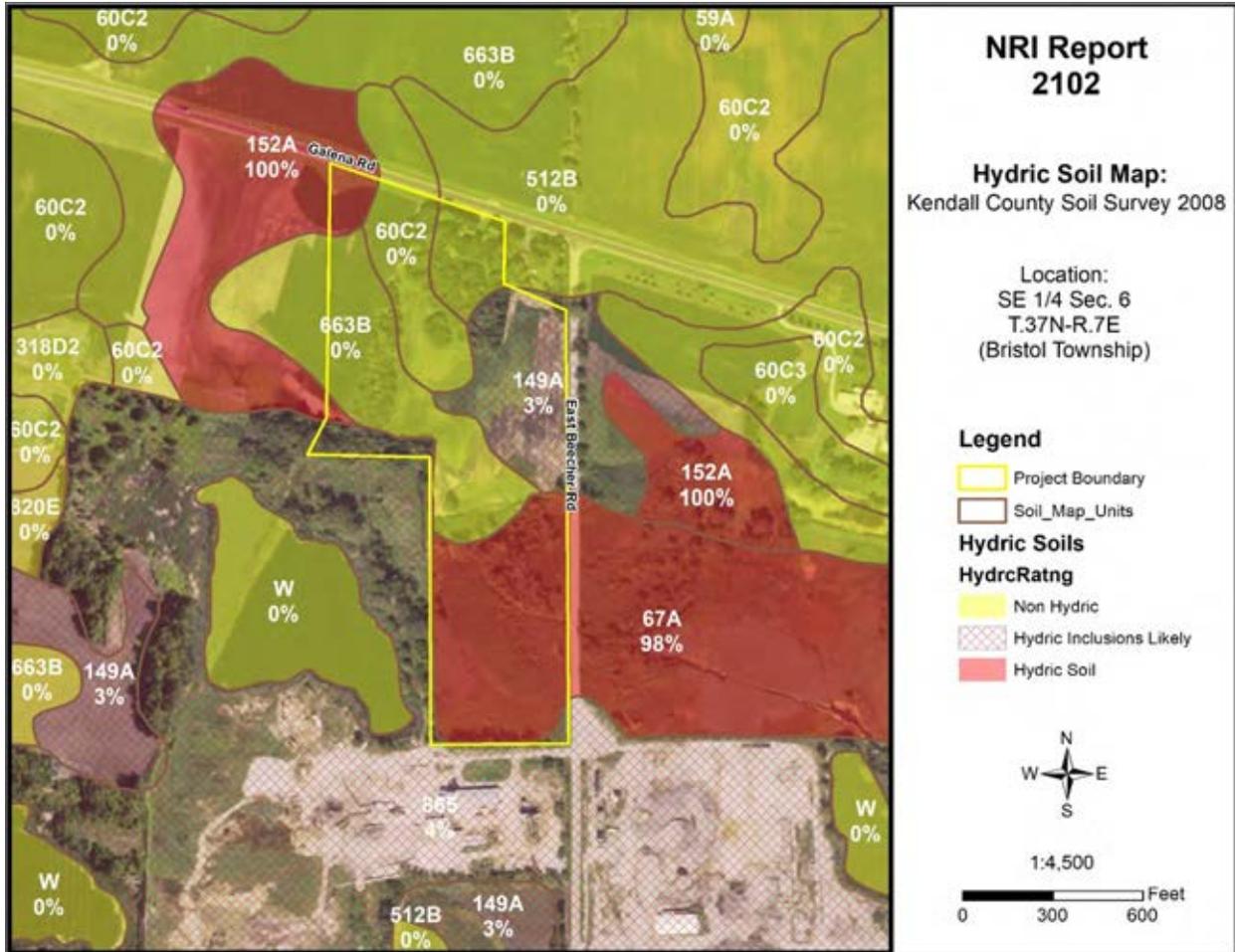


Figure 11: Hydric Soil Map

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## **WETLAND AND FLOODPLAIN REGULATIONS**

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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.**

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## **GLOSSARY**

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**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 uses 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.

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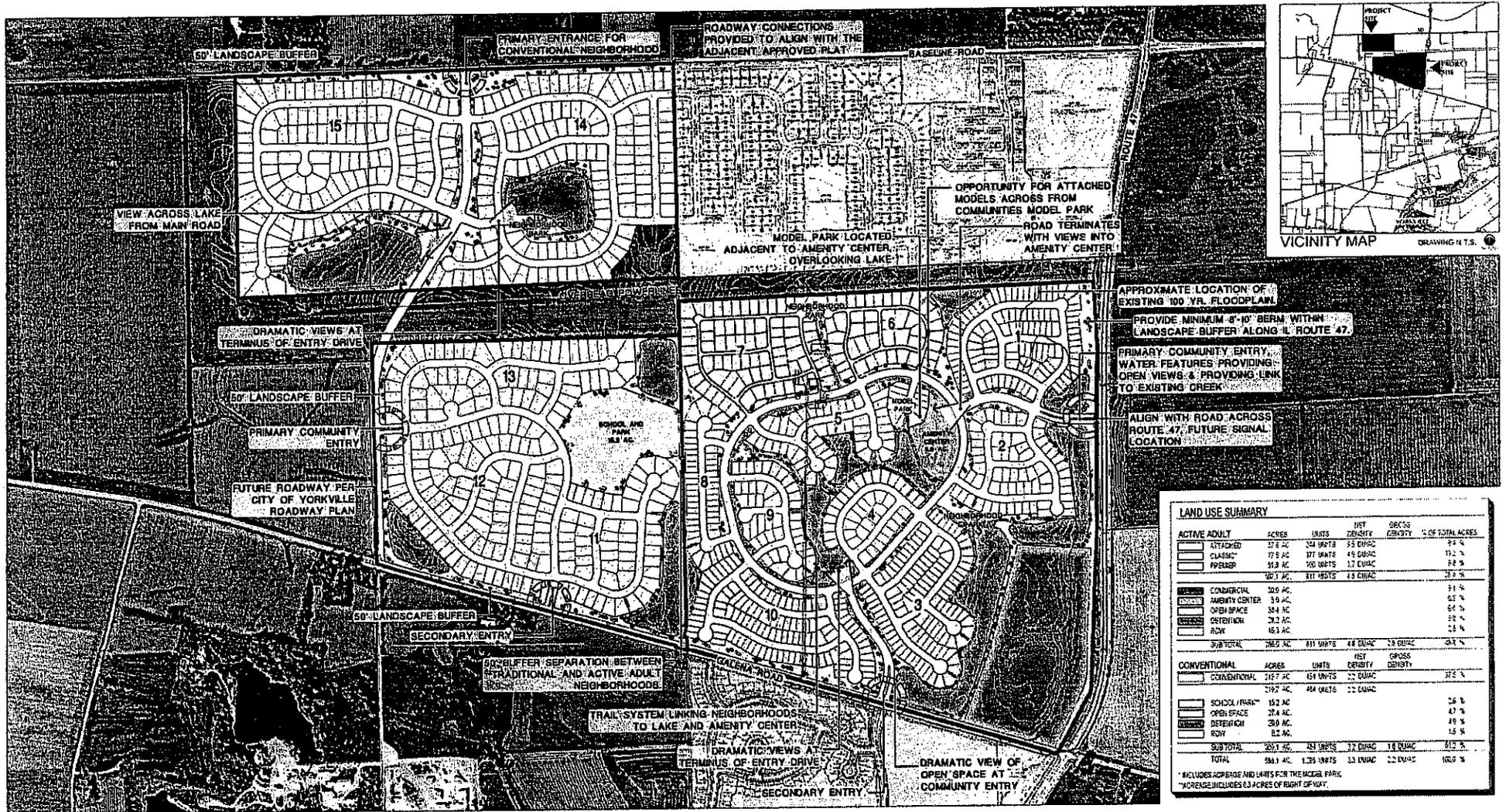
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**LAND USE SUMMARY**

ACTIVE ADULT	ACRES	UNITS	NET DENSITY	GROSS DENSITY	% OF TOTAL ACRES
ATTACHED	37.6 AC	254 UNITS	55 UNITS/AC	93 %	93 %
CLASSIC	37.9 AC	171 UNITS	45 UNITS/AC	71 %	71 %
AVENUE	53.3 AC	155 UNITS	29 UNITS/AC	28 %	28 %
TOTAL	128.8 AC	480 UNITS	37 UNITS/AC	19 UNITS/AC	38 %
SUB-TOTAL	128.8 AC	480 UNITS	37 UNITS/AC	19 UNITS/AC	38 %
CONVENTIONAL	ACRES	UNITS	NET DENSITY	GROSS DENSITY	% OF TOTAL ACRES
CONVENTIONAL	217.7 AC	654 UNITS	30 UNITS/AC	31 %	31 %
TOTAL	217.7 AC	654 UNITS	30 UNITS/AC	31 %	31 %
SCHOOL/PARK	16.2 AC			26 %	26 %
OPEN SPACE	24.4 AC			47 %	47 %
DEFERRED	38.6 AC			49 %	49 %
RDW	8.2 AC			16 %	16 %
SUB-TOTAL	207.4 AC	654 UNITS	31 UNITS/AC	19 UNITS/AC	31 %
TOTAL	583.1 AC	1,234 UNITS	21 UNITS/AC	22 UNITS/AC	100 %

\* INCLUDES OPEN SPACE AND LANDS FOR THE MODEL PARK  
 † GROSS INCLUDES 6.3 ACRES OF RIGHT OF WAY

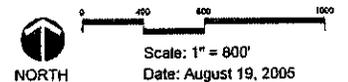
**Pulte Homes Del Webb**

**CONCEPT PLAN**

YORKVILLE PROJECT

**PULTE HOMES**

YORKVILLE, ILLINOIS



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 Planning • Landscape Architecture • Community Planning

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.