



Planning and Zoning Division 44 E. Downer Place, Aurora, IL 60507-2067  
phone (630)256-3080 fax (630)-256-3081 email COAPlanning@aurora-il.org

# Land Use Petition

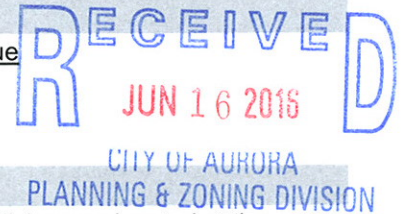
Project Number: 2014.024

## Subject Property Information

Address/Location: 424 and 434 Hill Avenue / northeast corner of 5th Street and Hill Avenue

Parcel Number(s): 15-26-276-007; 15-26-276-026

(attach separate  
sheet if necessary)



## Petition Request(s)

Requesting approval of an Annexation Agreement for 6.33 acres located at 424 and 434 Hill Avenue located at the northeast corner of 5th Street and Hill Avenue for Retail Development

Requesting the Annexation, pursuant to an Annexation Agreement, of 6.33 acres located at 424 and 434 Hill Avenue located at the northeast corner of 5th Street and Hill Avenue

Requesting the Establishment of a Special Use Planned Development with B-2(S) General Retail and OS-1(S) Conservation, Open Space, and Drainage District zoning on the property located at the northeast corner of 5th Street and Hill Avenue, pursuant to an Annexation Agreement

## Attachments Required

(a CD of digital files of all documents are also required)

Development Tables Excel Worksheet -  
digital only (1-0)

One Paper Copy of:  
Qualifying Statement (2-1)  
Plat of Survey (2-1)  
Legal Description (2-1)  
Letter of Authorization (2-2)  
Proposed CC and Rs (2-1)

One Paper Copies of:  
Annexation Plat (2-3)  
IDNR Endangered Species Report-EcoCAT  
(App 6-1)  
Soil and Water District Report  
Annexation Agreement/Plan Description (2-18)

## Petition Fee: \$1,879.38 (Payable to The City of Aurora)

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

\*The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: John F. Philipchuck Date 6/15/16

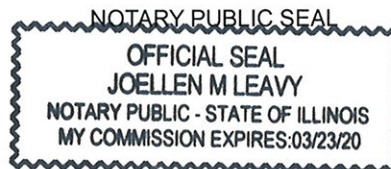
Print Name and Company: John F. Philipchuck

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this 15 day of June, 2016

State of Illinois )  
County of Will ) SS

Joellen M. Leavy  
Notary Signature



## Filing Fee Worksheet

**Project Number:** 2014.024

**Petitioner:** Mr. Gerardo Parra

**Number of Acres:** 6.33

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:** 0

**New Acres Subdivided (if applicable):** 0.00

**Area of site disturbance (acres):** 0.00

### Filing Fees Due at Land Use Petition:

Request(s):	Annexation Agreement	\$ 1,053.00
	Public Hearing Notice Sign(s)	\$ 30.00
	Annexation	\$ 796.38
		\$ -
		\$ -
		\$ -
Sub Total:		\$1,879.38

### Fees Due at Final Engineering Approval:

Request(s):		
Sub Total:		\$0.00

**Total:** **\$1,879.38**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By:

Date:

**RECEIVED**  
JUN 16 2016  
CITY OF AURORA  
PLANNING & ZONING DIVISION



## Project Contact Information Sheet

**Project Number:** 2014.024

### Owner

First Name: Gerardo Initial: Last Name: Parra Title: Mr.  
Company Name: Cinco de Mayo Bakery, Inc. Property bought "la Original Chicanita Bakery Inc."  
Job Title: President  
Address: 2753 Hillside Blvd.  
City: Aurora State: IL Zip: 60503  
Email Address: nelliep21@yahoo.com Phone No.: (630) 405-3498 Mobile No.: (630) 405-3498

### Main Petitioner Contact (The individual that signed the Land Use Petition)

Relationship to Project: Attorney  
Company Name: DBCW Law Firm  
First Name: John Initial: Last Name: Philipchuck Title: Mr.  
Job Title: Attorney  
Address: 111 E. Jefferson St. Suite 200  
City: Naperville State: IL Zip: 60540  
Email Address: jfp@dbcw.com Phone No.: 630-355-5800 Mobile No.:

### Additional Contact #1

Relationship to Project: Engineer  
Company Name: Intech Engineering  
First Name: Cliff Initial: Last Name: Pixler Title: Mr.  
Job Title: PE  
Address: 1989 University Lane, Suite D  
City: Lisle State: IL Zip: 60532  
Email Address: Pixler@intechconsultants.com Phone No.: 630-964-5656 Mobile No.:

### Additional Contact #2

Relationship to Project: Architect  
Company Name: Allen+Pepa Architects Aurora Studio, Inc.  
First Name: Lane Initial: Last Name: Allen Title: Mr.  
Job Title:  
Address: 121 W. Benton  
City: Aurora State: IL Zip: 60506  
Email Address: lallen@allenpepa.com Phone No.: (630)879-8831 Mobile No.: (630)346-4469

### Additional Contact #3

Relationship to Project: Landscape Architect  
Company Name:  
First Name: Matt Initial: Last Name: Adams Title:  
Job Title:  
Address: 1280 Iroquois Drive, Suite 110  
City: Naperville State: IL Zip: 60563  
Email Address: madams@design-perspectives.net Phone No.: 630-428-3134 Mobile No.:

### Additional Contact #4

Relationship to Project:  
Company Name:  
First Name: - Initial: Last Name: Title:  
Job Title:  
Address:  
City: State: Zip:  
Email Address: Phone No.: Mobile No.:

## QUALIFYING STATEMENT

Petitioner seeks annexation of the property located at Hill Avenue and 5<sup>th</sup> Avenue in unincorporated Kane County and a special use to construct a single-story retail center, including a bakery and restaurant. This facility is specifically designed to provide quality food and retail services to the community.

The development of this retail facility is proposed for partially vacant commercially-zoned lots at Hill Avenue and 5<sup>th</sup> Avenue, in unincorporated Aurora. The lots have two abandoned structures to be demolished and two billboards to be removed.

1. The establishment and operation of this facility will not be detrimental to the public health, safety, morals, comfort or general welfare, but instead will contribute to improved public health by demolishing vacant, run-down buildings, removing billboards, and cleaning up trash and debris located on the property and by providing a venue for patrons to dine and shop within the neighborhood and community in which they live.
2. The special use will not be injurious to the use or enjoyment of other property in the immediate vicinity for the purposes already permitted. The uses permitted are commercial uses, and these commercial lots have vacant buildings that are unattractive to the community, billboards and debris littered throughout the property. The proposed special use will actually benefit the development of this area by providing a commercial use that will benefit the neighboring homes and nearby commercial entities. Additionally, the restaurant will bring patrons into other commercial and retail uses in the area which will be a benefit to both the business owners and the community members. The facility will be a single story building to minimize any visual impact. Constructing a new, retail structure on the partially vacant lot will stabilize and improve property values within the neighborhood.
3. The retail use will not prevent the normal and orderly development of other still vacant commercial lots adjacent to the Subject Property. There are very few vacant lots in the area, but the new retail use will revitalize this area and encourage other commercial users to locate on the surrounding property.
4. Utilities, access roads, drainage and all other necessary facilities are already in place or will be provided to serve this facility.
5. The area of Hill Avenue and 5<sup>th</sup> Avenue is signaled and well-designed to handle the amount of traffic that will be generated by the location of this facility.
6. This facility can be constructed pursuant to the underlying applicable regulations of the Planned Development District commercial zoning.



May 16, 2016


From: Gerardo Parra, President  
Cinco de Mayo Bakery, Inc.  
f/k/a La Original Chicanita Bakery, Inc.  
2753 Hillsboro Boulevard  
Aurora, Illinois 60503  
630-405-3498  
[nelliep21@yahoo.com](mailto:nelliep21@yahoo.com)

To: City of Aurora, Planning and Zoning Division  
44 E. Downer Place  
Aurora, Illinois 60507  
630-256-3080  
[coaplanning@aurora-il.org](mailto:coaplanning@aurora-il.org)

Re: Authorization Letter for: 424-430 and 434 Hill Avenue, Aurora, Illinois

To whom it may concern:

As the record owner of the above stated property I hereby affirm that I have full legal capacity to authorize John F. Philipchuck and the law firm of Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd., to act as the owner's agent through the Annexation, Annexation Agreement, Rezoning to B-2 Business District with Special Use for a Planned Development land use petition process with the City of Aurora for said property.

Signature:  Date 5/16/2016

Subscribed And Sworn To Before Me This 16 Day  
Of May, 2016.

Notary Signature Joellen M. Leavy (Seal)



THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, 12 CHAINS AND 18 LINKS EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, BEING THE SOUTHEAST CORNER OF BLOCK 4 OF IDLEWOOD ADDITION TO AURORA; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK, BEING IN THE CENTER OF THE STREET, 5 CHAINS; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 12 CHAINS; THENCE SOUTH PARALLEL TO THE QUARTER SECTION LINE, 5 CHAINS TO THE QUARTER SECTION LINE; THENCE WEST ON SAID QUARTER SECTION LINE, 12 CHAINS TO THE POINT OF BEGINNING, IN THE TOWNSHIP AND CITY OF AURORA, KANE COUNTY, ILLINOIS.

**Applicant:** La Original Chicanita Bakery Inc  
**Contact:** John F. Philipchuck  
**Address:** 2753 Hillsboro Boulevard  
Aurora, IL 60503  
  
**Project:** Cinco de Mayo Retail Center  
**Address:** 424-430 and 434 Hill Avenue, Aurora

**IDNR Project Number:** 1609657  
**Date:** 04/18/2016

**Description:** Strip commercial retail center

## Natural Resource Review Results

*This project was submitted for information only. It is not a consultation under Part 1075.*

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

Blanding's Turtle (*Emydoidea blandingii*)

### Location

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

**County:** Kane

**Township, Range, Section:**  
38N, 8E, 26



### **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.



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.

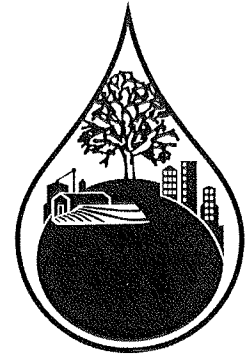
### **Privacy**

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.

# Kane – DuPage Soil & Water Conservation District

April 29, 2016

City of Aurora  
Sue Jackson  
44 East Downer Place  
Aurora, IL 690507



RECEIVED  
MAY - 2 2016  
CITY OF AURORA  
PLANNING & ZONING DIVISION

We have assigned number 16-037 to a Land Use Opinion Application from:

Gerardo Parra  
2753 Hillsboro Blvd.  
Aurora, IL 60503

The site location is:

Aurora Township  
Section 26, Township 38N, Range 8E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

  X   Our review and comments will be sent to you on or before May 27, 2016.

       According to the information received, this proposed land use change will not have a substantial effect on natural resources. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

  X   A processing fee of \$483.00 has been retained.

Sincerely,

Jennifer Shroder  
Office Assistant

2315 Dean Street, Suite 100

St. Charles, Illinois 60175

(630) 584-7961x3

Fax: (630) 584-9534

[www.kanedupageswcd.org](http://www.kanedupageswcd.org)

All programs and services of the Kane-DuPage SWCD are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, marital status, or handicap.

**LAND USE OPINION APPLICATION**

Kane-DuPage Soil and Water Conservation District  
 2315 Dean Street, Suite 100, St. Charles, IL 60175-4823  
 (630) 584-7961 Ext. 3

Send report to:

**PETITIONER:** Gerardo Parra

**ADDRESS:** 2753 Hillboro Blvd.

Aurora, IL 60503

**EMAIL:** jfp@dbcw.com

**CONTACT PERSON:** John F. Philipchuck

**TELEPHONE:** 630-355-5800

Please allow 30 days for inspection and processing.

**FOR OFFICE USE ONLY**

LUO# 116-037 Date Due 5/30/16  
 Date initially rec'd 4/29/16  
 Date all rec'd 4/29/16 Date completed \_\_\_\_\_  
 Fee Paid \$483.00 Refund Due \_\_\_\_\_  
 By Parra-Perez Overpayment \_\_\_\_\_  
2753 Hillboro Blvd No Report Nec \_\_\_\_\_  
Aurora, IL 60503 Gov't Agency \_\_\_\_\_

**Location:**

Township Aurora

Section(s) 26

Township(s) 38 N Range(s) 8 E

**TYPE OF PROPOSAL:** ☐ Change in Zoning from R-1 to B-2 Project or Subdivision Name Cinco de Mayo Retail Center  
☒ Subdivision or Planned Unit Development (PUD)  
☐ Variance-Please describe fully on separate sheet  
☐ Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits City of Aurora Date of Public Hearing \_\_\_\_\_  
 Current Use of Site Vacant commercial buildings Proposed Use Retail buildings  
 Surrounding Land Use Residential, commercial Number of Acres 5.2  
 Location address (or nearest intersection) 5th Avenue & Hill Avenue, Aurora, IL (424-430 and 434 Hill Avenue)

**PROPOSED IMPROVEMENTS:** (check all applicable items)**Planned Structures:**

- ☐ Dwellings w/o Basements  
☐ Dwellings with Basements  
☒ Commercial Buildings  
 Other \_\_\_\_\_

**Open Space:**

- ☐ Park/Playground Areas  
☐ Common Open Space Areas  
 Other \_\_\_\_\_

**Water Supply:**

- ☐ Individual Wells  
☒ Community Water

**Wastewater Treatment:**

- ☐ Septic System  
☒ Sanitary Sewers  
☐ Other \_\_\_\_\_

**Stormwater Treatment:**

- ☐ Drainage Ditches or Swales  
☐ Storm Sewers  
☒ Dry Detention Basin  
☐ Wet Retention Basin  
☐ No Detention Facilities Proposed  
☐ Other \_\_\_\_\_

**EXISTING SITE CHARACTERISTICS:** (check all applicable items)

- ☐ Ponds or Lakes ☐ Floodplain ☐ Woodland ☐ Drainage Tiles ☐ Stream(s)  
☐ Wetland(s) ☐ Floodway ☐ Cropland ☒ Disturbed Land ☐ Other \_\_\_\_\_

**REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:**

- ☒ APPLICATION completed and signed  
☒ FEE according to schedule below  
☒ PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements  
☒ SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.  
☒ LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

**IF AVAILABLE - NOT REQUIRED:**

- ☐ ZONING or LAND USE PETITION filed with unit of government (if relevant)  
☐ TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

**FEE AMOUNTS:** last updated November 1, 2013

\$423.00 for 1 - 3 acres or fraction thereof

\$459.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

> 200 acres: ADD \$14.00 for each additional acre or fraction thereof over the 200 acre amount.

\$65.00 processing fee if no report is required

\*\*\*If there is more than one parcel in question and they are non-contiguous please contact KDSWCD for fee amount. \*\*\*

**MAKE CHECKS PAYABLE TO:** Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

**Petitioner or Authorized Agent**

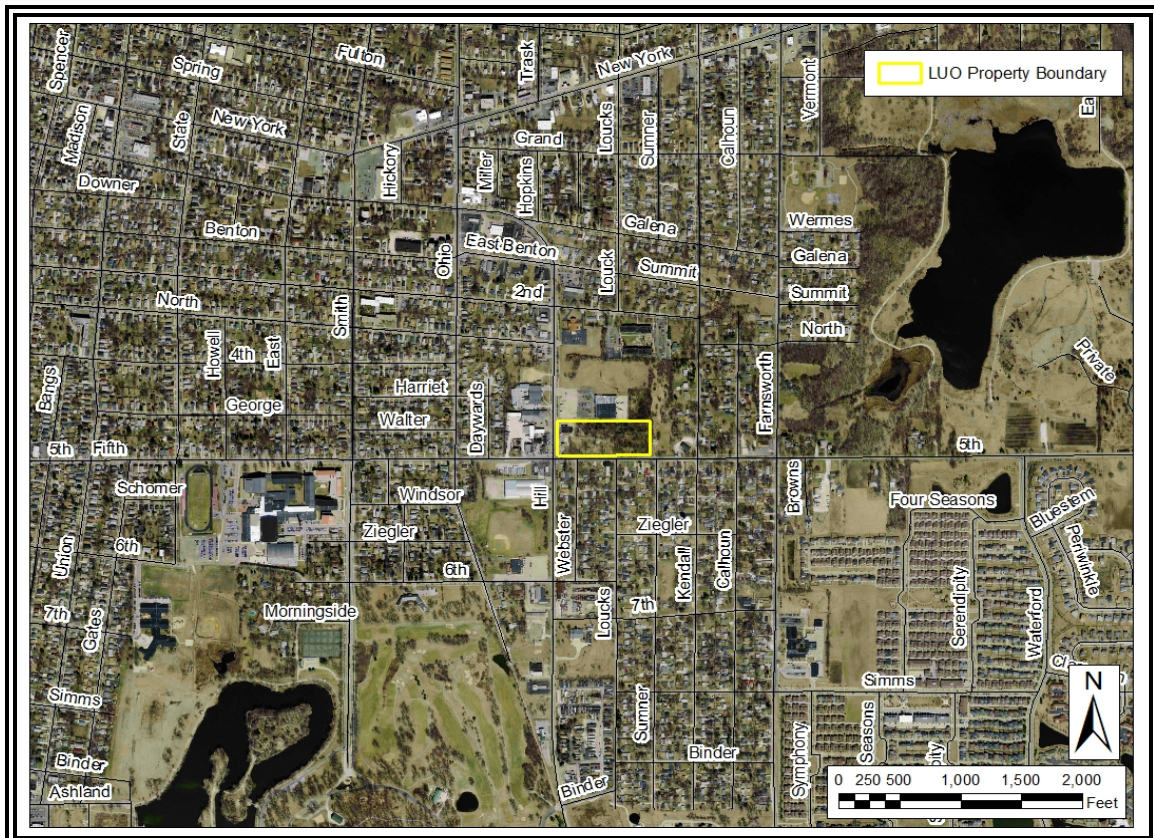
This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Date April 18, 2016



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

**LAND USE OPINION  
16-037**



**May 30, 2016**

**Prepared for:  
City of Aurora**

**Petitioner:  
Gerardo Parra  
2753 Hillsboro Boulevard  
Aurora, Illinois 60503**

**Petitioner:** Gerardo Parra, 2753 Hillsboro Bld. Aurora, IL 60503

**Contact Person:** John F. Philipchuck

**Unit of Government Responsible for Permits:** City of Aurora

**Acreage:** 5.2

**Location of Parcel:** Section 26, Township 38 N, Range 8 E

**Property Address/PIN#:** 5<sup>th</sup> Avenue & Hill Avenue

**Existing Land Use:** Commercial

**Surrounding Land Use:** Residential/Commercial

**Proposed Land Use:** Commercial/PUD

### Natural Resource Concerns

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

**Kane County Green Infrastructure Plan:** This site is not located in an area indicated on the Kane County Green Infrastructure Plan. (See page 3)

**Wetlands:** The National Wetland Inventory map and the ADID wetland map do not identify wetland areas on this site. In the event that any indications of wetlands are identified on this site during the proposed land use change, a wetland delineation specialist who is recognized by the U.S. Army Corps of Engineers should determine the exact boundaries and value of any wetlands. (See page 4&5 for more wetland information.)

**Floodplain:** There are no floodplain areas identified on this site. (See page 6)



**Streams:** There are no streams on this site. (See page 7)

**Regulations:** Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 8 for regulation information.

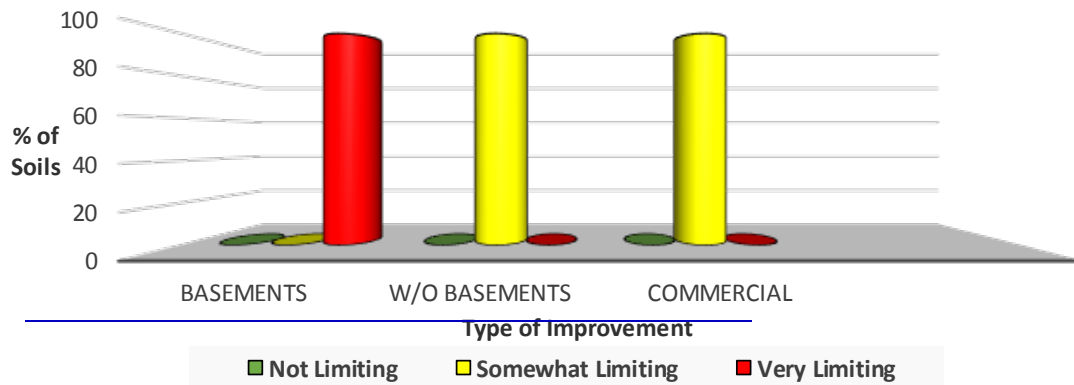
**Aquifer Sensitivity:** This site is within a zone rated as moderate with respect to potential for contamination from spilled or applied substances to the soil surface. (See page 9)

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

**Stormwater:** See page 11 for information regarding stormwater management.

**Soil Erosion:** Any development on this site should include a soil erosion and sediment control plan. (See page 11&12)

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



**Hydric Soils:** There are no hydric soils or soils with hydric inclusions identified on this site. (See page 14)



## LAND USE OPINION

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



## SITE INSPECTION

A site inspection was conducted by Resource Analyst, Becky Morgan on May 3, 2016. The following photos were taken during this inspection and reflect the site conditions at that time.



## TABLE OF CONTENTS

PURPOSE AND INTENT .....	1
LAND COVER OF THE EARLY 1800'S .....	2
GREEN INFRASTRUCTURE PLAN .....	3
NWI WETLANDS .....	4
ADID WETLANDS .....	5
FLOODPLAIN .....	6
STREAMS AND WATERSHED MANAGEMENT .....	7
REGULATION INFORMATION .....	8
AQUIFER SENSITIVITY .....	9
TOPOGRAPHY AND DRAINAGE .....	10
STORMWATER .....	11
SOIL EROSION .....	11
BUILDING LIMITATIONS .....	13
HYDRIC SOILS .....	14
SOIL REPORT .....	16
CONTACT LIST .....	20

## TABLE OF FIGURES

FIGURE 1: LAND COVER OF THE EARLY 1800'S .....	2
FIGURE 2: GREEN INFRASTRUCTURE MAP .....	3
FIGURE 3: NWI WETLANDS .....	4
FIGURE 4: ADID WETLANDS .....	5
FIGURE 5: FLOODPLAIN MAP .....	6
FIGURE 6: AQUIFER SENSITIVITY .....	9
FIGURE 7: MUNICIPALITIES 2FT CONTOURS .....	10
FIGURE 8: BUILDING LIMITATIONS .....	12
FIGURE 9: HYDRIC SOILS .....	13

## PURPOSE AND INTENT

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

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

other information furnished by the petitioner.

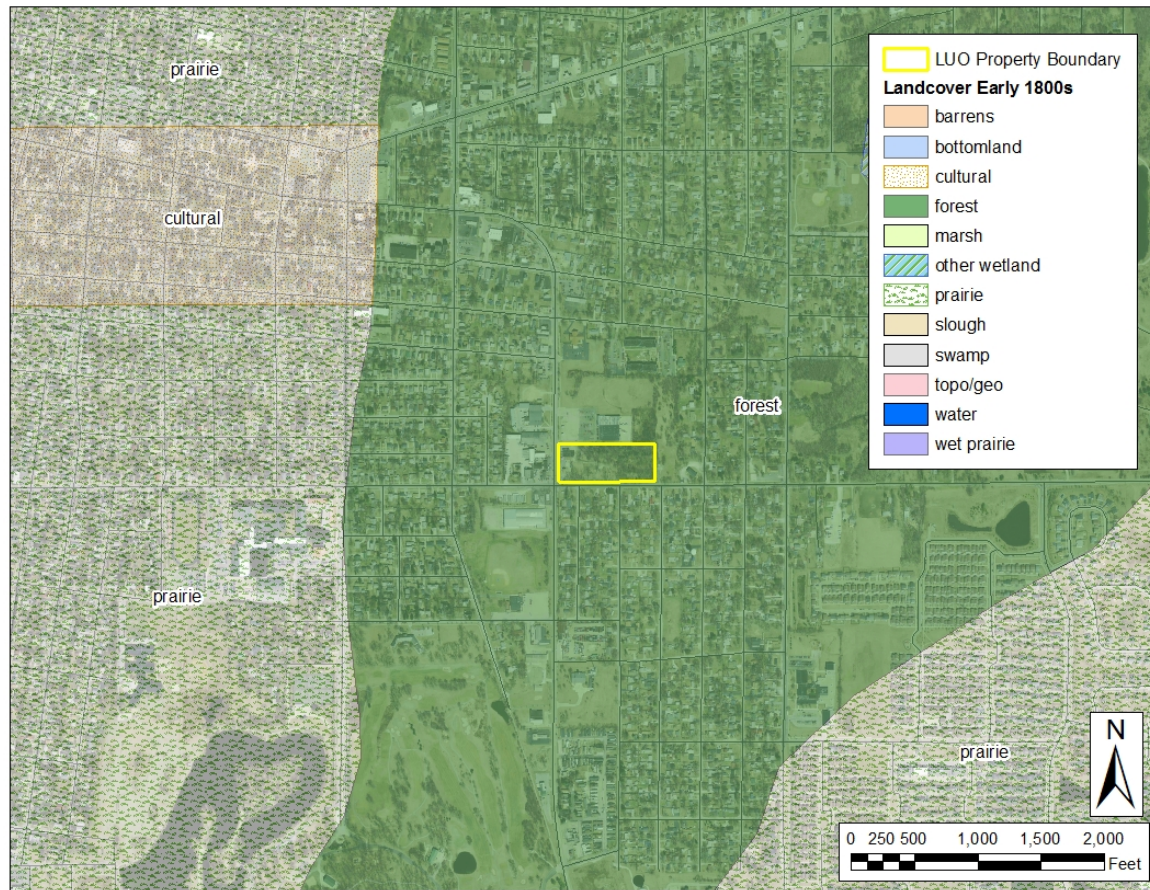
Please read the entire report to coordinate and interrelate all natural resource factors considered. This report, when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county.

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

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



## LAND COVER IN THE EARLY 1800'S



**Figure 1: Land Cover in the Early 1800's**

Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.

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

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

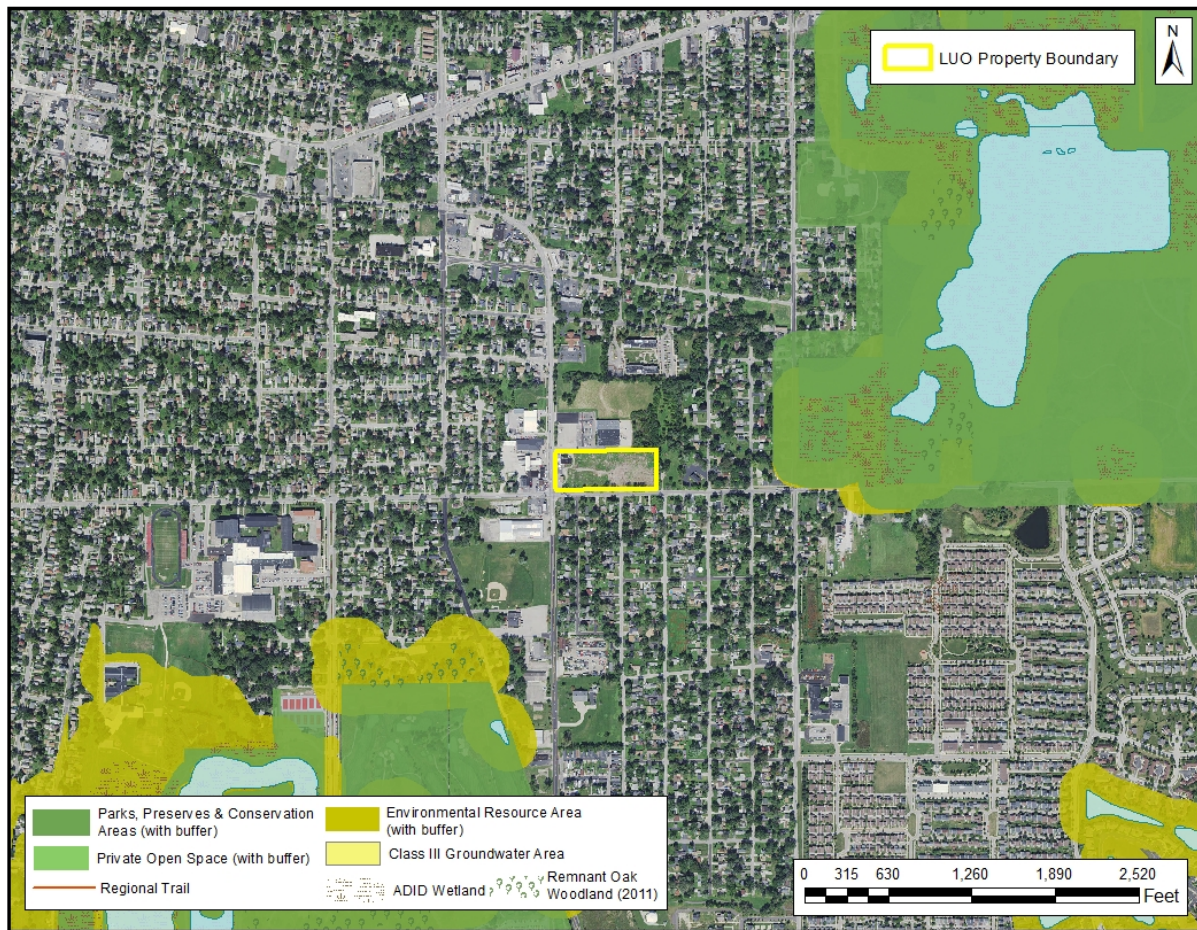
- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities
- improve soil health and reduce soil loss
- improve air and water quality

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

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



## GREEN INFRASTRUCTURE



**Figure 2: Kane County Green Infrastructure Plan**

County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.

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

The benefits of green infrastructure include:

- Preservation of habitat and biodiversity

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

**This site does not include priority areas as designated on the Kane County 2040 Green Infrastructure Plan.**



## NWI WETLANDS



**Figure 3: National Wetland Inventory Map**

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

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

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

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

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

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



## ADID WETLANDS



**Figure 4: ADID Wetlands**

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

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

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

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



## FLOODPLAIN



**Figure 5: Floodplain Map**

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

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

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

- natural flood storage and erosion control
- water quality maintenance

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

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

## STREAMS AND WATERSHED MANAGEMENT

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

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

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

### Common Watershed Goals:

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

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

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

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

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

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



## REGULATORY INFORMATION

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

### **REGULATORY AGENCIES:**

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

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

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

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

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

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

### **Who Must Apply:**

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

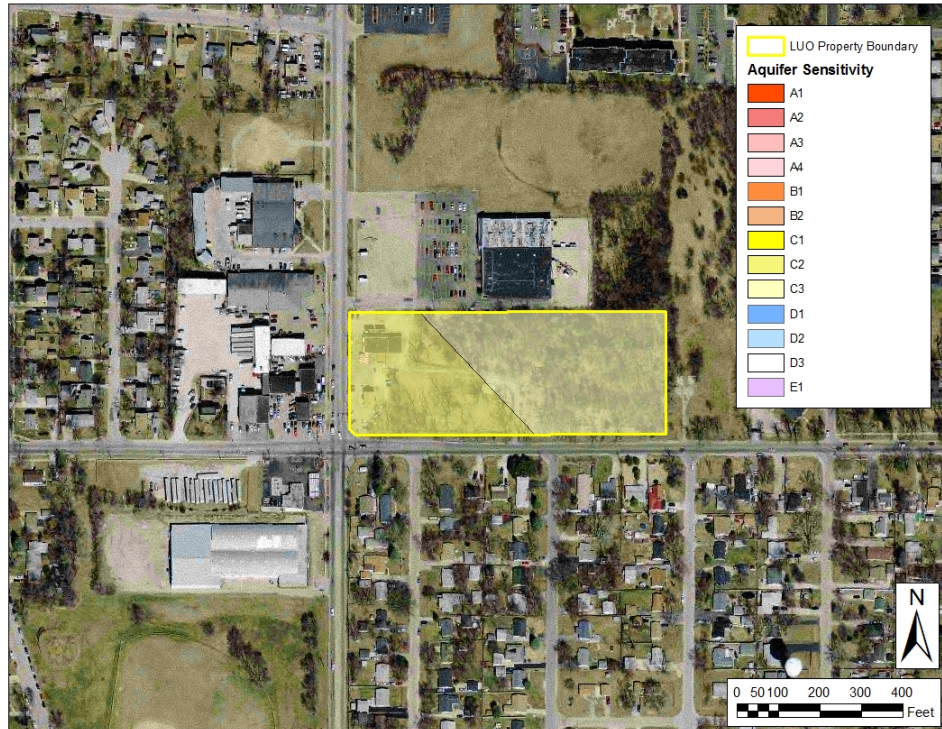
**Construction Permit:** Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

**NPDES General Construction Permit ILR10:** Illinois Environmental Protection Agency, Division of Water Pollution Control, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794. (217)782-0610.

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

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

## AQUIFER SENSITIVITY



**Figure 6: Aquifer Sensitivity Map**

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

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

aquifer.”

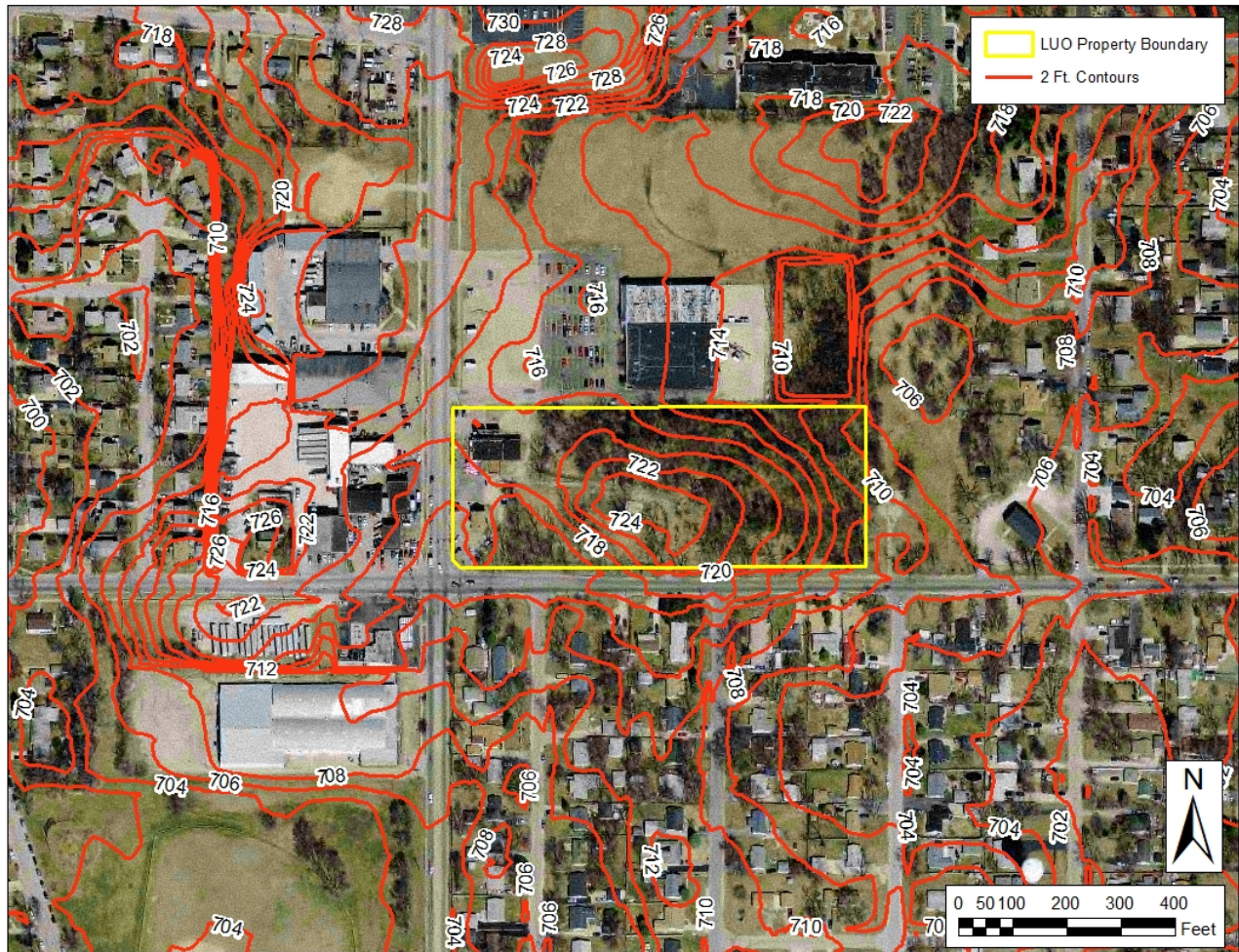
**Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater accounts for a considerable percentage of the drinking water in Kane County. The chart below shows the aquifer sensitivity classifications. This site is classified as having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

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

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



## TOPOGRAPHY AND DRAINAGE



**Figure 7: Municipalities 2 Ft Contours**

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

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

**The high point of this property is located in the center portion of the site at an elevation of 724 feet above mean sea level. The property generally drains overland and offsite to the northeast at the lowest elevation on the property at 710 feet above sea level.**

## STORMWATER

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

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

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

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

## SOIL EROSION

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

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

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

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

## SOILS INFORMATION

### IMPORTANCE OF SOILS INFORMATION

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

### SOIL MAP UNITS

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

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

### LIST OF SOIL MAP UNITS

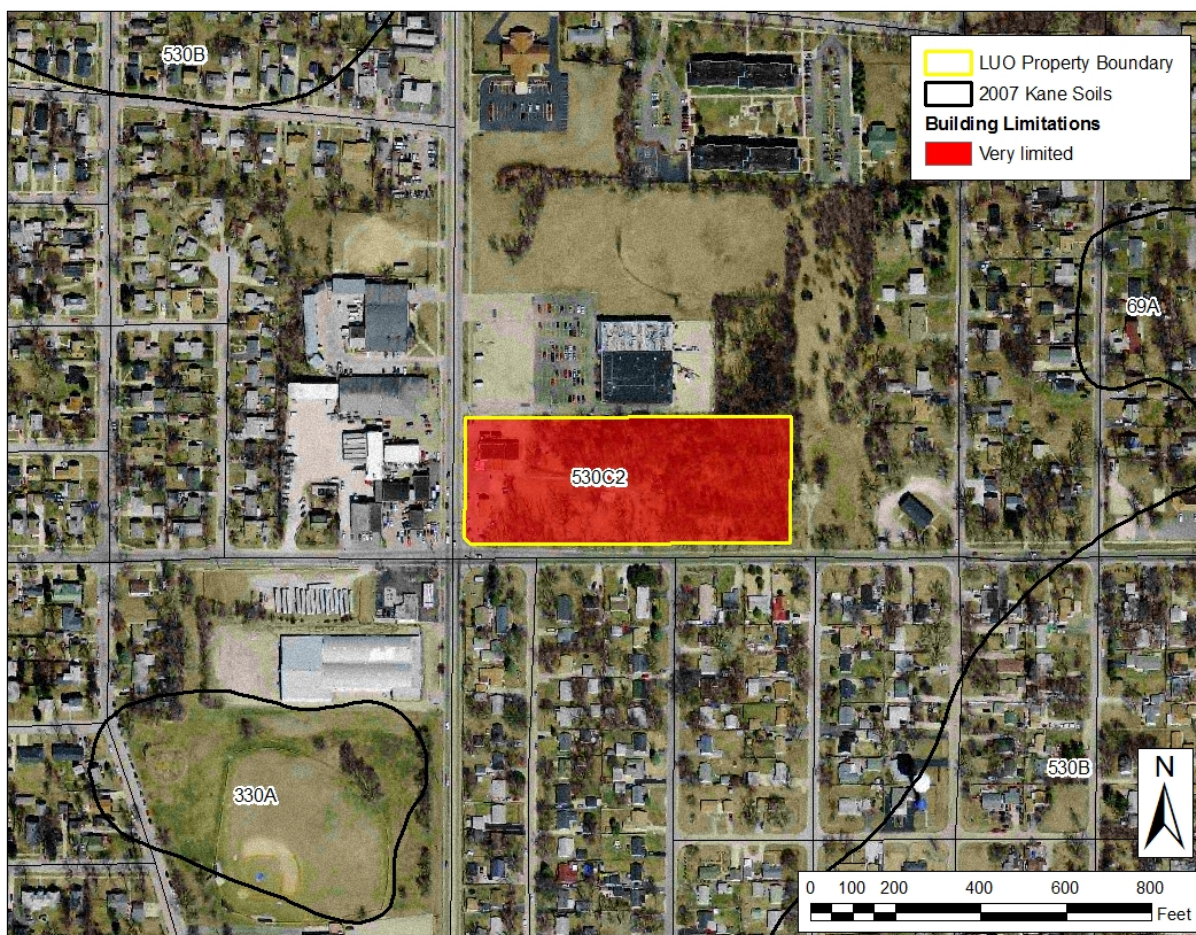
SOIL MAP UNIT	PERCENT OF PAR- CEL	ACRES
530C2-Ozaukee	100%	5.2
Table 1: Soil Map Units		Total 5.2

All percentages and acreages are approximate.

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



## SOILS LIMITATIONS



**Figure 9: Soil Survey Map**

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

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

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

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

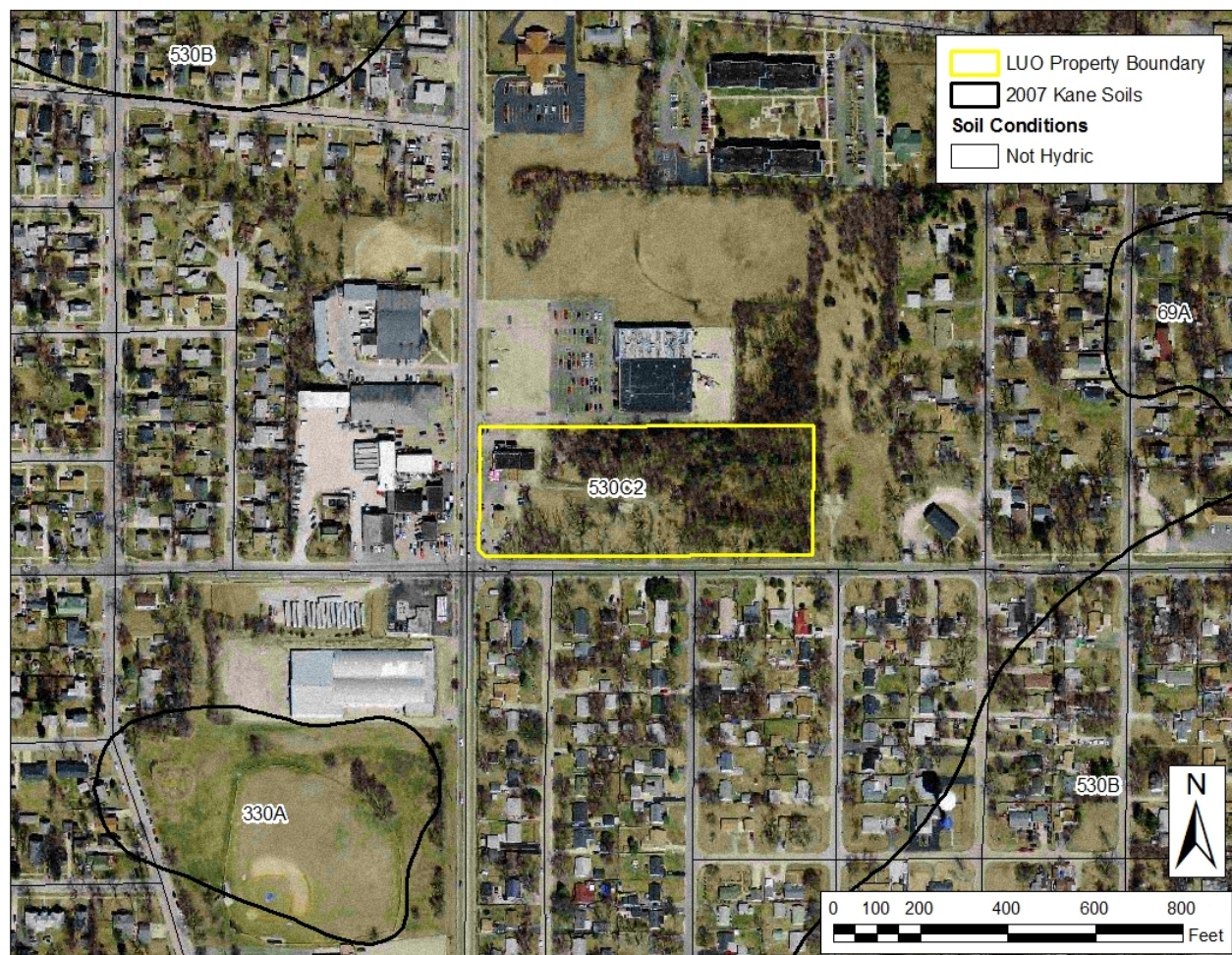
favorable for the specified use, but that the limitations can be overcome or minimized with special planning and design.

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

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



## HYDRIC SOILS



**Figure 10: Hydric Soils**

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

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

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

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

**There are no hydric soils or soils with hydric inclusions on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.**

---

**Our opinion is based on information from the following sources:**

- |   |   |
|---|---|
| <p>Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.</p> <p>County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.</p> <p>United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.</p> <p>Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.</p> <p>Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.</p> <p>U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.</p> | <p>Nonpoint Source Pollution– What's it All About?. Illinois Environmental Protection Agency. <a href="http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index">http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index</a>. 2015 Illinois EPA .</p> <p>United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.</p> <p>Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois: Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.</p> <p>An on-site investigation conducted by the SWCD Resource Analyst, Becky Morgan on May 3, 2016.</p> |
|---|---|

---

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

cc: Gerardo Parra  
 2353 Hillsboro Blvd.  
 Aurora, IL 60503

## Map Unit Description

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

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

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

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

## Map Unit Description

Kane County, Illinois

[Minor map unit components are excluded from this report]

**Map unit:** 530C2 - Ozaukee silt loam, 4 to 6 percent slopes, eroded

**Component:** Ozaukee (96%)

*The Ozaukee component makes up 96 percent of the map unit. Slopes are 4 to 6 percent. This component is on ground moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, densic material, is 20 to 45 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 26 inches during February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 25 percent.*



## Dwellings With Basements

### Rating Options

Attribute Name: Dwellings With Basements

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

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

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

## Dwellings With Basements

Aggregation Method: Dominant Condition

Tie-break Rule: Higher

Kane County, Illinois

Survey Area Version and Date: 9 - 09/25/2015

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	Very limited	Ozaukee 96% Depth to saturated zone Orthents, clayey 2% Shrink-swell Depth to saturated zone

## Dwellings Without Basements

### Rating Options

Attribute Name: Dwellings Without Basements

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

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

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

## Dwellings Without Basements

Aggregation Method: Dominant Condition  
Tie-break Rule: Higher

Kane County, Illinois  
Survey Area Version and Date: 9 - 09/25/2015

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Ozaukee 96% Depth to saturated zone Shrink-swell



## Small Commercial Buildings

### Rating Options

Attribute Name: Small Commercial Buildings

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

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

## Small Commercial Buildings

Aggregation Method: Dominant Condition  
Tie-break Rule: Higher

Kane County, Illinois  
Survey Area Version and Date: 9 - 09/25/2015

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Ozaukee 96% Depth to saturated zone Slope Shrink-swell

## CONTACTS

### Federal Agencies

#### **U. S. Army Corps of Engineers**

Regulatory Branch  
111 North Canal Street, Suite 600  
Chicago, Illinois 60606  
(312) 846-6400

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

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

2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630) 584-7961 ext. 3

<http://www.il.nrcs.usda.gov/>

#### **U.S. Fish & Wildlife Service**

Chicago Illinois Field Office  
1250 South Grove Street Suite 103  
Barrington, Illinois 60010  
(847) 381-2253

<http://www.fws.gov/>

#### **U.S. Environmental Protection Agency**

Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312) 353-2000

<http://www.epa.gov/region5/>

### State Agencies

#### **Illinois Department of Natural Resources**

1 Natural Resources Way  
Springfield, Illinois 62702-1271  
(217) 782-6302

<http://dnr.state.il.us/>

#### **Illinois Environmental Protection Agency**

1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276  
(217) 782-3397

<http://www.epa.state.il.us/>

#### **Illinois Department of Transportation**

2300 South Dirksen Parkway  
Schaumburg, Illinois 62764-0001

<http://www.dot.state.il.us/>

#### **Illinois Natural History Survey**

607 East Peabody Drive  
Champaign, Illinois 61820  
(217) 333-688

<http://www.inhs.uiuc.edu/>

### County Offices

#### **DuPage County**

Administration Building  
421 North County Farm Road  
Wheaton, Illinois 60187  
630-407-6500

<http://www.co.dupage.il.us/>

#### **Development Department**

(630) 407-6700

#### **Environmental Concerns Department Stormwater Management Division**

(630) 407-6700

#### **Solid Waste Department**

(630) 407-6700

#### **Health Department**

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

#### **Forest Preserve District**

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

#### **Kane County**

Government Center  
719 South Batavia Ave.  
Geneva, IL 60134  
630-232-3400

<http://www.co.kane.il.us/>

#### **Development Department**

(630) 232-3492

#### **Department of Environmental Management**

630-208-5118

#### **Forest Preserve District**

(630) 232-5980

#### **Health Department**

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