

# AFFIDAVIT

Nancy Nesyto-Freske  
43W874 Old Midlothian Rd  
Elburn, IL 60119  
815-509-6479

I live in the Nottingham Wood Subdivision, across the road from Phase 2 of the proposed Crown Development project. I moved here 3 months ago.

I'm presenting this information on behalf of the residents of Sugar Grove to help them.

I am opposed to the proposed change of these properties from E1 to PPD.

There must be 40% open space dedicated to this project.

I have great concerns over the proposed development for the following reasons:

- The decrease in value of my home
- Aquifer contamination
- Effect on environment:
  - Wildlife
  - Plants/trees
  - Creek
  - Flood plain
- Air and noise pollution
- Traffic safety
- Traffic congestion
- Noise and light pollution
- Increase in crime
- Affect on our wells

## Land Use Opinion comments:

#	Wetlands/Pg	floodplain/pg	Aquifer/pg	limitations/pg	LESA
A	Yes/5	No/7	Yes/10	Yes/15	28
B	No/Yes poss 6	1%/6	Yes/9	Yes/14	29
C	Stream/4/5	9%/7	Yes/10	Yes/16	29
D	Yes*4/5	7%/7	Yes/10	Yes/15/16	27
E	No4/5	No/6	Yes/9	Yes 14/15	30

Exhibit M

Nancy Nesyto-Freske pg 2

### Advisory Report

*Page 16: Mature trees will not be protected by the proposed PD District Ordinance –*

Mature trees offer great benefit to the environment – including sequestering carbon from the air which is vital in the time of climate change.

*An offer of an exchange for the elimination of these forested areas, would be to offset the removal by donating \$ to fund the planting of trees throughout the village.*

It would take decades for the new trees to reach the carbon sequestering capacity afforded by the current mature trees, if these “replacement trees even survive”.

What happens to the lumber from the mature trees that are eliminated? Is the Village of SG reaping the benefits from this, by having a professional forester come in and harvest the wood for lumber and other uses?

*Page 17: No plan for permanently preserved open space on the property north of I-88 outside the required landscape setback area, stormwater management areas and a 10' wide path along Seavy Road.*

This is unacceptable. Every square inch should not be allowed to be built on. Consideration needs to be taken regarding stormwater, that it be allowed to infiltrate the soil in various areas, this is important to the recharge of aquifers and ground water.

### Page 17 – Traffic Impact

The impact of traffic on 47 with the increase in truck traffic alone will make the area much more congested and unsafe, especially for those of us in Nottingham Woods trying to enter onto Rt 47. It's only a 2 lane road and cannot handle an increase in truck traffic alone according to what the proposed plans are.

Has the village or applicant completed the required consultation with IDNR (EcoCat)? If yes, what was their response. If not, the village should not proceed with any decisions related to this request until consultation is complete.

If the proposed development goes through as planned, will Crown Development purchase the houses of the area residents who choose to move because of the development. This would be the FMV as of December 31, 2018. This should be added to the requirements for the development. This would also include moving costs and closing costs.

I also referred to the Standards for Rezoning. There are 2 different versions, one on page 18 and the other in the signed documents. My comment about these are that the answers are quite vague - #1 – “safety, comfort, convenience” – not for us!

Nancy Nesyto-Freske pg 3

#4 – Will the rezoning alter the character of the neighborhood or be detrimental to adjacent property” – on page 18 not fully answered, in the document section – We’re referred to as “the remaining adjacent surrounding areas consist of some county residential and agricultural lands located in unincorporated Kane County. “ They do acknowledge that it *will* alter the character of the area.

Attachments:

**Kane-DuPage Soil and Water Conservation District**

**Land Use Opinion:**

**18-107A**

**18-107B**

**18-107C**

**18-107D**

**18-107E**

**IL Bat Conservation Program article “*Why Bats?*”**



Nancy Nesyto-Freske  
43W874 Old Midlothian Rd  
Elburn, IL 60119

## Acknowledgments

The taking of an acknowledgment consists of positively identifying the signer of a document. The signer need not sign in the notary's presence but must personally appear before the notary and state that the signature on the document is his or hers. Acknowledgments may be taken in an individual capacity or in a representative capacity (as an authorized representative of another – for example, as officer of a corporation for and on behalf of the corporation or as an attorney in fact for another person). These short form certificates are sufficient to meet the requirements of the law.

### Acknowledgment (in an individual capacity):

State of Illinois  
County of KANE

This instrument was acknowledged before me on 1-23-19  
(date) by PAUL J. FRESKE (name of person).

(seal)  
*Paul J Freske*  
signature of notary public

"OFFICIAL SEAL"  
PAUL J FRESKE  
Notary Public, State of Illinois  
My Commission Expires 07/02/2020

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

**LAND USE OPINION  
18-107A**



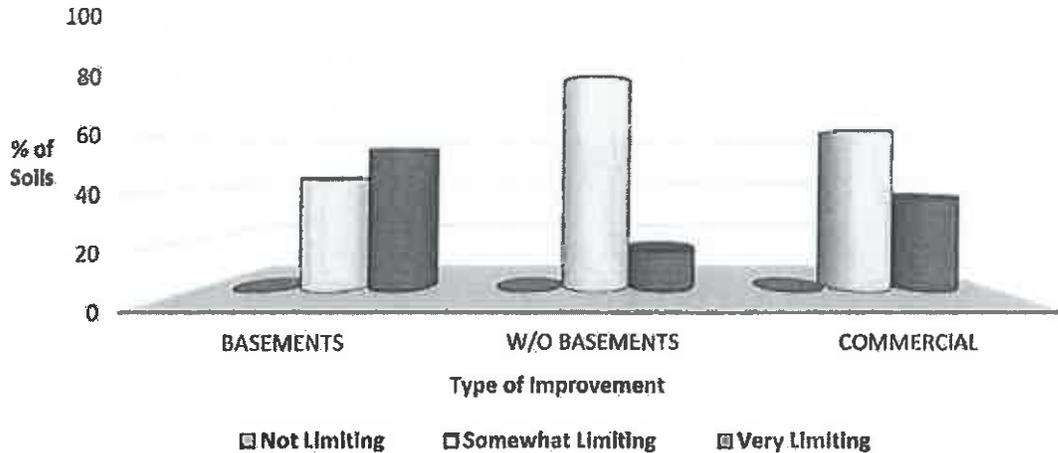
**December 3, 2018**

**Prepared for:  
Village of Sugar Grove**

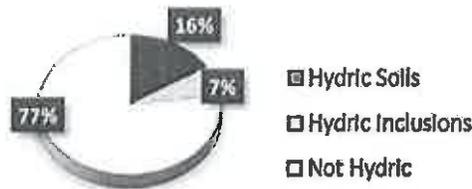
**Petitioner:**

**Petitioner:****Contact Person:****Unit of Government responsible for Permits:** Village of Sugar Grove**Acreage:** 124.93**Property Address/PIN#:** 28687 Route 47, Sugar Grove**Existing Land Use:** Agriculture**Surrounding Land Use:** Agricultural**Proposed Land Use:** Residential/Commercial**Natural Resource Concerns****Land Cover in the Early 1800's:** This site is located in an area previously identified as prairie. (See page 2 for more information.)**Kane County Green Infrastructure Plan:** This site is located in an area indicated as Environmental Resource Area (with buffer). (See page 3.)**Wetlands:** The National Wetland Inventory map does not identify wetland areas on this site. However, the ADID wetland map identifies a High Functional Value wetland area. 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 7.)**Streams:** There are no streams on this site. (See page 8.)**Regulations:** Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 9 for regulation information.**Aquifer Sensitivity:** This site is classified as having a moderate to moderately high potential for aquifer contamination. (See page 10.)**Topography and Drainage:** Please refer to page 11 for information regarding site topography and drainage.**Stormwater:** See page 13 for information regarding stormwater management.**Soil Erosion:** Any development on this site should include a soil erosion and sediment control plan. (See page 13.)

**Building Limitations:** Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 15 and attached Soils Tables located on the final pages of this report. All information is from the Soil Survey of Kane County, Illinois.



**Hydric Soils:** There are hydric soils and soils with hydric inclusions identified on this site. (See page 16.)



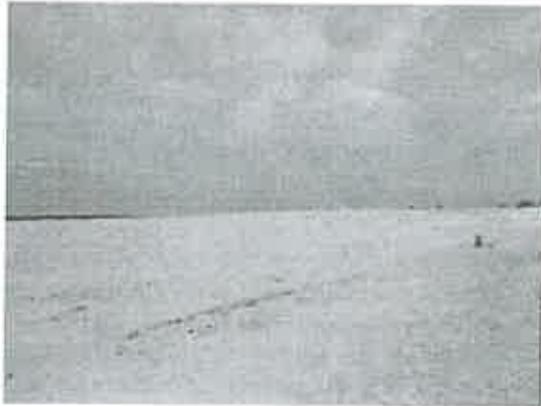
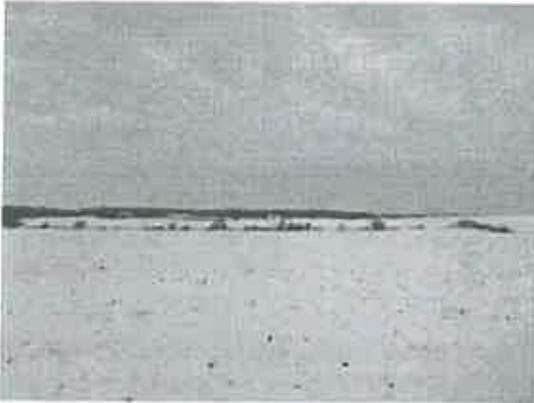
**LESA-Prime Farmland:** Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of 28 placing it within the definition of high value soils/prime farmland. (See Page 17 for more information.)

### LAND USE OPINION

**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Wetlands, Soil Limitations, Aquifer Sensitivity, LESA – Prime Farmland, 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 land use change unless the previously mentioned concerns are addressed.

**SITE INSPECTION**

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 29, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



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**PURPOSE AND INTENT**

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

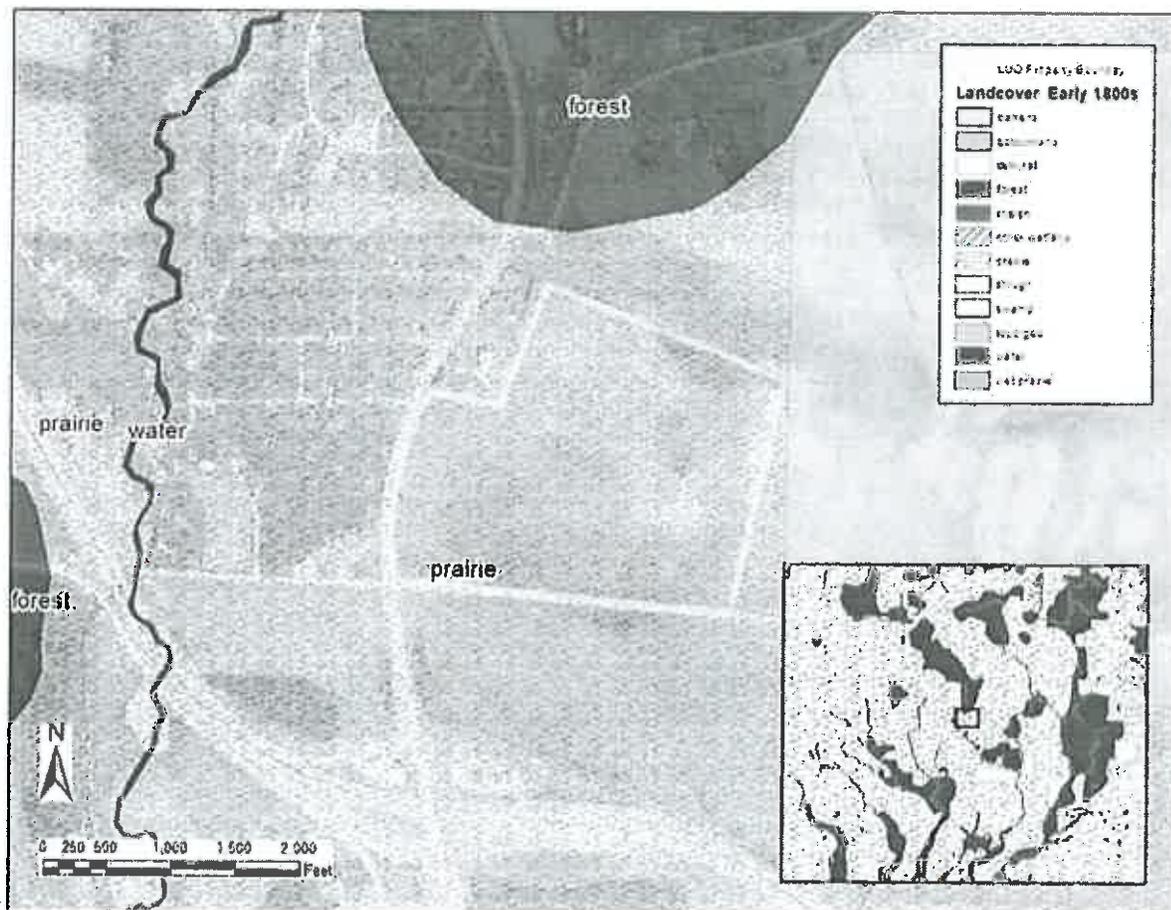
This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations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

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

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

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

## 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:

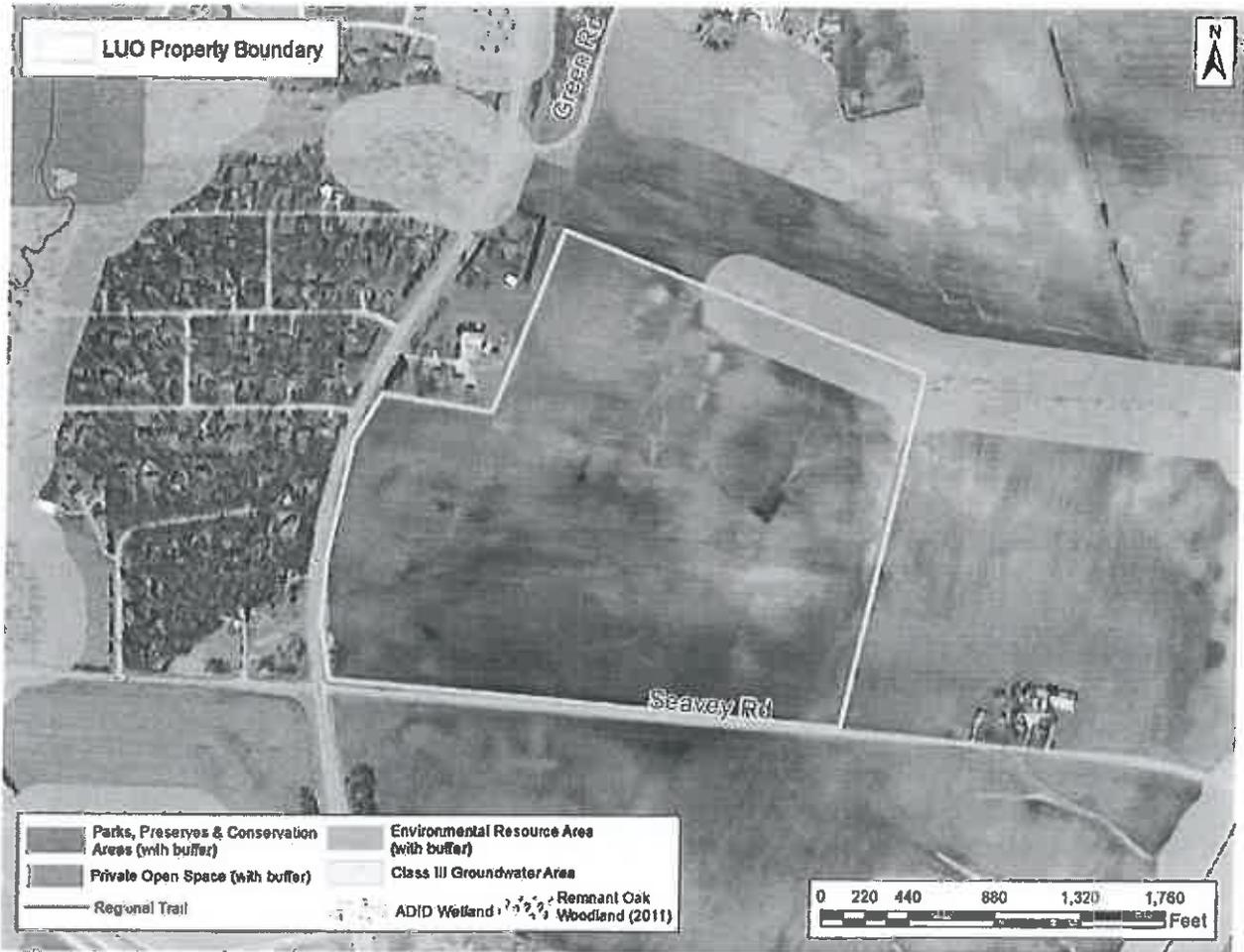
- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- 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 prairie 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 includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Environmental Resource Area with buffer.

## 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 infor-

mation 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>

An ADID wetland was identified on this site. This wetland has been designated as having a high functional value.

# WETLANDS PHOTOS



Figure 5: Wetlands photos



Point 1: Facing west-northwest



Point 2: Facing northwest

## FLOODPLAIN



**Figure 6: 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.

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## STREAMS AND WATERSHED MANAGEMENT

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**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 (EPA- 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 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>

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## REGULATORY INFORMATION

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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 contamination.

*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 of the site at an elevation of approximately 770 feet above mean sea level. The property generally drains in all directions via overland. The lowest elevation on the property is approximately 722 feet above sea level.

# TOPOGRAPHY AND DRAINAGE

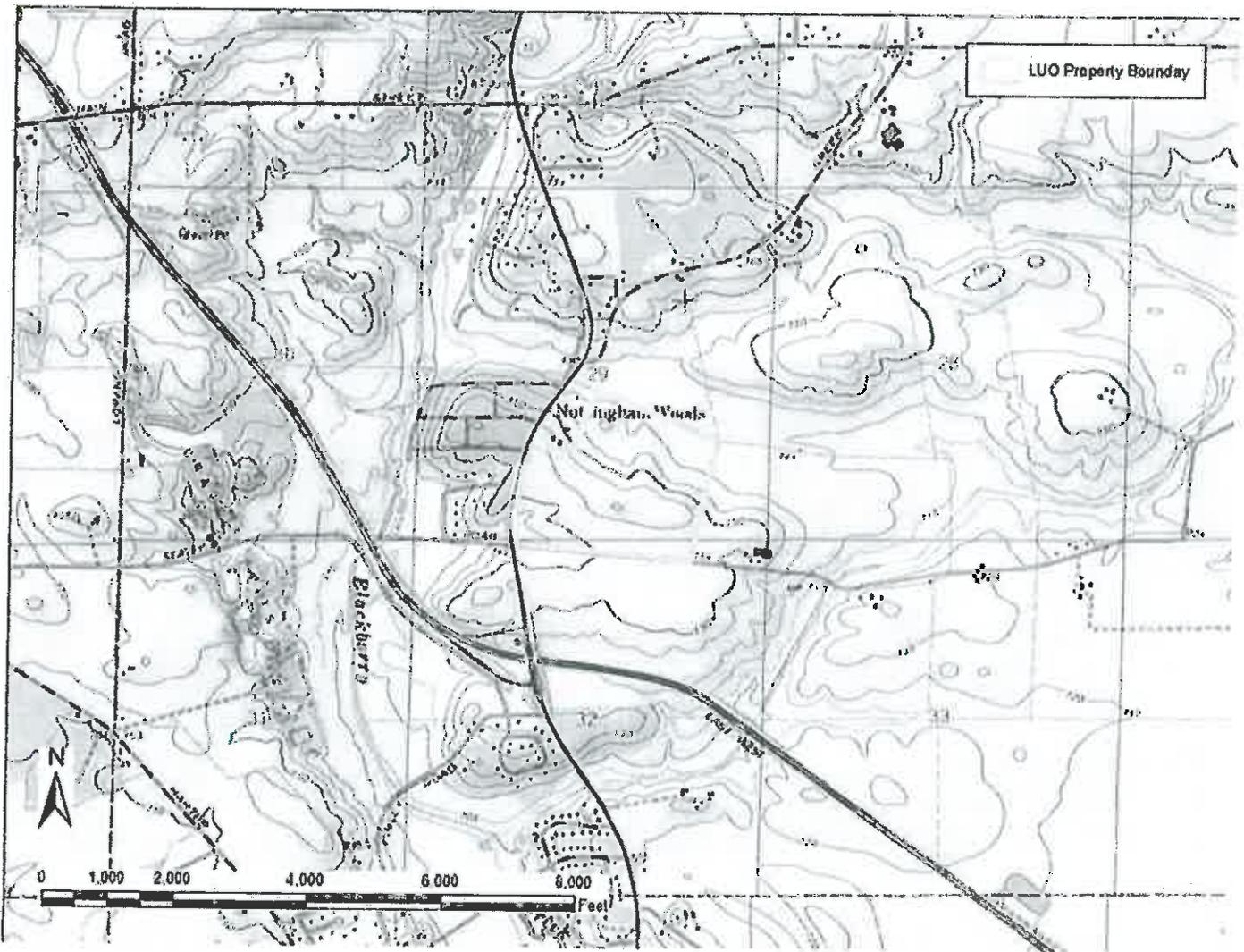


Figure 8: USGS Topographic Map

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## STORMWATER

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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. IRPA 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/>

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## SOIL EROSION

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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.

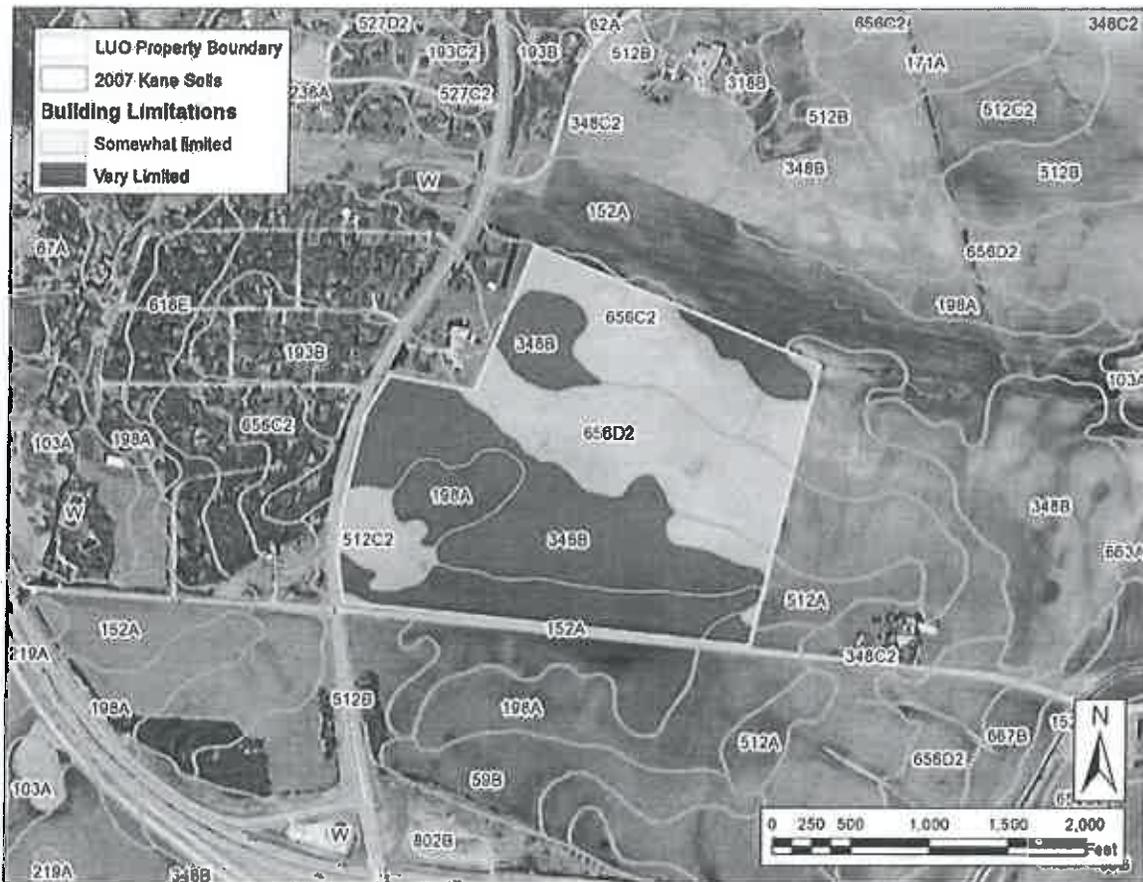
### LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
152A—Drummer	16%	19.55
198A—Elburn	7%	8.41
348B—Wingate	33%	40.92
348C2—Wingate	3%	3.22
512A—Danabrook	2%	2.97
512B—Danabrook	<1%	0.17
512C2—Danabrook	5%	6.25
656C2—Octagon	13%	16.92
656D2—Octagon	21%	26.52
<b>Table 1: Soil Map Units</b>	<b>Total</b>	<b>124.93</b>

All percentages and acreages are approximate.

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

## BUILDING LIMITATIONS



**Figure 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 hydric soils and hydric inclusions on this site. A comprehensive soil assessment should be completed prior to any earth disturbing activities on this site.**

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## LESA- PRIME FARMLAND

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*NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (L.E.) portion of the LESA Score.*

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more pro-

ductive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility.

The land evaluation for this site is 28, which does represent the upper percent level of agricultural productivity.

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

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

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

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

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

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

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution— What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA .

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

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

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 29, 2018.

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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. Jennifer Shroder, Resource Assistant, prepared this report.

cc:

## 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: 152A - Drummer silty clay loam, 0 to 2 percent slopes

Component: Drummer, drained (94%)

*The Drummer, drained component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

Map unit: 198A - Elburn silt loam, 0 to 2 percent slopes

Component: Elburn (93%)

*The Elburn component makes up 93 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

Map unit: 348B - Wingate silt loam, cool mesic, 2 to 5 percent slopes

Component: Wingate (97%)

*The Wingate component makes up 97 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines on till plains. The parent material consists of loess over loamy till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. 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 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

Map unit: 348C2 - Wingate silt loam, 5 to 10 percent slopes, eroded

Component: Wingate (92%)

*The Wingate component makes up 92 percent of the map unit. Slopes are 5 to 10 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 3 percent.*

Map unit: 512A - Danabrook silt loam, 0 to 2 percent slopes

Component: Danabrook (90%)

*The Danabrook component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

Map unit: 512B - Danabrook silt loam, 2 to 5 percent slopes

Component: Danabrook (90%)

*The Danabrook component makes up 90 percent of the map unit. Slopes are 2 to 5 percent. This component is on end moraines, ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.*

Map unit: 512C2 - Danabrook silt loam, 5 to 10 percent slopes, eroded

Component: Danabrook (92%)

*The Danabrook component makes up 92 percent of the map unit. Slopes are 5 to 10 percent. This component is on ground moraines, end moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*

Map unit: 656C2 - Octagon silt loam, 4 to 6 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 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, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.*

Map unit: 656D2 - Octagon silt loam, 6 to 12 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 percent of the map unit. Slopes are 6 to 12 percent. This component is on end moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 23 percent.*

## Dwellings With Basements

### Rating Options

**Attribute Name: Dwellings With Basements**

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Very limited	Elburn 93% Depth to saturated zone Shrink-swell Drummer, drained 5% Ponding Depth to saturated zone Shrink-swell Thorp, drained 2% Ponding Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Very limited	Wingate 97% Depth to saturated zone Shrink-swell Elpaso, drained 3% Ponding Depth to saturated zone Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Depth to saturated zone Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Depth to saturated zone Shrink-swell
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Depth to saturated zone Shrink-swell
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Danabrook 92% Depth to saturated zone Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone Slope

## Dwellings Without Basements

### Rating Options

Attribute Name: Dwellings Without Basements

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Somewhat limited	Wingate 97% Depth to saturated zone Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Danabrook 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell

## Small Commercial Buildings

### Rating Options

#### Attribute Name: Small Commercial Buildings

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peolone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Somewhat limited	Wingate 97% Depth to saturated zone Shrink-swell Slope
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Slope Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
512C2	Danabrook silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Danabrook 92% Slope Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell
656D2	Octagon silt loam, 8 to 12 percent slopes, eroded	Very limited	Octagon 92% Slope Shrink-swell Elpaso 4% Ponding Depth to saturated zone Shrink-swell Herbert 4% Depth to saturated zone Shrink-swell

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

**LAND USE OPINION  
18-107B**



**December 3, 2018**

**Prepared for:  
Village of Sugar Grove**

**Petitioner:**

**Petitioner:****Contact Person:****Unit of Government Responsible for Permits:** Village of Sugar Grove**Acreage:** 41.41**Property Address/PIN#:** Southwest corner of Seavey Road and Illinois Route 47**Existing Land Use:** Agriculture**Surrounding Land Use:** Agriculture**Proposed Land Use:** Residential/Commercial

### Natural Resource Concerns

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

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

**Wetlands:** The National Wetland Inventory map does not identify wetlands on this site. However, the ADID wetland map identifies a wetland area adjacent to 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 floodplain areas identified on this site. (See page 6)



**Streams:** A stream has been identified adjacent to 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.

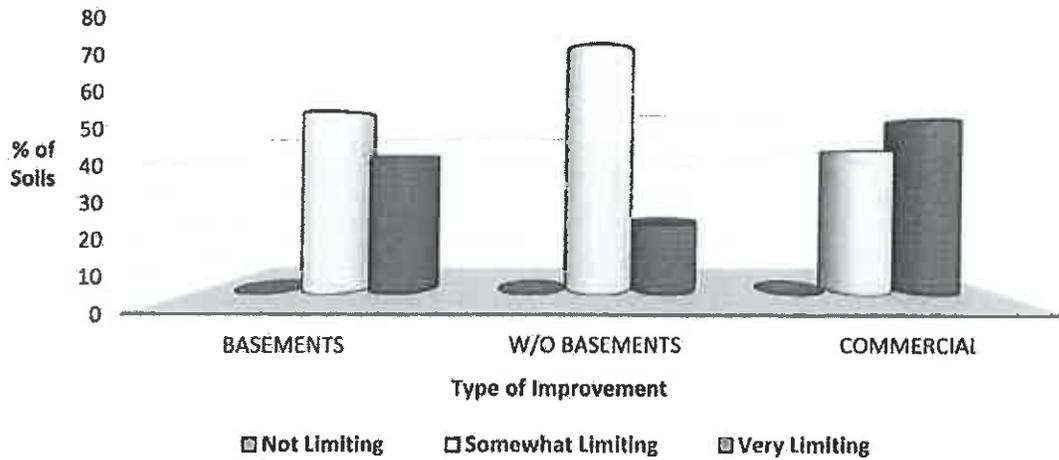
**Aquifer Sensitivity:** This site is classified as having a moderately high to moderately low potential for aquifer contamination. (See page 9.)

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

**Stormwater:** See page 12 for information regarding stormwater management.

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

**Building Limitations:** Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 14 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



**Hydric Soils:** There are hydric soils and soils with hydric inclusions identified on this site. (See page 15)



**LESA-Prime Farmland:** Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of 29 placing it within the definition of high value soils/prime farmland. (See Page 16 for more information.)

### LAND USE OPINION

**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Wetlands, Floodplain, Soil Limitations, LESA – Prime Farmland, 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 land use change unless the previously mentioned concerns are addressed.

## SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 29, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



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## PURPOSE AND INTENT

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

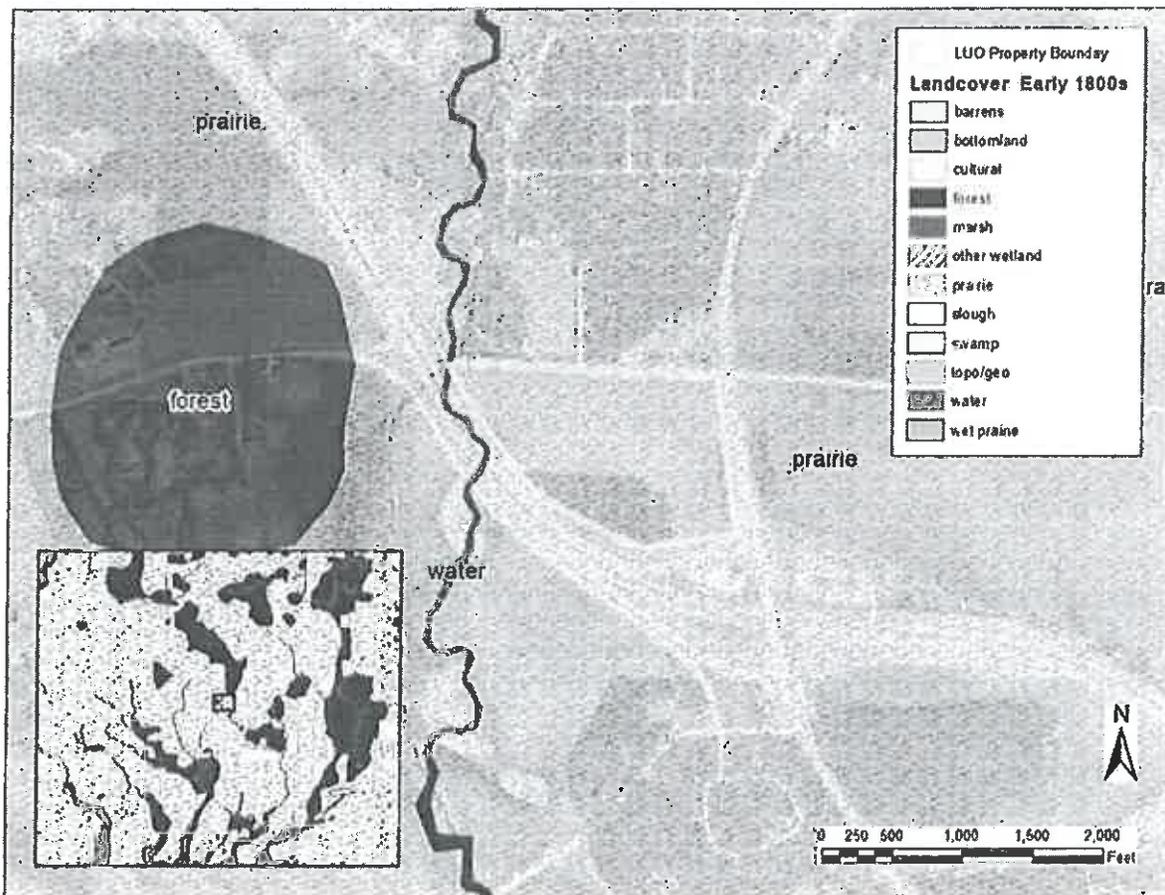
This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations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

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

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

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

## 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:

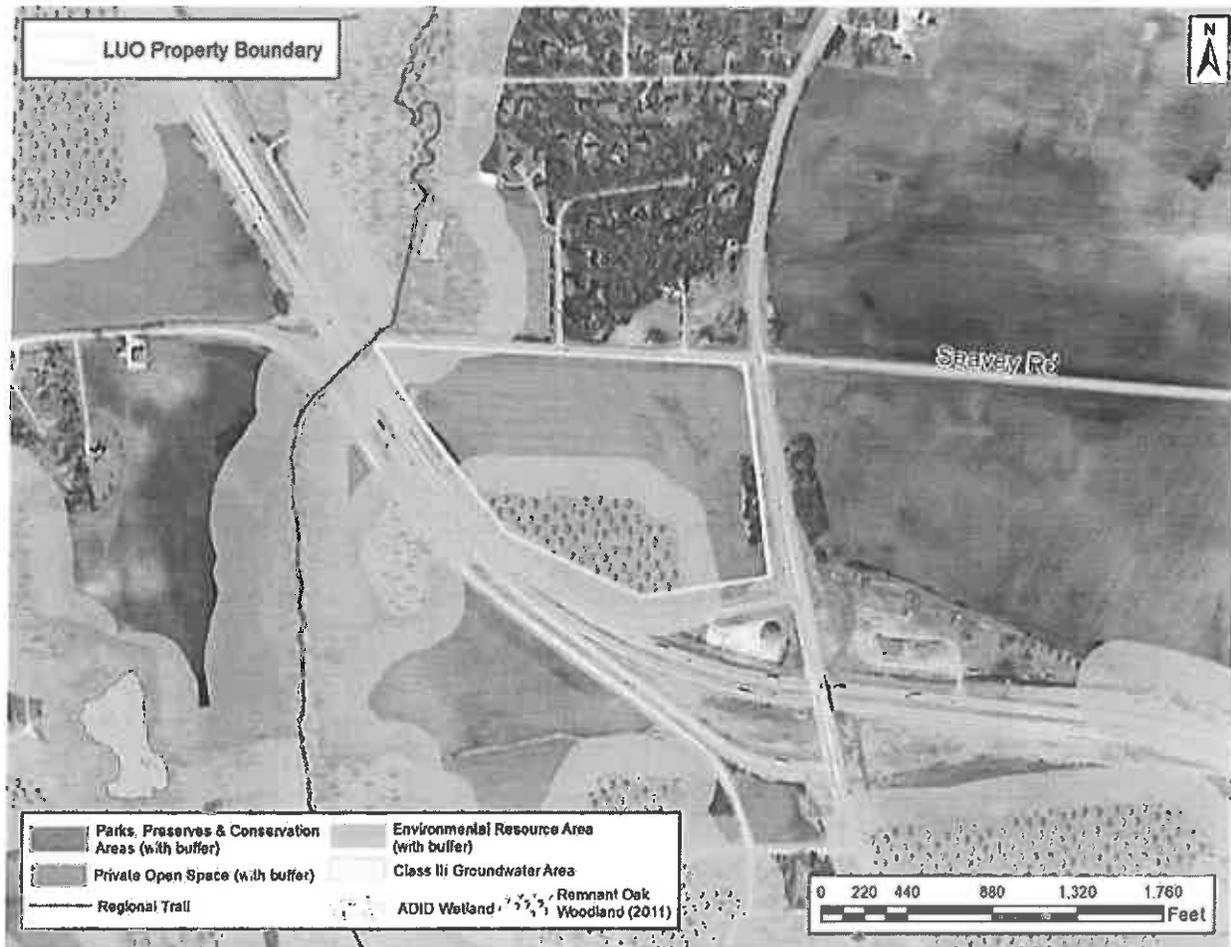
- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- 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 prairie 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 includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Remnant Oak Woodlands, Environmental Resource Area (with buffer).

## 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**

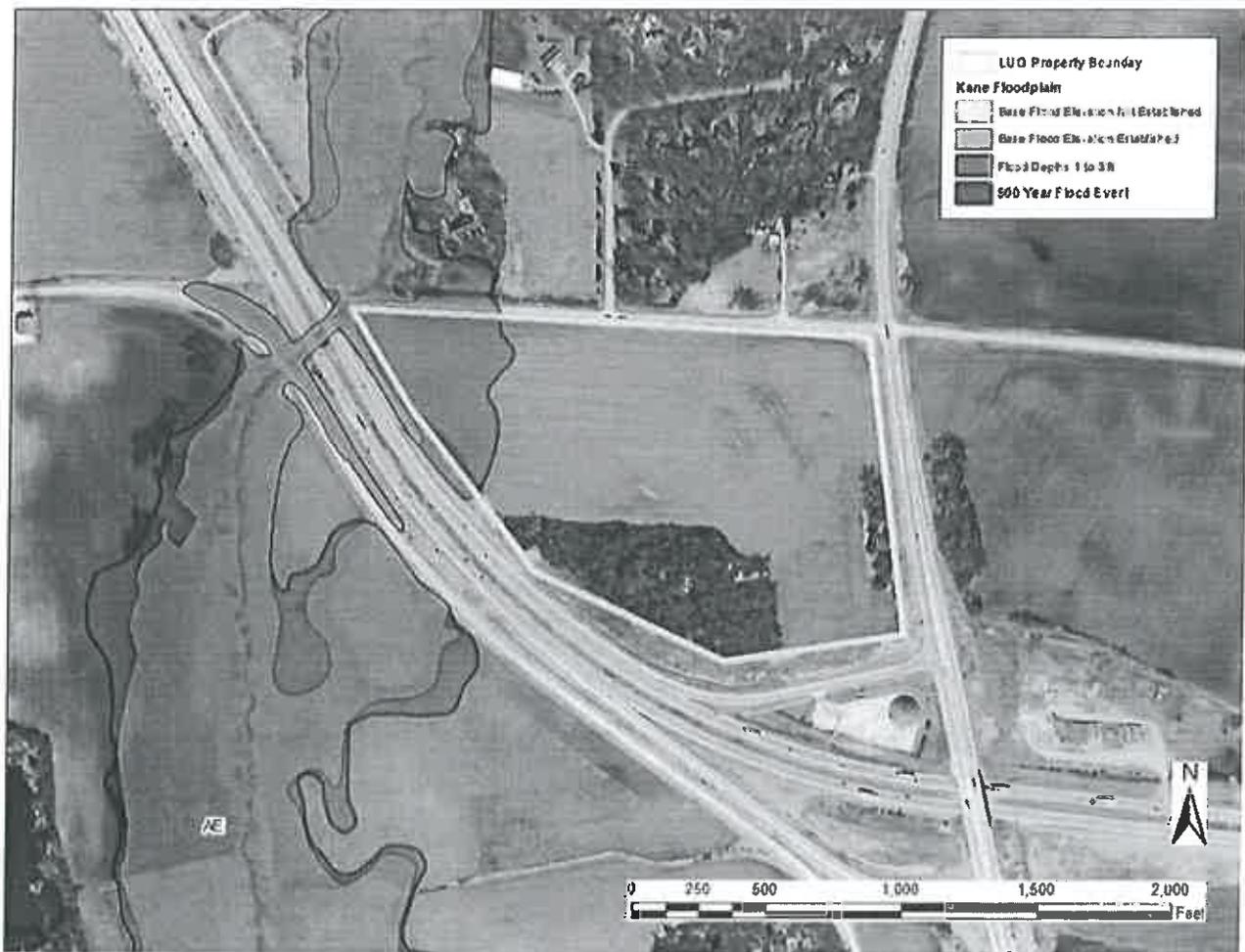
Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

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 infor-

mation 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>

An ADID wetland was identified adjacent to this site. This wetland has been designated as having a high functional value.

# 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, approximately 1% of this site is within the boundaries of a 100-year floodplain. This development may impede the beneficial functions of the floodplain. Please see 8 for information regarding floodplain regulations.

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## STREAMS AND WATERSHED MANAGEMENT

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**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 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 moderately low to moderately high potential for contamination.

*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 of the site at an elevation of approximately 764 feet above mean sea level. The property generally drains in all directions via overland. The lowest elevation on the property is approximately 714 feet above sea level.



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## STORMWATER

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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/>

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## SOIL EROSION

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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 PARCEL	ACRES
152A—Drummer	20%	8.16
198A—Elburn	21%	8.67
219A—Millbrook	2%	0.81
512B—Danabrook	23%	9.59
656D2—Octagon	33%	13.67
802B—Orthents	1%	0.51
Table 1: Soil Map Units		<b>Total 41.41</b>

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.





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## LESA- PRIME FARMLAND

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*NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (L.E.) portion of the LESA Score.*

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more pro-

ductive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility.

The land evaluation for this site is 29, which does represent the upper percent level of agricultural productivity.



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

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

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

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

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

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

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published. Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution— What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA .

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

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

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 29, 2018.

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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. Jennifer Shroder, Resource Assistant, prepared this report.

cc:

## 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:** 152A - Drummer silty clay loam, 0 to 2 percent slopes

**Component:** Drummer, drained (94%)

*The Drummer, drained component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

**Map unit:** 198A - Elburn silt loam, 0 to 2 percent slopes

**Component:** Elburn (93%)

*The Elburn component makes up 93 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

**Map unit:** 219A - Millbrook silt loam, 0 to 2 percent slopes

**Component:** Millbrook (90%)

*The Millbrook component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 15 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.*

**Map unit:** 512B - Danabrook silt loam, 2 to 5 percent slopes

**Component:** Danabrook (90%)

*The Danabrook component makes up 90 percent of the map unit. Slopes are 2 to 5 percent. This component is on end moraines, ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.*

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Map unit: 656D2 - Octagon silt loam, 6 to 12 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 percent of the map unit. Slopes are 6 to 12 percent. This component is on end moraines. The parent material consists of thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 23 percent.*

Map unit: 802B - Orthents, loamy, undulating

Component: Orthents, loamy (92%)

*The Orthents, loamy component makes up 92 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land. The parent material consists of earthy fill. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

## Dwellings With Basements

### Rating Options

**Attribute Name:** Dwellings With Basements

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Very limited	Elburn 93% Depth to saturated zone Shrink-swell Drummer, drained 5% Ponding Depth to saturated zone Shrink-swell Thorp, drained 2% Ponding Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Depth to saturated zone Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone Slope
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% 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.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% 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.

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152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
512B	Danabrook silt loam, 2 to 5 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Very limited	Octagon 92% Slope Shrink-swell Elpaso 4% Ponding Depth to saturated zone Shrink-swell Herbert 4% Depth to saturated zone Shrink-swell
802B	Orhents, loamy, undulating	Somewhat limited	Orhents, loamy 92% Shrink-swell

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## CONTACTS

### Federal Agencies

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

**U.S.D.A. Natural Resources  
Conservation Service**  
2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630)584-7960 ext. 3  
<http://www.il.nrcs.usda.gov/>

**U.S. Fish & Wildlife Service**  
Chicago Illinois Field Office  
230 South Dearborn Suite 2938  
Chicago, IL 60604  
(847)298-3250  
<http://www.fws.gov/>

**U.S. Environmental Protection Agency**  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312)353-2000 or (800)621-8431  
<http://www.epa.gov/region5/>  
[r5hotline@epa.gov](mailto:r5hotline@epa.gov)

### 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  
(217)782-7820/(800)452-4368  
<http://www.idot.illinois.gov/>

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

### County Offices

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

**Development Department**  
(630)232-3492

**Department of Environmental Management**  
(630)208-5118

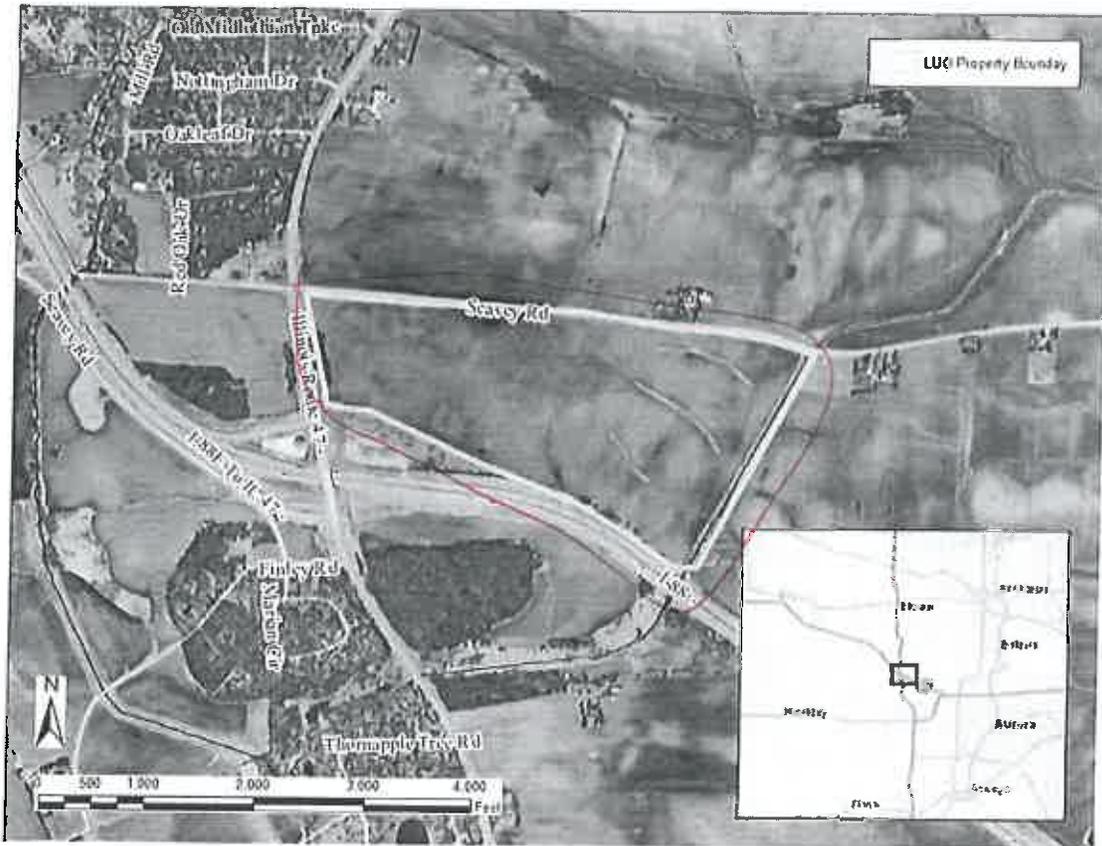
**Forest Preserve District**  
1996 South Kirk Road, Suite 320  
Geneva, IL 60134  
(630)232-5980  
[forestpreserve.countyofkane.org](http://forestpreserve.countyofkane.org)

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



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

**LAND USE OPINION  
18-107C**



**December 3, 2018**

**Prepared for:  
Village of Sugar Grove**

**Petitioner:**

**Petitioner:****Contact Person:****Unit of Government Responsible for Permits:** Village of Sugar Grove**Acreage:** 153.20**Property Address/PIN#:** Southeast corner of Seavey Rd & Illinois Route 47**Existing Land Use:** Agriculture**Surrounding Land Use:** Agriculture**Proposed Land Use:** Residential/Commercial

### Natural Resource Concerns

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

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

**Wetlands:** The National Wetland Inventory map does not identify wetland areas on site. However, the ADID wetland map identifies a linear water feature (creek) 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 floodplain areas identified on this site. (See page 7.)



**Streams:** A stream has been identified on this site. (See page 8.)

**Regulations:** Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 9 for regulation information.

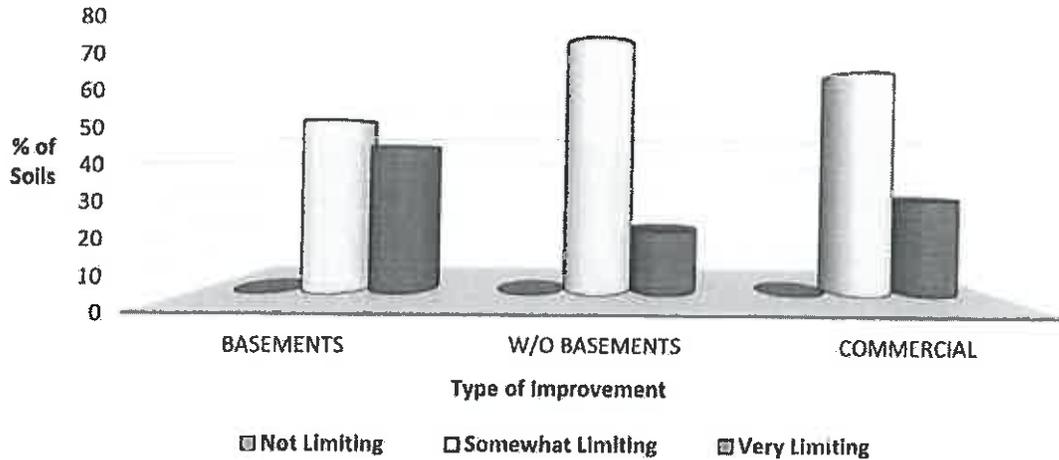
**Aquifer Sensitivity:** This site is classified as having a moderately low potential for aquifer contamination. (See page 10.)

**Topography and Drainage:** Please refer to page 11 for information regarding site topography and drainage.

**Stormwater:** See page 13 for information regarding stormwater management.

**Soil Erosion:** Any development on this site should include a soil erosion and sediment control plan. (See page 13.)

**Building Limitations:** Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 15 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



**Hydric Soils:** There are hydric soils and soils with hydric inclusions identified on this site. (See page 16.)



**LESA-Prime Farmland:** Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of 29 placing it within the definition of high value soils/prime farmland. (See Page 17 for more information.)

### LAND USE OPINION

**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Stream On-site, Floodplain, Soil Limitations, LESA – Prime Farmland, 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 land use change unless the previously mentioned concerns are addressed.

## SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 29, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



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## PURPOSE AND INTENT

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

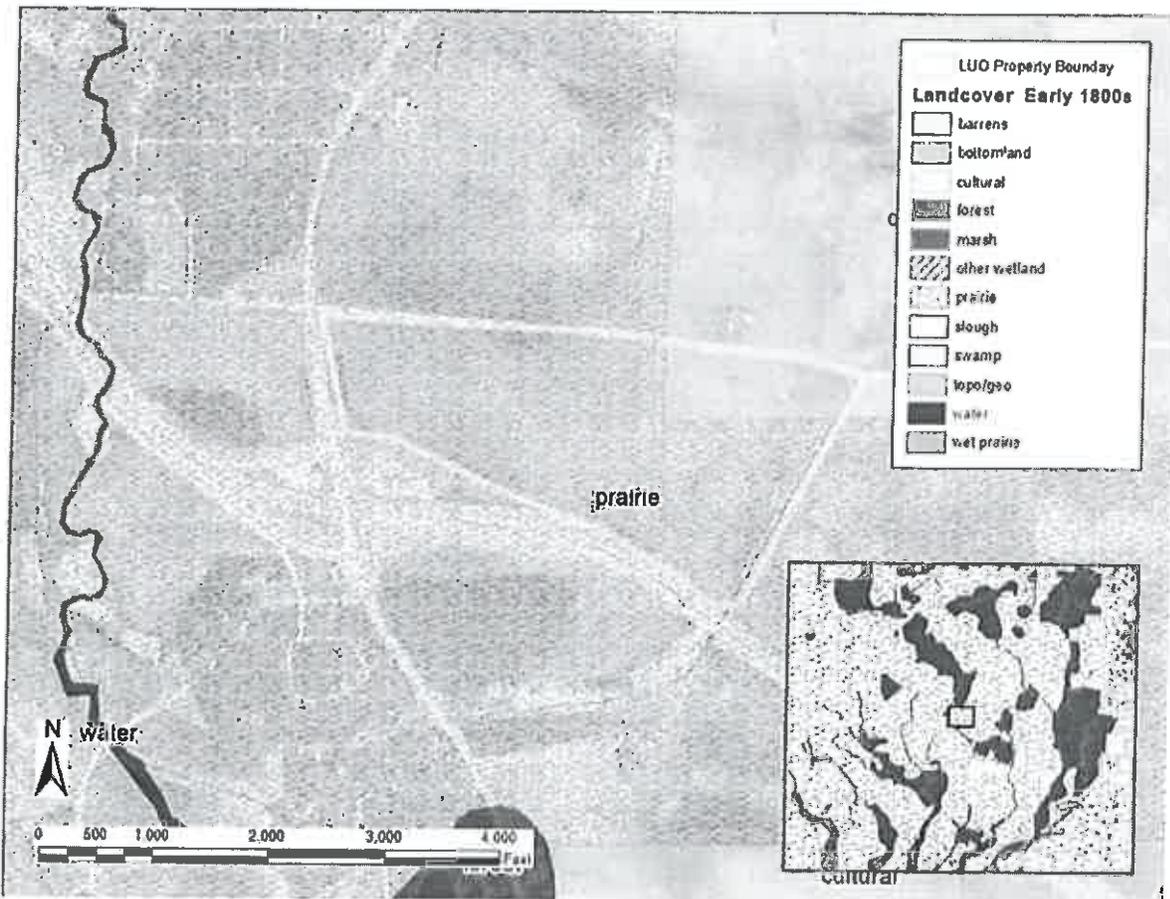
This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations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

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

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

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

## 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:

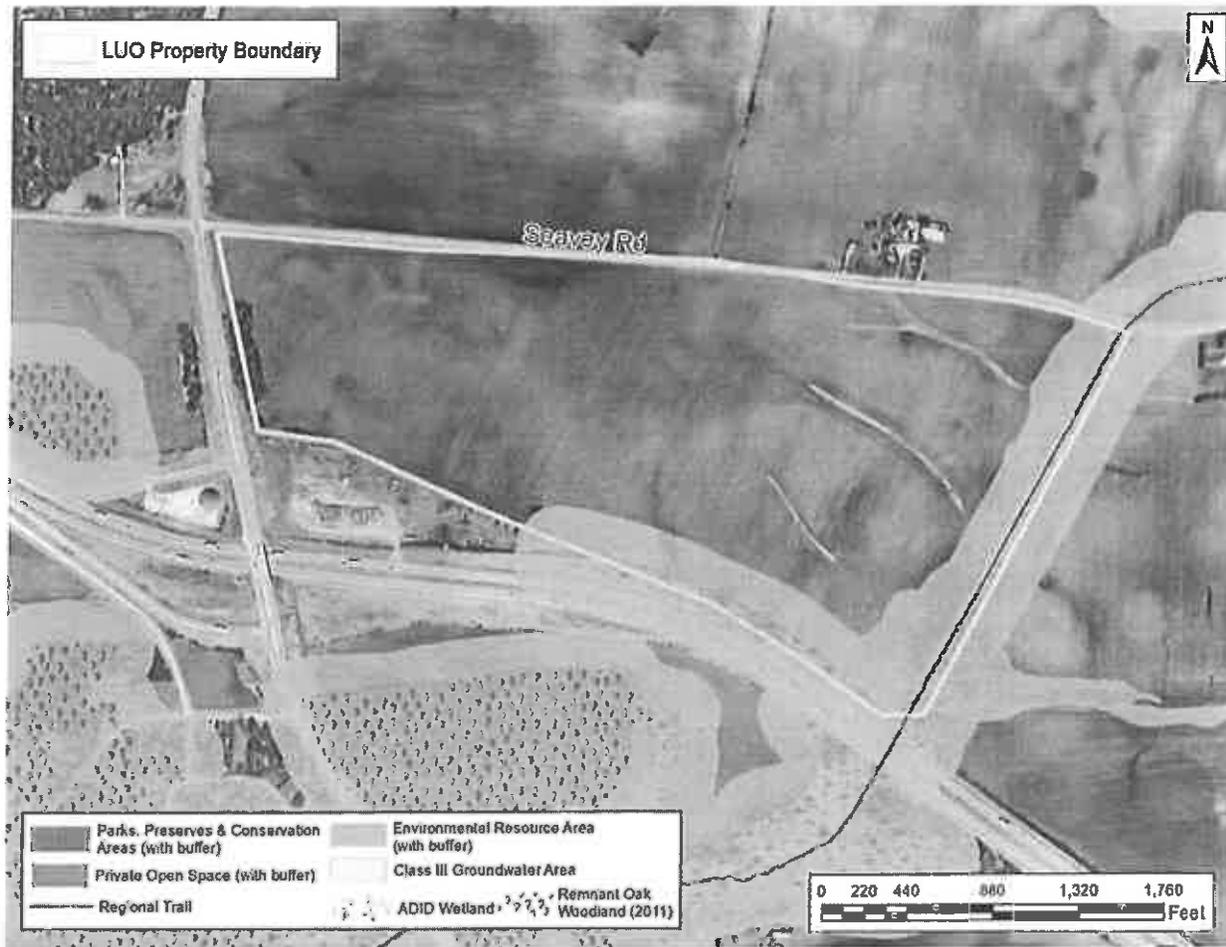
- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- 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 prairie and cultural 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.

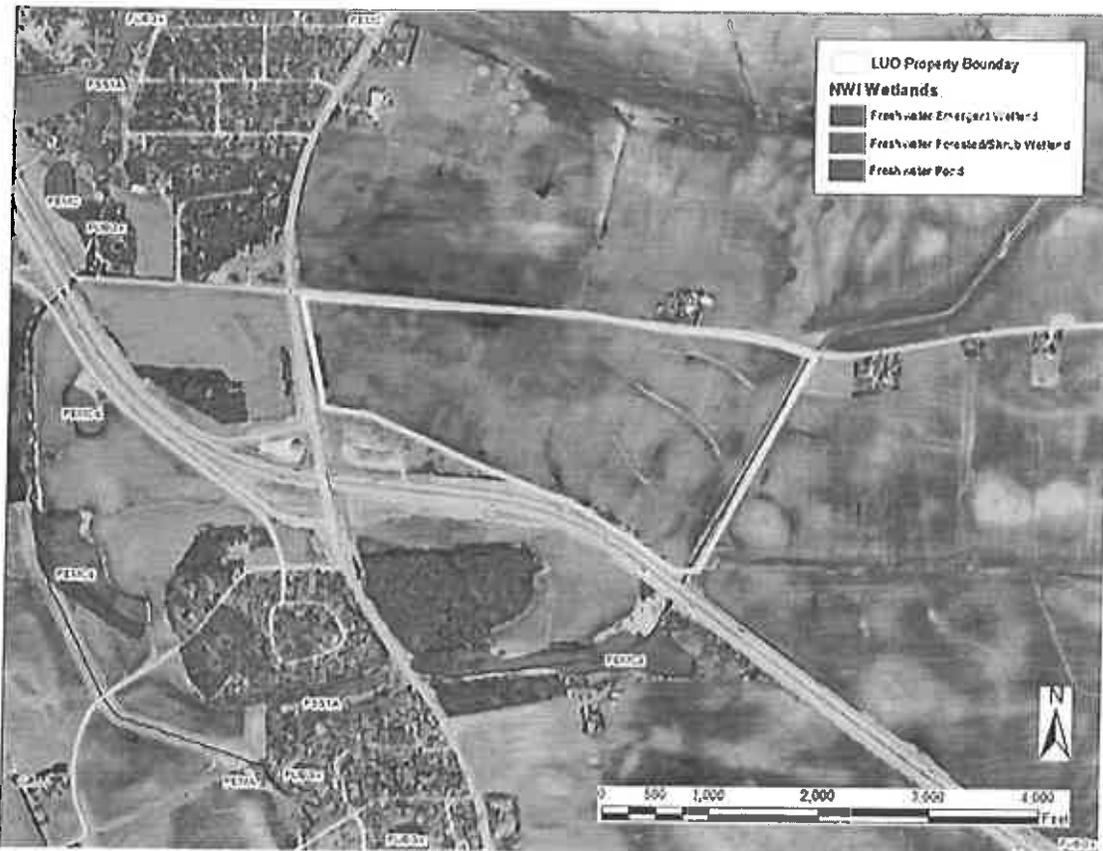
From the Kane County Green Infrastructure Plan, "Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County 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 includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Wetlands, Environmental Resource Area (with buffer).

## 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.

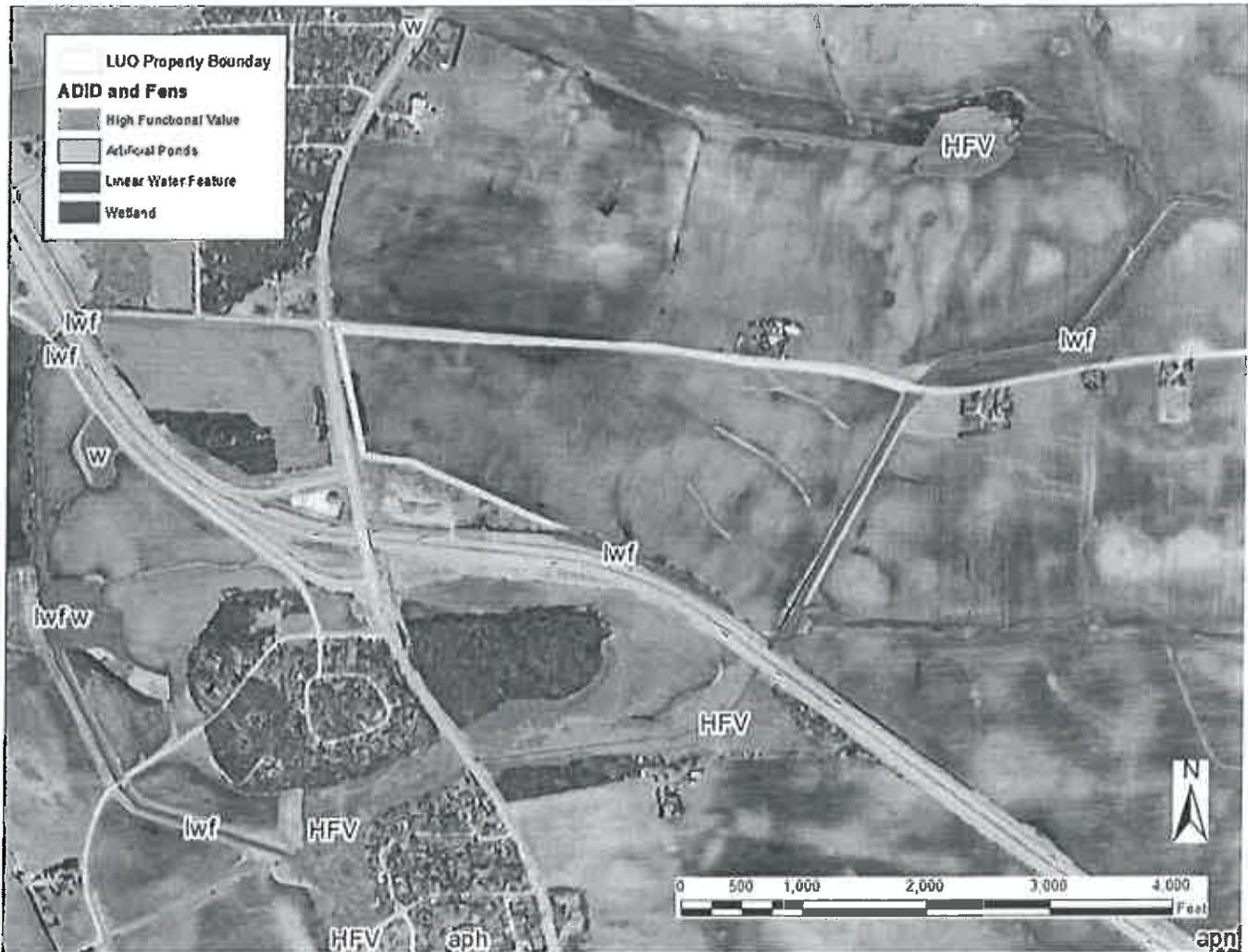
Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- 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 infor-

mation 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>

The ADID wetland map identifies a linear water feature (stream) on this site.

# WETLANDS PHOTOS



Figure 5: Wetlands photos

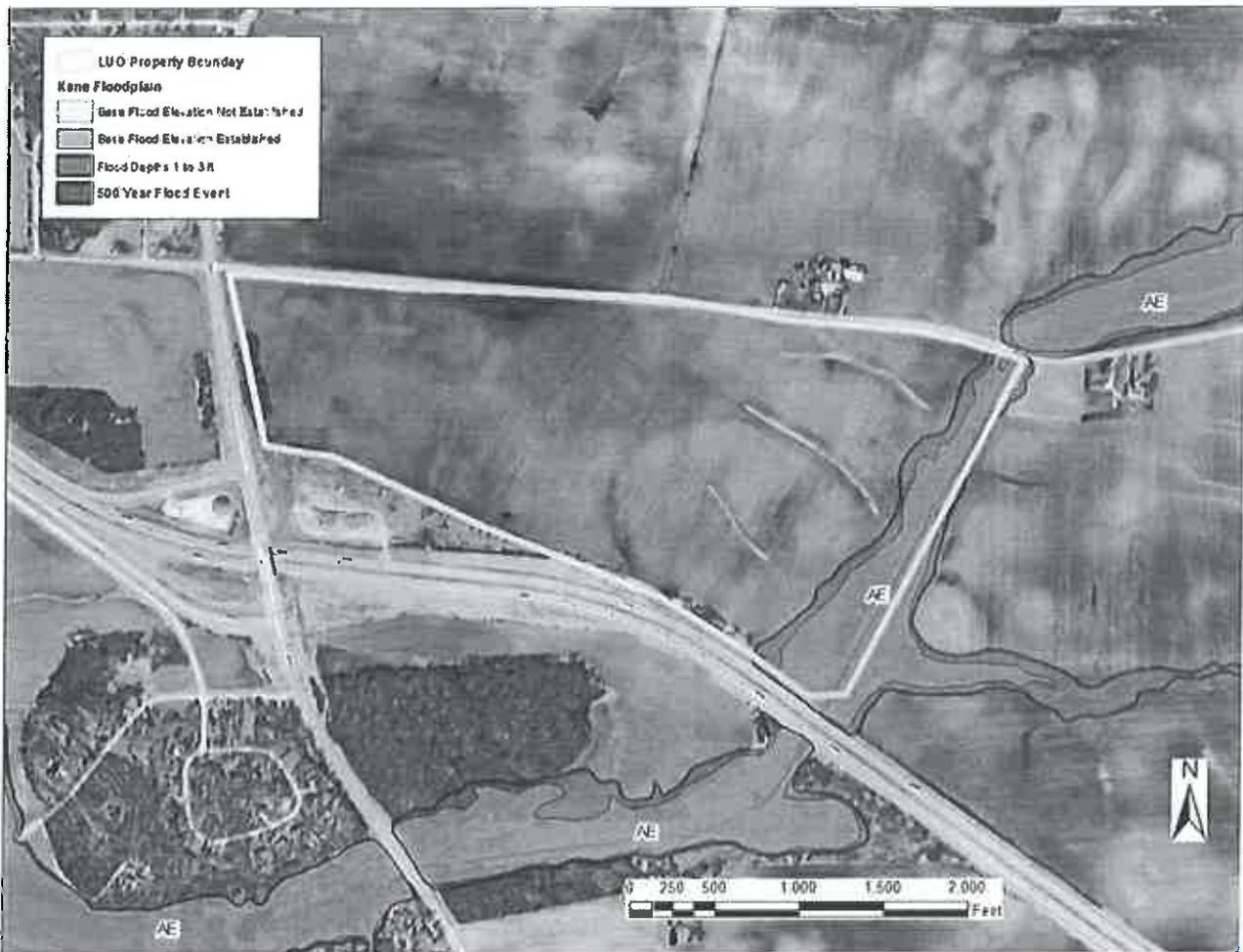


Point 1: Facing south



Point 2: Facing east

# FLOODPLAIN



**Figure 6: 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, approximately 9 % of this site is within the boundaries of a 100-year floodplain. This development may impede the beneficial functions of the floodplain. Please see 8 for information regarding floodplain regulations.

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## STREAMS AND WATERSHED MANAGEMENT

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**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 (EPA– 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 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/FIDFR/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>

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## REGULATORY INFORMATION

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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 7: 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

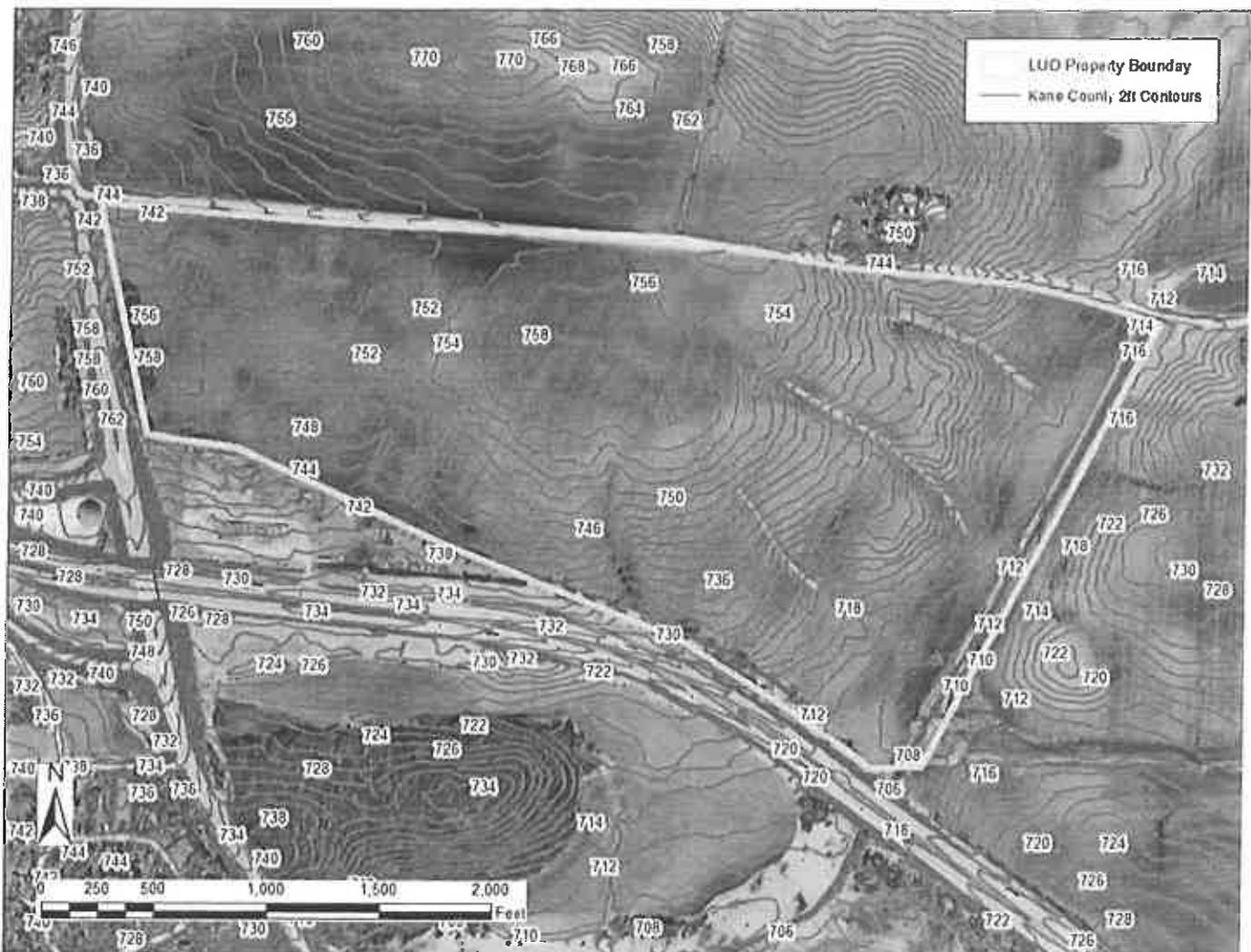
The map aquifer sensitivity to contamination (Dey et al 2007) is a representation of the potential vulnerability of aquifers in an area to contamination from sources of contaminants at or near the surface. The U.S. Environmental Protection Agency (1993) defines aquifer sensitivity/contamination potential 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 moderately low potential for contamination.

**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 8: 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 of the site at an elevation of approximately 758 feet above mean sea level. The property generally drains in all directions. The lowest elevation on the property is approximately 708 feet above sea level.

# TOPOGRAPHY AND DRAINAGE

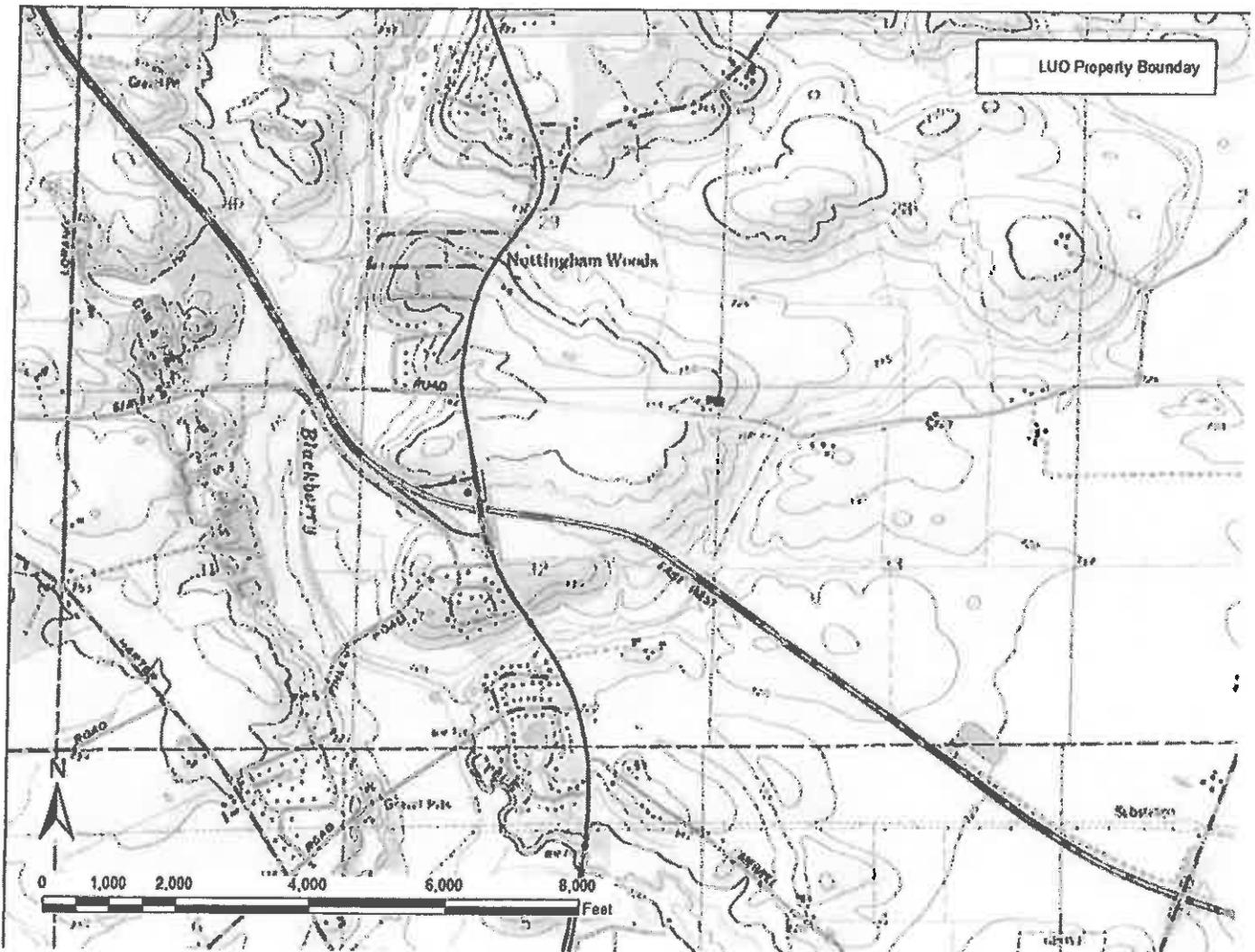


Figure 9: USGS Topographic Map

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## STORMWATER

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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/FDIER/Pages/environmentalResources/waterResources/>

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## SOIL EROSION

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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 PARCEL	ACRES
59B—Lisbon	11%	17.04
152A—Drummer	20%	31.10
198A—Elburn	15%	23.69
348C2—Wingate	26%	39.28
512A—Danabrook	7%	11.21
656D2—Octagon	10%	15.28
667B—Kaneville	10%	15.44
802B—Orthents	1%	0.16
Table 1: Soil Map Units		<b>Total 153.20</b>

All percentages and acreages are approximate.

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

## BUILDING LIMITATIONS



**Figure 10: 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 11: Hydric Soils**

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

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

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

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

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

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## LESA- PRIME FARMLAND

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*NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (LE) portion of the LESA Score.*

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more pro-

ductive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility.

The land evaluation for this site is 29, which does represent the upper percent level of agricultural productivity.

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

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

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

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

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

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

U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.

Nonpoint Source Pollution-- What's it All About?. Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index> 2015 Illinois EPA .

United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.

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

An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 29, 2018.

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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. Jennifer Shroder, Resource Assistant, prepared this report.

cc:

## 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: 59B - Lisbon silt loam, 2 to 4 percent slopes

Component: Lisbon (92%)

*The Lisbon component makes up 92 percent of the map unit. Slopes are 2 to 4 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.*

Map unit: 152A - Drummer silty clay loam, 0 to 2 percent slopes

Component: Drummer, drained (94%)

*The Drummer, drained component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

Map unit: 198A - Elburn silt loam, 0 to 2 percent slopes

Component: Elburn (93%)

*The Elburn component makes up 93 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

Map unit: 348C2 - Wingate silt loam, 5 to 10 percent slopes, eroded

Component: Wingate (92%)

*The Wingate component makes up 92 percent of the map unit. Slopes are 5 to 10 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 3 percent.*

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Map unit: 512A - Danabrook silt loam, 0 to 2 percent slopes

Component: Danabrook (90%)

*The Danabrook component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

Map unit: 656D2 - Octagon silt loam, 6 to 12 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 percent of the map unit. Slopes are 6 to 12 percent. This component is on end moraines. The parent material consists of Thin mantle of loess or other silty material and in the underlying till. Depth to a root restrictive layer, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 23 percent.*

Map unit: 667B - Kaneville silt loam, 2 to 5 percent slopes

Component: Kaneville (92%)

*The Kaneville component makes up 92 percent of the map unit. Slopes are 2 to 5 percent. This component is on outwash plains. The parent material consists of Loess and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

Map unit: 802B - Orthents, loamy, undulating

Component: Orthents, loamy (92%)

*The Orthents, loamy component makes up 92 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land. The parent material consists of earthy fill. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

## Dwellings With Basements

### Rating Options

**Attribute Name: Dwellings With Basements**

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Very limited	Lisbon 92% Depth to saturated zone Shrink-swell Elpaso 8% Ponding Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Very limited	Elburn 93% Depth to saturated zone Shrink-swell Drummer, drained 5% Ponding Depth to saturated zone Shrink-swell Thorp, drained 2% Ponding Depth to saturated zone Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Depth to saturated zone Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Depth to saturated zone Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone Slope
667B	Kaneville silt loam, 2 to 5 percent slopes	Somewhat limited	Kaneville 92% Depth to saturated zone Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% 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.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Somewhat limited	Lisbon 92% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell
667B	Kaneville silt loam, 2 to 5 percent slopes	Somewhat limited	Kaneville 92% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell

## Small Commercial Buildings

### Rating Options

#### Attribute Name: Small Commercial Buildings

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Somewhat limited	Lisbon 92% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Slope Shrink-swell
512A	Danabrook silt loam, 0 to 2 percent slopes	Somewhat limited	Danabrook 90% Shrink-swell
656D2	Octagon silt loam, 6 to 12 percent slopes, eroded	Very limited	Octagon 92% Slope Shrink-swell Elpaso 4% Ponding Depth to saturated zone Shrink-swell Herbert 4% Depth to saturated zone Shrink-swell
667B	Kaneville silt loam, 2 to 5 percent slopes	Somewhat limited	Kaneville 92% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell

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## CONTACTS

### Federal Agencies

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

**U.S.D.A. Natural Resources  
Conservation Service**  
2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630)584-7960 ext. 3  
<http://www.il.nrcs.usda.gov/>

**U.S. Fish & Wildlife Service**  
Chicago Illinois Field Office  
230 South Dearborn Suite 2938  
Chicago, IL 60604  
(847)298-3250  
<http://www.fws.gov/>

**U.S. Environmental Protection Agency**  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312)353-2000 or (800)621-8431  
<http://www.epa.gov/region5/>  
[15hotline@epa.gov](mailto:15hotline@epa.gov)

### State Agencies

**Illinois Department of Natural Resources**  
1 Natural Resources Way  
Springfield, Illinois 62702-1271  
(217)782-6302  
<http://dni.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  
(217)782-7820/(800)452-4368  
<http://www.idot.illinois.gov/>

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

### County Offices

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

**Development Department**  
(630)232-3492

**Department of Environmental Management**  
(630)208-5118

**Forest Preserve District**  
1996 South Kirk Road, Suite 320  
Geneva, IL 60134  
(630)232-5980  
[forestpreserve.countyofkane.org](http://forestpreserve.countyofkane.org)

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

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

**LAND USE OPINION  
18-107D**



**December 3, 2018**

**Prepared for:  
Village of Sugar Grove**

**Petitioner:**

**Petitioner:****Contact Person:****Unit of Government Responsible for Permits:** Village of Sugar Grove**Acreage:** 360.82**Property Address/PIN#:** Northwest corner of Merrill Road and Illinois Route 47**Existing Land Use:** Agriculture**Surrounding Land Use:** Agriculture**Proposed Land Use:** Residential/Commercial**Natural Resource Concerns**

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

**Kane County Green Infrastructure Plan:** This site is located in an area indicated as Environmental Resource Area (with buffer), Wetlands, and Remnant Oak Woodlands, Open Space. (See page 3.)

**Wetlands:** The National Wetland Inventory map and the ADID wetland map 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 floodplain areas identified on this site. (See page 7.)



**Streams:** A stream has been identified on this site. (See page 8.)

**Regulations:** Please note that additional permits are required for any development impacting wetlands, streams or floodplain areas. Please see page 9 for regulation information.

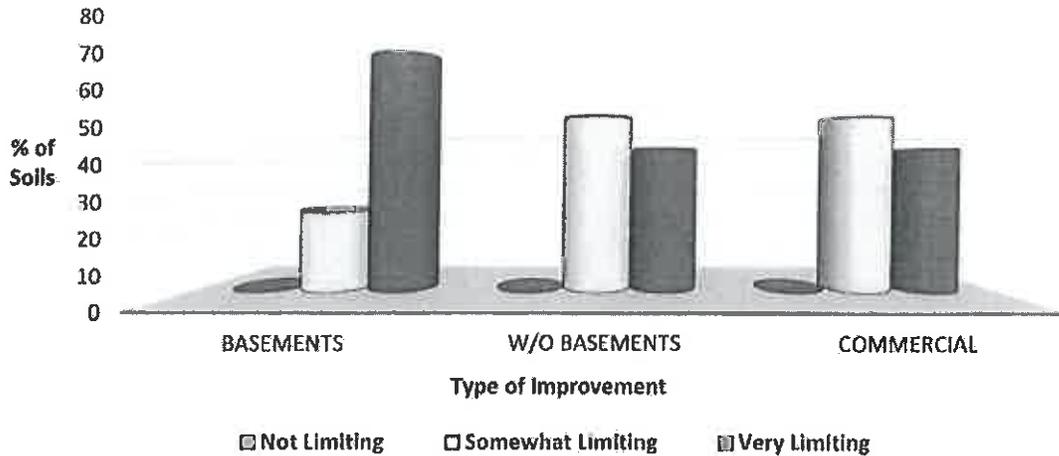
**Aquifer Sensitivity:** This site is classified as having a high to moderately low potential for aquifer contamination. (See page 10.)

**Topography and Drainage:** Please refer to page 11 for information regarding site topography and drainage.

**Stormwater:** See page 12 for information regarding stormwater management.

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

**Building Limitations:** Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 15 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



**Hydric Soils:** There are hydric soils and soils with hydric inclusions identified on this site. (See page 16.)



**LESA-Prime Farmland:** Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of 27 placing it within the definition of high value soils/prime farmland. (See Page 17 for more information.)

### LAND USE OPINION

**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Stream On-site, Wetlands, Floodplain, Soil Limitations, Aquifer Sensitivity, LESA – Prime Farmland, 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 is not suited for land use change unless the previously mentioned concerns are addressed.

## SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 29, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



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## PURPOSE AND INTENT

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

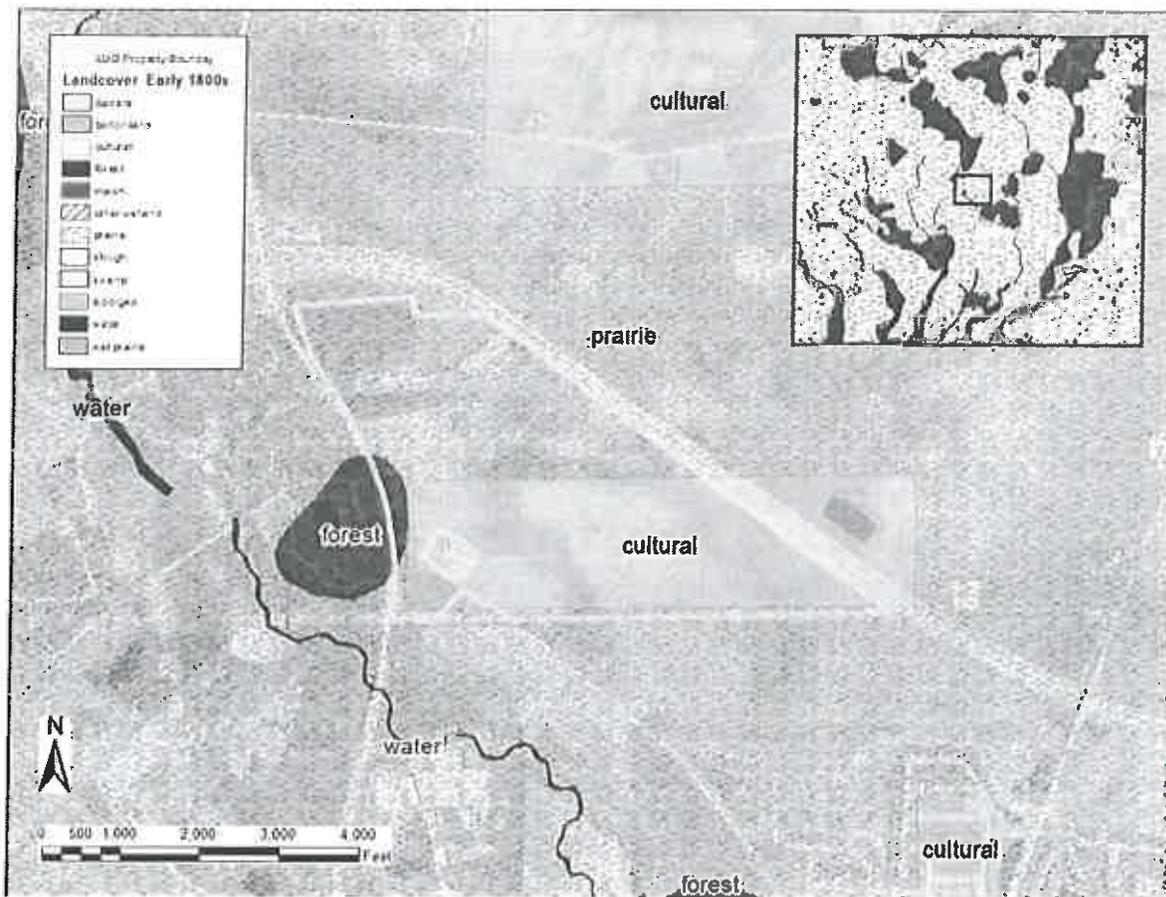
This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations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

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

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

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

## 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:

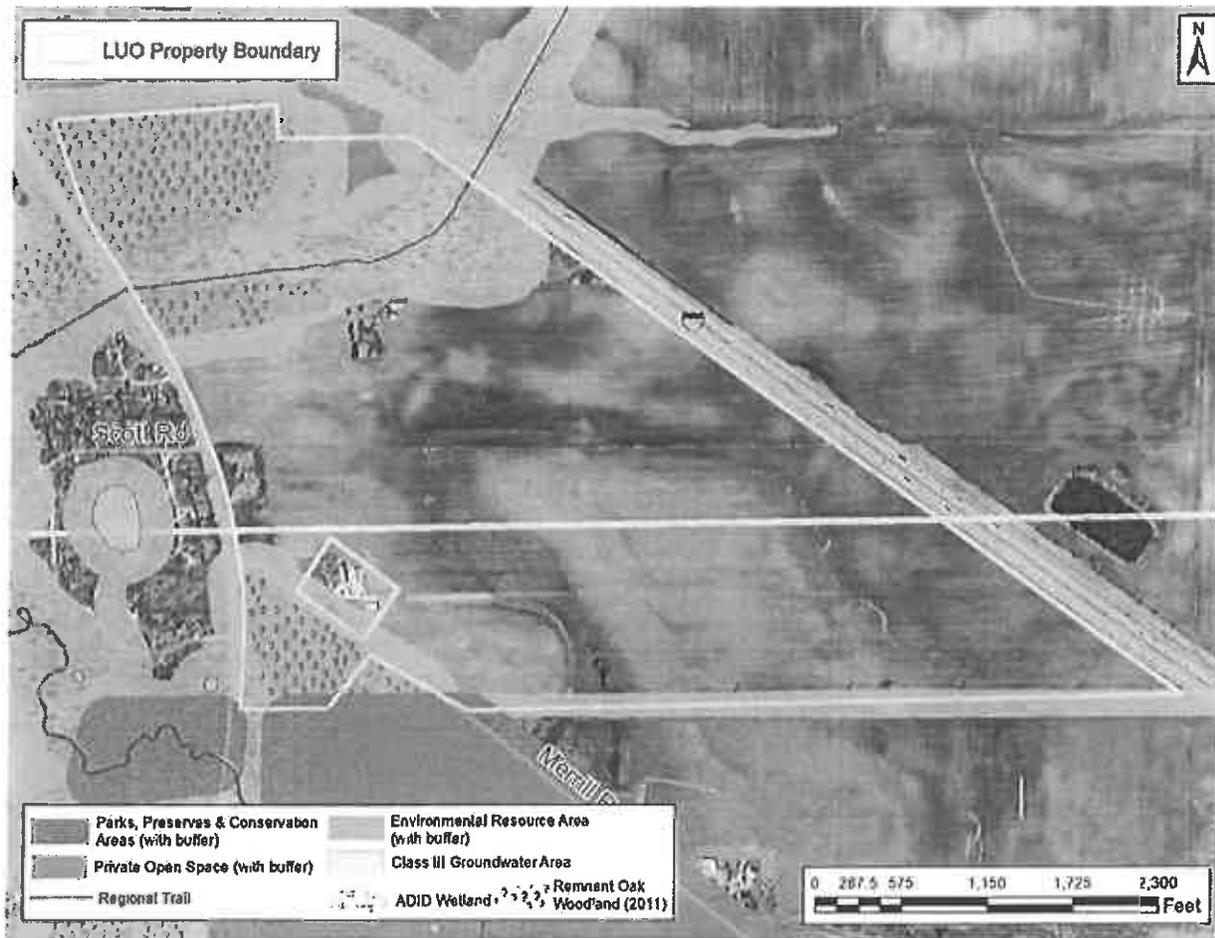
- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- 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, prairie, and cultural 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 includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Streams, Wetlands, Remnant Oak Woodlands, Environmental Resource Area (with buffer) and Open Space.

## 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.

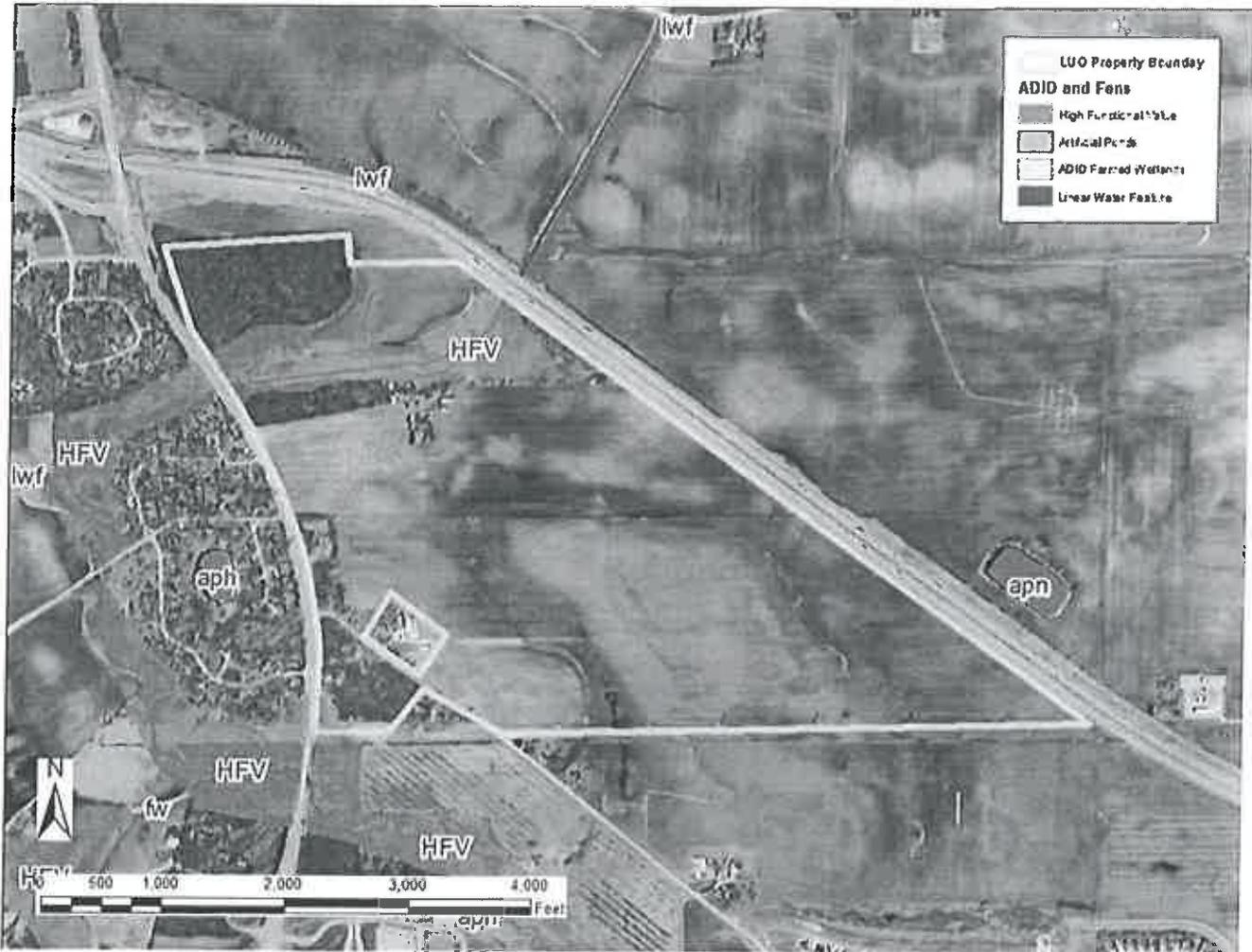
Wetlands function in many ways to benefit mankind. Some of their many functions and benefits include:

- 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.

The National Wetland Inventory Map identifies wetlands on this site. The types of wetlands identified on this site include: PEMCd—Palustrine Emergent Seasonally Flooded partly drained/ditched. 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 infor-

mation 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>

**An ADID wetland was identified on this site. This wetland has been designated as having a high functional value.**

WETLANDS PHOTOS



Figure 5: Wetlands photos

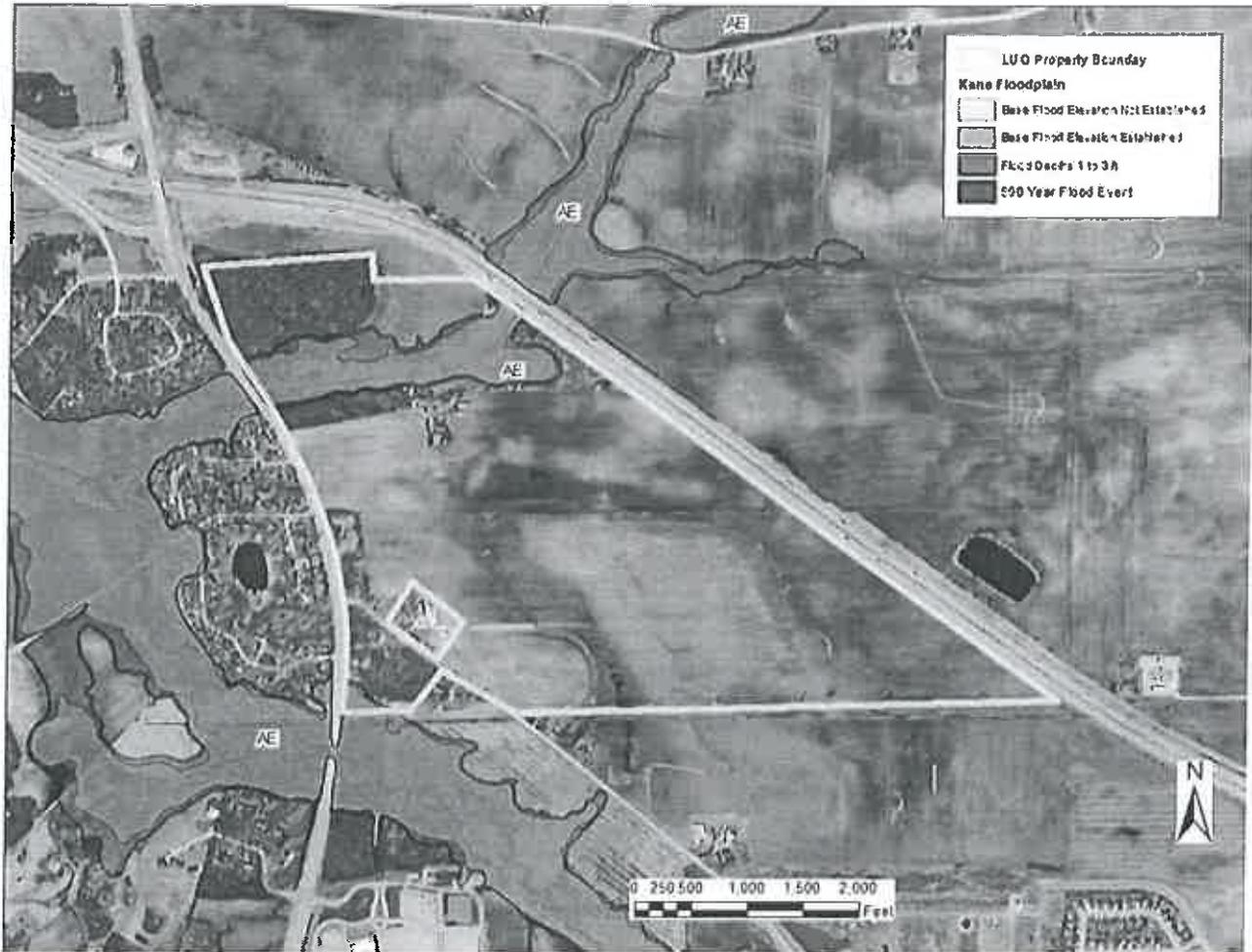


Point 1: Facing northeast



Point 2: Facing east

## FLOODPLAIN



**Figure 6: 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, approximately 7% of this site is within the boundaries of a 100-year floodplain. This development may impede the beneficial functions of the floodplain. Please see 8 for information regarding floodplain regulations.

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## STREAMS AND WATERSHED MANAGEMENT

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**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>

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## REGULATORY INFORMATION

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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.ltc.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.

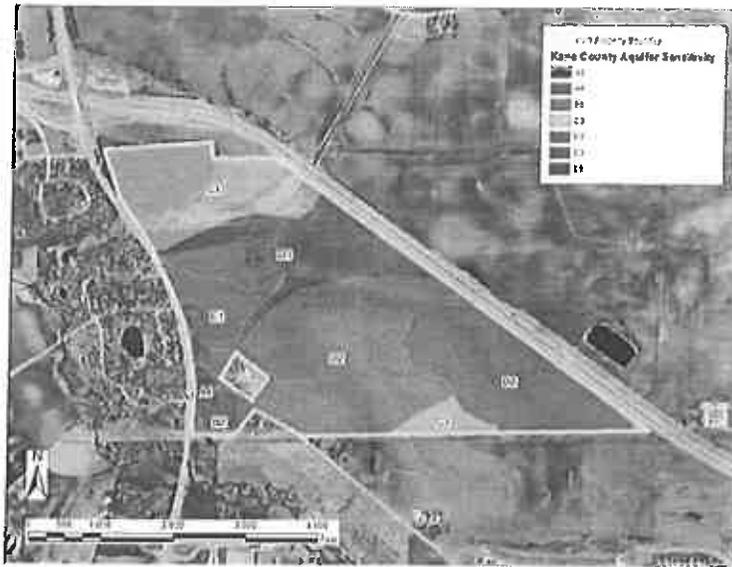
**Construction Permit:** Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or Kane County.

**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 7: Aquifer Sensitivity Map**

Dey, W.S., A.M. Davis, and B.B. Curly 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 moderately low potential for contamination.

*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 8: Municipalities 2 Ft Contours

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

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

The high point of this property is located in the southwestern portion of the site at an elevation of approximately 734 feet above mean sea level. The property generally drains in all directions via overland and via concentrated flow in a stream. The lowest elevation on the property is approximately 700 feet above sea level.

# TOPOGRAPHY AND DRAINAGE

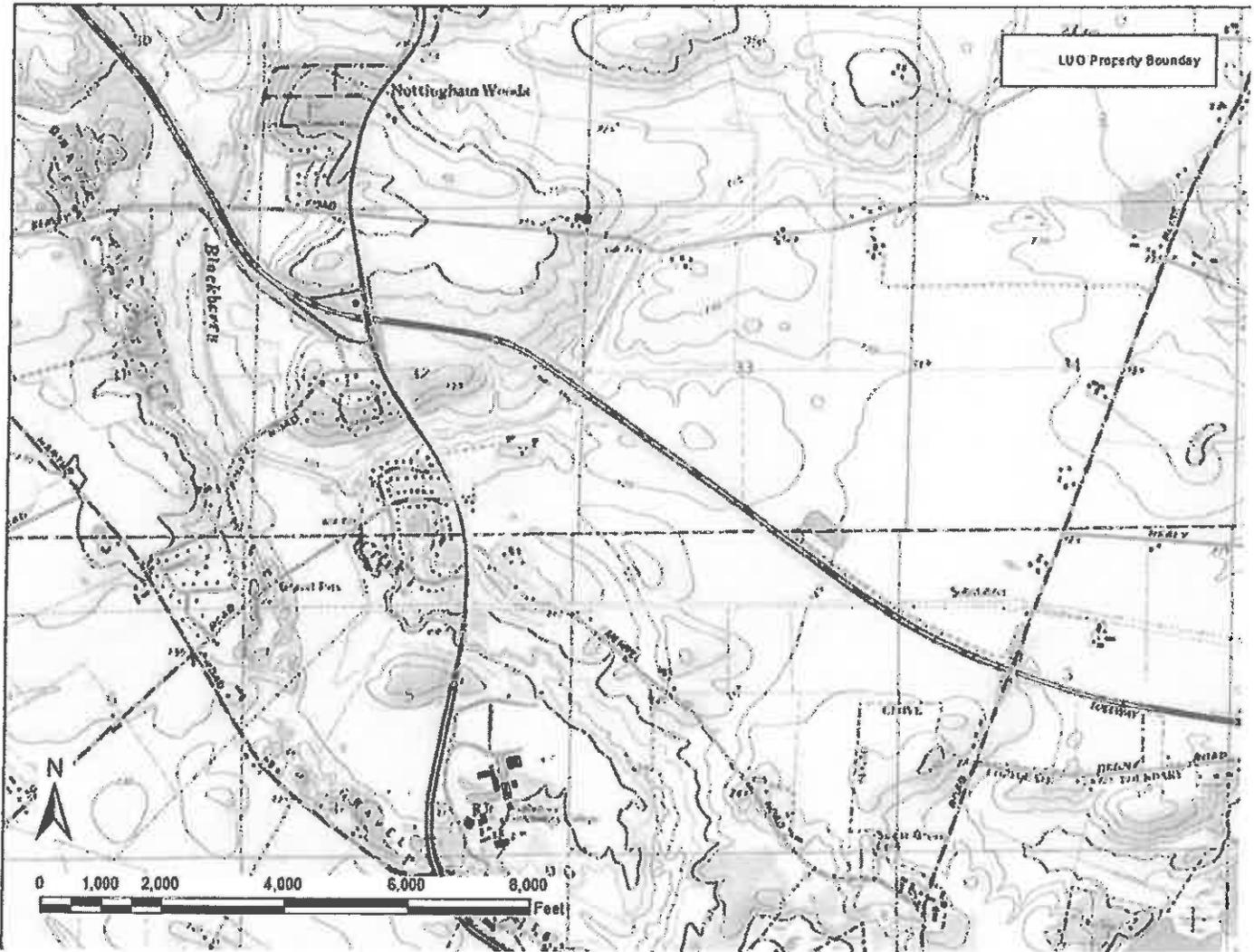


Figure 9: USGS Topographic Map

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## STORMWATER

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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. ILPA 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/>

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## SOIL EROSION

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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.

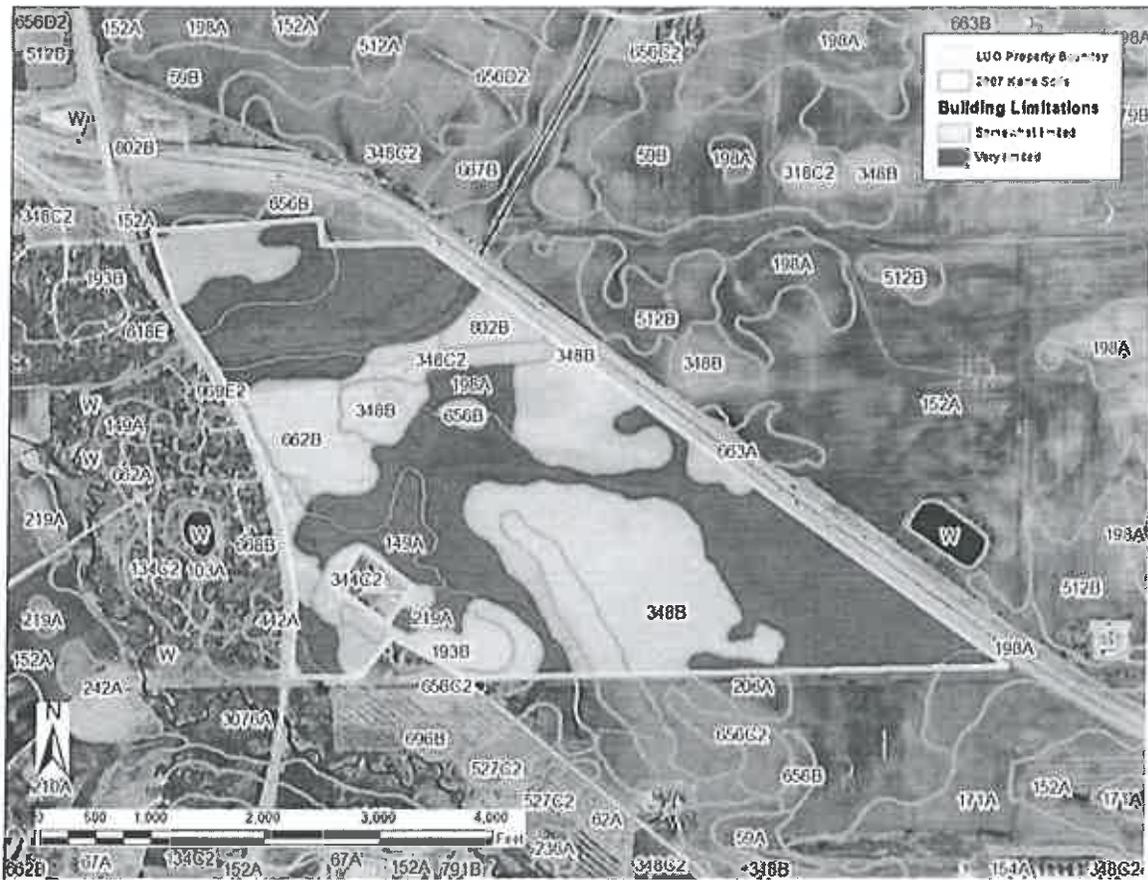
### LIST OF SOIL MAP UNITS

SOIL MAP UNIT	PERCENT OF PARCEL	ACRES
149A—Brenton	3%	12.08
152A—Drummer	37%	133.05
193B—Mayville	6%	21.66
198A—Elburn	2%	8.65
206A—Thorp	1%	2.45
219A—Millbrook	1%	4.03
344C2—Harvard	1%	4.94
348B—Wingate	24%	87.44
348C2—Wingate	5%	19.29
442A—Mundelein	1%	3.96
618E—Seneschwine	4%	12.97
656B—Octagon	1%	1.97
656C2—Octagon	2%	7.37
662B—Barony	5%	19.28
663A—Clare	1%	2.90
668B—Somonauk	2%	5.65
802B—Orthents	2%	6.22
969E2—Casco-Rodman complex	2%	5.77
3076A—Otter	<1%	1.14
<b>Table 1: Soil Map Units</b>	<b>Total</b>	<b>360.82</b>

All percentages and acreages are approximate.

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

## BUILDING LIMITATIONS



**Figure 10: 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.**



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## LESA- PRIME FARMLAND

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*NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (LE) portion of the LESA Score.*

Through the use of Kane County's Land Evaluation and Site Assessment System (LESA), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more pro-

ductive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility

The land evaluation for this site is 27, which does represent the upper percent level of agricultural productivity.

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

- Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.
- County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.
- United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.
- Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.
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- U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published. Champaign, Illinois State Geological Survey, 2006.
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- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.
- Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois. Illinois State Geological Survey, Illinois County Geologic Map, ICCGM Kane-AS.
- An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 29, 2018.

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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. Jennifer Shroder, Resource Assistant, prepared this report.

cc:

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## 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:** 149A - Brenton silt loam, 0 to 2 percent slopes

**Component:** Brenton (90%)

*The Brenton component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

**Map unit:** 152A - Drummer silty clay loam, 0 to 2 percent slopes

**Component:** Drummer, drained (94%)

*The Drummer, drained component makes up 94 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 6 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

**Map unit:** 193B - Mayville silt loam, 2 to 5 percent slopes

**Component:** Mayville (90%)

*The Mayville component makes up 90 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines on uplands. The parent material consists of loess over loamy till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. 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 January, February, March, May, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent. There are no saline horizons within 30 inches of the soil surface.*

**Map unit:** 198A - Elburn silt loam, 0 to 2 percent slopes

**Component:** Elburn (93%)

*The Elburn component makes up 93 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains on plains. The parent material consists of loess over stratified loamy outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria.*

Map unit: 206A - Thorp silt loam, 0 to 2 percent slopes

Component: Thorp (95%)

*The Thorp component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

Map unit: 219A - Millbrook silt loam, 0 to 2 percent slopes

Component: Millbrook (90%)

*The Millbrook component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 15 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.*

Map unit: 344C2 - Harvard silt loam, 5 to 10 percent slopes, eroded

Component: Harvard (92%)

*The Harvard component makes up 92 percent of the map unit. Slopes are 5 to 10 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*

Map unit: 348C2 - Wingate silt loam, 5 to 10 percent slopes, eroded

Component: Wingate (92%)

*The Wingate component makes up 92 percent of the map unit. Slopes are 5 to 10 percent. This component is on ground moraines. The parent material consists of Loess or other silty material and in the underlying till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 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 3 percent.*

Map unit: 442A - Mundelein silt loam, 0 to 2 percent slopes

Component: Mundelein (92%)

*The Mundelein component makes up 92 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 18 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 10 percent.*

Map unit: 818E - Senachwine silt loam, 12 to 20 percent slopes

Component: Senachwine (90%)

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

Map unit: 656B - Octagon silt loam, 2 to 4 percent slopes

Component: Octagon (92%)

*The Octagon component makes up 92 percent of the map unit. Slopes are 2 to 4 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 is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.*

Map unit: 656C2 - Octagon silt loam, 4 to 6 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 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, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.*

Map unit: 662B - Barony silt loam, 2 to 5 percent slopes

Component: Barony (92%)

*The Barony component makes up 92 percent of the map unit. Slopes are 2 to 5 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

Map unit: 663A - Clare silt loam, 0 to 2 percent slopes

Component: Clare (92%)

*The Clare component makes up 92 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of loess over outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 1. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent.*

Map unit: 668B - Somonauk silt loam, 2 to 5 percent slopes

Component: Somonauk (92%)

*The Somonauk component makes up 92 percent of the map unit. Slopes are 2 to 5 percent. This component is on outwash plains. The parent material consists of Loess or other silty material and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

Map unit: 802B - Orthents, loamy, undulating

Component: Orthents, loamy (92%)

*The Orthents, loamy component makes up 92 percent of the map unit. Slopes are 1 to 6 percent. This component is on leveled land. The parent material consists of earthy fill. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 51 inches during February, March, April. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

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Map unit: 969E2 - Casco-Rodman complex, 12 to 20 percent slopes, eroded

Component: Casco, eroded (53%)

*The Casco, eroded component makes up 53 percent of the map unit. Slopes are 12 to 20 percent. This component is on moraines on hills. The parent material consists of loamy alluvium over calcareous, stratified sandy and gravelly outwash. Depth to a root restrictive layer, strongly contrasting textural stratification, is 11 to 20 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 13 percent. There are no saline horizons within 30 inches of the soil surface.*

Component: Rodman, eroded (37%)

*The Rodman, eroded component makes up 37 percent of the map unit. Slopes are 12 to 20 percent. This component is on moraines on hills. The parent material consists of sandy and gravelly outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 6s. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 28 percent. There are no saline horizons within 30 inches of the soil surface.*

Map unit: 3076A - Otter silt loam, 0 to 2 percent slopes, frequently flooded

Component: Otter (90%)

*The Otter component makes up 90 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 3w. This soil meets hydric criteria.*

## Dwellings With Basements

### Rating Options

**Attribute Name: Dwellings With Basements**

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
149A	Brenton silt loam, 0 to 2 percent slopes	Very limited	Brenton 90% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Pectone, drained 3% Ponding Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Very limited	Mayville 90% Depth to saturated zone Elpaso, drained 10% Ponding Depth to saturated zone Shrink-swell
198A	Eiburn silt loam, 0 to 2 percent slopes	Very limited	Eiburn 93% Depth to saturated zone Shrink-swell Drummer, drained 5% Ponding Depth to saturated zone Shrink-swell Thorp, drained 2% Ponding Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Depth to saturated zone Shrink-swell

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
442A	Mundelein silt loam, 0 to 2 percent slopes	Very limited	Mundelein 92% Depth to saturated zone Drummer 4% Ponding Depth to saturated zone Shrink-swell Pella 2% Ponding Depth to saturated zone
618E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Elpaso 2% Ponding Depth to saturated zone Shrink-swell Herbert 2% Depth to saturated zone
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Depth to saturated zone
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Depth to saturated zone
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Depth to saturated zone Shrink-swell
663A	Clare silt loam, 0 to 2 percent slopes	Somewhat limited	Clare 92% Depth to saturated zone Shrink-swell
668B	Somonauk silt loam, 2 to 5 percent slopes	Somewhat limited	Somonauk 92% Depth to saturated zone Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell Depth to saturated zone
969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	Very limited	Casco, eroded 53% Slope Rodman, eroded 37% Slope
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	Very limited	Otter 90% Ponding Flooding 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.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
149A	Brenton silt loam, 0 to 2 percent slopes	Somewhat limited	Brenton 90% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Somewhat limited	Mayville 90% Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Shrink-swell
442A	Mundelein silt loam, 0 to 2 percent slopes	Somewhat limited	Mundelein 92% Depth to saturated zone Orthents, loamy 1% Shrink-swell
618E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Elpaso 2% Ponding Depth to saturated zone Shrink-swell Herbert 2% Depth to saturated zone Shrink-swell

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Shrink-swell
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Shrink-swell
663A	Clare silt loam, 0 to 2 percent slopes	Somewhat limited	Clare 92% Shrink-swell
668B	Somonauk silt loam, 2 to 5 percent slopes	Somewhat limited	Somonauk 92% Shrink-swell
802B	Orthents, loamy, undulating	Somewhat limited	Orthents, loamy 92% Shrink-swell
969E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	Very limited	Casco, eroded 53% Slope Rodman, eroded 37% Slope
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	Very limited	Otter 90% Ponding Flooding Depth to saturated zone

## Small Commercial Buildings

### Rating Options

**Attribute Name: Small Commercial Buildings**

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
149A	Brenton silt loam, 0 to 2 percent slopes	Somewhat limited	Brenton 90% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell
193B	Mayville silt loam, 2 to 5 percent slopes	Somewhat limited	Mayville 90% Depth to saturated zone Shrink-swell Slope
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
219A	Millbrook silt loam, 0 to 2 percent slopes	Very limited	Millbrook 90% Depth to saturated zone
344C2	Harvard silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Harvard 92% Slope Shrink-swell
348C2	Wingate silt loam, 5 to 10 percent slopes, eroded	Somewhat limited	Wingate 92% Slope Shrink-swell
442A	Mundelein silt loam, 0 to 2 percent slopes	Somewhat limited	Mundelein 92% Depth to saturated zone Orthents, loamy 1% Shrink-swell
618E	Senachwine silt loam, 12 to 20 percent slopes	Very limited	Senachwine 90% Slope Shrink-swell Casco 6% Slope Elpaso 2% Ponding Depth to saturated zone Shrink-swell Herbert 2% Depth to saturated zone Shrink-swell

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell
662B	Barony silt loam, 2 to 5 percent slopes	Somewhat limited	Barony 92% Shrink-swell
663A	Clare silt loam, 0 to 2 percent slopes	Somewhat limited	Clare 92% Shrink-swell
668B	Somonauk silt loam, 2 to 5 percent slopes	Somewhat limited	Somonauk 92% Shrink-swell
802B	Orhents, loamy, undulating	Somewhat limited	Orhents, loamy 92% Shrink-swell
989E2	Casco-Rodman complex, 12 to 20 percent slopes, eroded	Very limited	Casco, eroded 53% Slope Rodman, eroded 37% Slope
3076A	Otter silt loam, 0 to 2 percent slopes, frequently flooded	Very limited	Otter 90% Ponding Flooding Depth to saturated zone

---

## CONTACTS

### Federal Agencies

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

**U.S.D.A. Natural Resources  
Conservation Service**  
2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630)584-7960 ext. 3  
<http://www.il.nrcs.usda.gov/>

**U.S. Fish & Wildlife Service**  
Chicago Illinois Field Office  
230 South Dearborn Suite 2938  
Chicago, IL 60604  
(847)298-3250  
<http://www.fws.gov/>

**U.S. Environmental Protection Agency**  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312)353-2000 or (800)621-8431  
<http://www.epa.gov/region5/>  
[r5hotline@epa.gov](mailto:r5hotline@epa.gov)

### 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  
(217)782-7820/(800)452-4368  
<http://www.idot.illinois.gov/>

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

### County Offices

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

**Development Department**  
(630)232-3492

**Department of Environmental Management**  
(630)208-5118

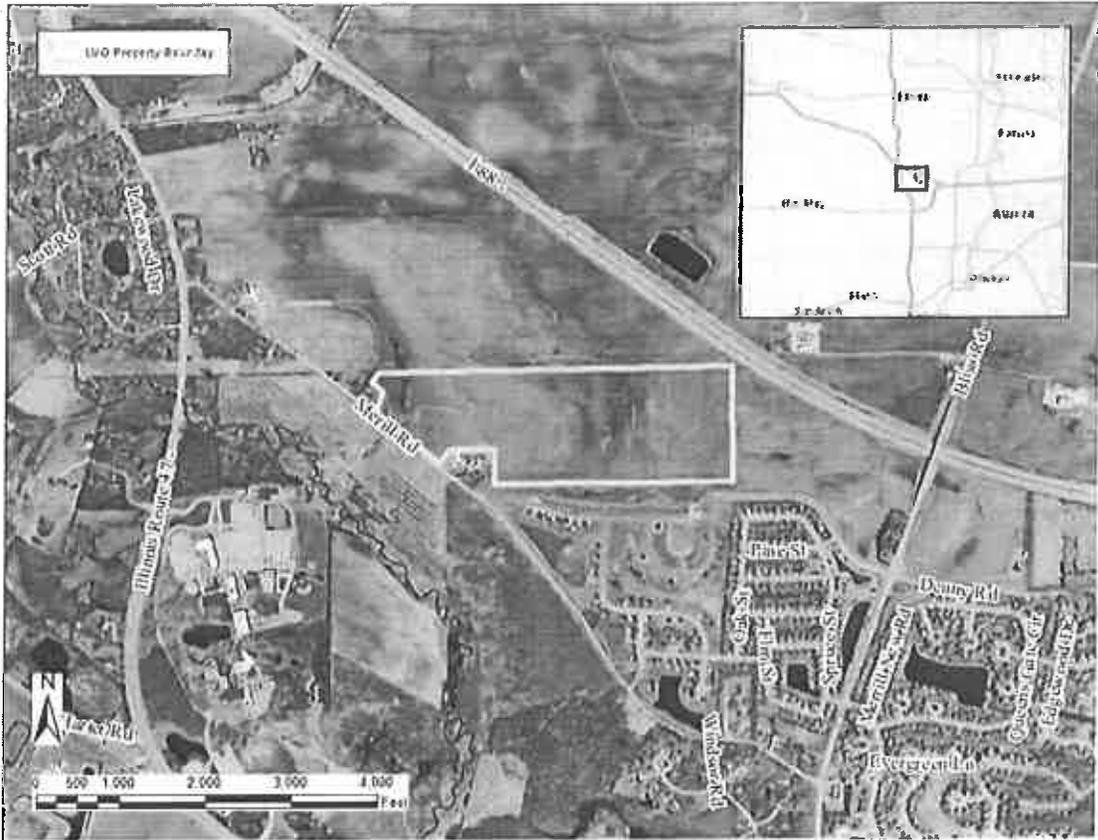
**Forest Preserve District**  
1996 South Kirk Road, Suite 320  
Geneva, IL 60134  
(630)232-5980  
[forestpreserve.countyofkane.org](http://forestpreserve.countyofkane.org)

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



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

**LAND USE OPINION  
18-107E**



**December 3, 2018**

**Prepared for:  
Village of Sugar Grove**

**Petitioner:**

**Petitioner:****Contact Person:****Unit of Government Responsible for Permits:** Village of Sugar Grove**Acreage:** 113.67**Property Address/PIN#:** 4S341 Merrill Road, Sugar Grove**Existing Land Use:** Agriculture**Surrounding Land Use:** Agriculture**Proposed Land Use:** Residential/Commercial

### Natural Resource Concerns

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

**Kane County Green Infrastructure Plan:** This site is located in an area indicated as Park Preserves and Conservation Area (with buffer), Environmental Resource Area (with buffer). (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.)



- Floodplain
- No Floodplain

**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.

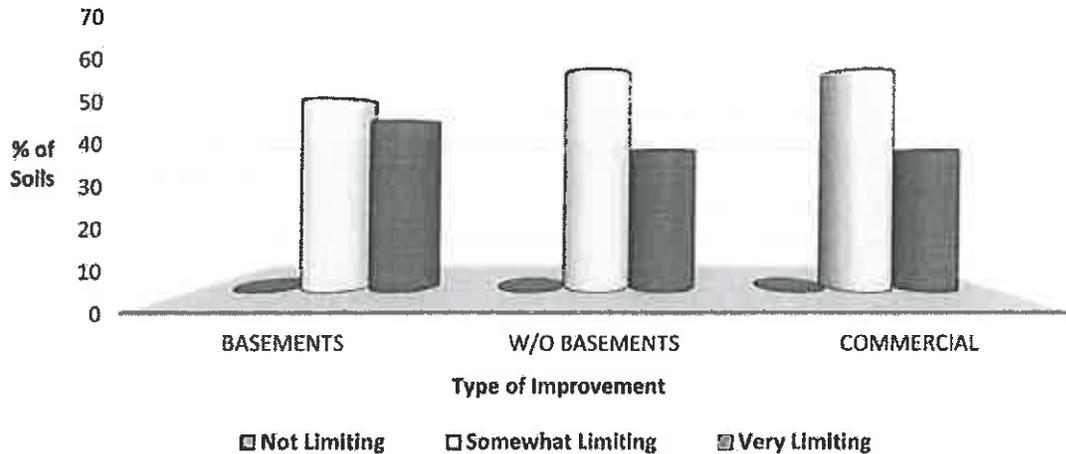
**Aquifer Sensitivity:** This site is classified as having a moderately high to moderately low potential for aquifer contamination. (See page 9)

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

**Stormwater:** See page 12 for information regarding stormwater management.

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

**Building Limitations:** Soils at this site may contain limitations for dwellings with basements, dwellings without basements, and small commercial buildings. See page 14 and attached Soils Tables located on the final pages this report. All information is from the Soil Survey of Kane County, Illinois.



**Hydric Soils:** There are hydric soils and soils with hydric inclusions identified on this site. (See page 15.)



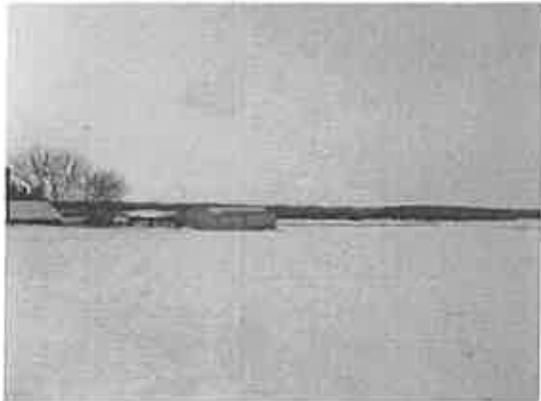
**LESA-Prime Farmland:** Sites with a score of 26-33 or greater on the Land Evaluation (LE) portion of the LESA score are considered to have high value farmland soils. This site has a score of **30** placing it within the definition of high value soils/prime farmland. (See Page 16 for more information)

### LAND USE OPINION

**Land Use Opinion:** The most current natural resource data indicates the following concerns for this site: **Soil Limitations, LESA – Prime Farmland, 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 land use change unless the previously mentioned concerns are addressed.

## SITE INSPECTION

A site inspection was conducted by Resource Assistant, Jennifer Shroder on November 29, 2018. The following photos were taken during this inspection and reflect the site conditions at that time.



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## PURPOSE AND INTENT

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

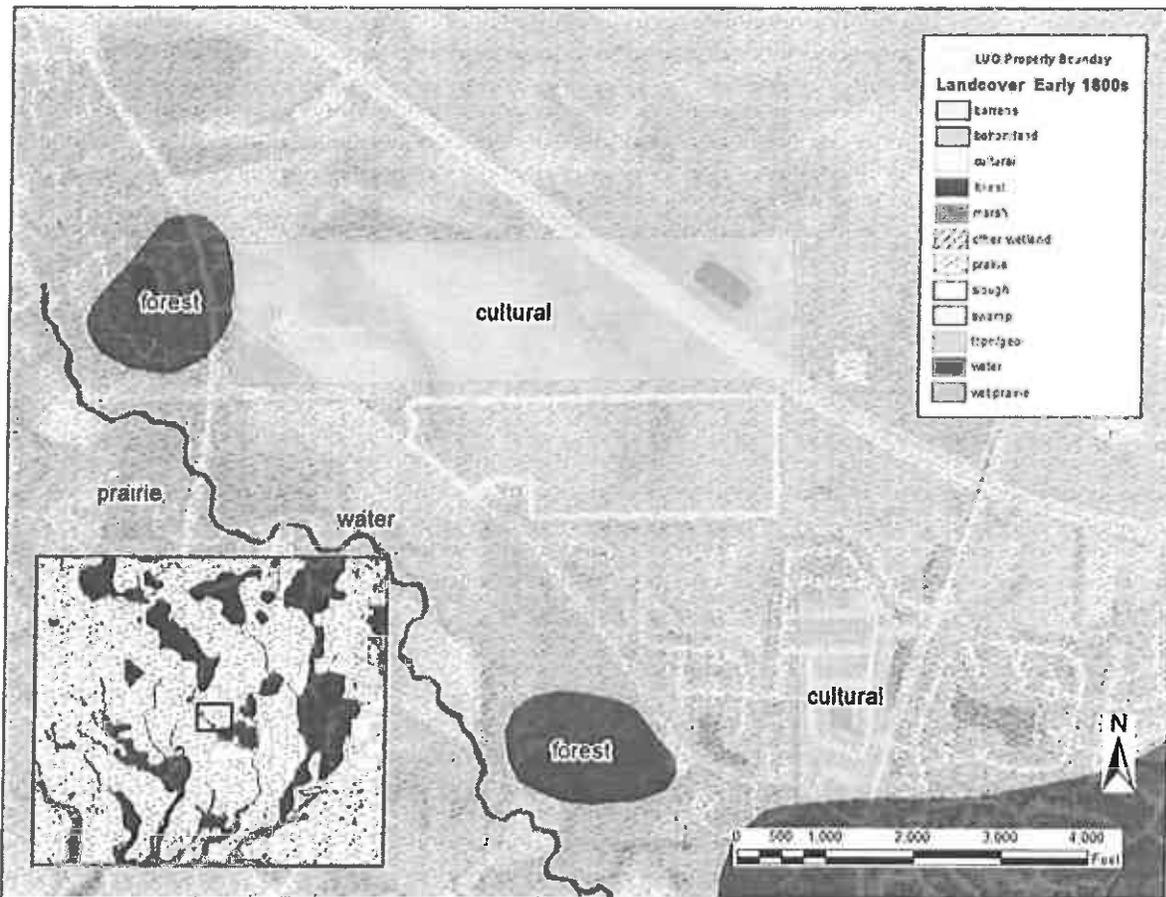
This report intends to present the most current natural resource information available in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other. This information comes from standardized data, on-site investigations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

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

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

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

## 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 prairie 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.

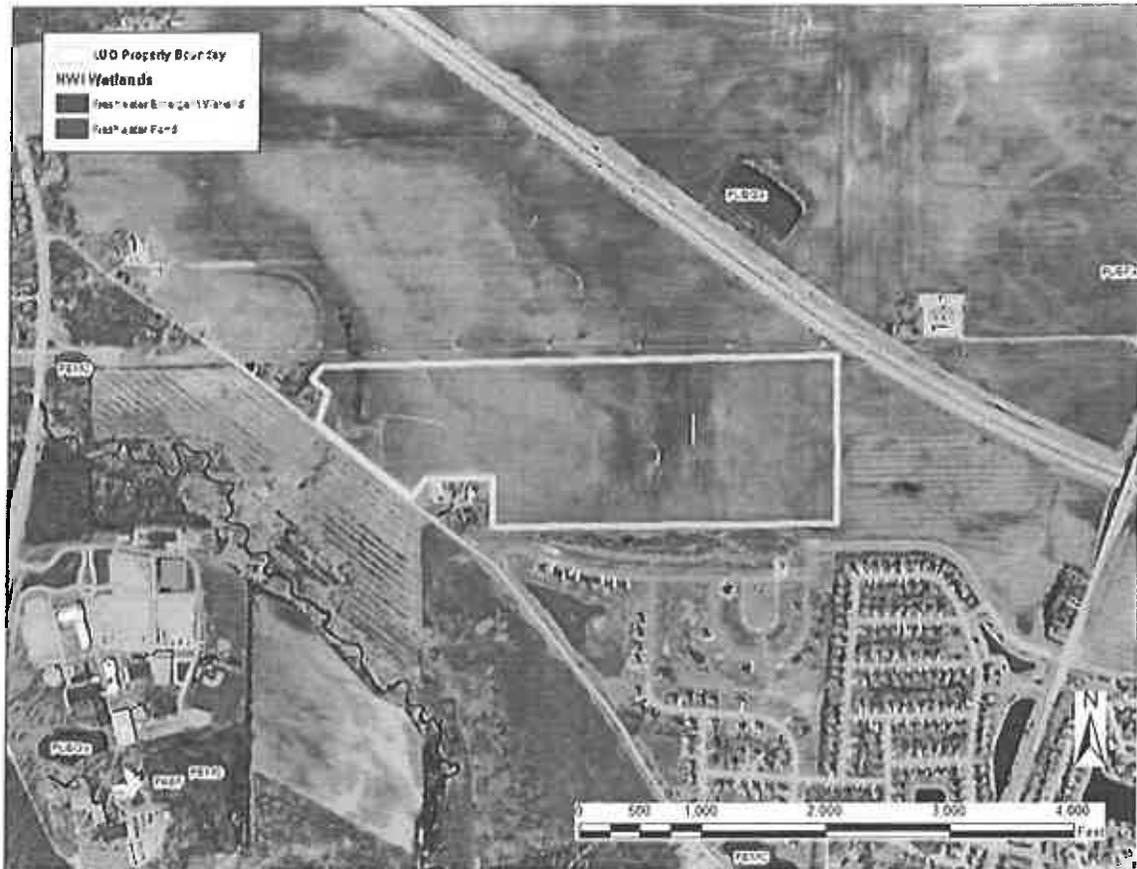
From the Kane County Green Infrastructure Plan, "Green infrastructure is an interconnected system of natural areas and open spaces including woodlands, wetlands, trails and parks, which are protected and managed for the ecological values and functions they provide to people and wildlife. The Kane County 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 includes the following priority areas as designated on the Kane County 2040 Green Infrastructure Plan: Park Preserves and Conservation Area (with buffer), Environmental Resource Area (with buffer).

## 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

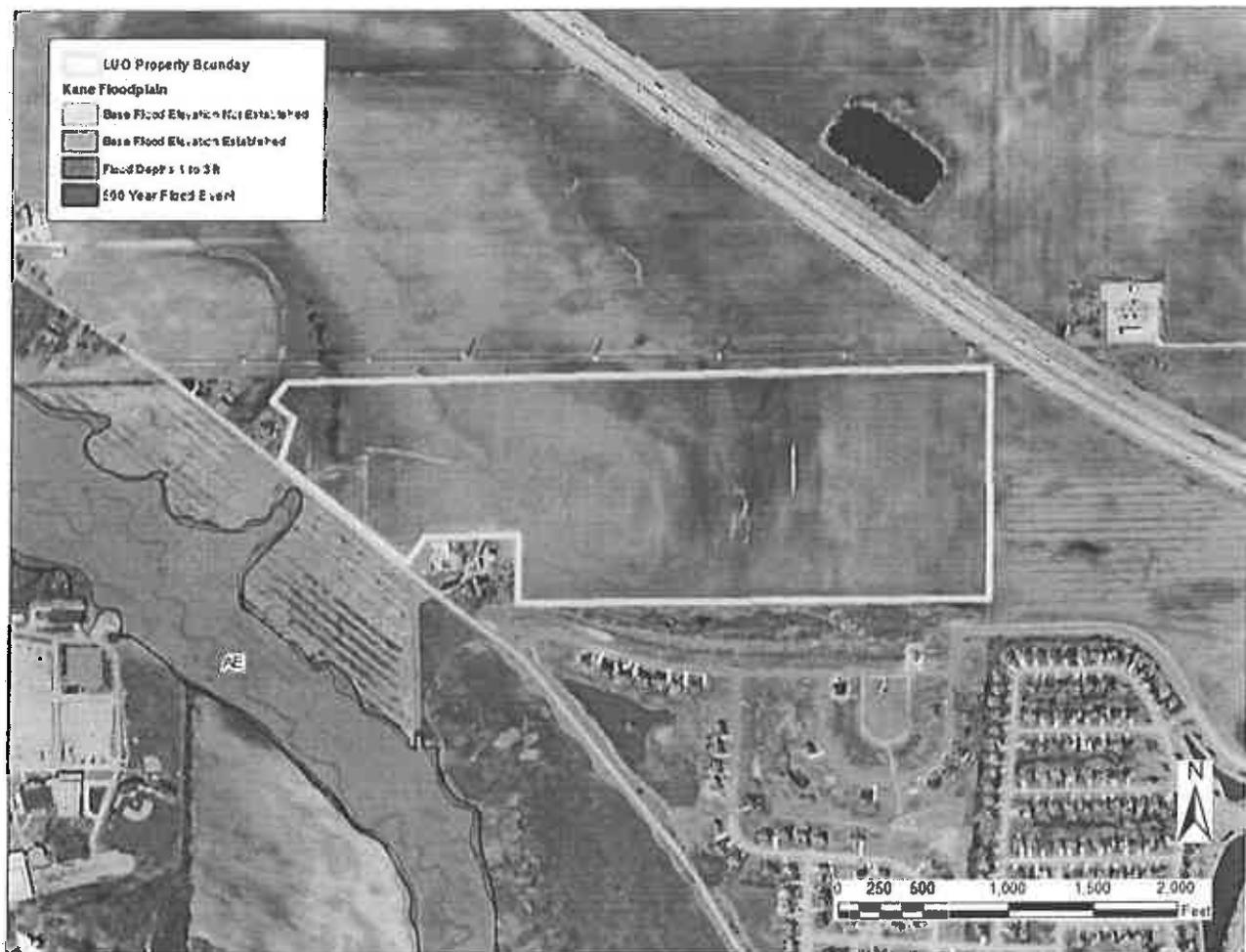
Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.

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 infor-

mation 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 not 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.

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## STREAMS AND WATERSHED MANAGEMENT

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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 (ILPA– 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>

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## REGULATORY INFORMATION

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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 high to moderately low potential for contamination.

*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 of the site at an elevation of approximately 740 feet above mean sea level. The property generally drains in all directions via overland. The lowest elevation on the property is approximately 702 feet above sea level.

# TOPOGRAPHY AND DRAINAGE

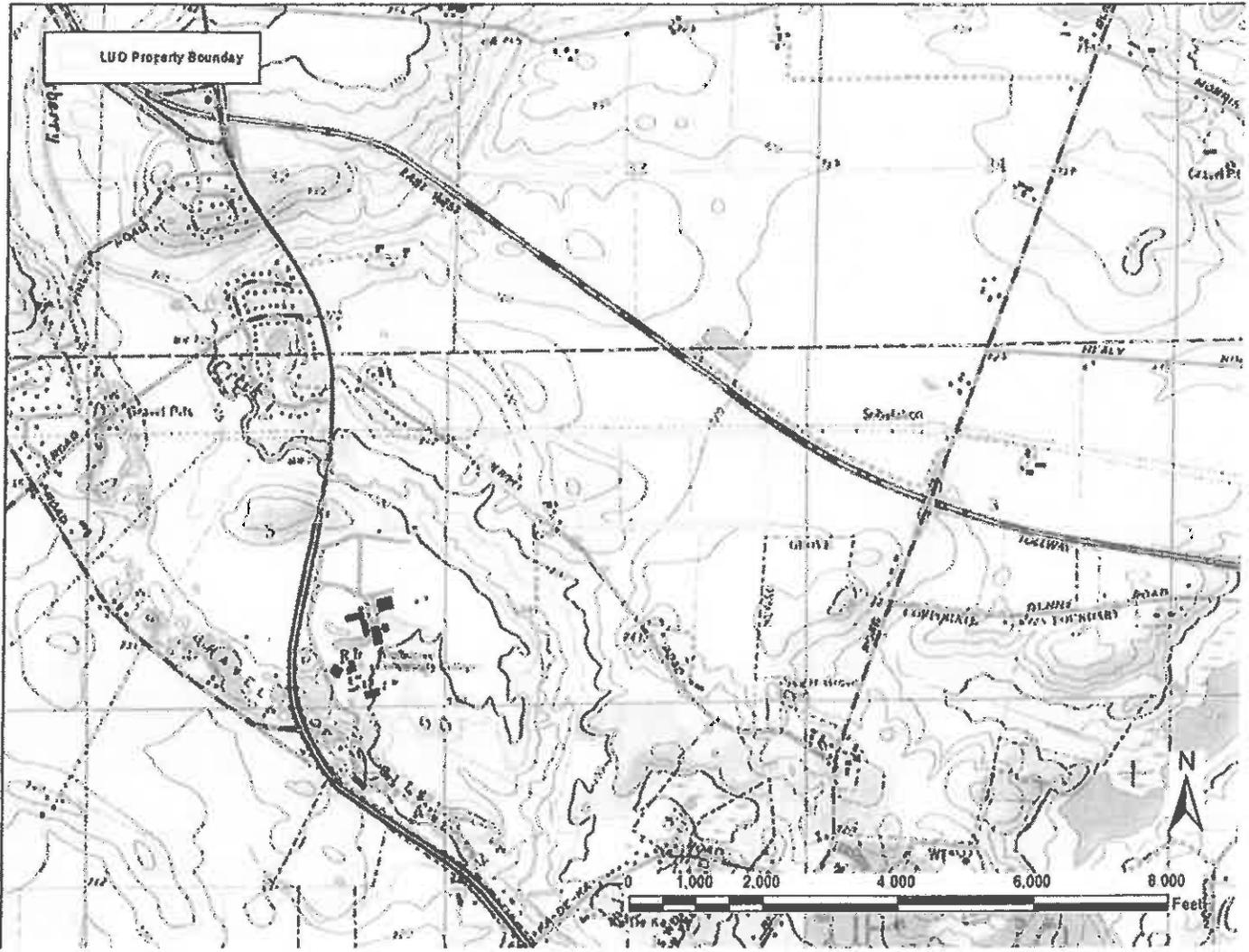


Figure 8: USGS Topographic Map

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## STORMWATER

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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. NEPA 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/>

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## SOIL EROSION

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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 PARCEL	ACRES
59A—Lisbon	2%	2.32
62A—Herbert	2%	2.03
152A—Drummer	33%	37.53
171A—Cattlin	17%	18.90
198A—Elburn	6%	6.87
206A—Thorp	4%	4.23
348B—Wingate	16%	18.34
348C2—Wingate	8%	9.61
527C2—Kidami	1%	1.49
656B—Octagon	3%	3.10
656C2—Octagon	8%	9.25
<b>Table 1: Soil Map Units</b>	<b>Total</b>	<b>113.67</b>

All percentages and acreages are approximate.

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

## BUILDING LIMITATIONS



**Figure 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.**



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## LESA- PRIME FARMLAND

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*NOTE: The Kane County LESA System was revised and updated in 2004. Scores are reflected through a 33 point system used for the soils or Land Evaluation (LE) portion of the LESA Score.*

Through the use of Kane County's Land Evaluation and Site Assessment System (LESAS), a numerical value was determined for this site. The LESA System is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their long term agricultural economic viability. In agricultural land evaluation, soils of a given area are rated ranging from the best to the worst suited for a stated agricultural use, i.e., cropland, forest land, or rangeland. A relative value is determined for each soil. The best soils are assigned a value of 33 and all others are assigned lower values. Therefore, the closer the relative value is to 33, the more valuable and more pro-

ductive the site's soils are for agricultural purposes.

The land evaluation represents thirty-three percent of the total LESA score. It is based on data from the National Cooperative Soil Survey. The site assessment portion of a LESA represents sixty-seven percent of the LESA score. It is based on factors such as zoning and land use compatibility

The land evaluation for this site is 30, which represents the upper percent level of agricultural productivity.

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

- Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.
- County of Kane. "Kane County 2040 Green Infrastructure Plan". Adopted December 10, 2013.
- United States Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983-1984, Digitized 1985-1986.
- Kane County's Wetlands and Streams Advanced Identification (ADID) Study completed in 2004.
- Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, Disc 6, 2011.
- U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006.
- Nonpoint Source Pollution— What's it All About? Illinois Environmental Protection Agency. <http://www.epa.illinois.gov/topics/water-quality/watershed-management/nonpoint-sources/what-is-nonpoint-source-pollution/index>. 2015 Illinois EPA.
- United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Kane County, IL SSURGO soil layer certified in 2007, and DuPage County, IL SSURGO soil layer certified in 2007 and accompanying interpretations.
- Dey, W.S., A.M. Davis, and B.B. Curry, 2007, Aquifer Sensitivity to Contamination, Kane County, Illinois. Illinois State Geological Survey, Illinois County Geologic Map, ICGM Kane-AS.
- An on-site investigation conducted by the SWCD Resource Assistant, Jennifer Shroder on November 29, 2018.

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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. Jennifer Shroder, Resource Assistant, prepared this report.

cc:

## 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: 206A - Thorp silt loam, 0 to 2 percent slopes

Component: Thorp (95%)

*The Thorp component makes up 95 percent of the map unit. Slopes are 0 to 2 percent. This component is on outwash plains. The parent material consists of Loess and in the underlying outwash. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is high. Shrink-swell potential is moderate. This soil is not flooded. It is frequently ponded. A seasonal zone of water saturation is at 6 inches during January, February, March, April, May. Organic matter content in the surface horizon is about 5 percent. Nonirrigated land capability classification is 2w. This soil meets hydric criteria.*

Map unit: 348B - Wingate silt loam, cool mesic, 2 to 5 percent slopes

Component: Wingate (97%)

*The Wingate component makes up 97 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines on till plains. The parent material consists of loess over loamy till. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. 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 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

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

Component: Kildami (90%)

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

Map unit: 656B - Octagon silt loam, 2 to 4 percent slopes

Component: Octagon (92%)

*The Octagon component makes up 92 percent of the map unit. Slopes are 2 to 4 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 is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.*

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Map unit: 656C2 - Octagon silt loam, 4 to 6 percent slopes, eroded

Component: Octagon (92%)

*The Octagon component makes up 92 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, dense material, is 24 to 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 33 inches during February, March, April. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 23 percent.*

## Dwellings With Basements

### Rating Options

**Attribute Name: Dwellings With Basements**

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

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Very limited	Lisbon 92% Depth to saturated zone Shrink-swell Elpaso 8% Ponding Depth to saturated zone Shrink-swell
62A	Herbert silt loam, 0 to 2 percent slopes	Very limited	Herbert 92% Depth to saturated zone
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell
171A	Callin silt loam, 0 to 2 percent slopes	Somewhat limited	Callin 90% Depth to saturated zone Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Very limited	Elburn 93% Depth to saturated zone Shrink-swell Drummer, drained 5% Ponding Depth to saturated zone Shrink-swell Thorp, drained 2% Ponding Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Very limited	Wingate 97% Depth to saturated zone Shrink-swell Elpaso, drained 3% Ponding Depth to saturated zone Shrink-swell
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 90% Depth to saturated zone
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Depth to saturated zone
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% 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.

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Somewhat limited	Lisbon 92% Depth to saturated zone Shrink-swell
62A	Herbert silt loam, 0 to 2 percent slopes	Very limited	Herbert 92% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Pectone, drained 3% Ponding Depth to saturated zone Shrink-swell
171A	Catlin silt loam, 0 to 2 percent slopes	Somewhat limited	Catlin 90% Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Somewhat limited	Wingate 97% Depth to saturated zone Shrink-swell
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 90% Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Shrink-swell

## Small Commercial Buildings

### Rating Options

#### Attribute Name: Small Commercial Buildings

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

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

Map symbol	Map unit name	Rating	Component name and % composition Rating reasons
59B	Lisbon silt loam, 2 to 4 percent slopes	Somewhat limited	Lisbon 92% Depth to saturated zone Shrink-swell
62A	Herbert silt loam, 0 to 2 percent slopes	Very limited	Herbert 92% Depth to saturated zone Shrink-swell
152A	Drummer silty clay loam, 0 to 2 percent slopes	Very limited	Drummer, drained 94% Ponding Depth to saturated zone Shrink-swell Harpster, drained 3% Ponding Depth to saturated zone Shrink-swell Peotone, drained 3% Ponding Depth to saturated zone Shrink-swell
171A	Callin silt loam, 0 to 2 percent slopes	Somewhat limited	Callin 90% Shrink-swell
198A	Elburn silt loam, 0 to 2 percent slopes	Somewhat limited	Elburn 93% Depth to saturated zone Shrink-swell
206A	Thorp silt loam, 0 to 2 percent slopes	Very limited	Thorp 95% Ponding Depth to saturated zone Shrink-swell
348B	Wingate silt loam, cool mesic, 2 to 5 percent slopes	Somewhat limited	Wingate 97% Depth to saturated zone Shrink-swell Slope
527C2	Kidami loam, 4 to 6 percent slopes, eroded	Somewhat limited	Kidami 90% Slope Shrink-swell
656B	Octagon silt loam, 2 to 4 percent slopes	Somewhat limited	Octagon 92% Shrink-swell
656C2	Octagon silt loam, 4 to 6 percent slopes, eroded	Somewhat limited	Octagon 92% Slope Shrink-swell

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## CONTACTS

### Federal Agencies

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

**U.S.D.A. Natural Resources  
Conservation Service**  
2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630)584-7960 ext. 3  
<http://www.il.nrcs.usda.gov/>

**U.S. Fish & Wildlife Service**  
Chicago Illinois Field Office  
230 South Dearborn Suite 2938  
Chicago, IL 60604  
(847)298-3250  
<http://www.fws.gov/>

**U.S. Environmental Protection Agency**  
Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312)353-2000 or (800)621-8431  
<http://www.epa.gov/region5/>  
[r5hotline@epa.gov](mailto:r5hotline@epa.gov)

### 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  
(217)782-7820/(800)452-4368  
<http://www.idot.illinois.gov/>

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

### County Offices

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

**Development Department**  
(630)232-3492

**Department of Environmental Management**  
(630)208-5118

**Forest Preserve District**  
1996 South Kirk Road, Suite 320  
Geneva, IL 60134  
(630)232-5980  
[forestpreserve.countyofkane.org](http://forestpreserve.countyofkane.org)

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

