

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

April 11, 2023

Jim Militello
Prime Law Group, LLC
747 S. Eastwood Drive
Woodstock, IL 60098

Re: Parcel # 07-04-200-007
Common Location: 17519 Lincoln Road, Harvard, IL 60033
NRI# L23-038-4498
Zoning Change: A2 to A1 CUP

Dear Mr. Militello:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Henri and June Ciugni property as applied for in Report #L23-038-4498. Due to minimal new proposed construction on the site, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

Earthwork in or near a wetland requires a permit from the Army Corps of Engineers or the McHenry County Department of Planning & Development. The McHenry County ADID Wetland Inventory indicates the presence of High-Quality Wetland in multiple areas of the parcel and a Wetland in the southwest area of the parcel (see attached ADID Wetland Locations Map). The Natural Resource Conservation Service inventory indicates the presence of Farmed Wetland Pasture in multiple areas of the parcel and Non-inventoried Hydric Soil Wetlands in the southwest area of the (see attached NRCS Wetland Locations Map). It is recommended that a jurisdictional wetland delineation be performed on this parcel before any additional construction occurs. Please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Office maps also indicate the presence of hydric soils in multiple locations of the parcel (see attached Hydric Soil Locations Map). Our wetland inventory is for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

Additionally, the FEMA Flood Insurance Rate Map indicates a 0.2 Percent Annual Chance Floodplain in multiple locations of the parcel (see attached FEMA 100 yr. Floodplain Map). If additional construction is to occur it is recommended that you contact the McHenry County Department of Planning & Development for possible permitting requirements.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Resources for the Future

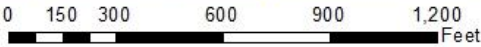
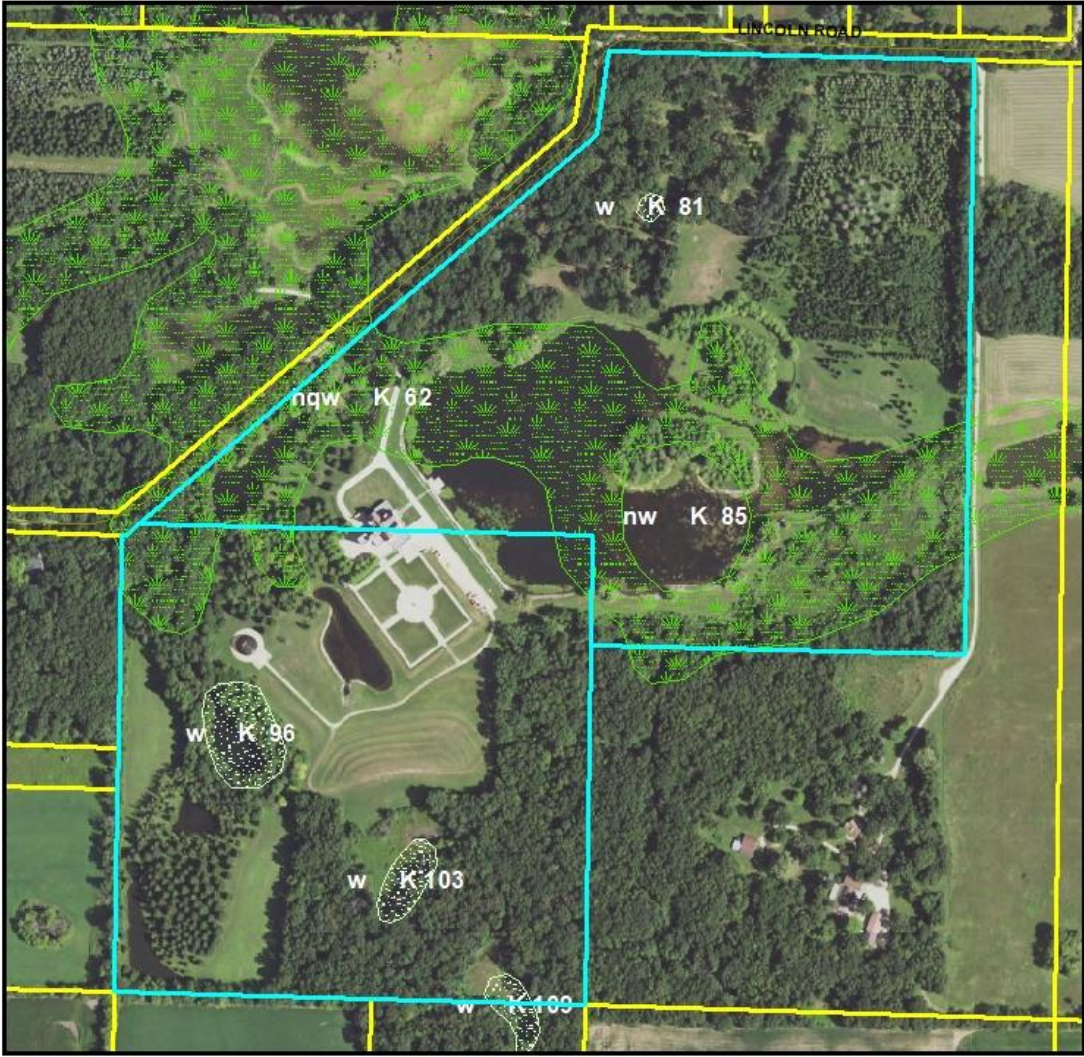
Sincerely,

A handwritten signature in black ink that reads "Ryan Bieber". The signature is written in a cursive, flowing style.

Ryan Bieber
Urban Conservation Specialist

Cc: Kim Charlow, McHenry County Department of Planning and Development,
KBScharlow@mchenrycountyil.gov

ADID Wetland Locations Map

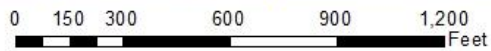
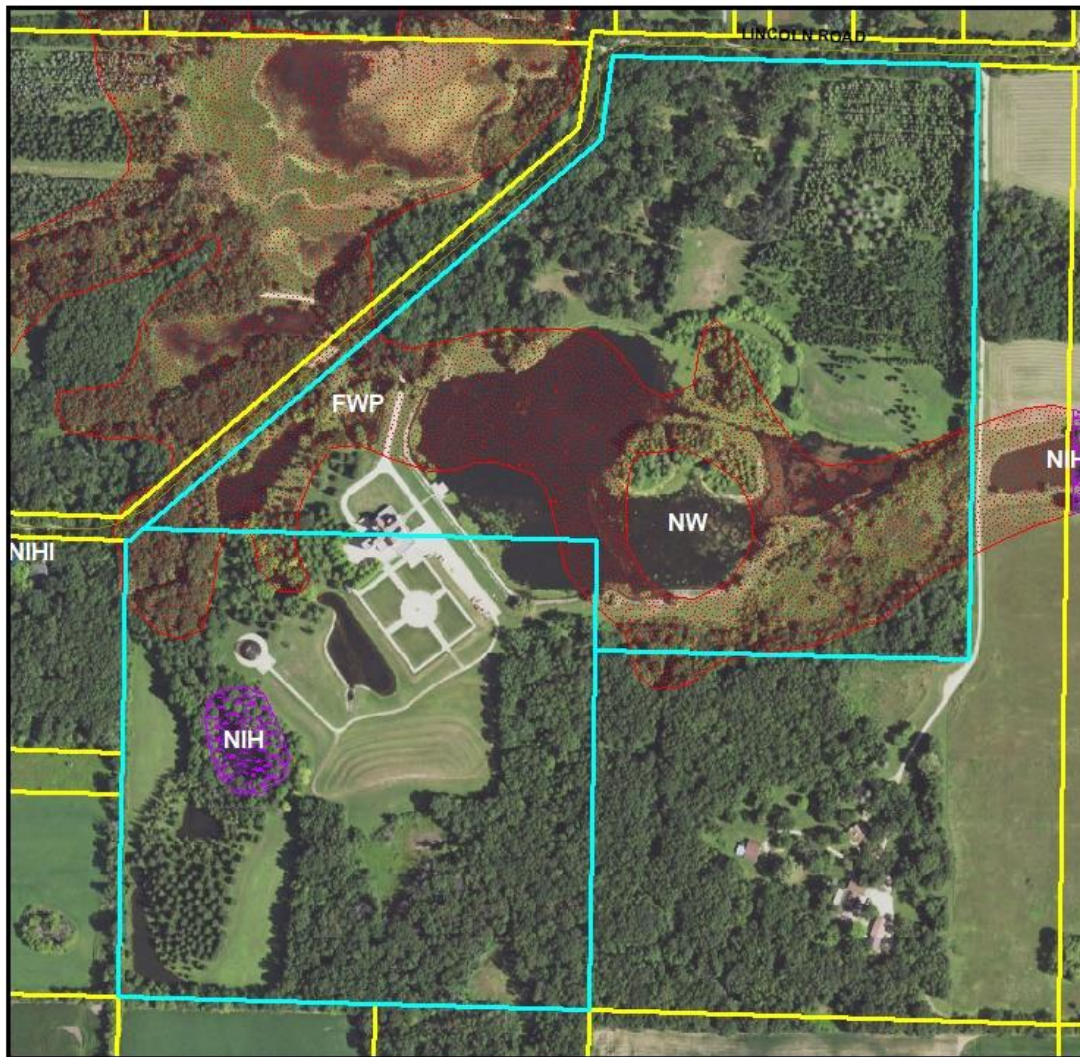


2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District

Key To Features	
	farmed wetland
	high functional wetland
	high quality lake
	high quality wetland
	lake
	wetland

Resources for the Future

NRCS Wetland Locations Map

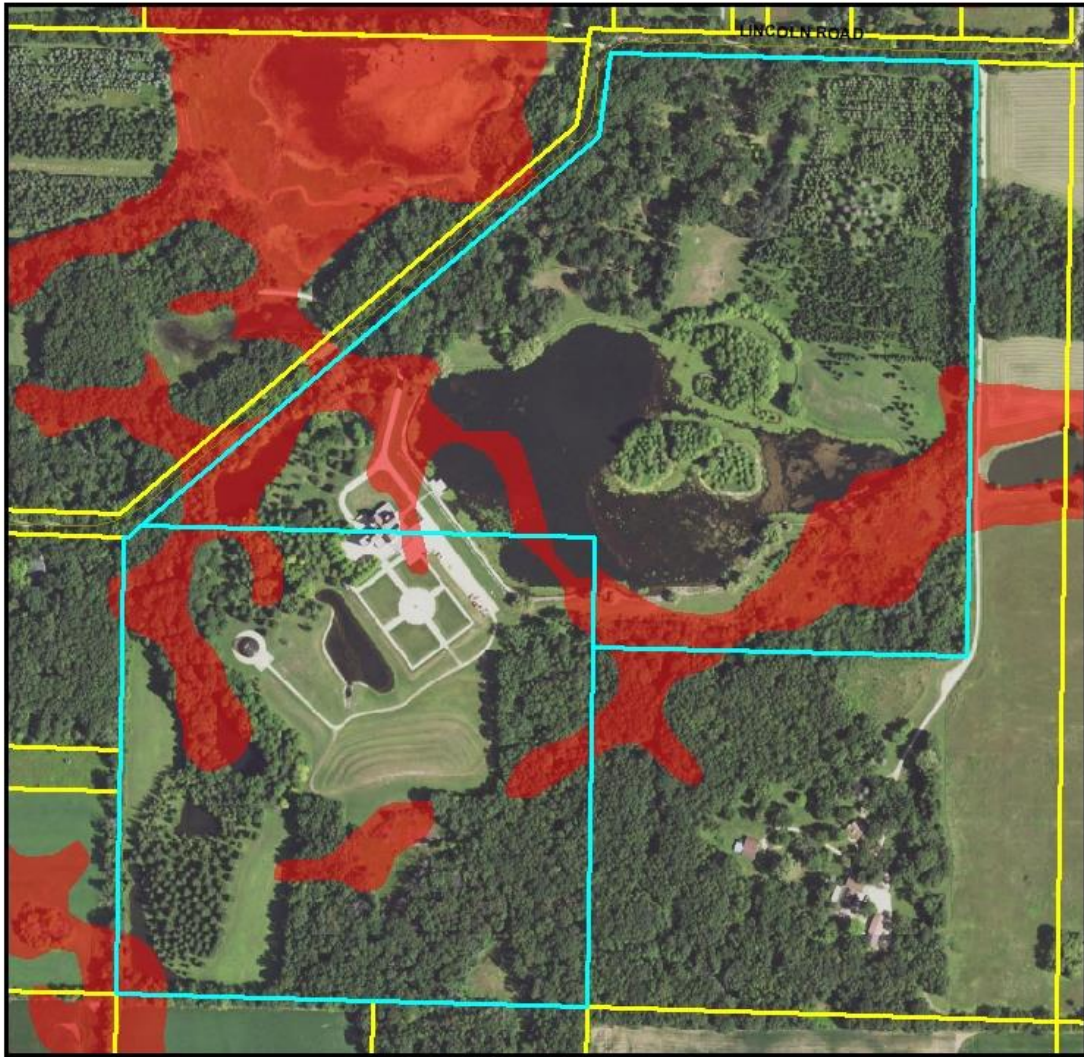


2019 Aerial Photograph
 Produced By: McHenry-Lake County Soil & Water Conservation District

Key To Features	
	Farmed Wetland
	Farmed Wetland Pasture
	Non-inventoried Hydric Soil
	Non-inventoried Soil With Hydric Inclusions
	Prior Converted
	Wetland

Resources for the Future

Hydric Soil Locations Map



0 150 300 600 900 1,200 Feet

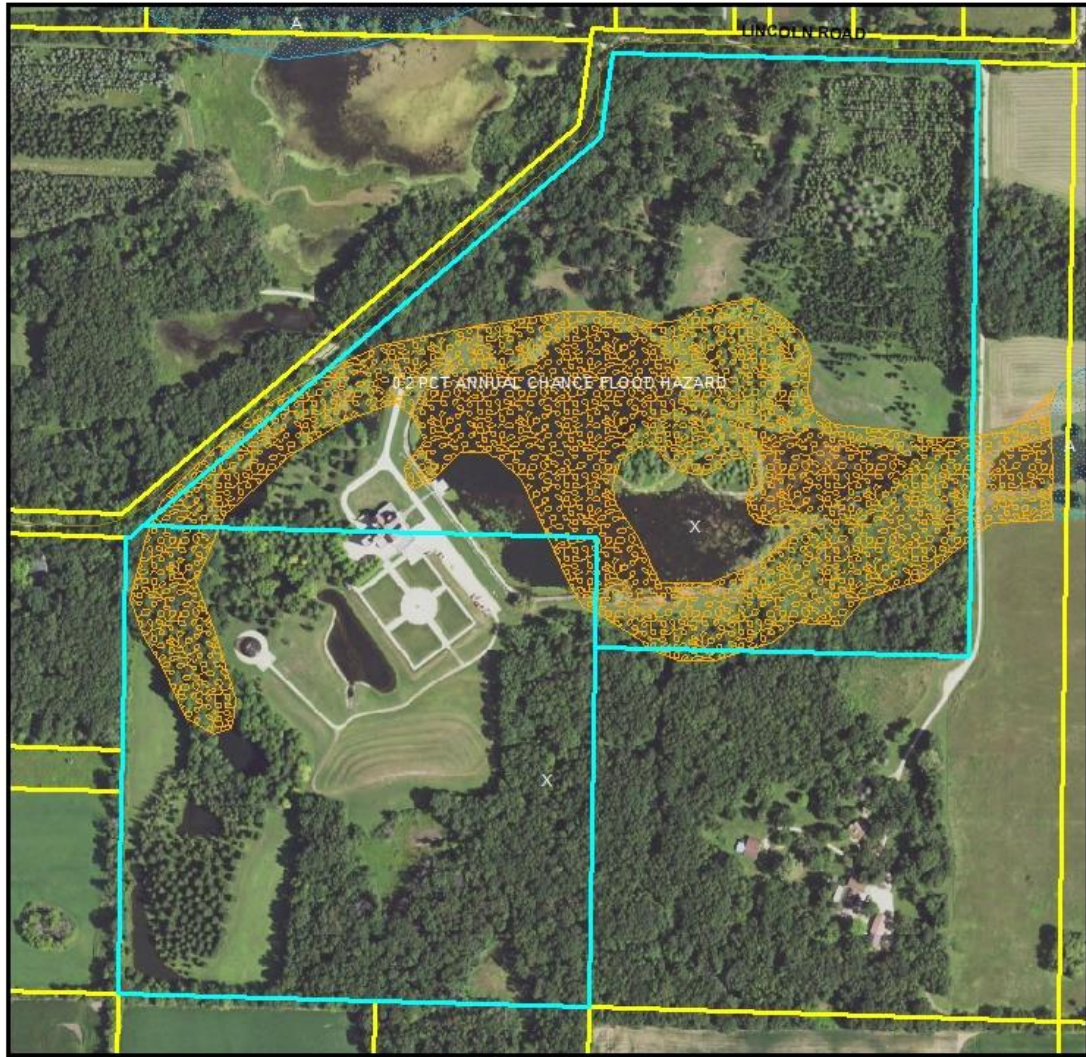
2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Key To Features	
	Hydric Soil

Resources for the Future

FEMA Floodplain Locations Map



0 150 300 600 900 1,200 Feet

2019 Aerial Photograph
Produced By: McHenry-Lake County Soil & Water Conservation District



Key To Features	
FEMA Floodplain	
Flood Zone	
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD
	100 yr
	100 yr with base flood elevations determined
	100 yr with 1-3 ft. flood depths
	100 yr usually sheet flow

Resources for the Future