

**McHENRY-LAKE COUNTY
SOIL & WATER
CONSERVATION DISTRICT**



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

January 28, 2025

Bradley Fuller
3912 Burton Trail
Crystal Lake, IL 60014

Re: Parcel # 15-19-455-016
Common Location: 3912 Burton Trail, Crystal Lake, IL 60014
NRI# L25-004-4665
Zoning Change: R1 to R1 Variance

Dear Mr. Fuller:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for a Natural Resource Information Report on the Bradley Fuller property as applied for in Report #L25-004-4665. Due to size of parcel being rezoned and minimal or no new 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.

Office maps indicate the presence of hydric soils in adjacent to the parcel to the east (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 (Panel 17111C0238J) indicates Zone AE, 100-year floodplain with a base flood elevation of 738 feet in the eastern area 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.

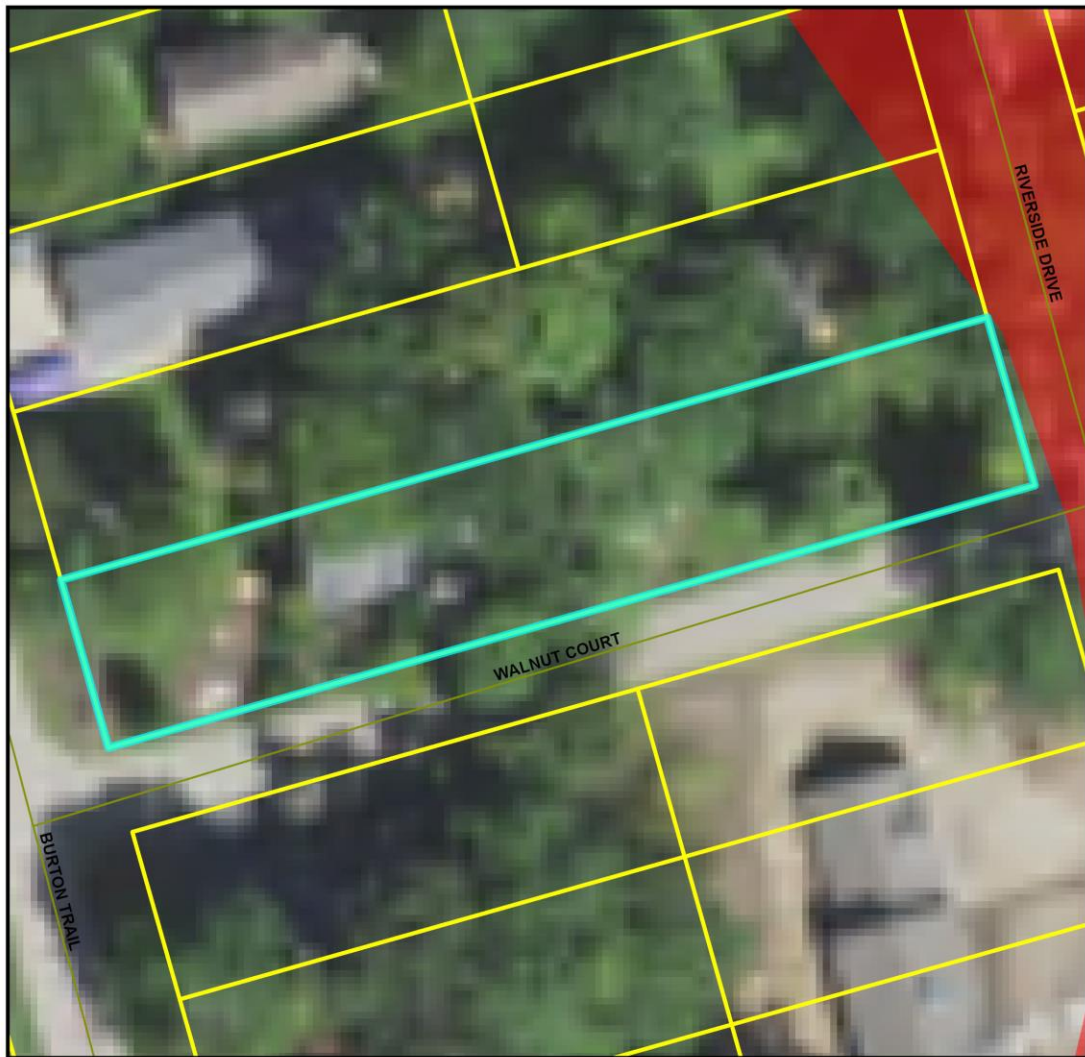
This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel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

Sincerely,

Ryan Bieber
Urban Conservation Specialist

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

Hydric Soil Locations



0 12.5 25 50 75 100 Feet

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



Legend

 Hydric Soil

Hydric Soil Locations



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



Legend

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

Resources for the Future