



July 10, 2026

Kane County Development Department

Keith Berkhout & Natalie Zine
719 S. Batavia Ave.
Geneva, IL 60134

Re: Natural Resource Inventory Application #26-049

Petitioner:
American Tower Corporation
Anthony Amine
1594 Shore Club Dr.
St. Clair Shores, MI 48080

Owner:
Maple Park Equestrian, LLC
44W655 Welter Rd.
Maple Park, IL 60151

Parcel #08-19-100-006, 08-19-100-010
60151

Location Address: 44W655 Welter Rd., Maple Park, IL

Location: Campton Township 40N, Range 7E, Section 19 in Kane County

Zoning Change: Special Use Permit

The KDSWCD has carefully reviewed your application for a Land Use Opinion and Natural Resources Inventory. According to the Land Use Opinion (LUO) policy of the KDSWCD, a full LUO report is not required. Everyone has the responsibility for protecting the environment and local natural resources, in order to sustain our natural resources on which we depend for a quality life. Any disturbance of soil, vegetation, or other natural resources, no matter how small, can have a negative impact on the environment if development is done carelessly. This letter fulfills the requirement to notify the Kane-DuPage Soil and Water Conservation District (KDSWCD) of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Part 106 et seq.

The application for the proposed land use change and/or the accompanying plan and description of the proposed land use change meets one of the following criteria; the area of planned disturbance is less than 2,500 square feet, the whole parcel is less than $\frac{1}{4}$ acre and planned disturbance is less than 2,500 square feet, or the entirety of the parcel has been previously altered and developed and no undisturbed natural resources remain intact. Parcels that meet any of the preceding criteria have minimal natural resources that would be impacted by the proposed land use change. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.

In any development or land use change, use best management practices to keep the soil covered as much as possible to prevent soil erosion, use erosion control measures to prevent soil from leaving the site to limit negative impacts to water quality, use permeable pavers or other practices to keep stormwater onsite, use native vegetation as much as possible, and protect existing native trees and shrubs from damage.

Wetlands, hydric soils or floodplains have been identified in or near your parcel. Not all wetlands in the county have been identified, so use caution in working in wet areas or areas of hydric soils. Earthwork that may impact wetlands or floodplains require permits before construction activities commence and a certified wetland determination may be required. Please contact the U.S. Army Corps of Engineers and the DuPage County Storm Water Management for permit information or requirements prior to any land disturbance.

Please review the following pages for more information regarding the natural resources on the property.

FLOODPLAINS

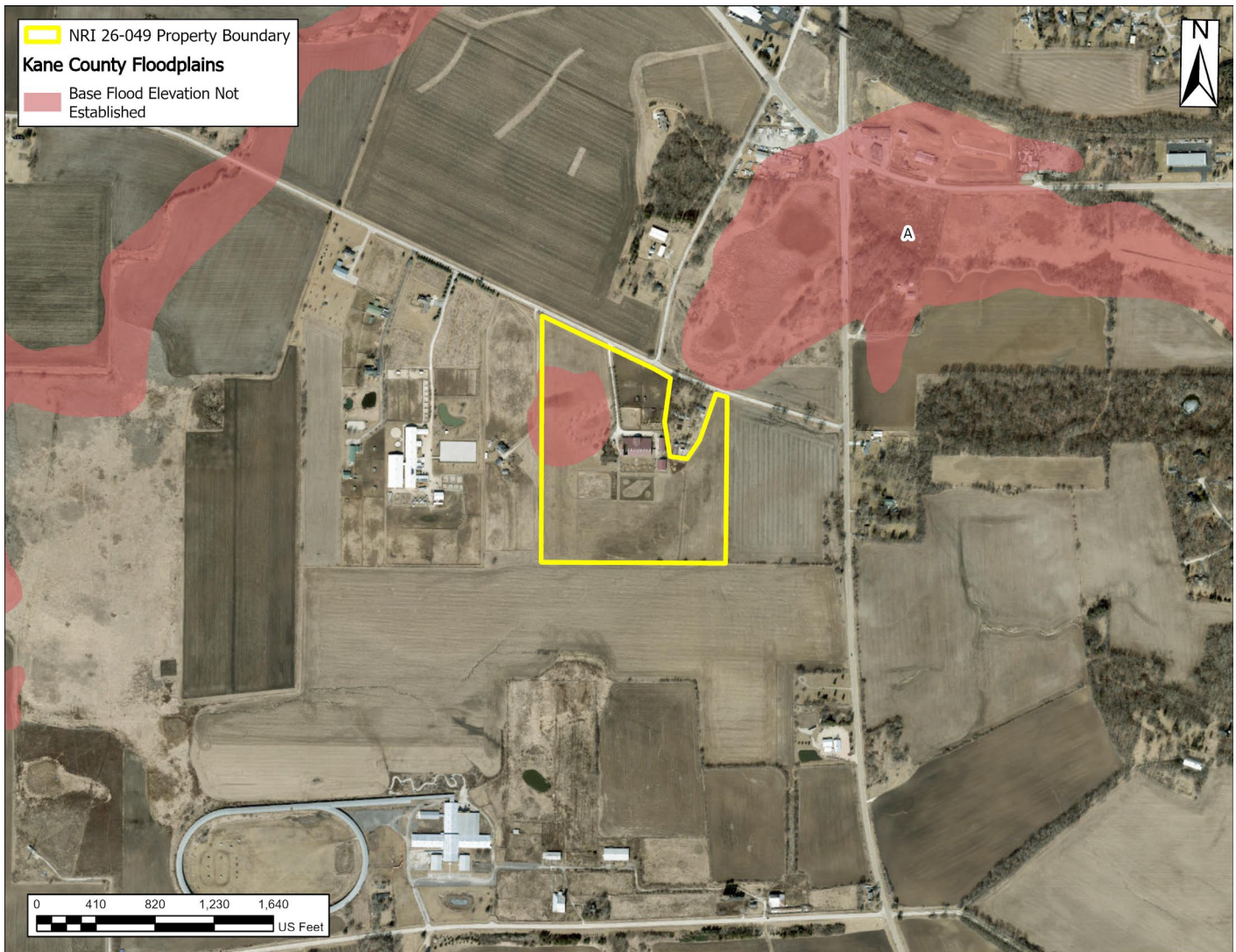


Figure 1: Floodplain map - Federal Emergency Management Agency (FEMA)

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. 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.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration

- biological productivity/wildlife habitat
- recreational opportunities/aesthetic value

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, approximately 16.2 percent of this site is within the boundaries of a 100-year floodplain. However, the base flood elevation is not established. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain.

HYDRIC SOILS

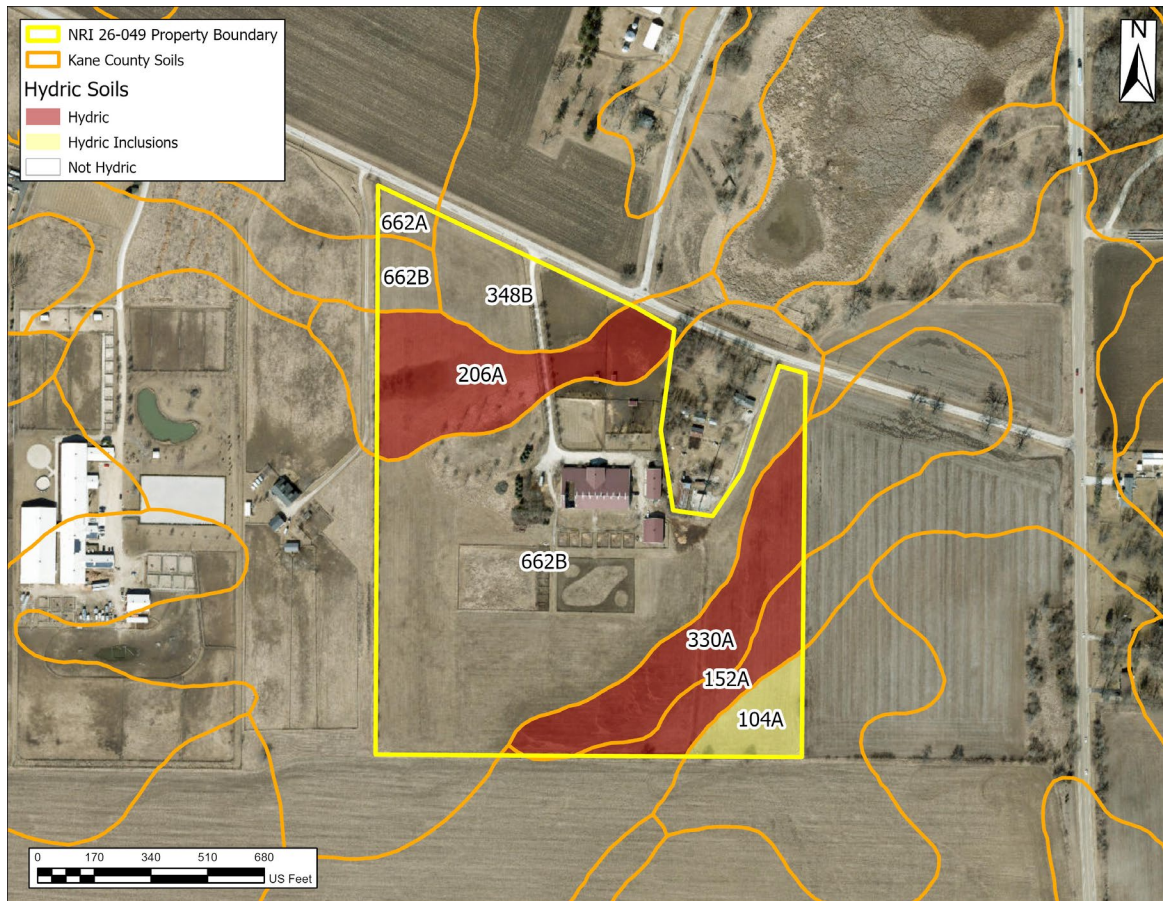


Figure 2: Hydric Soils map

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the

potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems. Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

Hydric Soils and Soils with Hydric Inclusions are on this site. A certified wetland determination may be needed prior to any earth disturbing activities. The KDSWCD recommends contacting the proper regulatory agencies.

CONTACTS

STATE AGENCIES

Illinois Department of Natural Resources
1 Natural Resources Way
Springfield, Illinois 62702-1271
(217)782-6302
<http://dnr.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 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 Natural History Survey
1816 South Oak Street MC652
Champaign, Illinois 61820
(217)333-6880
<http://www.inhs.uiuc.edu/>

COUNTY / LOCAL OFFICES

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

Kane County Development Department
(630)232-3492

Kane County Dept. of Environmental Management
(630)208-5118

Kane County Forest Preserve District
1996 South Kirk Road, Suite 320
Geneva, IL 60134
(630)232-5980
forestpreserve.countyofkane.org

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

Kane-DuPage Soil and Water Conservation District
2315 Dean Street Suite 100
St. Charles, Illinois 60175
(630)584-7960 ext. 3

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

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.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/>

REFERENCES

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<https://isgs.illinois.edu/maps/county-maps/aquifer-sensitivity/kane> Authors: William S. Dey, Alec M. Davis, B. Brandon Curry

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

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.

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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.

Illinois Environmental Protection Agency, Nonpoint Source Pollution – What's it All About?, 2015

Kane County Development Dept., Kane-DuPage Soil & Water Conservation District, US Dept of Agriculture Natural Resources Conservation Service. Kane County Land Evaluation and Site Assessment, December 2003,

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

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed on the date of this report.

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U.S. Dept of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983- 1984, Digitized 1985-1986.

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

U.S. Geological Survey, Water Supply Paper 2294, Hydrologic Unit Maps. 1994

<https://pubs.usgs.gov/wsp/wsp2294/>

2019 Farm Service Agency National Agriculture Imagery Program

Base Layer Credits: Source: ESRI, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEROGriD, IGN and GIS User Community

Sincerely,

Emma Hunter

Emma Hunter
Senior Resource Analyst