

Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Wayne Rosenthal, Director

February 20, 2019

Philip J. Wolf
Wolf Pack Development, Inc.
2510 Maple Avenue
Downers Grove, IL 60515

RE: The White House
Project Number(s): 1907887
County: Kane

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Bradley Hayes
Division of Ecosystems and Environment
217-785-5500

Applicant: Wolf Pack Development, Inc.
Contact: Philip J. Wolf
Address: 2510 Maple Avenue
Downers Grove, IL 60515

IDNR Project Number: 1907885
Date: 02/18/2019

Project: The White House
Address: 4 N 262 RT 31, St Charles

Description: Event Venue

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

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

Ferson's Creek Sedge Meadow INAI Site
Norris Woods INAI Site
Ferson's Creek Nature Preserve
Norris Nature Preserve

An IDNR staff member will evaluate this information and contact you to request additional information or to terminate consultation if adverse effects are unlikely.

Location

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

County: Kane

Township, Range, Section:
40N, 8E, 21



**IL Department of Natural Resources
Contact**
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Permit Division
1021 N Grand Ave
Springfield, Illinois 62794

Disclaimer

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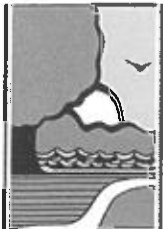
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RE: The White House
Project Number(s): 1907887
County: Kane

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Applicant: Wolf Pack Development, Inc.
Contact: Philip J. Wolf
Address: 2510 Maple Avenue
Downers Grove, IL 60515

Project: The White House
Address: 4 N316 Rt 31, St Charles

IDNR Project Number: 1907887
Date: 02/18/2019

Description: Event Venue

Natural Resource Review Results

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County: Kane

Township, Range, Section:
40N, 8E, 21

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Berkhout, Keith

From: Gallenbach, Thomas G <Thomas.Gallenbach@illinois.gov>
Sent: Tuesday, May 7, 2019 2:15 PM
To: Berkhout, Keith
Cc: Karabowicz, Jonathan E.
Subject: EX: RE: From Kane County Zoning

Thanks for the follow up call. As noted in our phone conversation, IDOT would want a traffic impact study prior to commenting on access and safety of the proposed development.

Thomas G. Gallenbach PE
Traffic Permit Engineer
Illinois Department of Transportation
201 W. Center Court
Schaumburg IL, 60196
(847) 705-4130 office
(847) 705-5498 fax
thomas.gallenbach@illinois.gov

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From: Berkhout, Keith <BerkhoutKeith@co.kane.il.us>
Sent: Tuesday, May 7, 2019 11:33 AM
To: Gallenbach, Thomas G <Thomas.Gallenbach@illinois.gov>
Subject: [External] From Kane County Zoning
Importance: High

Tom,

I will follow up with a phone call. We are expecting a HUGE turnout of neighbors at the 5/14 ZBA meeting and safe access onto Route 31 is at the top of their concerns.
Thank you.

Keith T. Berkhout
Zoning Planner

Kane County Department of Development and Community Services
719 S. Batavia Avenue
Geneva, Illinois 60134
630-232-3495
berkhoutkeith@co.kane.il.us

Berkhout, Keith

From: Wollnik, Jodie
Sent: Wednesday, May 8, 2019 10:48 AM
To: Wilford, Anne; Orlik, Deanne; Berkhout, Keith
Cc: VanKerkhoff, Mark
Subject: RE: ZBA comments for May

Importance: High

Please find below Water Resources comments for the May 14th ZBA meeting

Equestrian Event

Welter road

The applicant has a stormwater permit. Record Drawing will be required verifying design and capacity before construction of additional impervious.

Savenchco

Salina

Type 2 lot will require an engineer to design Grading Plan for site Basement and first floor elevation may be limited by groundwater table and local drainage conveyance.

Whitehouse

Meyers and Hurst

STIPULATION: The development will be required to meet the June 1, 2019 Kane County Stormwater Ordinance. Stormwater Management Measures/Detention will be required for the parking lot and any other additional impervious surface. Underground storage will not be allowed. The stormwater design, if directed toward the high quality fen, will be required to meet water quality and off-site discharge parameters necessary to protect the fen. The design shall be reviewed and approved by the St. Charles Park District prior to issuance of a Stormwater Permit by Kane County.

Wagner

Illinois street

No comment

Bahr Rd

Ruizscape Landscaping

STIPULATION: a draitile survey is required to be completed along with a drain tile conservation plan prior to any planting of nursery stock or trees. The survey and plan shall be reviewed and approved by Water Resources

STIPULATION: The addition of hoop houses, gravel or pavement or any other impervious surfaces shall be permitted through Kane County Water Resources

STIPULATION: If the petitioner proposes to add an irrigation system, well, etc beyond the capacity of the existing residential well, potential groundwater impacts shall be evaluated through Illinois State Water Survey before the well is constructed.

Sent from my iPhone



Fox River & Countryside Fire/Rescue District
34W500 Carl Lee Road
St. Charles, IL 60174
(630)584-3473
Fax(630)584-8266
www.frcfr.org

May 8, 2019

Kane County Development & Community Services Department
Attn: Mark VanKirkoff, AIA, Director
719 Batavia Avenue
Geneva, IL 60134

Dear Mark,

In response to our meeting on May 7, 2019 the Fox River & Countryside Fire Rescue District presents the following proposed items to be included in the application process for the White House, LLC properties. These requirements follow the NFPA Life Safety codes as well as the National Building Codes.

Property located at 4N316 Route 31, St. Charles, IL 60174

- Provide full set of building plans
- Provide full set of sprinkler plans
- Provide full set of fire alarm plans
- Provide full set of exit and emergency lighting plans
- Provide asphalt study showing required minimum 4" thickness
- Knox Box required location plans
- Fire extinguisher location plans

Property located at 4N262 Route 31, St. Charles, IL 60174

- Provide full set of fire alarm plans
- Fire extinguisher location plans
- Provide full details and plans for updating/retrofitting existing kitchen such as adding or modifying equipment

As discussed, I will be attending the Kane County Zoning Board of Appeals meeting on May 14, 2019 but please feel free to contact me directly at any time prior.

Sincerely,

Captain Scott Sutherland
Fox River & Countryside Fire Rescue District



ST. CHARLES PARK DISTRICT • PARKS DEPARTMENT

8 North Avenue • St. Charles, IL 60174 • Ph: 630-584-1885 • Fax: 630-584-7413 • stcparks.org

May 2, 2019

Keith Berkhout
Kane County Development Department
719 S. Batavia Avenue
Geneva, Illinois 60138

Dear Mr. Berkhout,

As an adjacent property owner to the proposed PUD for the White House, LLC. we are in receipt of the zoning request application for the parcel along Rt. 31. After careful review, we have one comment and concern.

As I am sure you are aware, the Park District property directly east of the White House, LLC. is Ferson Creek Fen. This ecologically restored, river front property is also designated as an Illinois Nature Preserve, meaning that the highest care and best practices should be put in place to protect it for the public and the habitat it provides.

The plans show an additional 100(+/-) car parking lot to be constructed in the rear of the facility. We are concerned that only the pedestrian walkways are proposed as permeable pavers, therefore creating additional impervious surface. We are very interested in how the increased storm water runoff at the White House, LLC will be managed on the owner's site to minimize any impact to the Fen.

We realize that Kane County has storm water ordinances and want to make sure as this project makes its way through the planning and development stages, that storm water management is closely looked at and no variances are permitted that result in a negative outcome for the Fen.

Thank you for the opportunity to review and comment. I look forward to receiving additional updates as this project progresses.

Sincerely,

Laura M. Rudow

Laura Rudow
Superintendent of Parks and Planning
St. Charles Park District
lrudow@stcparks.org