



VILLAGE OF WINNEBAGO

REGULAR BOARD MEETING AGENDA

Wednesday, July 01, 2026 at 6:00 PM

108 West Main Street and Virtually

To access meeting from any device: <https://global.gotomeeting.com/join/671034949>

Or by (Toll Free): 1 866 899 4679 | Access Code: 671-034-949

This meeting is being recorded

1. RECORDING OF THE MEETING

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL & ESTABLISHMENT OF A QUORUM

5. MEETING GUIDELINES

Discussion and Vote to Allow an Absent Trustee to Vote By Phone or Other Allowable Means.

6. DISCLOSURE OF ANY CONFLICT OF INTEREST

7. CHANGES TO AGENDA

8. PUBLIC COMMENT: *Each speaker is limited to three (3) minutes. A maximum of thirty (30) minutes shall be generally allowed for public comment at each meeting.*

9. CONSENT AGENDA: *All items on the Consent Agenda denoted with an asterisk (*) are routine in nature and will be enacted in one motion. The Consent Agenda for this meeting includes:*

[a.](#) *Approval of Board Trustees Meeting Minutes from June, 17, 2026

[b.](#) *Approval of Invoices Presented for Payment \$264,186.55

10. PRESIDENT'S REPORT

a. SBA Disaster Loans

11. TREASURER'S REPORT

a. Monthly Treasurer's Report (Presented at the second meeting of each month)

12. DEPARTMENT HEAD REPORTS

a. Administrator Report (*Written reports generally presented at the second meeting of each month*)

- b. Police Chief Report (*Written reports generally presented at the second meeting of each month*)
- c. Public Works Director Report (*Written reports generally presented at the second meeting of each month*)

13. ACTION ITEMS

- [a.](#) Zoning Change for 106 Kasch Drive, PIN 14-09-102-004
- [b.](#) Text Amendment Change - Light Industrial District
- [c.](#) Approval of Exclusive Sales Listing Agreement Between CBRE, Inc.. and the Village of Winnebago for the Marketing and Sale of Certain Village-Owned Properties.

14. EXECUTIVE SESSION (CLOSED SESSION) Pursuant to 5ILCS 120/2(c)

15. NEW BUSINESS

16. UPCOMING MEETINGS

- a. Board of Trustees Meeting: July 15, 2026
- b. Committee of the Whole Meeting: July 15, 2026

17. ADJOURNMENT

**Posted: June 26, 2026 10:45 P.M. at 108 W. Main Street, Winnebago, IL
and online at www.villageofwinnebago.com Tel 815.335.2020 | Fax 815.415-8491
/s/ Kellie Symonds, Deputy Clerk**

The Board of Trustees of the Village of Winnebago met in person on June 17, 2026, at 6:00 p.m. with President Franklin J. Eubank, Jr. presiding. The link for the employees and the public to attend remotely was made available through GoToMeeting.

ROLL CALL:

PRESENT: ACKERMAN –MCKINNON - SPRINGER

ABSENT: GRAHAM – KIM - LEFEVRE

Guests: Attorney Mary Gaziano, Village Administrator Joseph Dienberg, Treasurer Dana Novinson, Public Works Director Chad Insko, Chief Jeff White, Lieutenant Nick Haff, Intern Kyle Okubo

4. ROLL CALL & ESTABLISHMENT OF A QUORUM – A quorum was established.

5. MEETING GUIDELINES: No trustee attended remotely.

6. DISCLOSURE OF ANY CONFLICT OF INTEREST - No conflict of interest was noted.

7. CHANGES TO THE AGENDA – No changes to the agenda.

8. PUBLIC COMMENT – No one requested the opportunity to address the Board.

9. CONSENT AGENDA

A motion was made by MR. ACKERMAN, seconded by MR. MCKINNON to approve the Consent Agenda items. The motion carried on a unanimous roll call vote of those present.

a. *Approval of Board of Trustees Meeting Minutes of June 3, 2026

b. *Approval of Invoices Presented for Payment \$ 87,427.71

10. PRESIDENT'S REPORT - Not included in the packet

11. TREASURER'S REPORT – Included in the packet.

12. DEPARTMENT HEAD REPORTS

a. Administrator Report – Included in the packet.

b. Police Chief Report – Included in the packet.

c. Public Works Director – Not included in the packet.

13. ACTION ITEMS

a. Administrator Dienberg noted the upcoming Firecracker 5K sponsored by the Winnebago Park District, and asked if normal road closures for events sponsored by taxing bodies needed Board approval in the future. The Board suggested they would appreciate being notified but they did not feel their approval would be necessary.

14. EXECUTIVE SESSION – None needed.

15. NEW BUSINESS:

Administrator Dienberg informed the Board the listing information for Village owned properties will be discussed at the next meeting.

President Eubank shared that Representative Sorenson's office noted the well project grant will be discussed in the U.S. Congress for possible approval.

16. UPCOMING MEETINGS

The next Board meeting will be held on July 1, 2026, at 6:00 p.m., followed by the Committee of the Whole Meeting.

June 17, 2026

17. ADJOURNMENT

A motion was made by MR. MCKINNON, seconded by MR. SPRINGER, to adjourn at 6:04 p.m. The motion carried on a voice vote.

UNAPPROVED

Sally Jo Huggins, Village Clerk

Warrant List

July 01, 2026
Board Meeting

Warrant List

Section 1: Invoices Presented for Approval - \$264,186.55

Section 2: Invoices over \$5,000 - \$232,842.79

** Invoices are available for inspection and review**

Please Note IEPA ACH Loan Payment #23 is included in both totals – Report Listed on Separate Page

SECTION 1:

WARRANT LIST

July 01, 2026

Invoices Presented

For Board Approval

Total Invoices: \$264,186.55

SECTION 2:

WARRANT LIST

July 01, 2026

Invoices Over \$5,000

\$ 232,842.79

These invoices are included in the
Section 1 Warrant List

6/26/2026 10:01 AM
VENDOR SET: 01 Village of Winnebago, IL
BANK: AP AP BANK
DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000600	A GUY FOR THAT SERVICE & REPAI							
I-2746	TRAILER BRAKES '13 & '19 DUMP	R	7/01/2026	487.50		027282		487.50
000717	ACE HARDWARE WINNEBAGO							
I-MAY 26 STATEMENT	APR/MAY CHARGES	R	7/01/2026	347.21		027283		347.21
000598	APPLIED CONCEPTS, INC. STALKER							
I-479369	LIDAR / REPLMNT MOBILE RADAR	R	7/01/2026	4,222.24		027284		4,222.24
000609	CHERRY VALLEY LANDSCAPE CENTER							
I-180693	MISC AREAS 9 YDS PULV TOPSOIL	R	7/01/2026	381.24		027285		381.24
000100	CONSERV FS							
I-108029709	DIESELEX GOLD DYED 203.6 GAL	R	7/01/2026	729.92		027286		
I-108029710	DIESELEX GOLD CLEAR 138.3 GAL	R	7/01/2026	572.30		027286		
I-108029711	AKROGOLD 10% ETHAN 178 GAL	R	7/01/2026	648.87		027286		1,951.09
000460	CORE & MAIN LP							
I-Z196921	KASCXH DR CHLORINE / BRASS PLU	R	7/01/2026	200.46		027287		200.46
000667	DIENBERG, JOEY							
I-202606252800	ILCMA SUM CONF MILEAGE	R	7/01/2026	189.95		027288		189.95
000024	FEHR-GRAHAM & ASSOCIATES							
I-140658	26-125 PH01 DEVELOPMENT	R	7/01/2026	1,894.75		027289		
I-140765	26-125 PH01 DEVELOPMENT	R	7/01/2026	506.00		027289		
I-140766	26-987 WATER RATE STUDY	R	7/01/2026	4,406.75		027289		6,807.50
016040	FERGUSON WATER WORKS SUPPLY							
I-0555910	KASCH DR ALPHA 90 REST COUP	R	7/01/2026	1,403.55		027290		1,403.55
000083	FOUR RIVERS SANITATION AUTHORI							
I-218	FULLER CREEK PHASE C PMT 16	R	7/01/2026	139,392.82		027291		139,392.82
000322	HAFF, NICHOLAS							
I-202606252801	3 PR PANTS - REIMBURSMNT	R	7/01/2026	177.80		027292		177.80
000247	HELM INC							
I-5527	ALLEY 200 BLOCK S ELIDA/BENTON	R	7/01/2026	9,900.00		027293		9,900.00
000617	HESLOP EXCAVATING							
I-1410	RECYC ASPHALT/CON RETAIN 1/2	R	7/01/2026	6,500.00		027294		
I-71	KASCH DR 286.49 TN CA7 3/4"	R	7/01/2026	3,713.98		027294		10,213.98

6/26/2026 10:07 AM
 VENDOR SET: 01 Village of Winnebago, IL
 BANK: AP AP BANK
 DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000369	IML RISK MANAGEMENT							
I-JUL 26 LIABILITY	JUL; 4 LIABILITY FIREWORKS	R	7/01/2026	200.00		027295		200.00
000525	J & R SUPPLY INC.							
I-2606531-IN	KASCH DR LUGS/NUTS/GASKETS	R	7/01/2026	967.00		027296		
I-2606533-IN	KASCH DR - MISC SM SUPPLIES	R	7/01/2026	340.00		027296		
I-2606602-IN	KASCH DR 10"/12" REST COUPLNG	R	7/01/2026	2,395.00		027296		
I-2606613-IN	KASCH DR TEST/SERV FITTINGS	R	7/01/2026	218.00		027296		3,920.00
016037	KELSEY EXCAVATING INC.							
I-2026-26	KASCH DR EXCAVATOR RENTAL	R	7/01/2026	4,500.00		027297		4,500.00
000707	LAW OFFICES ANCEL GLINK, P.C.							
I-119525	HIGHLANDS PUR/SALE/AGREE REV	R	7/01/2026	520.00		027298		520.00
000731	MENARDS - CHERRY VALLEY							
I-10934	WINSHIELD WASHER FLUID	R	7/01/2026	11.40		027299		11.40
000415	MERIDIAN NURSERY INC							
I-202606252802	TOPSOIL 1 YD	R	7/01/2026	60.00		027300		60.00
000299	MORTON SALT, INC.							
I-5404339151	179560 LBS SALT RES 2025-31R	R	7/01/2026	7,848.57		027301		7,848.57
000680	NOVINSON, DANA							
I-202606252804	IMTA CONFERENCE MILEAGE 262	R	7/01/2026	183.40		027302		183.40
000712	PARSON'S COLLISION EAST							
I-RO 8426	DED 2022 FORD VIN - 42783	R	7/01/2026	500.00		027303		500.00
000527	PITNEY CONSTRUCTION							
I-202606252803	207 BLOCK OF S SEWARD SIDEWALK	R	7/01/2026	4,407.00		027304		4,407.00
000582	POLLARDWATER							
I-0312019	BULK METER REP/ OLD FAIL RPZ	R	7/01/2026	4,243.19		027305		4,243.19
000051	POSTMASTER							
I-JUL 26 UB POSTAGE	JUL 26 UB POSTAGE PERMITTED	R	7/01/2026	750.00		027306		750.00
000590	PYROTECNICO FIREWORKS, INC.							
I-61109	7/3/26 FIREWORKS BAL PMT 2	R	7/01/2026	9,710.00		027307		9,710.00
001538	ROCK ROAD COMPANIES INC							
I-329673	COLD MIX 1.42 TONS	R	7/01/2026	241.40		027308		241.40

VENDOR SET: 01 Village of Winnebago, IL

BANK: AP AP BANK

DATE RANGE: 0/00/0000 THRU 99/99/9999

Section 9. Item #b.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000017	ROCK VALLEY PUBLISHING							
I-4487151	ZONING HEARING TEXT PUBL	R	7/01/2026	194.75		027309		
I-487162	ZONING HEARING MAP PUBL	R	7/01/2026	168.63		027309		363.38
000422	ROCKFORD INFORMATION TECHNOLOG							
I-45843	EMAILS - MICROSOFT ISSUE	R	7/01/2026	100.00		027310		
I-45884	DUO MFA EDITION MAY 2026	R	7/01/2026	39.00		027310		
I-45895	TEST NEW FIBRE CONN - PORT 1	R	7/01/2026	300.00		027310		
I-45962	REM RPDSHIFTSUM GROUP	R	7/01/2026	25.00		027310		464.00
000571	SUBSURFACE SOLUTIONS							
I-31098	GPS PORTAL ANNUAL TERM	R	7/01/2026	660.00		027311		660.00
000411	UNIFORM DEN EAST INC							
I-101369	VEST REPAIR SPELLMAN /SABRE RE	R	7/01/2026	27.95		027312		27.95
001004	VILLAGE OF WINNEBAGO							
I-03-4204-01 JUN 26	600 W SOPER 05/30 - 06/30/26	R	7/01/2026	18.65		027313		
I-03-5350-00 JUN 26	104 W MAIN 05/30 - 06/30/26	R	7/01/2026	9.77		027313		
I-03-5380-00 JUN 26	108 W MAIN 05/30 -06/30/26	R	7/01/2026	10.10		027313		
I-07-1467-00 JUN 26	400 E MC NAIR 05/30 - 06/30/26	R	7/01/2026	19.14		027313		57.66
000623	WANLESS BROTHERS MOVING & STOR							
I-9342	JUN 26 MONTHLY STORAGE	R	7/01/2026	100.00		027314		100.00
000222	WEST SIDE TRACTOR SALES							
I-243175	BATTERY GENRTR WELL 3 MQ180RW	R	7/01/2026	773.34		027315		773.34

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	34	215,216.63	0.00	215,216.63
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: AP TOTALS:	34	215,216.63	0.00	215,216.63
BANK: AP TOTALS:	34	215,216.63	0.00	215,216.63
REPORT TOTALS:	34	215,216.63	0.00	215,216.63

SECTION 2:

WARRANT LIST

July 01, 2026

Invoices Over \$5,000

\$ 232,842.79

These invoices are included in the
Section 1 Warrant List

07/26/2026 10:03 AM
 VENDOR SET: 01 Village of Winnebago, IL
 BANK: AP AP BANK
 DATE RANGE: 0/00/0000 THRU 99/99/9999

A/P HISTORY CHECK REPORT

Section 9. Item #b.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
000024	FEHR-GRAHAM & ASSOCIATES							
I-140658	26-125 PH01 DEVELOPMENT	R	7/01/2026	1,894.75		027289		
I-140765	26-125 PH01 DEVELOPMENT	R	7/01/2026	506.00		027289		
I-140766	26-987 WATER RATE STUDY	R	7/01/2026	4,406.75		027289		6,807.50
000083	FOUR RIVERS SANITATION AUTHORI							
I-218	FULLER CREEK PHASE C PMT 16	R	7/01/2026	139,392.82		027291		139,392.82
000247	HELM INC							
I-5527	ALLEY 200 BLOCK S ELIDA/BENTON	R	7/01/2026	9,900.00		027293		9,900.00
000617	HESLOP EXCAVATING							
I-1410	RECYC ASPHALT/CON RETAIN 1/2	R	7/01/2026	6,500.00		027294		
I-71	KASCH DR 286.49 TN CA7 3/4"	R	7/01/2026	3,713.98		027294		10,213.98
000299	MORTON SALT, INC.							
I-5404339151	179560 LBS SALT RES 2025-31R	R	7/01/2026	7,848.57		027301		7,848.57
000590	PYROTECNICO FIREWORKS, INC.							
I-61109	7/3/26 FIREWORKS BAL PMT 2	R	7/01/2026	9,710.00		027307		9,710.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	6	183,872.87	0.00	183,872.87
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: AP TOTALS:	6	183,872.87	0.00	183,872.87
BANK: AP TOTALS:	6	183,872.87	0.00	183,872.87
REPORT TOTALS:	6	183,872.87	0.00	183,872.87

PACKET: 03423 IEPA LOAN PMT 23 48,969.92

VENDOR SET: 01

*** DRAFT/OTHER LISTING ***

BANK : AP AP BANK

Section 9. Item #b.

VENDOR	NAME / I.D.	DESC	ITEM TYPE	PAID DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
000738	ILLINOIS ENVIRONMENTAL PROTECTION AGENCY							
	I-L17-1468 PMT #23	L17-1468 PMT #23	D	7/01/2026		48,969.92CR	002328	48,969.92

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	0	0.00	0.00	0.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	1	0.00	48,969.92	48,969.92
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	1	0.00	48,969.92	48,969.92

TOTAL ERRORS: 0

TOTAL WARNINGS: 0



Agenda Item Executive Summary

Item Name ZONING CHANGE REQUEST FOR 106 KASCH DRIVE (PIN 14-09-102-004) Committee or Board Zoning Board

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village of Winnebago is requesting a zoning change for the Village-owned property located at 106 Kasch Drive, PIN 14-09-102-004. The property consists of approximately 1.6706 acres and is currently zoned District No. 3: General Business. The proposed zoning change would reclassify the property to District No. 4: General Industrial to facilitate the sale of the land and future development of the property for a use consistent with the zoning of the contiguous property to the east, identified as PIN 14-09-126-018.

The surrounding zoning includes General Commercial property to the north, along with a separate property zoned Winnebago County Agricultural; General Commercial property to the west and south; and General Industrial property to the east. The proposed zoning change would create consistency with the adjoining industrial-zoned parcel and support the Village's efforts to position the property for sale and appropriate future development.

A public hearing is scheduled for June 30, at which time formal Findings of Fact will be considered and a recommendation will be made to the Village Board. Following the Planning and Zoning Commission's recommendation, the Village Attorney will draft the zoning ordinance for Village Board consideration.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Application and Supporting Documents

ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☒ Motion:

MOTION: I move to recommend approval of the requested zoning change for the Village-owned property located at 106 Kasch Drive, PIN 14-09-12-004, from District No. 3: General Business to District No. 4: General Industrial, based on the Findings of Fact adopted

Staff: Joey Dienberg, Village Administrator Date: 6/30/2026



VILLAGE OF WINNEBAGO

MEMORANDUM

Prepared By: Joseph Dienberg, Village Administrator
To: Zoning Board
Date: June 30, 2026
Subject: Zoning Change for 106 Kasch Drive, PIN 14-09-102-004

Request

The Village of Winnebago is requesting a zoning change for the Village-owned property located at 106 Kasch Drive, identified as PIN 14-09-102-004. The property consists of approximately 1.6706 acres and is currently zoned District No. 3: General Business.

The Village is requesting that the property be rezoned to District No. 4: General Industrial to facilitate the sale of the land and allow for future development of the property for a use consistent with the zoning of the contiguous property to the east, identified as PIN 14-09-126-018.

Background

The subject property is owned by the Village of Winnebago and has been identified as property appropriate for sale and future private development. The proposed zoning change would reclassify the property from General Business to General Industrial, aligning it with the zoning of the adjoining parcel to the east.

The purpose of the zoning change is to support the Village's economic development goals by positioning the property for sale and redevelopment in a manner compatible with the existing zoning pattern in the area. The contiguous property to the east is already zoned District No. 4: General Industrial, and the proposed zoning change would allow the 106 Kasch Drive parcel to be developed consistently with that adjacent property.

Site Information

Property Address: 106 Kasch Drive

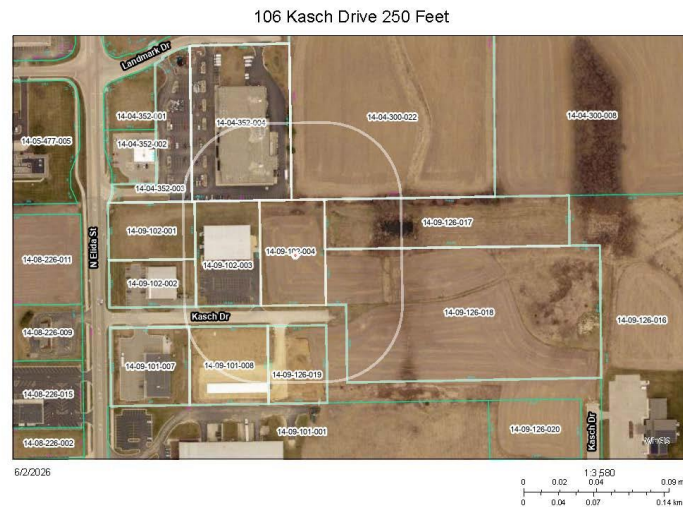
Parcel Number: 14-09-12-004

Property Size: Approximately 1.6706 acres

Property Ownership: Village of Winnebago

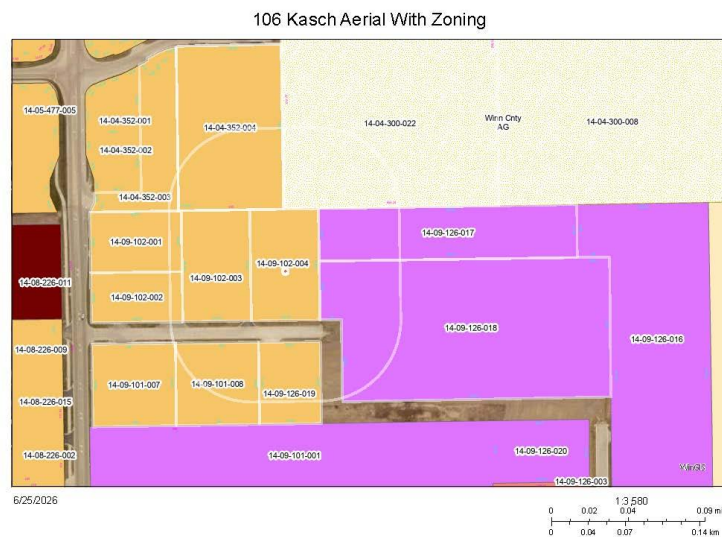
Current Zoning: District No. 3 – General Business

Requested Zoning: District No. 4 – General Industrial



Surrounding Zoning:

- East: General Industrial; South: General Business; West: General Business; North: County Agricultural/General Business



Findings of Fact 18.04.04(e) (Draft for ZBA Consideration)

In making its determination, the Zoning Board of Appeals shall consider the following findings as required by the Village's Unified Development Ordinance:

1. That the proposed amendment promotes the public health, safety, comfort, and general welfare of the Village.
2. That the proposed amendment conserves the value of adjacent property and does not unreasonably diminish property values within the surrounding area.
3. That the proposed amendment is consistent with the goals and objectives of the Village's Comprehensive Plan.
4. That the proposed amendment is reasonable in response to changing conditions and the existing character of the area.
5. That adequate public utilities, road access, drainage, and other facilities are either existing or will be provided to serve any development occurring on the property.

Next Steps

This report is for informational purposes and Planning and Zoning Commission consideration. A public hearing on the zoning change request is scheduled for June 30, 2026 at which time the Zoning Board shall adopt formal Findings of Fact and make a recommendation to the Village Board for final action. The Village Attorney will prepare the zoning ordinance for Village Board consideration following the Commission's recommendation.

ZONING APPLICATION

Village of Winnebago



PLANNING & ZONING BOARD

Phone: (815) 335-2020 ■ Fax: (815) 415-8491
108 W. Main Street, Winnebago, Illinois 61088

It is recommended that a pre-application conference be held to ensure that all applicable information is provided, and the application is filled out correctly.

Please call 815-335-2020 to schedule a pre-application conference.

Delays in obtaining a public hearing date may result from an incomplete and errant application submission.

FEE SCHEDULE

Land Use (Zoning Development) Applications

Zoning Map Amendment (Zoning Change)	* \$400.00 plus, \$10.00 per acre or part of, plus consultant fees
Special Use Permit:	* \$450.00 plus, \$20.00 per acre or part of, plus applicable professional fees.
Variance:	* \$350.00, plus applicable professional fees
Planned Residential Development:	* \$450.00, plus \$20.00 per acre or part of, plus applicable professional fees
Appeals:	\$250.00, plus applicable professional fees
Text Amendment/Future Land Use Plan Amendment:	\$400.00, plus applicable professional fees

ADDITIONAL FEES

Any fees born because of a report and/or publication required by State Law for the above noted zoning procedures shall be the responsibility of the Applicant.

The above noted fees are NOT inclusive of any other fees that may result from other required permits (ie. Building permit, zoning clearance permit, sign permit or health permit, etc.)

Based on the complexity of the application and subsequent review required, in addition to the listed fees below at the Village of Winnebago's sole discretion applicants may be responsible for additional professional fees incurred by the Village of Winnebago during the application process, including but not limited to engineering, legal or planning review fees.

NOTICE FOR ALL PETITIONS

*** When work is commenced prior to obtaining the required "Land Use (Zoning Development) Application(s)", the established fees shall be increased by 50%. The payment of such fee shall not relieve any person from fully complying with the requirements of the Village of Winnebago's Unified Development Ordinance 2019-14 and any applicable amendments, nor from the penalties prescribed with the Unified Development Ordinance, as stated in Article 4.04 and any other applicable portions of the Unified Development Ordinance.**

REQUIRED APPLICATION MATERIALS

The following materials must be submitted to the Planning and Zoning Department before a Public Hearing can be scheduled. Incomplete applications cannot be processed.

- ☐ Application Form
- ☐ Application Fee
- ☐ Legal Description

Project Drawings:

- ☐ Preliminary or Final Site Plan (1 copy). Include project data [i.e., building area, land area, setbacks, coverage, parking and landscaping calculations, etc.]. The information required will vary depending on the type of request being made. However, all site plans should be drawn to scale and be accurate to the best of the petitioner's ability.
- ☐ Preliminary or Final Engineering
- ☐ Floor Plans
- ☐ Building Elevations
- ☐ Landscape Plan (indicate species, plant location, quantity, size, spacing, and easement/utility locations)
- ☐ Sign elevations

Other Documents:

- ☐ A detailed written statement explaining the reason for the request.

The Zoning Board of Appeals and Village Board base their decisions on the standards listed below. It is in the best interest of the applicant to base their presentation on the applicable set of standards when presenting their petition.

- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement detailing the nature of the proposed use if this application is for a **SPECIAL USE PERMIT**, pursuant to Unified Development Ordinance Article 14.03:
 - a. The proposed use at the specified location is consistent with the goals, objectives, and policies of the Comprehensive Plan;
 - b. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations and complies with requirements of the Article;
 - c. The proposed Special Use is not materially detrimental to the public health, safety, comfort, and general welfare, and will not result in material damage or prejudice to other property in the vicinity;
 - d. The proposed use is compatible with, and preserves or enhances, the character and integrity of adjacent development, and includes improvements necessary to mitigate adverse development-related impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;
 - e. The proposed use does not generate pedestrian and vehicular traffic that will be hazardous to the existing and anticipated traffic in the neighborhood;

- f. The proposed Special Use complies with all fire, health, building, plumbing, electrical, and stormwater drainage regulations of the Village, County, State and Federal agencies; and
- g. Adequate utilities exist to service the proposed Special Use.

- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals, along with an additional written statement describing the specific nature of the proposed variation and the practical difficulty and perceived hardship resulting from a strict and literal interpretation of a specified regulation of this chapter if this application is a request for a VARIATION, pursuant to Unified Development Ordinance Article 15.03 et seq.

15.03 (3) Variances & Findings of Fact

- a. That there are special circumstances, applying to the land or buildings for which the variance is sought, which circumstances are peculiar to such land or buildings and do not apply generally to land or buildings in the vicinity;
- b. That said circumstances are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or buildings;
- c. That the variance as granted by the Zoning Board of Appeals is the minimum variance that will accomplish the reasonable use of land or building in question;
- d. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that district.
- f. The extraordinary or exceptional conditions of the property, requiring the request for the variance, were not caused by the petitioner.
- g. The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.
- h. The denial of the proposed variance will deprive the petitioner the use of his/her property in a manner equivalent to the use permitted to be made by the owners of property in the immediate area.
- i. The proposed variance will result in a structure that is appropriate to and compatible with the character and scale of structures in the area in which the variance is being requested

- ☐ Applicant should respond to the following statements while presenting his or her request to the Zoning Board of Appeals for a ZONING DISTRICT CHANGE / ZONING MAP AMENDMENT, pursuant to Unified Development Ordinance 18.04.

- a. Legal owners of the property(s) to be rezoned. If the property is held in an Illinois Land Trust, a Statement of Beneficial Interest is also required;
- b. Legal Description of the property(s) to be rezoned;
- c. Common street address of property(s) to be rezoned;
- d. Size of property (in square feet or acres);
- e. Current zoning of property;
- f. Requested zoning of property;
- g. Narrative description of the reasons for requested rezoning;
- h. Estimated impact of rezoning on surrounding neighborhood;
- i. Vicinity map showing the area to be rezoned

PROCEDURE CHECKLIST FOR APPLICANT USE

- ☐ Prospective applicant obtains application packet from Village Office. Blank applications may be faxed or mailed upon request or downloaded off the Winnebago Village website at <http://www.villageofwinnebago.com>. All pages of the application packet should be read thoroughly at this time. If necessary, Village Office personnel will explain procedures and fees involved.
- ☐ Pre-Application Conference: It is recommended that the applicant contact the Village Office to schedule a time to review the application to ensure that it is complete and includes all applicable materials.
- ☐ Applicant submits completed zoning application, along with site plan, written statement (when applicable), other required materials and the appropriate fee. Zoning Board will review submitted materials for completeness. Applications are then scheduled for a public hearing before the Zoning Board of Appeals.
- ☐ Applicant must contact the Soil and Water Conservation District (SWCD) office directly and make proper application for Zoning Letter and/or Natural Resource Information (NRI) Report. If necessary, SWCD personnel will explain procedures and fees involved. Zoning applications are not complete until SWCD Natural Resource Information (NRI) Reports are properly applied for. Zoning requests will not be scheduled for a public hearing unless a completed NRI Report is forthcoming.
- ☐ The "Endangered Species Act" entitles the Illinois Department of Natural Resources (IDNR) to review zoning, special use, and variation applications for their impact on endangered or protected species. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the IDNR, at 5224 South Second Street, Springfield, IL 62701-1787. Additional information can be obtained about this process via the internet address: <http://dnrecocat.state.il.us/ecopublic/>. If you have any questions or comments about endangered species consultation process, you can send an email to DNR.EcoCAT@illinois.gov
- ☐ The "National Historic Preservation Act" entitles the Illinois Historic Preservation Agency to review zoning, special use, and variation applications for their impact on cultural or historical resources. Illinois law allows thirty (30) days for their response. The applicant is responsible for contacting the Illinois Historic Preservation Agency at (1-217-782-4836).
- ☐ A Notice of Public Hearing is printed in the local newspaper no less than 15 days, nor more than 30 days before the date of public hearing. See fee schedule for applicable fee (Page 4).
- ☐ The subject property is posted with a notice sign prepared by Village Office personnel summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date no less than 15 days before the public hearing.
- ☐ Property owners surrounding the subject property are notified by mail, approximately 15 days before the date of public hearing, provided by Village Office staff summarizing pertinent case information and the scheduled Zoning Board of Appeals hearing date. Other appropriate agencies are also notified at this time. Note that adjoining property owners may legally protest map and text amendments, which may necessitate a super majority vote of the Village Board to approve a petition.
- ☐ Village Office staff review application and submit written staff report to the Zoning Board of Appeals and to the Village Board. Applicant is mailed a copy of this written staff report provided by Village Office staff, usually about 1 week before the date of public hearing.
- ☐ Zoning Board of Appeals (ZBA) conducts a Public Hearing, normally the 4th Monday of each month. The applicant or an authorized agent must appear to present pertinent information and provide

testimony under oath. No less than 4 copies of any handouts or exhibits should be made available for ZBA members and staff. One copy will be kept and added to the file as an exhibit(s). Be aware that delays may occur as public hearings can extend to additional Board meetings and may include multiple or returning speakers. The Board deliberates and provides its recommendation based on findings of fact. Unsupportive ZBA recommendations can affect the voting considerations of the Village Board.

- ☐ Zoning Board of Appeals public hearing minutes are transcribed and distributed to Village Board members, usually about 1 week after the close of public hearing. Copies of minutes are available to applicants' following approval of said minutes by the Zoning Board of Appeals. The minutes of the Zoning Board of Appeals public hearing are normally approved the following month.
- ☐ Pertinent case information and ZBA recommendation is presented to Village Board for its consideration, layover, and decision, usually within 4 weeks after the ZBA provides its recommendation.
- ☐ Individual ordinances for each approved application are signed, certified, and processed through the Village Clerk. A Completed ordinance copy accompanies the applicant's notification of the Village Board decision.
- ☐ Applicant is notified by mail, usually within 1 month, of Zoning Board decision provided by Village Office staff.

PLANNING & ZONING MAPPING APPLICATION

Applicant Information

Name: Village of Winnebago
 Address: 108 W. Main Street
 Phone: 815-335-2020
 Email: jdienberg@winnebagoil.gov

Owner Information

Name: Village of Winnebago
 Address: 108 W. Main Street
 Phone: 815-335-2020
 Email: jdienberg@winnebagoil.gov

Action Requested

☒ Zoning Map Amendment (Zoning Change)

☐ Planned Unit Development (PUD)

☐ Special Use Permit

☐ Appeal

☐ Variation

☐ Text Amendment

☐ Future Land Use Plan Amendment

Detail of Request: zoning change from District 3 to District 4 (General Industrial)
to facilitate sale of Land and Development of
property to a use consistent with the zoning of
contiguous property - 14-09-126-018

Legal Description: (attach a separate sheet if necessary) Attached - Parcel Summary maps

PIN Number(s): ~~14-09-02-004~~ 14-09-02-004 (106 Kasch Drive)

Current Zoning District: District 3 - General Business

Lot Size: 1.6706 acres, or 72,772.93 square feet

Please indicate the township the subject property is located in (circle):

Burritt Durand Harrison Owen Pecatonica Rockford Seward Winnebago

Please indicate whether the subject property is located within 1.5 miles of any of the following incorporated municipalities (circle all that are applicable):

Durand Pecatonica Rockford Winnebago None Other _____

Adjacent Properties (provide as a separate sheet if necessary)

NORTH:

PIN Number(s): See attached

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

EAST:

PIN Number(s): See Attached

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

SOUTH:

PIN Number(s): See Attached

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

WEST:

PIN Number(s): see Attached

Property Owner(s): _____

Mailing Address(s): _____

Land Use: _____

Development Team (please include phone, fax, email and mailing address for any that apply).

Project Manager: N/A

Developer: N/A

Attorney: N/A

Engineer or Surveyor: N/A

Other: N/A

Adjacent Properties (provide as a separate sheet if necessary)

I, the applicant(s), of the above legally described property on which the above action is requested, provided answers to the questions herein that are true to the best of my knowledge. The property owner(s) of the above legally described property on which the above action is requested, is aware or will be informed about the request made herein.

By virtue of my application for the above action, I do hereby declare that the appropriate Village staff, appointed, and elected officials responsible for the review of my application are given permission to visit and inspect the subject property for the above requested action in order to determine the suitability of the request.

Applicant(s) Signature: [Signature] Date Signed: 6/1/26
Village Administrator Joseph Denberg Date Signed: 6/1/26

Owner(s) Signature: _____ Date Signed: _____
 _____ Date Signed: _____

STAFF SIGNATURE: _____ Date Signed: _____

NOTES:

- If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.
- If the applicant is a corporation, provide as a separate attachment, a statement verifying the correct names and addresses of all officers and directors of the corporation and all of the stockholders or shareholders owning an interest in excess of 20% of all the outstanding stocks or shares of the corporation.
- If the applicant is a partnership, joint venture, syndicate, or unincorporated voluntary association, then provide as a separate attachment, a statement verifying the correct names and addresses of all partners or members of the partnership, joint venture, syndicate, or unincorporated voluntary association.

TO BE COMPLETED BY PLANNING, ZONING & MAPPING BOARD

Pre-Application Meeting Date: _____ Application Date: _____
 Staff Attending: _____ ZBA Hearing Date: _____
 Fee Paid: \$ _____ Village Board Meeting Date: _____
 Receipt # _____

It is recommended that you notify your township of the Map or Text Amendment, Special Use Permit, or Variation you are applying for. Please complete the form on the following page, and mail it, along with a site plat, to the Township Supervisor for the Township in which the subject property is located.

TOWNSHIP SUPERVISORS

Burritt Township

Burritt Township Supervisor 2568
N. Weldon Rd.
Winnebago, IL 61088

Durand Township

Durand Township Supervisor 209
E. South St.
Box 474
Durand, IL 61024

Rockford Township

Rockford Township Supervisor
2615 Green Apple Lane
Rockford, IL 61107

Pecatonica Township Pecatonica
Township Supervisor 328 E. 9th St.
Pecatonica, IL 61063

Seward Township

Seward Township Supervisor
4130 S. Pecatonica Rd.
Winnebago, IL 61088

Winnebago Township

Winnebago Township Supervisor
7952 Towermont Dr.
Rockford, IL 61102

TOWNSHIP NOTIFICATION OF VILLAGE OF WINNEBAGO ZONING PETITION

I, _____ (Name of Applicant) am petitioning the Village Of Winnebago for a:

☐ Zoning Map Amendment from District # _____ To District # _____

☐ Special Use Permit For _____

_____, in District # _____

☐ Variation In _____ from

A distance/size of _____ to _____, in District of _____

the subject property is located at: _____

(street address)

the P.I.N. Number(s) is: _____

the size of the property is _____ acres, or _____ sq. ft.

Proposed use for the subject property: _____

Contact Information:

Name: _____

Phone Number: _____

Email Address: _____

Address: _____

Signature: _____ Date: _____

Please attach a copy of your site plan

CONTACT INFORMATION: _____

PHONE NUMBER: _____ FAX: _____

ADDRESS: _____

SIGNATURE: _____ DATE: _____

LEGAL NOTICE AFFIDAVIT

I, below signed, hereby understand that in order for my zoning request to be heard, notice of the hearing which it will be heard at must be published in a newspaper of general circulation that is published in the County pursuant to State Law, and as a result, publication fees will incur which I hereby agree to pay the incurred fees.

Sign name

Date

Print Name

Driver license number for biller (paper)

Phone number for biller account

Address of where bill from paper shall be sent
(Street)

Address of where bill from paper shall be sent
(City, State, Zip Code)

WINNEBAGO COUNTY SOIL AND WATER CONSERVATION DISTRICT

4833 Owen Center Rd.
Rockford, IL 61101-6007

P: (815) 965-2392, Ext. 3
Website: www.winnebago-swcd.org

Open Mon-Fri 8am-4:30pm

Required Information for Natural Resource Inventory Reports and Zoning Letters.

Incomplete applications will not be processed.

Date: _____ (Office use) REPORT # _____

Zoning application filed with: (The report will be sent to the office indicated below by the SWCD Office)

☐ Rockford ☐ Loves Park ☐ Machesney Park ☐ Cherry Valley ☐ Village of Winnebago

Location of subject property: _____
(Street address)

PIN #: _____ - _____ - _____ - _____ Total Acres: _____ Current Zoning: _____

Project or Subdivision Name: _____

Contact Information for Applicant/Petitioner:

(The SWCD Office will send a copy of the report to this listed applicant)

Name: _____

Address: _____

Phone #: (____) _____ - _____

Email: _____

Contact Information for owner

☐ Check if a copy is to be mailed to the owner

Name: _____

Address: _____

Contact person (if different than applicant):

Name: _____ Phone: (____) _____ - _____

Company (if applicable): _____

Address: _____ Email: _____

Type of Request: *(Check the one that applies and describe the request in detail)*

☐ Change in Zoning from _____ to _____

☐ Variance: _____

☐ Special Use Permit: _____

☐ Other: _____

Existing Land Use: (vacant, agriculture, residential, etc.) _____

Proposed Land Use: _____

Date of Public Hearing: _____

Water Supply

☐ Well ☐ Community Water

Wastewater Treatment:

☐ Septic ☐ Sanitary Sewer

Proposed Land Use Will Include:

☐ Septic Tank Filter Fields ☐ Dwellings Without Basement ☐ Small Commercial Buildings

☐ Dwelling With Basements ☐ Other (describe in detail) _____

I (we) understand the filing of this application allows an authorized representative of the Winnebago County Soil and Water Conservation District to visit and conduct any necessary on-site investigations on the site which is described above. It is also understood that through this request I am giving the Soil and Water Conservation District permission to provide NRCS Wetland Inventory Information on my land in regards to the Natural Resource Information Report. I understand that this report becomes public knowledge once accepted by the District Board of Directors. Completions of this report may require 30 days as allowed under State Law.

(Petitioner) _____

(Date) _____

This report is used as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resource Conservation Service) and are subject to change by this office and appropriate county agencies.

FEES:

- Zoning Letter
☐ \$75.00
- N.R.I. Reports
(zoning request involving AG Zoned land or vacant land)
☐ \$400.00 (0-5 acres) +\$20.00/acre over 5

*Winnebago County SWCD fee determinations are final.
Reports will not be completed without payment.*

PAYMENT (we accept any of the following):

- Cash
- Check (made payable to): Winnebago County SWCD
- Credit card (Illinois E-Pay through the SWCD website at www.winnebago-swcd.org).

A returned check fee of \$25.00 will be charged for each returned check

If you have any questions regarding this form please call (815) 965-2392, extension 3.

FILING DEADLINE

Any person who petitions any municipality or county agency in the District for variation or amendment from that municipality's or county's zoning ordinance or who proposed to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the District no less than 10 days prior to the regularly scheduled meeting of the District.

The Winnebago County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.



WINNEBAGO COUNTY
SOIL AND WATER
CONSERVATION DISTRICT

4833 Owen Center Rd.
Rockford, IL 61101-6007
P: (815) 965-2392, Ext. 3
Open Mon-Fri 8am-4:30pm
Website: www.winnebagoSWCD.org
Email: kwalshswcd@comcast.net

For Office Use Only:
Date Received: _____ Report #: _____ Paid On: _____

Application for Natural Resource Inventory Reports & Zoning Letters

Incomplete applications will not be processed. Please allow 30 days to process your application.

Required Forms Application Checklist:

- | | |
|--|--|
| ☒ Plat of Survey w/Legal Description | ☐ Zoning or Land Use Petition (if not listed below) |
| ☐ Site Plan/Concept Plan | ☐ Fee and Completed Application |
| ☒ Location Map (if not on above map) | ☐ Optional EcoCAT Report Fee (see fee schedule) |

Zoning application filed with: *(The report will be sent to the office indicated below by the SWCD Office)*

☐ County ☐ Rockford ☐ Loves Park ☐ Machesney Park ☐ Cherry Valley

Location of subject property: 106 Kasch Drive

(Street Address)

PIN #: 1) 1 4 - 0 9 - 1 0 2 - 0 0 4
2) _____ - _____ - _____ - _____
3) _____ - _____ - _____ - _____

Project Area: 1.6706 Acres

Project/Subdivision Name: Winnebago Highlands

Current Zoning: District 3 General Business

Contact Information for Applicant/Petitioner:

(The SWCD Office will send a copy of the report to this listed applicant)

Name: Village of Winnebago

Address: 108 W Main Street

Winnebago, IL 61088

Phone #: (815) 335-2020

Email: jdienberg@winnebagoil.gov

Alternative/Owner Contact: (if different than applicant)

☐ Check if a copy is to be sent to this person

Name: _____

Address: _____

Phone #: (_____) _____ - _____

Email: _____

Please indicate how you would like to receive your copy:

☒ Mail/Hard Copy

☐ Email/PDF

Type of Request: *(Check the all that apply and describe the request in detail)*

☒ Change in Zoning from District 3 General Business to District 4 General Industrial

☐ Variance: _____

☐ Special Use Permit: _____

☐ Other: _____

Existing Land Use: (vacant, agriculture, residential, etc.) Vacant

Proposed Land Use: Industrial

Date of Public Hearing: (if known) 6/30/2026**Proposed Improvements:** (Check all that apply)Planned Structures:

- ☐ Dwelling w/ Basement
☐ Dwelling w/o Basement
☒ Commercial Building
☐ Other _____

Open Space:

- ☐ Parks/Playground Area
☐ Common Open Space
☐ Other _____

Water Supply

- ☐ Individual/Private Well
☒ City/Community Water

Wastewater Treatment:

- ☐ Private Septic System
☒ City/Community Sanitary System

Storm Water Treatment:

- ☐ Drainage Ditch/Swales
☐ Storm Sewers
☐ Dry Retention Basin
☐ Wet Retention Basin
☐ None
☒ Other Retention Parcel to North

Other Improvements Not Listed Above: (Please describe in detail below)

To be determined, zoning change to facilitate sale of village owned property.

Existing Site Characteristics: (Check all that apply)

- ☐ Ponds/Lakes ☐ Floodplain/way ☐ Woodland ☐ Drainage Tile ☐ Building(s)
☐ Streams/Rivers ☐ Wetland(s) ☒ Cropland ☐ Disturbed Land ☒ Other Vacant

FILING DEADLINE

Any person who petitions any municipality or county agency in the District for variation or amendment from that municipality's or county's zoning ordinance or who proposed to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the District **no less than 10 days prior** to the regularly scheduled meeting of the District.

I (we) understand the filing of this application allows an authorized representative of the Winnebago County Soil and Water Conservation District to visit and conduct any necessary on-site investigations on the site which is described above. It is also understood that through this request I am giving the Soil and Water Conservation District permission to provide NRCS Wetland Inventory Information on my land in regards to the Natural Resource Information Report. I understand that this report becomes public knowledge once accepted by the District Board of Directors and may be shared with other public bodies or units of government. Completions of this report may require 30 days as allowed under State Law.

Joseph Dienberg

6/1/2026

(Petitioner)**(Date)**

This report is used as a guide in making land use decisions and does not preclude further refinement of soil type boundary lines during more detailed on-site investigations. Interpretations are based on criteria established by the National Soils Handbook (USDA-Natural Resource Conservation Service) and are subject to change by this office and appropriate county agencies.

FEES:Zoning Letters:

- Resource Concern Letter - \$150
- No Impact Letter - \$60

Natural Resource Inventory (NRI) Report:

- Ag Zoned Land – \$500 (0-5 acre)
 - \$25/additional acre or part thereof
- Vacant Land – \$350 (0-5 acre)
 - \$10/additional acre or part thereof

Optional: EcoCAT Information Only Report – \$35**ACCEPTED FORMS OF PAYMENT:**

- Cash
- Check made payable to:
Winnebago County SWCD
 A fee of \$25.00 will be charged for each returned check
- Credit/Debit card or eCheck (Illinois E-Pay through the SWCD website at www.winnebago-swcd.org).
 Service fees apply



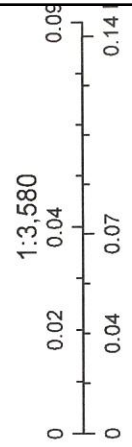
Winnebago SWCD fee determination are final. Reports will not be completed without payment.

The Winnebago County Soil and Water Conservation District is an equal opportunity employer. All programs and services are offered without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

Updated Jan. 2026

106 Kasch Drive 250 Feet

Section 13. Item #a.



6/2/2026



Conserving Our Land Today For Tomorrow

Section 13. Item #a.

4833 Owen Center Road · Rockford, IL 61101-6007

(815) 965-2392, Ext 3 · www.winnebagoSWCD.org

NATURAL RESOURCE INFORMATION REPORT

NRI Report Identification Number	26-51
Applicant Information	Village of Winnebago 108 W Main Street Winnebago, IL 61088 815-335-2020 jdienberg@winnebagoil.gov
Location	106 Kasch Drive Winnebago, IL 61088
Property Index Number	14-09-102-004
Applicant's Request	Change in zoning from District 3 General Business to District 4 General Industrial
Acreage	1.6706
Date	6/12/2026

REPORT PREPARED BY: Katie Peterson

POSITION: Resource Conservationist

PURPOSE AND INTENT

Section 13. Item #a.

This Natural Resource Information (NRI) report has been prepared by the Winnebago County SWCD. This report is a requirement under the Illinois Soil and Water Conservation District Act, 94 Act III Compiles Statutes, Chapter 70 Paragraph 405/1 Et Seq. and Illinois Revised Statutes, Chapter 5 paragraph 106 Et Seq.

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 ordinances 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 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 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 interpretations of soil suitability for various uses are based on criteria published in the National Soils Handbook of the USDA - Natural Resource Conservation Service or on the appropriate county ordinances. Soil features and characteristics are as described in the Soil Survey of Winnebago County. The conclusions of this report in no way indicate 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.

Due to the limitations of scale encountered with the various resource maps, the property boundaries depicted in the various exhibits in this report provide a generalized representation of the property location and may not precisely reflect the legal description of the PIQ (Parcel in Question).

This report, when used properly, will provide the basis for proper land use change decisions and development while protecting the natural resource base of the county. It should not be used in place of detailed environmental and/or engineering studies that are warranted under most circumstances, but in conjunction with those studies.

Additional references are cited throughout the text of this report and are listed in the Reference Section. Most of these references are technical publications specific to one topic area.

Copies of the report were sent to:

- Village of Winnebago
- Winnebago Township
- Karl Palmquist, Troy Krup - Winnebago County Planning and Zoning Department
- On file at the Winnebago County Soil and Water Conservation District

EXECUTIVE SUMMARY NRI REPORT #26-51

Section 13. Item #a.

The Winnebago County Soil and Water Conservation District (SWCD) has completed this Natural Resource Information (NRI) Report #26-51 in response to a request for a change in zoning from District 3 General Business to District 4 General Industrial. The project involves approximately 1.67 acres, located at 106 Kasch Drive (PIN: 14-09-102-004). The site is located in the Northwest corner of Section 9 in Winnebago Township, Winnebago Co., State of Illinois.

The surrounding land use is mainly industrial, business, residential, and agricultural.

The purpose of the Natural Resources Information Report is to serve as a tool for determining appropriate land uses and the effect of particular land uses on the integrity of the natural resources present on or in the vicinity of the parcel.

According to the USDA Natural Resources Conservation Service Winnebago County Soil Survey, the site has the following soils:

Soil Type	Name	# of Acres	% of Total Acres
86B	Osko 2-5% slopes	1.4	85.4
412B	Ogle 2-5% slopes	0.2	14.6

Hydric Soils: Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building.

- Not Hydric: 100%

Limitations for Septic Systems: The factors considered are the characteristics and qualities of the soil that affect the limitations for absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

- Moderate: 14.6%
- Slight: 85.4%

Erosion and Sediment Control: Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility: Texture, Slope, Structure and Organic Matter Content.

- Moderate: 100%

Dwelling 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.

- Somewhat Limited: 100%
-

Small Commercial Buildings - Small commercial buildings are structures that are less than 10 feet 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.

- Somewhat Limited: 100%

Shallow Excavation: Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

- Somewhat Limited: 100%

Soil Features:

Depth to Any Soil Restrictive Layer: A restrictive layer is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impedes the movement of water and air through the soil or that restricts roots or otherwise provides an unfavorable root environment.

- >200 cm: 100%

Frost Action: Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures. The potential of frost action is expressed as low, moderate, or high.

- High: 100%

Risk of Corrosion - Steel: Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer. The risk of corrosion is expressed as low, moderate, or high.

- Moderate: 14.6%
- High: 85.4%

Local Roads and Streets: Local roads and streets have an all-weather surface and carry a and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. 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. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use.

- Very Limited: 100%

Erosion Hazard – Off-Road, Off-Trail: The rating of this interpretation indicates the hazard of soils loss from off-road and off-trail areas after disturbance activities that expose the soil surface. The rates are based on slope, soil erosion factor K, and an index of rainfall erosivity (R). The soil loss is caused by sheet or rill erosion in off-road or off-trail areas where 50 to 75 percent of the surface has been exposed by some kind of disturbance. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical.

- Moderate: 100%

Water Features:

Hydrologic Soil Group: Based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms. The soils are assigned to four groups (A, B, C and D). Group A soils have high infiltration rates. Group B soils have a moderate infiltration rate when thoroughly wet. Group C soils have a slow infiltration rate when thoroughly wet. Group D soils have a very slow infiltration rate (high runoff potential) when thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D B/D or C/D) the first letter is for drained areas and the second is for undrained area

- B: 100%

Depth to Water Table- a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

- 153 cm: 85.4%
- >200 cm: 14.6%

Ponding- Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

- None: 100%

Flooding- the temporary inundation of an area caused by overflowing streams or by runoff from adjacent slopes

- None: 100%

Watershed Impacts: The PIQ is located in the Kent Creek watershed, and does not have any off-site contributory flow going through the area. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

Biological Resources: The IL Department of Natural Resources Natural Resources Awareness Tool for applicators and other GIS maps in the office indicate six sensitive resources in the vicinity of the project. For a more detailed investigation, an EcoCAT Informational Request or Local Government Consultation Request report should be done.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetlands within proposed project area.

Cultural Resource Review: There appears to not have been a structure on the project area, based on the Plats of 1871, 1886, 1905, 1967, & 1981 and the 1939 county aerial photography.

Geologic Information: This site has the Ordovician – Galena – Platteville bedrock formation, which is predicted to be within 25 feet below the land surface.

SWCD Comments 26-51

Erosion Concerns

The proposed land use of this site is industrial. It is currently vacant farmland, with some trees. Soil disturbance will occur as a result of developing the site, which is slightly sloping and susceptible to erosion. The area of disturbance will be greater than one acre, so an IEPA NPDES permit may be required; as well as any City/County Permit requirements.

Soil disturbance can create soil erosion which must be properly managed to prevent adverse environmental impacts. Erosion from construction sites is a leading cause of water quality problems in Illinois. Problems caused by this sediment include:

- increased flooding – Sediment build-up lowers the flow capacity of channels causing more frequent flooding in areas that rarely or never flooded before
- Financial burden to taxpayers - Sediment that finds its way into streets, storm sewers, and ditches result in additional maintenance costs for local, state and federal governments
- Water quality impairment - Sediment laden runoff transfers nutrients and other pollutants to downstream lakes and rivers degrading aquatic habitats and increasing costs for water treatment

Simple but effective controls include preserving existing trees and grass where possible, using silt fence to trap sediment on the down slope sides of the area of disturbance, using a gravel drive used by all vehicles to limit tracking of mud onto streets, cleaning up sediment carried off-site by vehicles or storms, installing curb inlet controls, using downspout extenders to prevent roof runoff from eroding exposed soil, locating soil piles away from any roads or waterways, and reseeding or sodding the site as soon as possible. The materials (silt fence, stakes, gravel entrance, inlet controls, and grass seed) are easy to find and relatively inexpensive.

The Illinois Urban Manual is a resource of practices used throughout the State and can be accessed at <https://illinoisurbanmanual.org/>. The concept of these practices can be carried over to good housekeeping measures after development occurs and buildings are occupied to prevent stormwater runoff from becoming contaminated.

Surface and Groundwater Contamination from Heavy Equipment and Vehicle Traffic

There will be several vehicles moving on and stored on the site. Most of these vehicles are heavy duty pieces of equipment, with high capacity fuel tanks and large hydraulic oil reservoirs. Due to bedrock being at or near the soil surface, absorbents should be readily available in the event of a spill or leak to promptly contain hazards that would otherwise be environmentally harmful to groundwater recharge areas. Personnel should be properly trained to contain and clean up any spills. They should periodically check for indications of leaks or spills under or around vehicles and fix issues to prevent further contamination.

Properly label, store and dispose of all fluids and other hazardous chemicals to avoid environmental contamination. Keep storage containers off the ground to avoid stormwater contamination. Any fuel storage areas should be properly located away from high traffic areas; and have secondary containment.

Prevent stormwater from washing contaminants off the site in the event of a storm. Contaminants on impermeable surfaces (concrete, asphalt, rooftops, etc.) will wash off with rain and will eventually make its way into drainage ways which go directly to natural surface water areas (ditch, creek, river, etc.) without treatment. Avoid washing impermeable surfaces off with a hose, but rather use a broom and dispose of waste versus having contaminants wash off the site.

Soil Compaction

Soil compaction occurs when soil particles are pressed together, reducing the pore space between them. This increases the weight of solids per unit volume of soil (bulk density). Soil compaction occurs in response to pressure (weight per unit area) exerted by field machinery or animals. Other factors affecting compaction include the composition (texture, organic matter, plus clay content and type), soil water content and the number of passes by equipment. The risk for compaction is greatest when soils are wet. A dry soil is much more resistant to compaction than a moist or wet soil.

Compaction restricts rooting depth, which reduces the uptake of water and nutrients by plants. It decreases pore size, increases the proportion of water-filled pore space at field moisture, and decreases soil temperature. This affects the activity of soil organisms by decreasing the rate of decomposition of soil organic matter and subsequent release of nutrients. Compaction decreases infiltration and thus increases runoff and the hazard of water erosion.

Sandy loam, loam, and sandy clay loam soils compact more easily than silt, silt loam, silty clay loam, silty clay, or clay soils. Compaction may extend to 20 inches. Deep compaction affects smaller areas than shallow compaction, but it persists because shrinking and swelling and freezing and thawing affect it less.

The persistence of soil compaction is determined by the depth at which it occurs, the shrink-swell potential of the soil, and the climate. As the depth increases, the more persistent the condition. The type and percentage of clay determine the shrink-swell potential. The greater the shrink-swell potential and number of wet/dry cycles, the lower is the duration of compaction at a particular depth. Freeze/thaw cycles also help decrease near surface compaction.

Soil organic matter promotes aggregation of soil particles. This increases porosity and reduces bulk density (i.e., compaction). It also increases permeability and may increase plant available water. Addition of manure, compost, or other organic materials including newspaper, and woodchips, can improve soil structure, helping to resist compaction.

Compaction can be reduced by reducing the number of trips across an area, working with or on the soils when dry, reducing pressure of equipment, and maintaining organic matter in the soil. Contaminated stormwater runoff can reach local water resources if not properly managed. Removing plant buffers along streams prevents vegetation from filtering out pollutants and holding the soil in place. Maintain the vegetation within the stream corridor for protection against degradation.

Woodland Information

The Winnebago County Soil and Water Conservation District encourages preserving as much of the wooded character of this site as possible. Long-term preservation of the trees will require taking certain precautions during and after construction. The ground around each tree to be saved should be flagged or fenced off. Also, it should be protected from heavy machinery. This area should be at least as wide as the area covered by the spread of the tree branches. Soil compaction around the roots of the trees can permanently interfere with the uptake of oxygen, nutrients, and water. This may cause the premature death of the trees. The placement of fill material around the trunks of trees can have the same adverse effects. Other construction practices to avoid near the trees are: cutting and filling, raising the soil level, and removing neighboring trees. Contractors and construction crews should be informed of all tree preservation efforts.

Native Plantings

Native plants like grasses and flowers provide critical habitat for many key species like the Rusty Patch Bumble Bee and Monarch Butterflies. These deep-rooted native species are preferred because of their abilities to enhance soil permeability and pollutant filtering and their reduced needs for fertilizer, herbicides, irrigation, and mowing. Unfortunately, loss and degradation due to the development of the land and an invasion of exotic species is a serious problem in Illinois.

Thank you for taking the SWCD's concerns into consideration. If you have any questions or comments about this report or the findings, please contact the Winnebago County Soil and Water Conservation District at (815) 965-2392 ext. 3.

Sincerely,



Katie Peterson
Resource Conservationist

cc: Winnebago County Zoning & Planning Dept.; Village of Winnebago (Applicant); on file at the Winnebago SWCD

SITE PHOTOS

Section 13. Item #a.

Date: 6/11/2026	Site Location: 106 Kasch Drive, Winnebago
Photo By: Katie Peterson	
County: Winnebago	
Comments: From the southwest side of the property off of Kasch Drive looking north.	
Photo #: 01	

Date: 6/11/2026	Site Location: 106 Kasch Drive, Winnebago
Photo By: Katie Peterson	
County: Winnebago	
Comments: From the southwest side of the property off of Kasch Drive looking northeast.	
Photo #: 02	

SITE PHOTOS

Section 13. Item #a.

Date: 6/11/2026	Site Location: 106 Kasch Drive, Winnebago
Photo By: Katie Peterson	
County: Winnebago	
Comments: The stormwater outlet along Kasch Drive on the southeast side of the property.	
Photo #: 03	

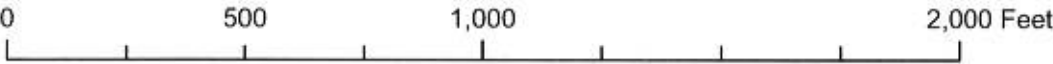
Date: 6/11/2026	Site Location: 106 Kasch Drive, Winnebago
Photo By: Katie Peterson	
County: Winnebago	
Comments: From the southeast side of the property off of Kasch Drive looking north.	
Photo #: 04	

Date: 6/11/2026	Site Location: 106 Kasch Drive, Winnebago
Photo By: Katie Peterson	
County: Winnebago	
Comments: From the southeast side of the property off of Kasch Drive looking west.	
Photo #: 05	

Photo Locations



26-51 Location Map



Legend

Streets_winnebago_co



26-51

106 Kasch Drive
PIN # 14-09-102-004

Winnebago County
State of Illinois

26-51 Topographic Map

Section 13. Item #a.



0 250 500 1,000 Feet



Legend

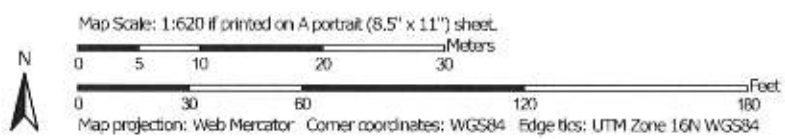
Streets_winnebago_co

26-51

Contours_winnebago_co

106 Kasch Drive
PIN # 14-09-102-004

Winnebago County
State of Illinois



MAP LEGEND

Area of Interest (AOI)
Area of Interest (AOI)

Soils
Soil Map Unit Polygons
Soil Map Unit Lines
Soil Map Unit Points

Special Point Features
Blowout
Borrow Pit
Clay Spot
Closed Depression
Gravel Pit
Gravelly Spot
Landfill
Lava Flow
Marsh or swamp
Mine or Quarry
Miscellaneous Water
Perennial Water
Rock Outcrop
Saline Spot
Sandy Spot
Severely Eroded Spot
Sinkhole
Slide or Slip
Sodic Spot

Water Features
Streams and Canals

Transportation
Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background
Aerial Photography

Other
Spoil Area
Stony Spot
Very Stony Spot
Wet Spot
Other
Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	0.2	14.6%
Totals for Area of Interest		1.7	100.0%

Map Unit Description (Brief, Generated)

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, provide information on the composition of map units and properties of their components.

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.

Report—Map Unit Description (Brief, Generated)

Winnebago County, Illinois

Map Unit: 86B—Osco silt loam, 2 to 5 percent slopes

Component: Osco (90%)

The Osco component makes up 90 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines, till plains. The parent material consists of loess. 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 (or restricted depth) is very high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 60 inches during February, March, April. Organic matter content in the surface horizon is about 4 percent. This component is in the R108XB0051L Loess Upland Prairie ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Ipava (3%)

Generated brief soil descriptions are created for major soil components. The Ipava soil is a minor component.

Component: Sable (3%)

Generated brief soil descriptions are created for major soil components. The Sable soil is a minor component.

Component: Muscatine (3%)

Generated brief soil descriptions are created for major soil components. The Muscatine soil is a minor component.

Component: Denny (1%)

Generated brief soil descriptions are created for major soil components. The Denny soil is a minor component.

Map Unit: 412B—Ogle silt loam, 2 to 5 percent slopes**Component: Ogle (95%)**

The Ogle component makes up 95 percent of the map unit. Slopes are 2 to 5 percent. This component is on ground moraines. The parent material consists of loess over paleosol formed in 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 (or restricted depth) 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 4 percent. This component is in the F095XB010W1 Loamy and Clayey Upland ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Component: Comfrey (3%)

Generated brief soil descriptions are created for major soil components. The Comfrey soil is a minor component.

Component: Ashdale (%)

Generated brief soil descriptions are created for major soil components. The Ashdale soil is a minor component.

Data Source Information

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

The proposed land use of this site is general industrial. The PIQ is currently vacant land. The maps included in this inventory are as follows:

- Local Roads and Streets
- Erosion and Sediment Hazards
- Shallow Excavation
- Sceptic Tank Absorption Fields
- Dwellings with Basement
- Corrosion of Concrete & Steel
- Small Commercial Buildings
- Frost Action
- Other...

SOIL INTERPRETATIONS EXPLANATION:

A soil survey is prepared by soil scientists who determine the properties of soil and predict soil behavior for a host of uses. These predictions, often called soil interpretations, are developed to help users of soils manage the resource. These interpretative ratings help engineers, planners, and others to understand how soil properties influence behavior when used for nonagricultural uses such as building site development or construction materials. This report gives ratings for proposed uses in terms of limitations and restrictive features. Ratings come from the soil's "natural" state, that is, no unusual modification of the site or soil material is made other than that which is considered normal practice for the rated use.

Even though soils may have limitations, and engineer may be able to alter soils features or adjust building plans for a structure to compensate for most degrees of limitation. Most of these practices, however, are costly. The final decision in selecting a site for a particular use generally involves weighing the costs for site preparation and maintenance. Soil properties influence development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance.

Soils are placed in three or more classes according to their limitations or suitability's for certain engineering uses. Soils are rated for the uses expected to be important or potentially important to users of soil survey information. The rating system of slight, moderate, restrictive, severe and very severe are given for the types of proposed improvements that are listed or inferred by the petitioner as entered on the report application and/or zoning petition. They are defined as follows:

SLIGHT (GREEN/LEFT HASHMARKS) This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

MODERATE (YELLOW/RIGHT HASHMARKS) This soil has moderately favorable properties for the use. Special planning, design, or maintenance can overcome this degree of limitation. During some part of the year, the expected performance is less desirable than for soils rated slight.

RESTRICTIVE (ORANGE/DOTS) This soil has restrictive properties for the use. This rating is given to soils that have rapid or very rapid permeability's. These soils are sandy or have sand and/or gravel within a depth which makes them poor filters of septic effluent.

SEVERE (RED/CROSS HATCHING) This soil has one or more properties that are unfavorable for the rated use. These may include the following: steep slopes, bedrock near the surface, flooding, high shrink-swell potential, a seasonal high water table, or low strength. This degree of limitation generally requires major soil reclamation, special design, or intensive maintenance, which in most situations is difficult and costly.

VERY SEVERE (BLUE/SOILD) This soil rating is given to soils that have properties that are difficult or impossible to overcome or modify for the intended use.

LIMITATIONS FOR SEPTIC SYSTEMS:

Section 13. Item #a.

The factors considered are the characteristics and qualities of the soil that affect the limitation absorbing waste from domestic sewage disposal systems. The major features considered are soil permeability, percolation rate, groundwater level, depth to bedrock, flooding hazards, and slope.

Soil Map Unit	Soil Name Slope ranges	Septic Rating
86B	Osc 2-5% slopes	Slight
412B	Ogle 2-5% slopes	Moderate 5b

LIMITATIONS

Permeability - Values listed are estimates of the range in rate and time it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

5b) moderately slow or slow permeability

HYDRIC SOILS:

Soils information gives another indication of flooding potential. The soils map on this page indicates the soil(s) on the parcel that the Natural Resources Conservation Service indicates as hydric. Hydric soils by definition have seasonal high water at or near the soil surface and/or have potential flooding or ponding problems. All hydric soils range from poorly suited to unsuitable for building. One group of the hydric soils, are the organic soils, which formed from dead organic material. Organic soils are unsuitable for building because of not only the high water table, but also their subsidence problems.

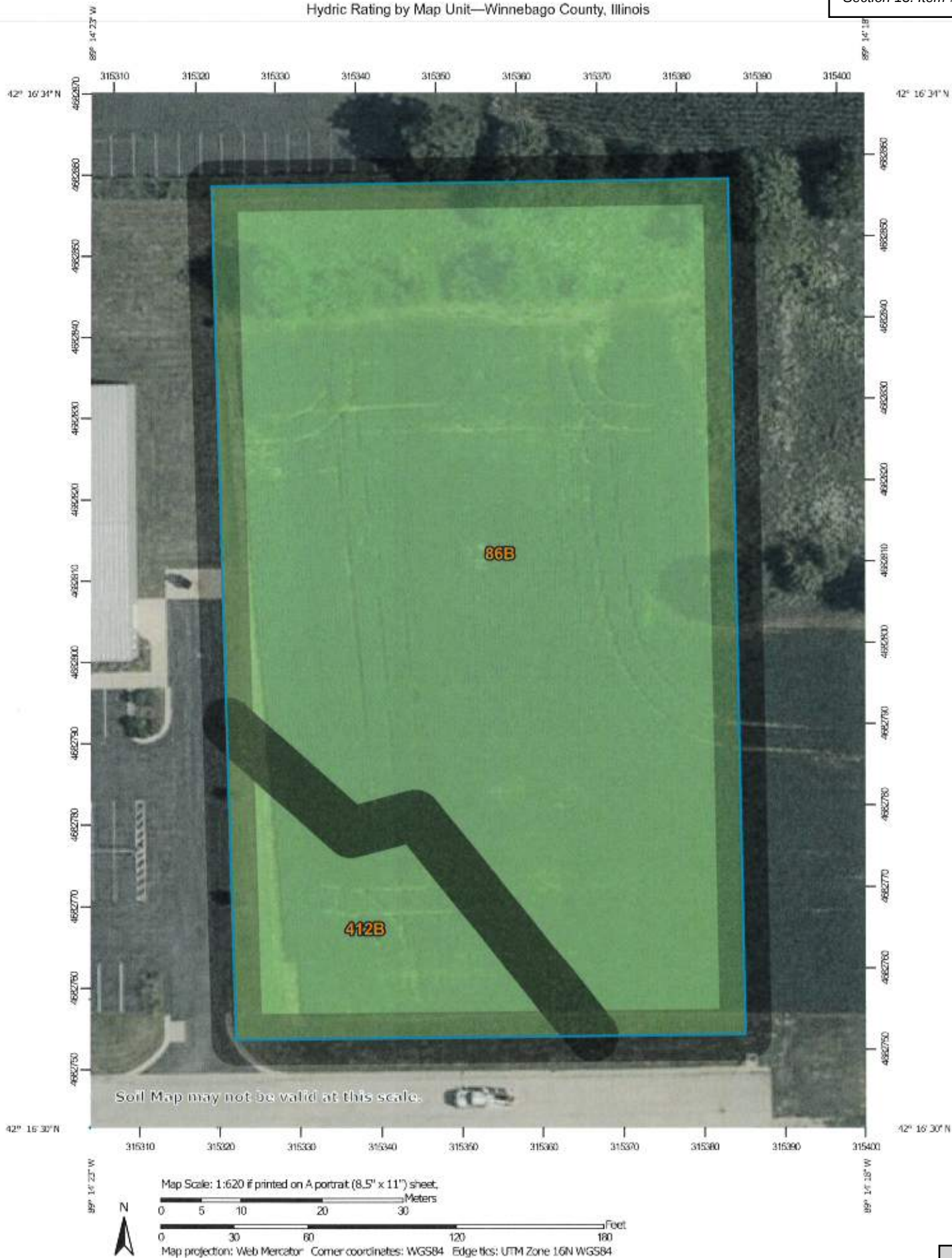
It is also important to add the possibility of hydric inclusions in a soil type. An inclusion is a soil polygon that is too small to appear on these maps. While relatively insignificant for agricultural use, hydric soil inclusions become more important to more intense uses such as a residential subdivision.

While considering hydric soils and hydric inclusions, it is noteworthy to mention that subsurface agriculture drainage tile occurs in almost all poorly drained and somewhat poorly drained soils. Drainage tile expedites drainage and facilitates farming. It is imperative that these drainage tiles remain undisturbed. A damaged subsurface drainage tile may return original hydrologic conditions to all of the areas that drained through the tile (ranging from less than one acre to many square miles.)

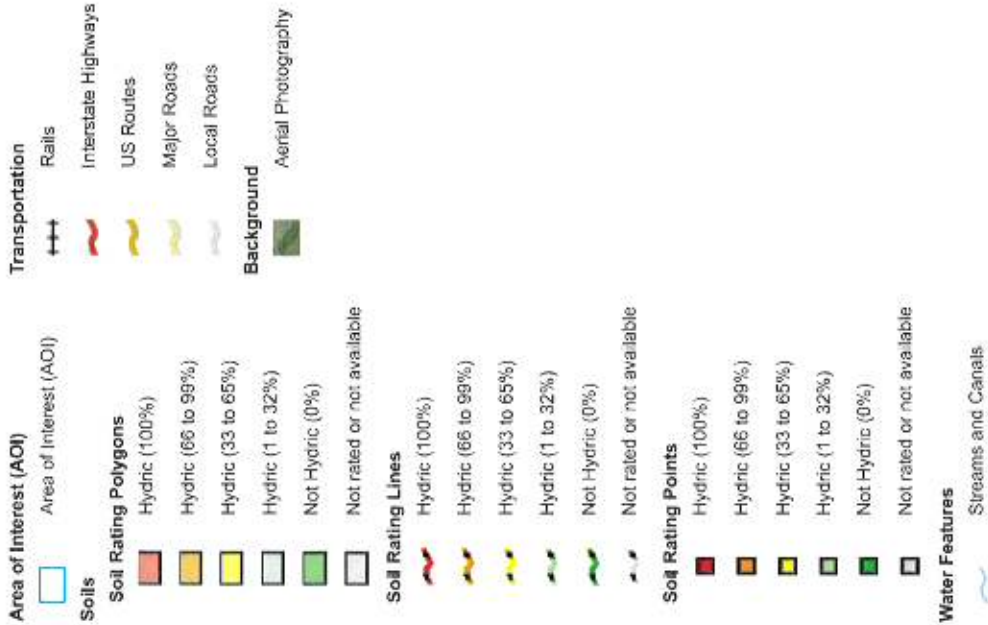
Soil Map Unit	Soil Name Slope ranges	Hydric Soil
86B	Osc 2-5% slopes	NO
412B	Ogle 2-5% slopes	NO

*indicates hydric inclusions may occur in draws or swales associated with the map unit

Hydric Rating by Map Unit—Winnebago County, Illinois



MAP LEGEND



MAP INFORMATION

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	4	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	3	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

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 (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

SOIL EROSION AND SEDIMENT CONTROL:

Section 13. Item #a.

Erosion is the wearing away of the soil by water, wind, and other forces. Soil erosion threatens the Nation's soil productivity and contributes the most pollutants in our waterways. Water causes about two thirds of erosion on agricultural land. Four properties, mainly, determine a soil's erodibility:

1. Texture
2. Slope
3. Structure
4. Organic Matter Content

Slope has the most influence on soil erosion potential when the site is under construction. Erosivity and runoff increase as slope grade increases. The runoff then exerts more force on the particles, breaking their bonds more readily and carrying them farther before deposition. The longer water flows along a slope before reaching a major waterway, the greater the potential for erosion.

Soil erosion during and after this proposed construction can be a primary non-point source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, decrease the storage capacity of lakes, clog streams and drainage channels, cause deterioration of aquatic habitats, and increase water treatment costs. Soil erosion also increases the risk of flooding by choking culverts, ditches and storm sewers, and by reducing the capacity of natural and man-made detention facilities.

The general principles of erosion and sedimentation control measures include:

- reducing or diverting flow from exposed areas, storing flows or limiting runoff from exposed areas
- staging construction in order to keep disturbed areas to a minimum
- establishing or maintaining or temporary or permanent groundcover
- retaining sediment on site
- properly installing, inspecting and maintaining control measures

Erosion control practices are useful controls only if they are properly located, installed, inspected and maintained.

The SWCD recommends an erosion control plan for all building sites, especially if there is a wetland or stream nearby.

Soil Map Unit	Soil Name Slope ranges	Shallow Excavation	Erosion & Sediment Hazard
86B	Osco 2-55 slopes	Slight	Moderate 15
412B	Ogle 2-5% slopes	Slight	Moderate 15

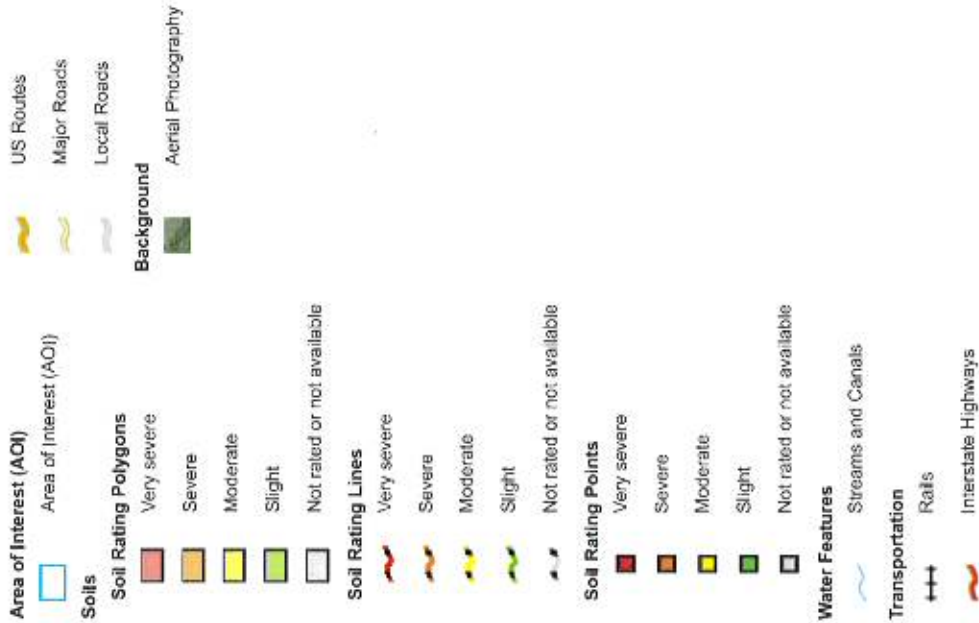
LIMITATIONS

Soil Erosion – The hazard from soil loss from land disturbance activity is based on the soil erosion K factor, which is a calculation based on the soils physical properties. The rainfall erosivity (R factor) is also a consideration.

- 15) erodes easily



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
 Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Erosion Hazard (Off-Road, Off-Trail)

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	Moderate	Osco (90%)	Surface kw times slope times R Index (0.33)	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	Moderate	Ogle (95%)	Surface kw times slope times R Index (0.34)	0.2	14.6%
Totals for Area of Interest					1.7	100.0%

Rating	Acres in AOI	Percent of AOI
Moderate	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Description

The ratings in this interpretation indicate the hazard of soil loss from off-road and off-trail areas after disturbance activities that expose the soil surface. The ratings are based on slope, soil erosion factor K, and an index of rainfall erosivity (R). The soil loss is caused by sheet or rill erosion in off-road or off-trail areas where 50 to 75 percent of the surface has been exposed by logging, grazing, mining, or other kinds of disturbance.

The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the specified aspect of forestland management (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

BUILDING LIMITATIONS:

Section 13. Item #a.

Dwellings With or Without a Basement- This applies to single-family houses of 3 stories or less. The foundations assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper, for houses with basements, or at a depth of 7 feet if a basement is constructed. The ratings are based on properties affecting soil strength and settlement under a load, and those that affect excavation and construction costs.

Small Commercial Buildings - Ratings are for undisturbed soil for a small building of less than 3 stories without a basement. The foundation is assumed to be spread footings of reinforced concrete at a depth of 2 feet or the depth of maximum frost penetration, whichever is deeper.

Shallow Excavation - Shallow excavations are trenches or holes dug in the soil to a maximum depth of 5 or 6 feet. They are used for pipelines, sewerlines, telephone and transmission lines, basements, open ditches and the like. The excavations are most commonly made by a trenching machine or backhoe.

The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth and hardness of bedrock, bulk density of the soil and the amount of large stones influence the ease of digging, filling, and compacting. Depth to the seasonal water table and flooding may restrict the time that the excavations can be made. Slope influences the ease of using digging machines. Soil texture and depth to water table influence the resistance to sloughing.

Soil Map Unit	Soil Name Slope ranges	Dwelling With Basement	Small Commercial Building	Shallow Excavation
86B	Osco 2-55 slopes	Moderate 7a	Moderate 7a	Slight
412B	Ogle 2-5% slopes	Moderate 7a	Moderate 7a	Slight

LIMITATIONS

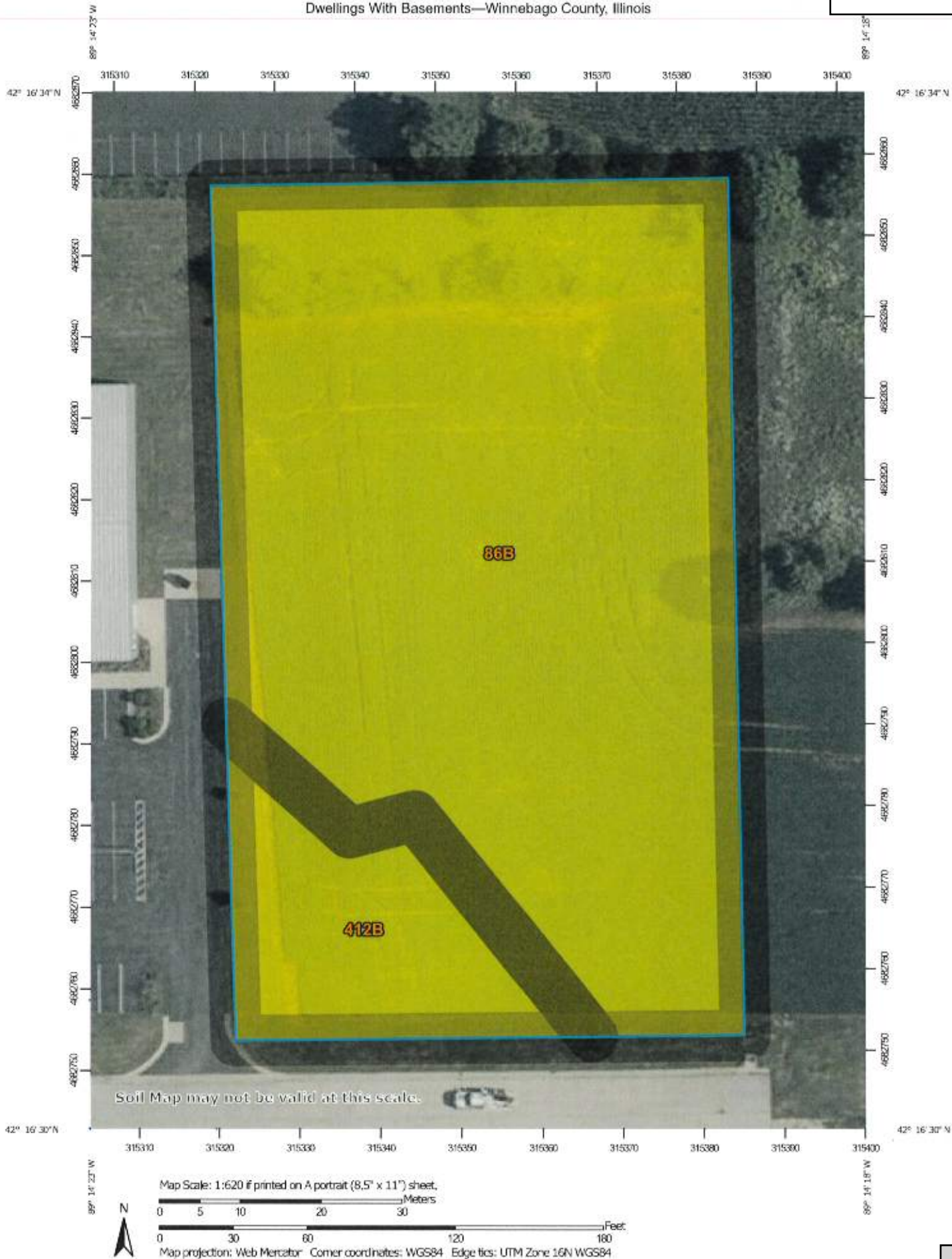
Shrink-Swell Potential- Indicates volume changes to be expected for the specific soil material with changes in moisture content, and is related to the type and percentage of clay present. The expansion and contraction exerts stress on foundations, footings, and pave surfaces due to the changes in soil moisture conditions.

7a) moderate potential for shrinking and swelling of soil which may cause structural damage

WEB SOIL SURVEY MAPS:

Additional maps and reports for proposed land uses are provided using USDA-NRCS Web Soil Survey, which provides up-to-date soils data and information produced by the National Cooperative Soil Survey. These maps and tables provide additional details about stabilities and limitations for specific proposed land uses for this PIQ. The ratings are listed in detail in each individual report.

Dwellings With Basements—Winnebago County, Illinois



Dwellings With Basements

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	Somewhat limited	Osco (90%)	Shrink-swell (0.27)	1.4	85.4%
				Depth to saturated zone (0.15)		
412B	Ogle silt loam, 2 to 5 percent slopes	Somewhat limited	Ogle (95%)	Shrink-swell (0.45)	0.2	14.6%
Totals for Area of Interest					1.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Description

ENG - Engineering

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.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

rest (AOI)
Area of Interest (AOI)



A

Background

Aerial Photography

Soil

Soil Rating Polygons

Very limited

Somewhat limited

Not limited

☐ Not rated or not available

Soil Rating Lines

Very limited

Somewhat limited

Not limited

Not rated or not available

Soil Rating Points:

Very limited

Somewhat limited

Not limited

Not rated or not available

Water Features

Streams and Canals

Transportation

Rate

Interstate Highways

U.S. Routes

Major Roads

Local Roads

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Sep 1, 2025

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Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

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Small Commercial Buildings

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	Somewhat limited	Osco (90%)	Shrink-swell (0.29)	1.4	85.4%
				Slope (0.00)		
			Ipava (3%)	Depth to saturated zone (0.98)		
				Shrink-swell (0.90)		
			Muscataine (3%)	Depth to saturated zone (0.98)		
				Shrink-swell (0.40)		
412B	Ogle silt loam, 2 to 5 percent slopes	Somewhat limited	Ogle (95%)	Shrink-swell (0.12)	0.2	14.6%
Totals for Area of Interest					1.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Description

ENG - Engineering

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.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

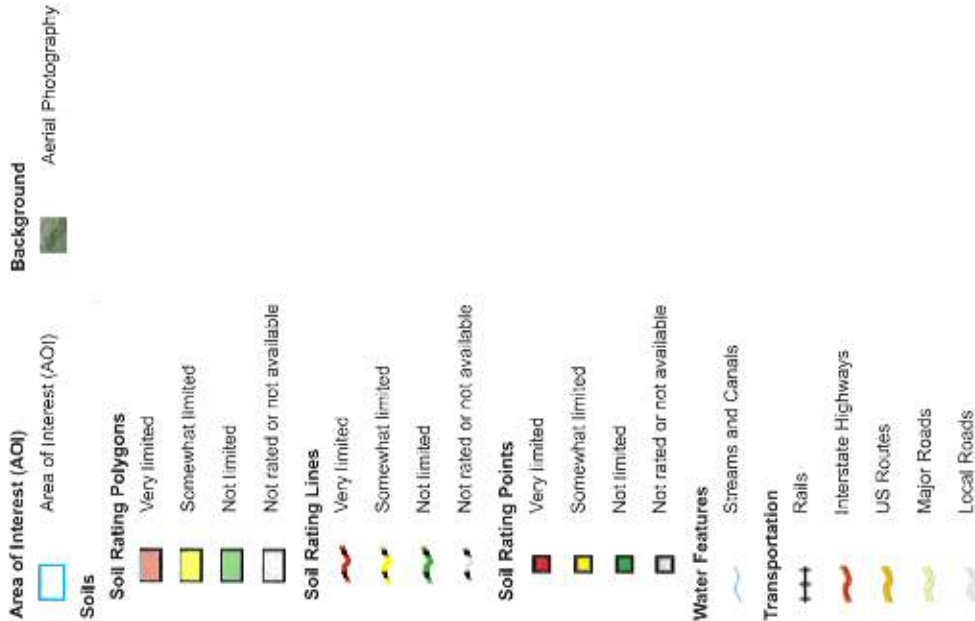
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

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Shallow Excavations

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	Somewhat limited	Osco (90%)	Depth to saturated zone (0.15)	1.4	85.4%
				Dusty (0.08)		
				Unstable excavation walls (0.01)		
412B	Ogle silt loam, 2 to 5 percent slopes	Somewhat limited	Ogle (95%)	Dusty (0.06)	0.2	14.6%
				Unstable excavation walls (0.01)		
Totals for Area of Interest					1.7	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Description

ENG - Engineering

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

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.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

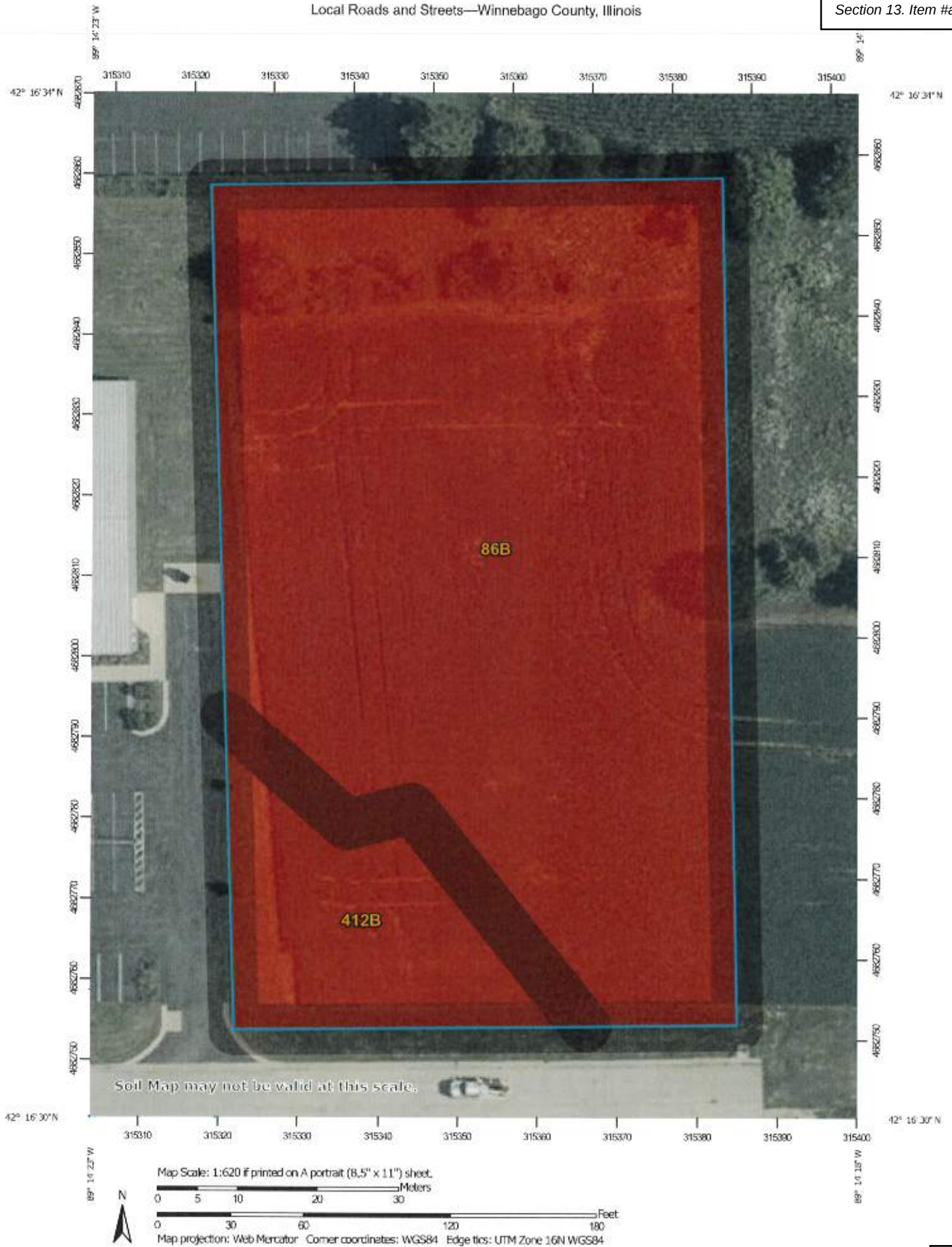
Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Local Roads and Streets

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres In AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	Very limited	Osco (90%)	Frost action (1.00)	1.4	85.4%
				Low strength (1.00)		
				Shrink-swell (0.29)		
			Ipava (3%)	Low strength (1.00)		
				Shrink-swell (0.00)		
				Depth to saturated zone (0.75)		
				Frost action (0.50)		
			Sable (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		
				Shrink-swell (0.62)		
			Muscatine (3%)	Frost action (1.00)		
				Low strength (1.00)		
				Depth to saturated zone (0.75)		
				Shrink-swell (0.40)		
			Denny (1%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Low strength (1.00)		

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
				Shrink-swell (0.98)		
4t2B	Ogle silt loam, 2 to 5 percent slopes	Very limited	Ogle (95%)	Frost action (1.00)	0.2	14.6%
				Low strength (0.99)		
				Shrink-swell (0.12)		
			Comfrey (3%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Frost action (1.00)		
				Flooding (1.00)		
				Low strength (0.55)		
				Totals for Area of Interest		

Rating	Acres in AOI	Percent of AOI
Very limited	1.7	100.0%
Totals for Area of Interest	1.7	100.0%

Description

ENG - Engineering

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

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.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and plasticity Index (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Winnebago County, Illinois														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct. Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
85B—Osco silt loam, 2 to 5 percent slopes			<i>in</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
	90	B	0-14	Silt loam	CL, ML	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	97-100-100	94-97-100	37-42-45	13-16-18
			14-55	Silty clay loam, silt loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	96-98-100	92-97-100	34-42-47	16-22-25
			55-80	Silt loam, silty clay loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	100-100-100	97-100-100	92-98-100	30-34-41	13-16-21
412B—Ogle silt loam, 2 to 5 percent slopes														
Ogle	96	B	0-11	Silt loam	CL, ML	A-6	0-0-0	0-0-0	100-100-100	100-100-100	97-98-100	94-98-100	30-33-40	10-13-16
			11-33	Silty clay loam, silt loam	CL	A-6, A-7-6	0-0-0	0-0-0	100-100-100	95-97-100	91-96-100	88-94-100	35-41-47	17-22-25
			33-80	Clay loam, silty clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0-0-0	0-0-0	95-97-100	86-92-100	77-91-100	55-71-88	37-43-46	19-24-25

Data Source Information

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/10/2026
Page 5 of 5

Soil Features

This table gives estimates of various soil features. The estimates are used in land use planning that involves engineering considerations.

A *restrictive layer* is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers. The table indicates the hardness and thickness of the restrictive layer, both of which significantly affect the ease of excavation. *Depth to top* is the vertical distance from the soil surface to the upper boundary of the restrictive layer.

Subsidence is the settlement of organic soils or of saturated mineral soils of very low density. Subsidence generally results from either desiccation and shrinkage, or oxidation of organic material, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The table shows the expected initial subsidence, which usually is a result of drainage, and total subsidence, which results from a combination of factors.

Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel or concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion, expressed as *low*, *moderate*, or *high*, is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity of the saturation extract.

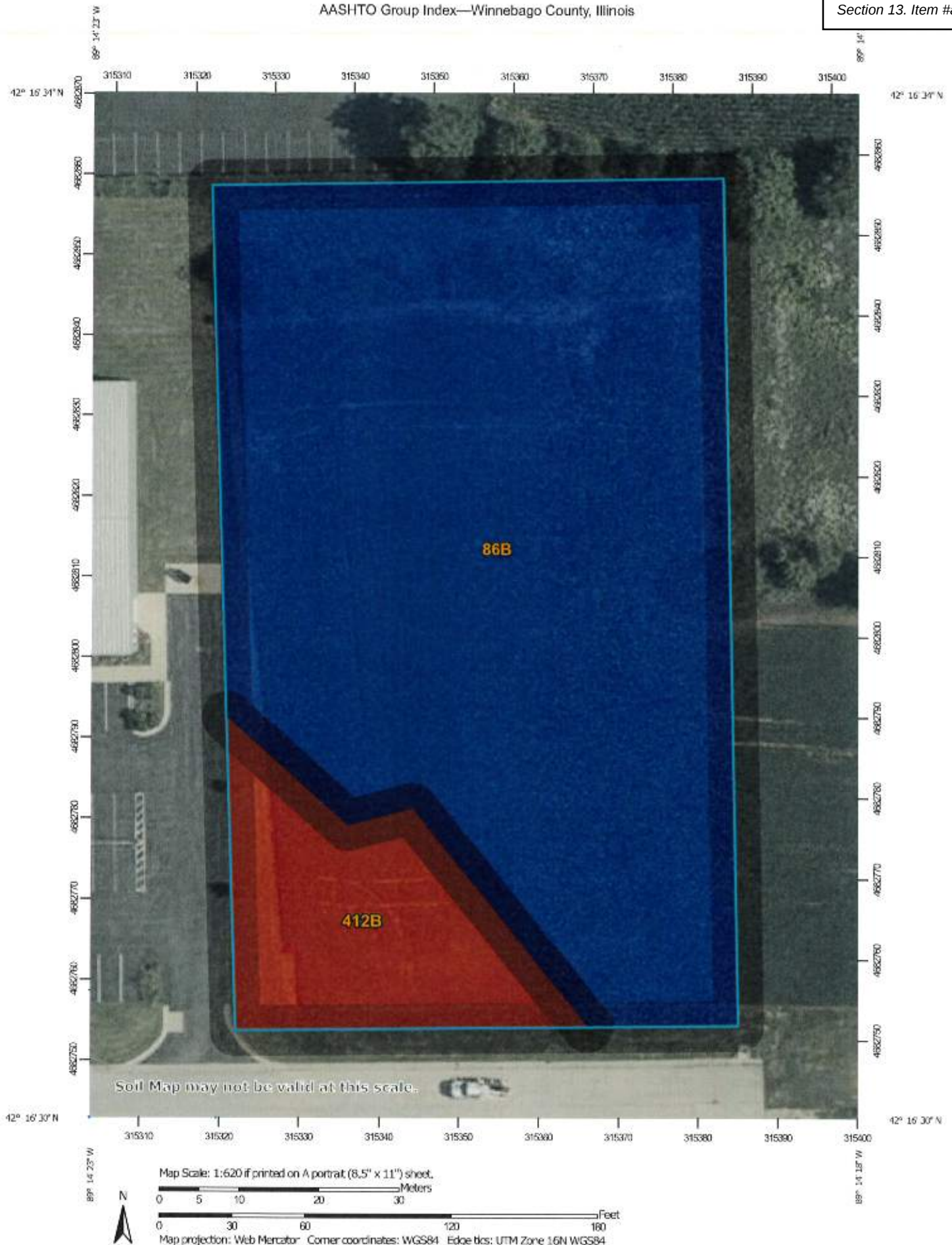
For concrete, the risk of corrosion also is expressed as *low*, *moderate*, or *high*. It is based on soil texture, acidity, and amount of sulfates in the saturation extract.

Report—Soil Features

Soil Features—Winnebago County, Illinois									
Map symbol and soil name	Restrictive Layer			Hardness	Subsidence		Potential for frost action	Risk of corrosion	
	Kind	Depth to top	Thickness		Initial	Total		Uncoated steel	Concrete
		Low-RV-High	Range		Low-High	Low-High			
		In	In		In	In			
86B—Osco silt loam, 2 to 5 percent slopes									
Osco		—	—		0	0	High	High	Moderate
412B—Ogle silt loam, 2 to 5 percent slopes									
Ogle		—	—		0	—	High	Moderate	Moderate

Data Source Information

Soil Survey Area: Winnebago County, Illinois
 Survey Area Data: Version 21, Sep 1, 2025



MAP LEGEND

MAP INFORMATION

Area of Interest (AOI)

Area of Interest (AOI)



Soils

Soil Rating Polygons

 $x = 16$

> 16 and <= 20

Not rated or not available

Soil Rating Lines

 $x = 16$

> 16 and <= 20

Not rated or not available

Soil Rating Points

 $\kappa = 16$

> 16 and <= 20

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography



The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

AASHTO Group Index

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	20	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	16	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

The AASHTO Group Index is a refinement to the seven major groups of the AASHTO soil classification system. According to

this system, soil is classified into seven major groups: A-1 through A-7. Soils classified into groups A-1, A-2, and A-3 are granular materials of which 35% or less of the particles pass through the No. 200 sieve. Soils of which more than 35% pass through the No. 200 sieve are classified into groups A-4, A-5, A-6, and A-7. These soils are mostly silt and clay-type materials.

The classifications system is based on the following criteria:

1. Grain size

a. Gravel ; fraction passing the 75-mm(3-in.) sieve and retained on the No. 10 (2-mm) U.S. sieve

b. sand: fraction passing the No. 10 (2-mm) U.S. sieve and retained on the No.200 (0.075-mm) U.S. sieve

c. Silt and clay: fraction passing the No. 200 U.S. sieve

2. Plasticity The term silty is applied when the fine fractions of the soil have a plasticity index of 10 or less. The term clayey is applied when the fine fractions have a plasticity index of 11 or more.

3. If cobbles and boulders (size larger than 75 mm) are encountered, they are excluded from the portion of the soil sample from which classification is made.

To evaluate the quality of a soil as a highway subgrade material, one must also incorporate a number called the group index (GI) with the groups and subgroups of the soil. This index is written in parentheses after the group or subgroup designation.

The group index is given by the equation:

$$GI = (F200-35)[0.2 + 0.005(LL - 40)] + 0.01(F200-15)(PI - 10)$$

where:

F200 = percentage passing through the No. 200 sieve

LL — liquid limit

PI : plasticity index

The group index is used typically to refine an AASHTO class but in the soil survey database is often used as a standalone soil attribute.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

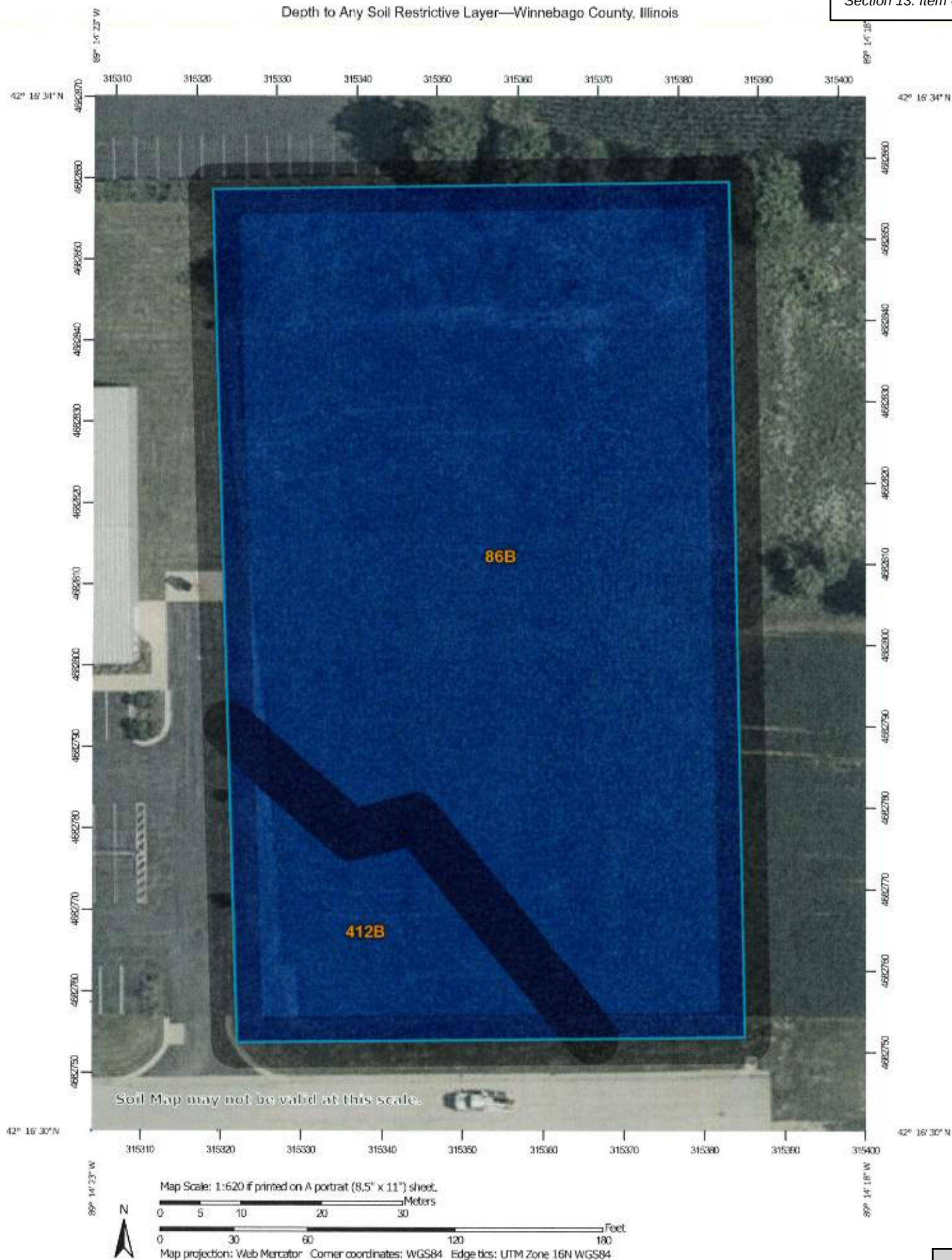
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

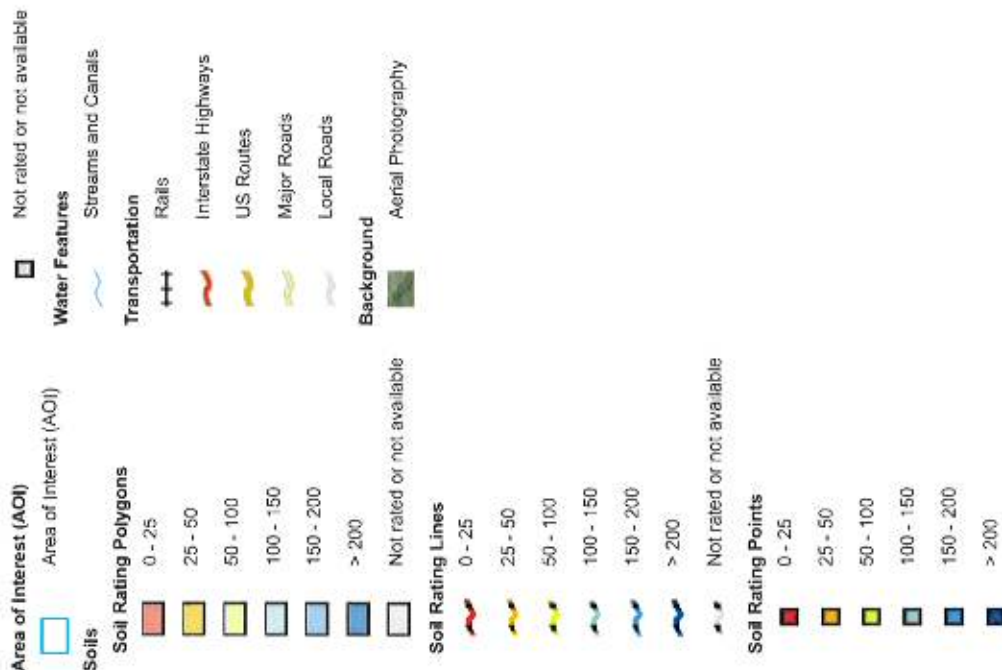
Tie-break Rule: Higher

Interpret Nulls as Zero: No

Layer Options (Horizon Aggregation Method): All Layers (Weighted Average)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

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Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	>200	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	>200	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

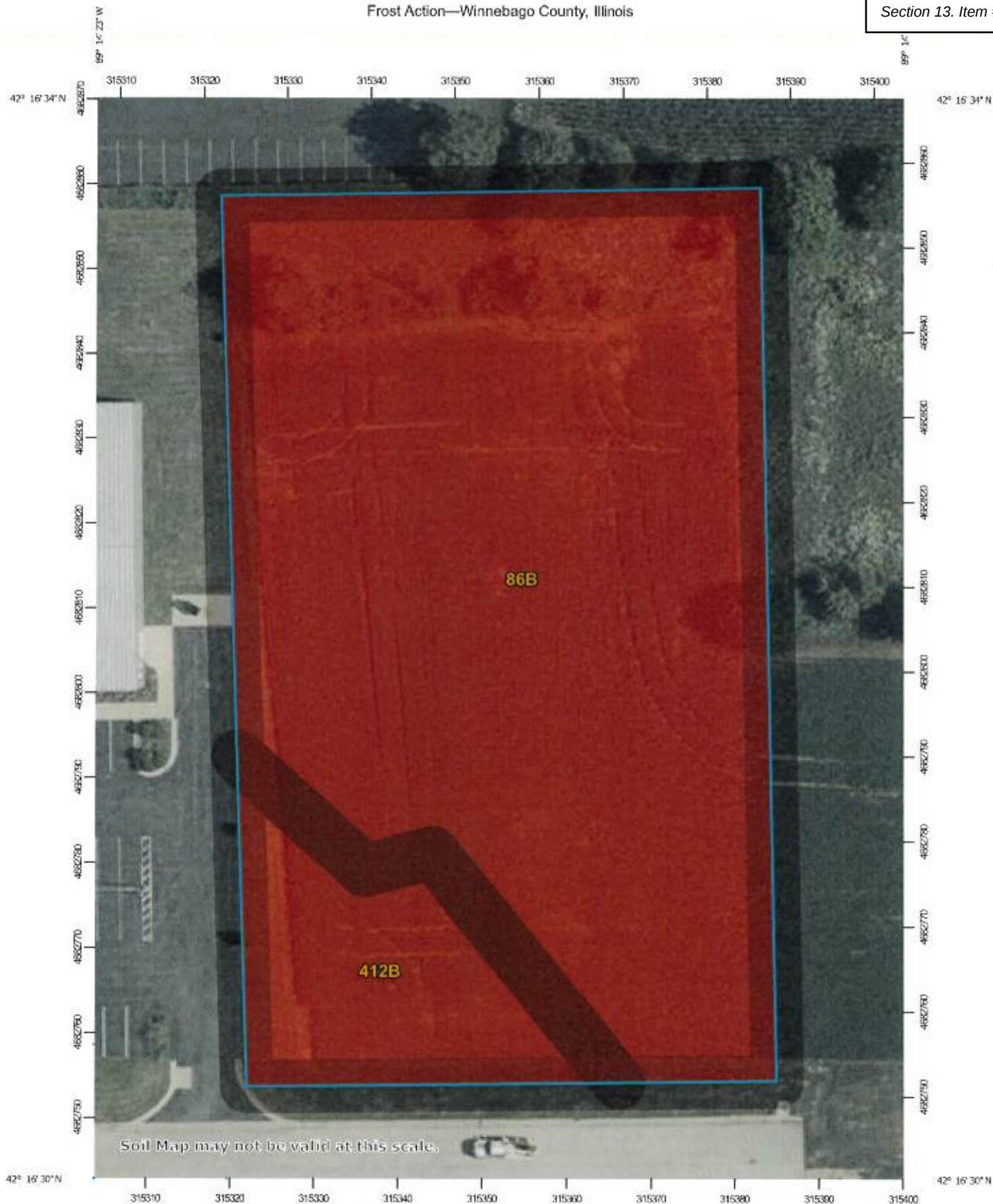
Units of Measure: centimeters

Aggregation Method: Dominant Component

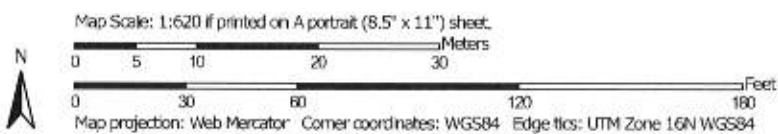
Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No



Soil Map may not be valid at this scale.



MAP LEGEND

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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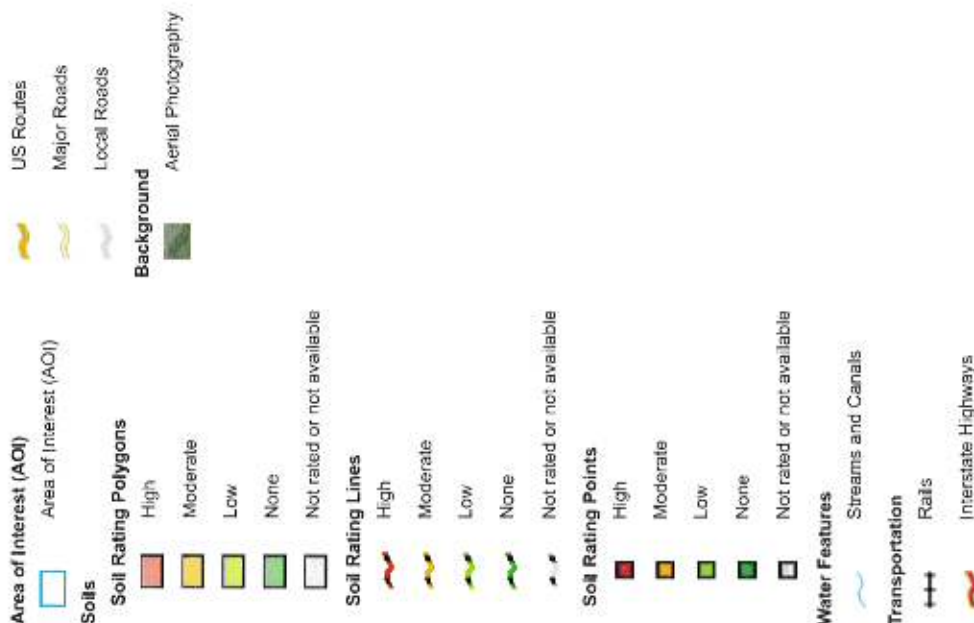
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

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Frost Action

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	High	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	High	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

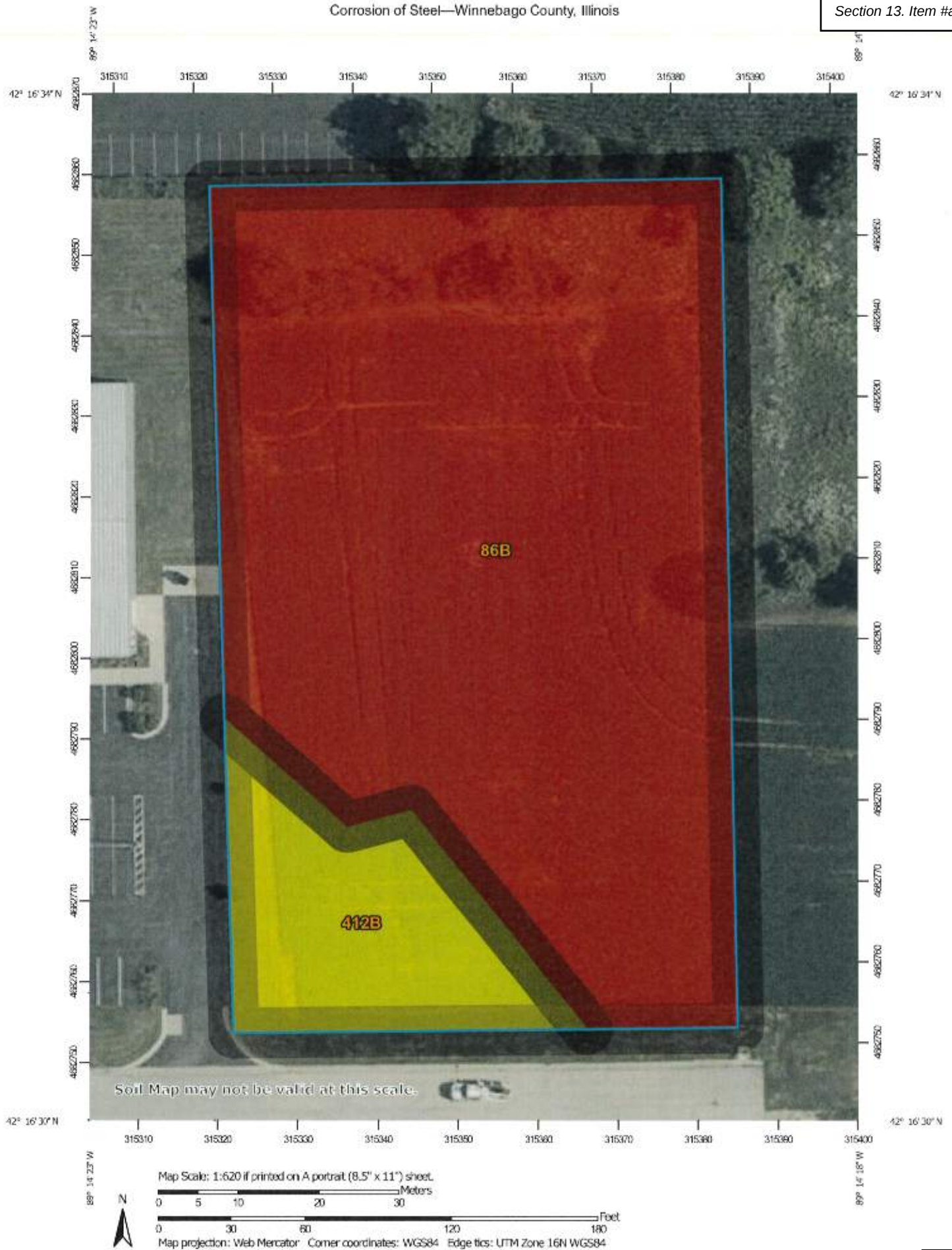
Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Temperature, texture, density, saturated hydraulic conductivity (Ksat), content of organic matter, and depth to the water table are the most important factors considered in evaluating the potential for frost action. It is assumed that the soil is not insulated by vegetation or snow and is not artificially drained. Silty and highly structured, clayey soils that have a high water table in winter are the most susceptible to frost action. Well drained, very gravelly, or very sandy soils are the least susceptible. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Background

Aerial Photography

Soils

Soil Rating Polygons

High

Moderate

Low

Not rated or not available

Soil Rating Lines

High

Moderate

Low

Not rated or not available

Soil Rating Points

High

Moderate

Low

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Survey Area Data: Version 21, Sep 1, 2025

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Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

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Corrosion of Steel

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	High	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	Moderate	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

ENG

Engineering

AGR

Agronomy

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The steel in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the steel in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Water Features

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The four hydrologic soil groups are:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

The *months* in the table indicate the portion of the year in which a water table, ponding, and/or flooding is most likely to be a concern.

Water table refers to a saturated zone in the soil. The water features table indicates, by month, depth to the top (*upper limit*) and base (*lower limit*) of the saturated zone in most years. Estimates of the upper and lower limits are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors or mottles (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table. The kind of water table, apparent or perched, is given if a seasonal high water table exists in the soil. A water table is perched if free water is restricted from moving downward in the soil by a restrictive feature, in most cases a hardpan; there is a dry layer of soil underneath a wet layer. A water table is apparent if free water is present in all horizons from its upper boundary to below 2 meters or to the depth of observation. The water table kind listed is for the first major component in the map unit.

Ponding is standing water in a closed depression. Unless a drainage system is installed, the water is removed only by percolation, transpiration, or evaporation. The table indicates *surface water depth* and the *duration* and *frequency* of ponding. Duration is expressed as *very brief* if less than 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days, and *very long* if more than 30 days. Frequency is expressed as *none*, *rare*, *occasional*, and *frequent*. *None* means that ponding is not probable; *rare* that it is unlikely but possible under unusual weather conditions (the chance of ponding is nearly 0 percent to 5 percent in any year); *occasional* that it occurs, on the average, once or less in 2 years (the chance of ponding is 5 to 50 percent in any year); and *frequent* that it occurs, on the average, more than once in 2 years (the chance of ponding is more than 50 percent in any year).

Flooding is the temporary inundation of an area caused by overflowing streams, by runoff from adjacent slopes, or by tides. Water standing for short periods after rainfall or snowmelt is not considered flooding, and water standing in swamps and marshes is considered ponding rather than flooding.

Duration and *frequency* are estimated. Duration is expressed as *extremely brief* if 0.1 hour to 4 hours, *very brief* if 4 hours to 2 days, *brief* if 2 to 7 days, *long* if 7 to 30 days, and *very long* if more than 30 days. Frequency is expressed as *none*, *very rare*, *rare*, *occasional*, *frequent*, and *very frequent*. *None* means that flooding is not probable; *very rare* that it is very unlikely but possible under extremely unusual weather conditions (the chance of flooding is less than 1 percent in any year); *rare* that it is unlikely but possible under unusual weather conditions (the chance of flooding is 1 to 5 percent in any year); *occasional* that it occurs infrequently under normal weather conditions (the chance of flooding is 5 to 50 percent in any year); *frequent* that it is likely to occur often under normal weather conditions (the chance of flooding is more than 50 percent in any year but is less than 50 percent in all months in any year); and *very frequent* that it is likely to occur very often under normal weather conditions (the chance of flooding is more than 50 percent in all months of any year).

The information is based on evidence in the soil profile, namely thin strata of gravel, sand, silt, or clay deposited by floodwater; irregular decrease in organic matter content with increasing depth; and little or no horizon development.

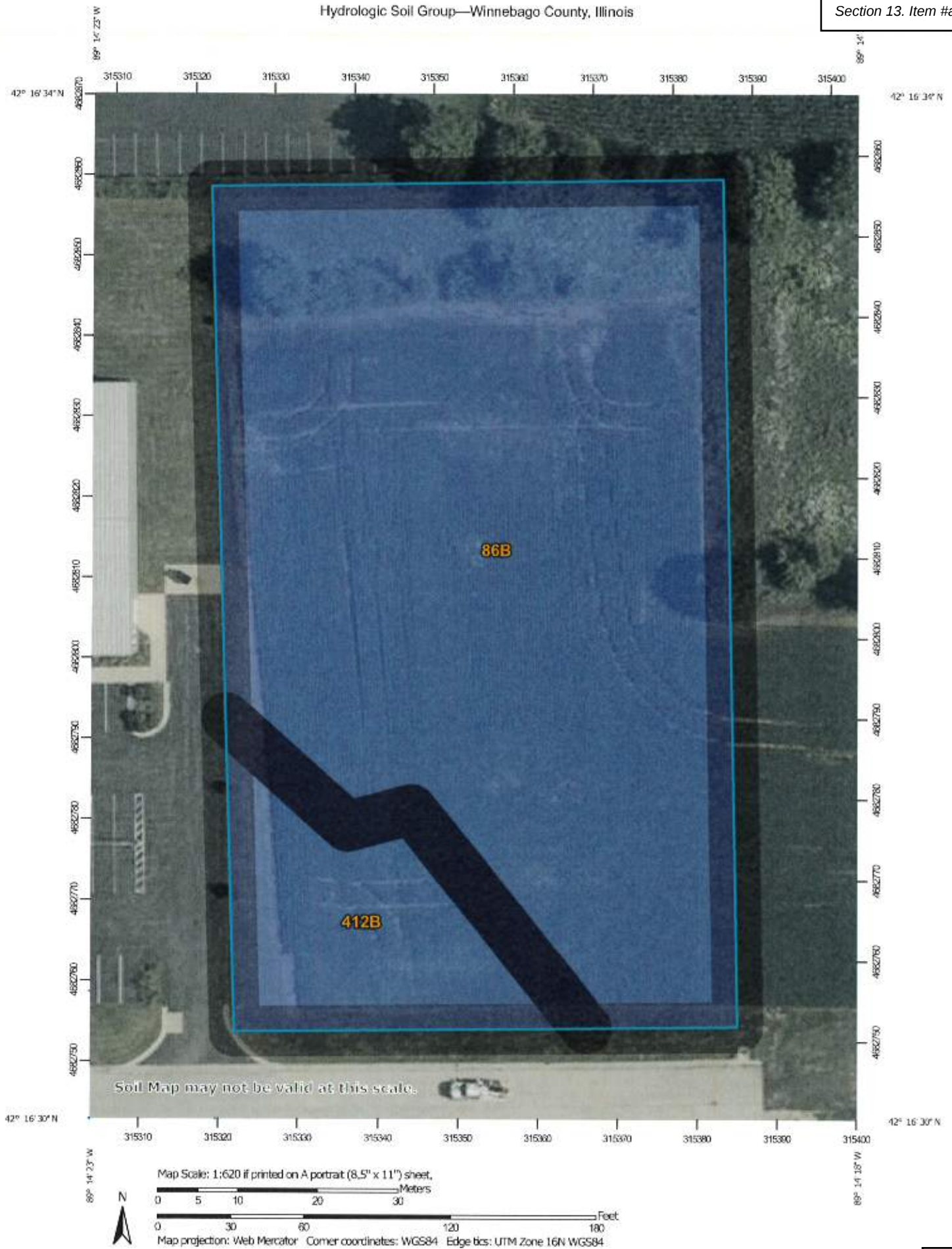
Also considered are local information about the extent and levels of flooding and the relation of each soil on the landscape to historic floods. Information on the extent of flooding based on soil data is less specific than that provided by detailed engineering surveys that delineate flood-prone areas at specific flood frequency levels.

Report—Water Features

Map unit symbol and soil name	Hydrologic group	Surface runoff	Most likely months	Water table		Ponding			Flooding	
				Upper limit	Lower limit	Kind	Surface depth	Duration	Frequency	Duration
86B—Osco silt loam, 2 to 5 percent slopes										
Osco	B		Jan	—	—	—	—	—	None	None
			Feb-Apr	4.0-6.0	6.0	Apparent	—	—	None	None
			May-Dec	—	—	—	—	—	None	None
412B—Ogle silt loam, 2 to 5 percent slopes										
Ogle	B	Low	Jan-Dec	—	—	—	—	—	None	None

Data Source Information

Soil Survey Area: Winnebago County, Illinois
 Survey Area Data: Version 21, Sep 1, 2025



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Soil Rating Lines

A

A/D

B

B/D

C

C/D

D

Not rated or not available

Soil Rating Points

A

A/D

B

B/D

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	B	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	B	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

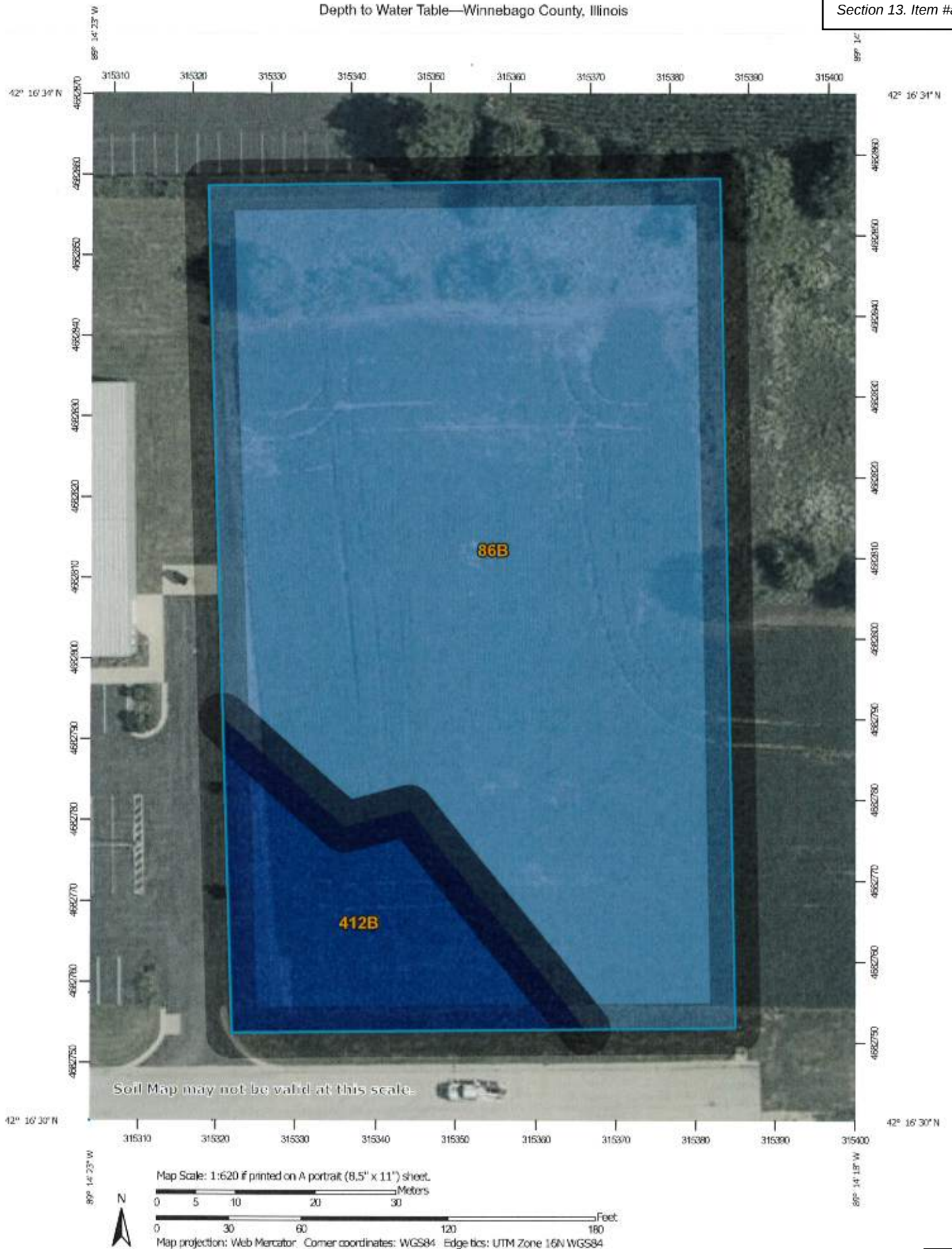
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

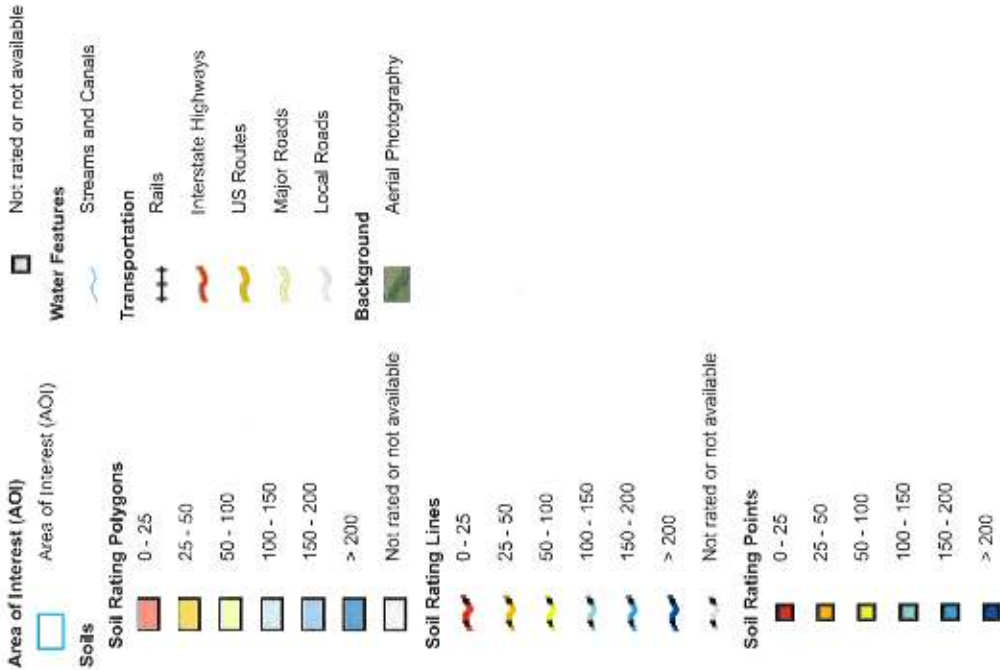
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://websoilsurvey.sc.egov.usda.gov/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Winnebago County, Illinois
Survey Area Data: Version 21, Sep 1, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 10, 2023—Aug 16, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
86B	Osco silt loam, 2 to 5 percent slopes	153	1.4	85.4%
412B	Ogle silt loam, 2 to 5 percent slopes	>200	0.2	14.6%
Totals for Area of Interest			1.7	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

Dramatic changes occur as a watershed is converted from an undeveloped landscape to a more urbanized and developed landscape. This is largely due to changes in ground cover. Areas planted to crops, grass, or other vegetation can absorb a certain percentage of rain and water from melting snow and ice into the ground. A portion of this water becomes groundwater. The water that does not become absorbed into the soil runs across the surface as either sheet flow (or overland flow) or concentrated flow (water that is concentrated into some type of swale, channel, ditch or stream).

Natural drainage systems develop a complex and interactive system that allows for the conveyance, storage, and overflow of surface water runoff. The various components of this system are continuously adapting to accommodate the current flow conditions. When land is developed, people tend to disrupt one or more components of the natural drainage system. These changes to the drainage system are easily over-looked when development pressures are either just beginning, or are few and far between. But, as development pressure expands to encompass more area of the watershed, the changes become more obvious.

The usual cause and effect resulting from urbanizing land development within a given watershed results in the following conditions:

- There is usually an increase in the volume of surface water runoff being contributed to the watershed. This is typically the result of an increase of impervious surfaces. Impervious surfaces are things like roads, driveways, buildings with roof tops, etc. These impervious surfaces now occupy land area in the watershed that would have absorbed a percentage of the precipitation that falls there.
- The time of concentration is shortened. This means that water gets to the actual stream channel sooner than the water did when it was allowed to flow under natural conditions. Precipitation that falls onto an urbanized portion of a watershed is manipulated to maximize efficient drainage. Beginning with the rain gutter on your roof, rainwater or snowmelt is generally routed offsite and downstream as quickly and efficiently as possible.
- The combined effect of the increased volume of flow and shortened time of concentration causes several reactions including, but not limited to:
 - An increase magnitude and frequency of severe floods
 - An increased frequency of erosive bank full floods
 - More annual runoff volume as storm flow
 - Less annual runoff volume as base flow
 - More rapid stream water velocities
 - Groundwater recharge may be significantly reduced
 - The watershed system becomes impaired and degraded
- In many areas, land uses are not restricted to the upland portion of the watershed. Urbanized development may also occur in and along the floodplains of streams and rivers in the watershed. Natural floodplains act as buffers by providing storage area for floodwaters. Urbanized development in a floodplain occupies storage area for floodwater, which may cause flood impacts upstream. In addition, those urbanized areas are much more likely to experience flood related damage as well.

This property is located in the Kent Creek Watershed. Increased stormwater runoff from the site, and soil that erodes from the site, can degrade the water quality of the watershed and the downstream environment.

26-51 Watershed Map

Section 13. Item #a.



0 500 1,000 2,000 Feet



Legend

- Streets_winnebago_co
- 26-51
- watershed
- Winnebago_Co_Streams

106 Kasch Drive
PIN # 14-09-102-004

Winnebago County
State of Illinois

WETLAND AND FLOODPLAIN REGULATIONS

Section 13. Item #a.

According to the National Wetlands Inventory produced by the U.S. Fish and Wildlife Service, there are not any mapped wetlands apparent on the property. If a wetland is discovered, or suspected to be on the property, please contact the appropriate authorizes.

PLEASE READ THE FOLLOWING IF YOU ARE PLANNING TO DO ANY WORK NEAR A STREAM (THIS INCLUDES SMALL UNNAMED STREAMS), LAKE, WETLAND OR FLOODWAY.

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 flood way encroachments, maintenance and enhancement of water quality, protection of fish and wildlife habitat and recreational resources, and, in general, the protection of total public interest. Unregulated use of the 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.

WHO MUST APPLY:

Anyone proposing to dredge, fill, rip rap, or otherwise alter the banks or beds of, or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility, flood plain or flood way subject to State of Federal regulatory jurisdiction should apply for agency approvals.

REGULATORY AGENCIES:

Construction in Flood Plain: <u>Winnebago County Highway Department</u> 424 N. Springfield Avenue, Rockford, IL 61101 Phone: 815-319-4000	***Wetlands or U.S. Waters: <u>U.S. Army Corps of Engineers, Chicago District</u> 111 North Canal Street, Chicago, IL 60606-7206 Phone: 312-353-4117
Flood Plains: <u>Illinois Department of Natural Resources \ Office of Water Resources</u> 201 W. Center Court, Schaumburg, IL 60196-1096 Phone: 847-705-4341	Water Quality \ Erosion Control: <u>Illinois Environmental Protection Agency, Division of Water Pollution Control, Permit Section, Watershed Unit</u> 2200 Churchill Road, Springfield, IL 62706 Phone: 217-782-0610

*****CAUTION:** Contact with the United States Army Corps of Engineers is strongly advised before commencement of any work in or near a water of the United States. This could save considerable time and expense. Persons responsible for willful and direct violation of Section 10 of the River and Harbor Act of 1899 or Section 404 of the Federal Water Pollution Control Act are subject to fines ranging up to \$27,500 per day of violation and imprisonment for up to one year or both.

COORDINATION:

We recommend Early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stages. This could reduce time required to process necessary approvals.

FLOOD INSURANCE RATE MAP (100 Year Floodplain)

Section 13. Item #a.

Source: Federal Emergency Management Agency/effective September 6, 2006

Floodplains are lands adjacent to streams, rivers and lakes that are immersed when flooding occurs. Rivers and Streams are a part of nature's system for carrying water from high ground down to lakes and oceans. Floodplains are a part of that system and carry large amount of water. Flooding is a natural process and floodplains are a vital part of that process. Floodplain areas are documented as areas of hazard in Illinois and unwise development in these areas increases property damage and potential loss of life from flooding.

The National Flood Insurance Program (NFIP) was created to slow disaster costs and loss of life and property caused by flooding. The NFIP has four goals: 1) make flood insurance available to the general public, 2) require new buildings be constructed to resist flooding, 3) guide future development away from flood hazard area, and 4) transfer cost of flood losses from taxpayers to floodplain property owners through flood insurance premiums.

Flood insurance is only available to communities participating in the NFIP. Purchasing flood insurance is voluntary except where a person receives federal aid, a mortgage, or other loan for a flood-prone area. Federal law requires flood insurance for all federal assistance and commercial loans to construct, improve or purchase structures located in floodplain area.

Request for assistance could be directed through your local Public Works Department or by contacting:

Illinois Department of Transportation
Division of Natural Resources
Office of Water Resources
1 Natural Resource Way
Springfield, IL 62702-1271
Phone #: 217-782-3862

Federal Emergency Management Agency
Region V
175 W. Jackson, 4th Floor
Chicago, IL 60604
Phone #: 312-408-5541

FIRM is the acronym for the Flood Insurance Rate Map, produced by the Federal Emergency Management Agency. These maps define flood elevation adjacent to tributaries and major bodies of water, and superimpose that onto a simplified USGS topographic map. The FIRM map has three zones.

- A is the zone of 100 year flood. Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no BFEs or flood depths are shown. Mandatory flood insurance purchase requirements apply.
- AE is the A zone with Base Flood Elevations Determined. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. Mandatory flood insurance purchase requirements apply.
- Zone X is the 100 to 500 year flood or areas outside the 500 year floodplain. Areas identified in the community FIS as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in the community's FIS. The failure of a local drainage system creates areas of high flood risk within these rate zones. Flood insurance is available in participating communities but is not required by regulation in these zones.

According to the FEMA map, this PIQ is outside of the flood plain.

WHAT IS BIOLOGICAL DIVERSITY AND WHY SHOULD IT BE CONSERVED?

Biological diversity, or biodiversity, is the range of life on our planet. A more thorough definition is presented by botanist Peter H. Raven: "At the simplest level, biodiversity is the sum total of all the plants, animals, fungi and microorganisms in the world, or in a particular area; all of their individual variation; and all of the interactions between them. It is the set of living organisms that make up the fabric of the planet Earth and allow it to function as it does, by capturing energy from the sun and using it to drive all of life's processes; by forming communities of organisms that have, through several billion years of life's history on Earth, altered the nature of the atmosphere, the soils and the water of our Planet; and by making possible the sustainability of our planet through their life activities now." (Raven 1994)

It is not known how many species occur on our planet. Presently, about 1.4 million species have been named. It has been estimated that there are perhaps 9 million more that have not been identified. What is known is that they are vanishing at an unprecedented rate. The reasons for protecting biological diversity are complex, but they fall into four major categories.

First, loss of diversity generally weakens entire natural systems. Healthy ecosystems tend to have many natural checks and balances. Every species plays a role in maintaining this system. When simplified by the loss of diversity, the system becomes more susceptible to natural and artificial perturbations. The chances of a system-wide collapse increase. In parts of the Midwestern United States, for example, it was only the remnant areas of natural prairies that kept soil intact during the dust bowl years of the 1930s. (Roush 1982) Simplified ecosystems are almost always expensive to maintain. For example, when synthetic chemicals are relied upon to control pests, the target species are not the only ones affected. Their predators are almost always killed or driven away, exacerbating the pest problem. In the meantime, people are unintentionally breeding pesticide-resistant pests. A process has begun where people become perpetual guardians of the affected areas, which requires the expenditure of financial resources and human ingenuity to keep the system going.

A second reason for protecting biological diversity is that it represents one of our greatest untapped resources. Great benefits can be reaped from a single species. About 20 species provide 90% of the world's food. Of these 20, just three, wheat, maize and rice, supply over one-half of that food. American wheat farmers need new varieties every five to fifteen years to compete with pests and diseases. Wild strains of wheat are critical genetic reservoirs for these new varieties. Further, every species is a potential source of human medicine. In 1980, a published report identified the market value of prescription drugs from higher plants at over \$3 billion. Organic alkaloids, a class of chemical compounds used in medicines, are found in an estimated 20% of plant species. Yet only 2% of plant species have been screened for these compounds. (Hoose 1981)

The third reason for protecting diversity is that humans benefit from natural areas that depend on healthy ecosystems. The natural world supplies our air, our water, our food and supports human economic activity. Further, humans are creatures that evolved in a diverse natural environment between forest and grasslands. People need to be reassured that such places remain. When people speak of "going to the country," they generally mean more than getting out of town. For reasons of their own sanity and well-being, they need a holistic, organic experience. Prolonged exposure to urban monotony produces neuroses, for which cultural and natural diversity cure. Historically, the lack of attention to biological diversity, and the ecological processes it supports, has resulted in economic hardships for segments of the basin's human population.

The final reason for protecting biological diversity is that species and natural systems are intrinsically valuable. The above reasons have focused on the benefits of the natural world to humans. All things possess intrinsic value simply because they exist. As part of the Natural Resources Information Report, staff checks office maps to determine if any nature preserves are in the general vicinity of the parcel in question. If there is a nature preserve in the area, then that resource will be identified as part of the report. The SWCD recommends that every effort be made to protect that resource. Such efforts should include, but are not limited to, erosion control, sediment control, storm water management, and groundwater monitoring.

The Illinois Natural Areas Inventory (INAI) sites include high quality natural areas, habitats that support state-listed species, and other important natural features, and are characterized as the best of all significant types of natural features remaining in Illinois. While not all INAI sites have the same level of legal protection, it is important to note that many of these sites are part of the Illinois Nature Preserves System and/or support State-listed species and as such, are afforded a high level of protection under State law.

The Illinois Nature Preserves Commission (INPC) assists private and public landowners in protecting high quality natural areas and habitats of state-listed species in perpetuity through dedication or registration of such lands into the Illinois Nature Preserves System. INPC sites include dedicated nature preserves, registered land and water reserves, and designated natural heritage landmarks. Dedicated and registered INPC sites are afforded a high level of ecological protection under state law pursuant to the Illinois Natural Areas Preservation Act (525 ILCS 30) and associated State Administrative Rules (17 IAC Chapter V, Sections 4000, 4010, and 4015).

The Illinois Department of Natural Resources (IDNR) Natural Resource Awareness Tool for Applicators help to determine if there are sensitive areas within a mile and a half of the proposed project area. The IDNR designed the Natural Resources Awareness Tool for Applicators interactive map as an informative tool to bring awareness of the state's many natural resource sensitive areas to assist landowners, producers, and applicators with pre-application planning of herbicides and pesticides, to help prevent and manage off-target drift. No further action is needed. Simply be aware of your surroundings when applying herbicides and pesticides. This combined layer represents approximately 995,000 acres of:

- Illinois Threatened and Endangered Species
- Illinois Nature Preserves Commission Sites
- Illinois Natural Areas Inventory Sites
- IDNR Owned and Managed Properties

IPaC resource list - This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as trust resources) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activity) information. *The following attached report is for informational purposes only and does not constitute an analysis of project level impacts.*

EcoCAT - The SWCD does not provide an IDNR Ecological Compliance Assessment Tool (EcoCAT) Local Government Consultation Request or Information Only Requests as part of the Natural Resource Inventory Report. This tool uses databases, Geographical Information System mapping, and programmed decision rules to determine if a proposed project is in the vicinity of a protected natural resource. These natural resources include protected species, INAI Sites, Land and Water Reserves, and Natural Heritage Landmarks. The information provided in this Natural Resources Inventory report does not supersede the information or findings in an EcoCAT report. To file for an EcoCAT report for the proposed project area, please submit an EcoCat request through the Illinois Department of Natural Resources website.

This property has six mapped sensitive resources within a mile and a half within of the proposed project area. Sensitive resources, including threatened and endanger species, could be in the area but have not been observed and recorded by the IDNR. If any sensitive resource is suspected on the site, please suspend activities and contact the IDNR immediately for further consultation.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Winnebago County, Illinois



Local office

Illinois-Iowa Ecological Services Field Office

☎ (309) 757-5800

📠 (309) 757-5807

Illinois & Iowa Ecological Services Field Office

1511 47th Ave

Moline, IL 61265-7022

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Indiana bat *Myotis sodalis*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/5949>

Birds

NAME

STATUS

Whooping crane *Grus americana*

[EXPN](#)

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/758>

Insects

NAME

STATUS

Hine's emerald dragonfly *Somatochlora hineana*

Endangered

Wherever found

There is **final** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/7877>

Wherever found

There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat.

<https://ecos.fws.gov/ecp/species/9743>

Western regal fritillary *Argynnis idalia occidentalis*

Proposed Threatened

Wherever found

No critical habitat has been designated for this species.

Flowering Plants

NAME

STATUS

Prairie bush-clover *Lespedeza leptostachya*

Threatened

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4458>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including

determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

BREEDING SEASON

Breeds Oct 15 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

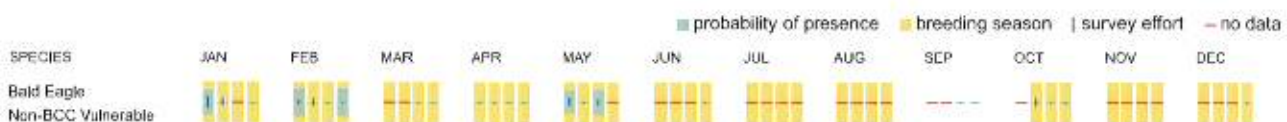
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Measures for Proactively Minimizing Migratory Bird Impacts

Your IPaC Migratory Bird list showcases [birds of concern](#), including [Birds of Conservation Concern \(BCC\)](#), in your project location. This is not a comprehensive list of all birds found in your project area. However, you can help proactively minimize significant impacts to all birds at your project location by implementing the measures in the [Nationwide avoidance and minimization measures for birds](#)

Ensure Your Migratory Bird List is Accurate and Complete

If your project area is in a poorly surveyed area, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles document](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

Review the FAQs

The FAQs below provide important additional information and resources.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Oct 15 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Chimney Swift *Chaetura pelagica*

Breeds Mar 15 to Aug 25

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird *Euphagus carolinus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

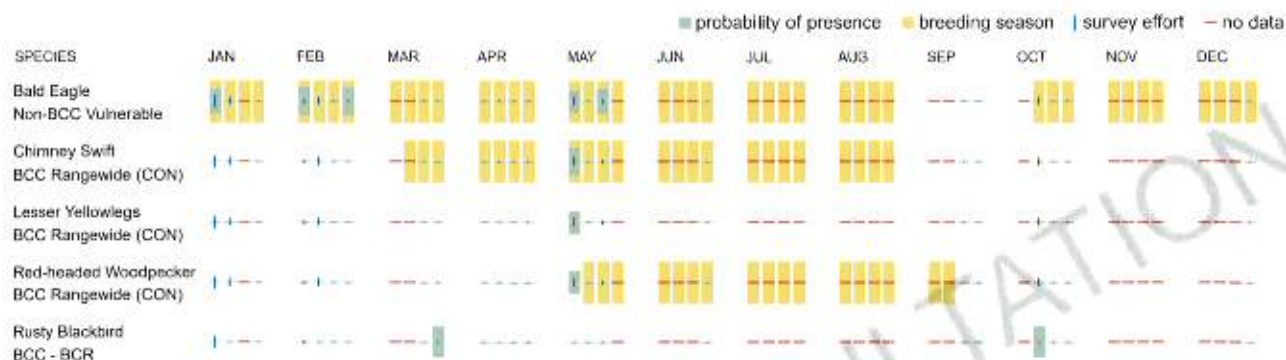
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for the species are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the [Probability of Presence Summary](#) and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on the IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercled worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

CULTURAL RESOURCES INFORMATION

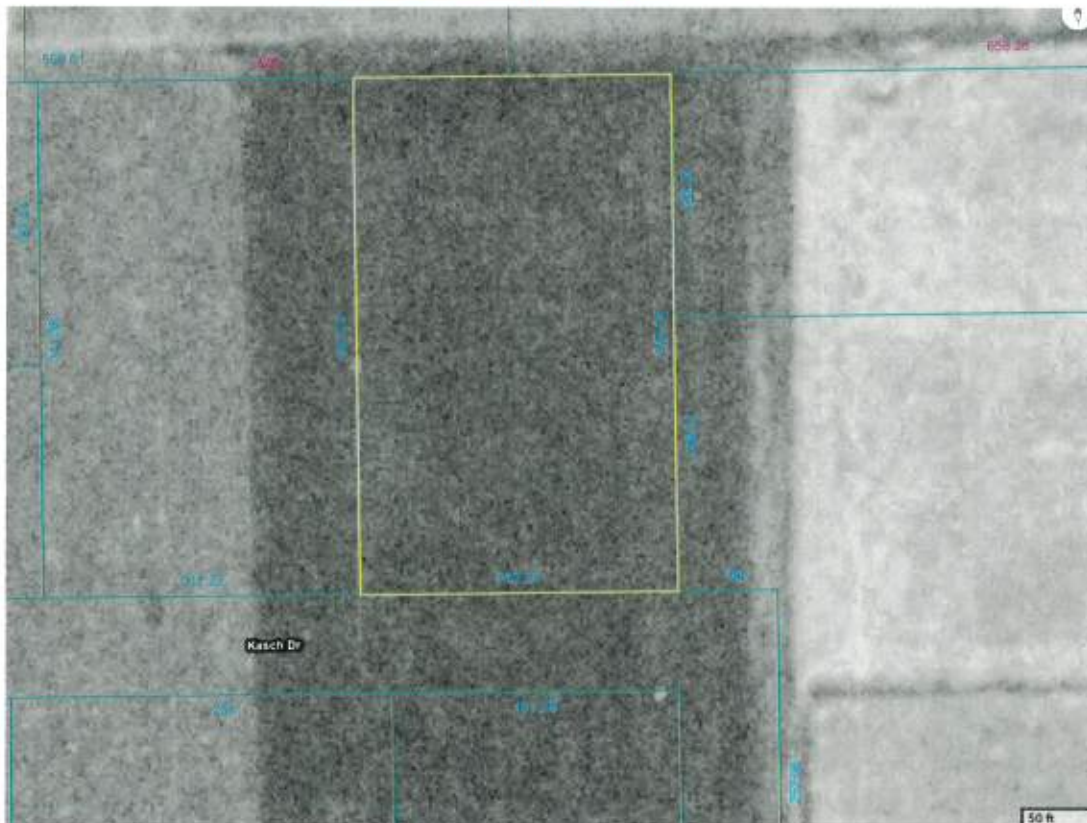
Simply stated, cultural resources are all the past activities and accomplishments of people. They include the following: buildings; objects made or used by people; locations; and less tangible resources, such as stories, dance forms, and holiday traditions. The Soil and Water Conservation District most often encounters cultural resources as historical properties. These may be prehistoric or historical sites, buildings, structures, features, or objects. The most common type of historical property that the Soil and Water Conservation District may encounter is non-structural archaeological sites. These sites often extend below the soil surface, and must be protected against disruption by development or other earth moving activity if possible. Cultural resources are non-renewable because there is no way to "grow" a site to replace a disrupted site.

Landowners with historical properties on their land have ownership of that historical property and may choose to collect or disturb a historical property on their own land. However, human remains, grave markers, burial mounds, and artifacts associated with graves and human remains over 100 years old, are protected by state law, regardless of private or public property. If an earth moving activity disturbs human remains, the landowner must contact the county coroner within 48 hours.

The "National Historic Preservation Act" entitles the National Historic Preservation Agency to review zoning, special use permits, and variation petitions for their impact on cultural and historical resources. The applicant is responsible for contacting the Illinois Historic Preservation Agency at 1 (217) 782-4836 or <http://www.illinoishistory.gov/>.

There appears to be no historical structures on the subject property.

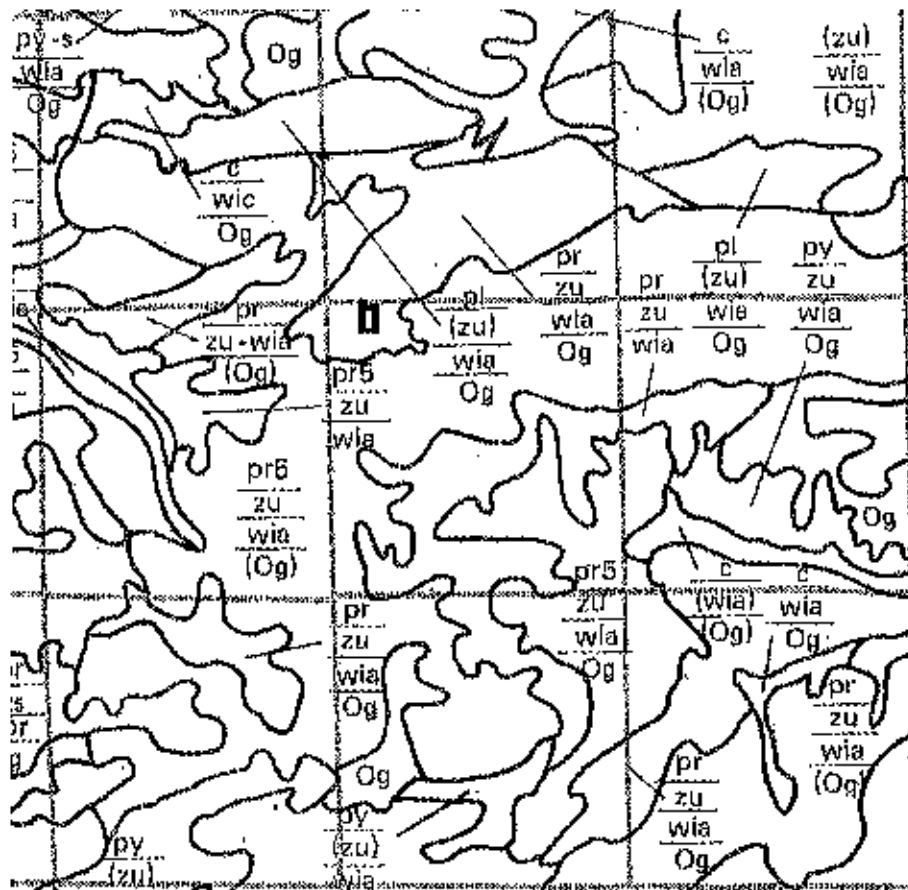
Due to the size of the planned project area, and to the nature of this project being subject to compliance with State Historic Preservation Agency regulations, a cultural resource review was not conducted by our partnering agencies NRCS Archaeologist. The applicant should contact the Archeology Section, Preservation Services Division, Illinois Historic Preservation Agency, for information about compliance with Federal and State regulation. <http://www.state.il/us/hpa/>



1939 Winnebago County Aerial Photography

SIGNIFICANCE OF GEOLOGICAL INFORMATION

Geological information is an important component of each NRI report. Maps and reports of statewide scale can provide important information about a specific area's suitability for a given land use. Generalizations about the potential for groundwater contamination, development potential, groundwater recharge, etc. can be made. The local geology is an important element of the natural resource base. Geological information used in this report is taken directly from *Geology for Planning in Boone & Winnebago Counties* (circular 531, 1984).



Geological Information to a depth of 20 feet

Og: Ordovician dolomite, Galena and Platteville Groups

Light brown or brownish-gray dolomite classified into several formations and members on basis of varying lithologies and faunas; in general, Platteville formations are finer grained and thinner bedded than the Galena formations; these rocks occur (1) within 20 feet of the surface over most of the uplands in Winnebago County west of the Rock River, (2) in southeastern Winnebago County, and (3) along the northern portion of the Winnebago Boone County boundary; numerous surface exposures exist; stratigraphically below the Maquoketa shales and above the St. Peter Sandstone.

pr: Peoria Loess and Roxana Silt

Windblown silt 2 to 5 feet thick, generally yellowish brown; occurs on uplands throughout the counties; locally overlain by a thin Parkland Sand deposit east of the Rock River; overlies glacial materials of Illinoian and early Altonian age.

wia: Argyle Till Member, Winnebago Formation

Pinkish or buff-tan, somewhat compact sandy till up to 30 feet thick; average sand-silt-clay percentage of 53-29-18; illite averages 58 percent; occurs as a surficial unit on much of the upland between the Rock and the Kishwaukee/Piscasaw River systems, and generally thin to less than 10 feet on lower slopes; also occurs west of the Rock River in south-central Winnebago County; stratigraphically underlies the Clinton Till and overlies Nimtz Till; ridge tops of Argyle commonly have a strong paleosol overlain by 2 to 5 feet of Peoria Loess and

Roxana Silt while side slopes and toe slopes are often eroded and do not have a paleosol; Argyle Till covers more of the surface area than any other till in the Winnebago and Boone County area.

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zu: Undifferentiated paleosol, oxidized

Weathered, reddish-brown paleosol formed primarily in till having characteristics of the Sangamon Soil; occurs on surfaces mapped as Winnebago Formation in central and eastern Winnebago County, and in northern Boone County; usually overlain by 2 to 5 feet of loess; its similarity to the Sangamon Soil suggests that it may also be Sangamon Soil, but because correlation is uncertain, the soil is mapped as undifferentiated.

THE GEOLOGIC FRAMEWORK

As glaciers advanced and retreated, the landscape was eroded, reshaped, and modified many times. In northern Boone County and northeastern Winnebago County, glacial drift (interpreted as depth to bedrock), is often more than 100 feet thick, and the topography is primarily controlled by erosion.

The succession of geologic materials that constitutes the framework of Boone and Winnebago Counties can be generally categorized as (1) the Precambrian granite that forms the basement rocks; (2) the sedimentary rock succession (shale, sandstone, and dolomite) of the Cambrian, Ordovician, and Silurian Systems; and (3) the Quaternary material (pebbly clays and sand and gravel). The granite and sedimentary rocks are commonly called bedrock; the Quaternary glacial deposits are often referred to as overburden, unconsolidated materials, or drift.

The glacial deposits consist primarily of: (1) till- pebbly clay, silt, and sand, deposited directly from melting glaciers; (2) outwash- mostly sand and gravel, deposited by the rapidly flowing melt water rivers; (3) lacustrine deposits-silt and clay that settled out in quiet water-lakes and ponds; and (4) loess- windblown sand and silt. Glacial till and outwash are the most prevalent of these materials. In areas of thicker drift, several tills-as well as outwash and lacustrine deposits-may be present.

BEDROCK GEOLOGY

The bedrock formations are important sources of groundwater; those at or near land surface are current or potential sources of rock and mineral products. The Ordovician System is subdivided into four groups in Boone and Winnebago Counties: the Ancell (consisting of the St. Peter and Glenwood Formations), and the Platteville, the Galena, and the Maquoketa.

The uppermost bedrock units over most of Boone and Winnebago Counties are dolomites of the Galena and Platteville Groups. The Platteville Group, which stratigraphically overlies the Glenwood Formation, is a finely crystalline, dense, and partly argillaceous dolomite. Its upper part is often cherty, its lower part often sandy. The Galena Group is a medium to coarse-grained, partly cherty dolomite. In generally, Platteville formations are finer grained and thinner bedded than are the overlying Galena formations and are gray rather than brown; however, some Platteville formations resemble the Galena.

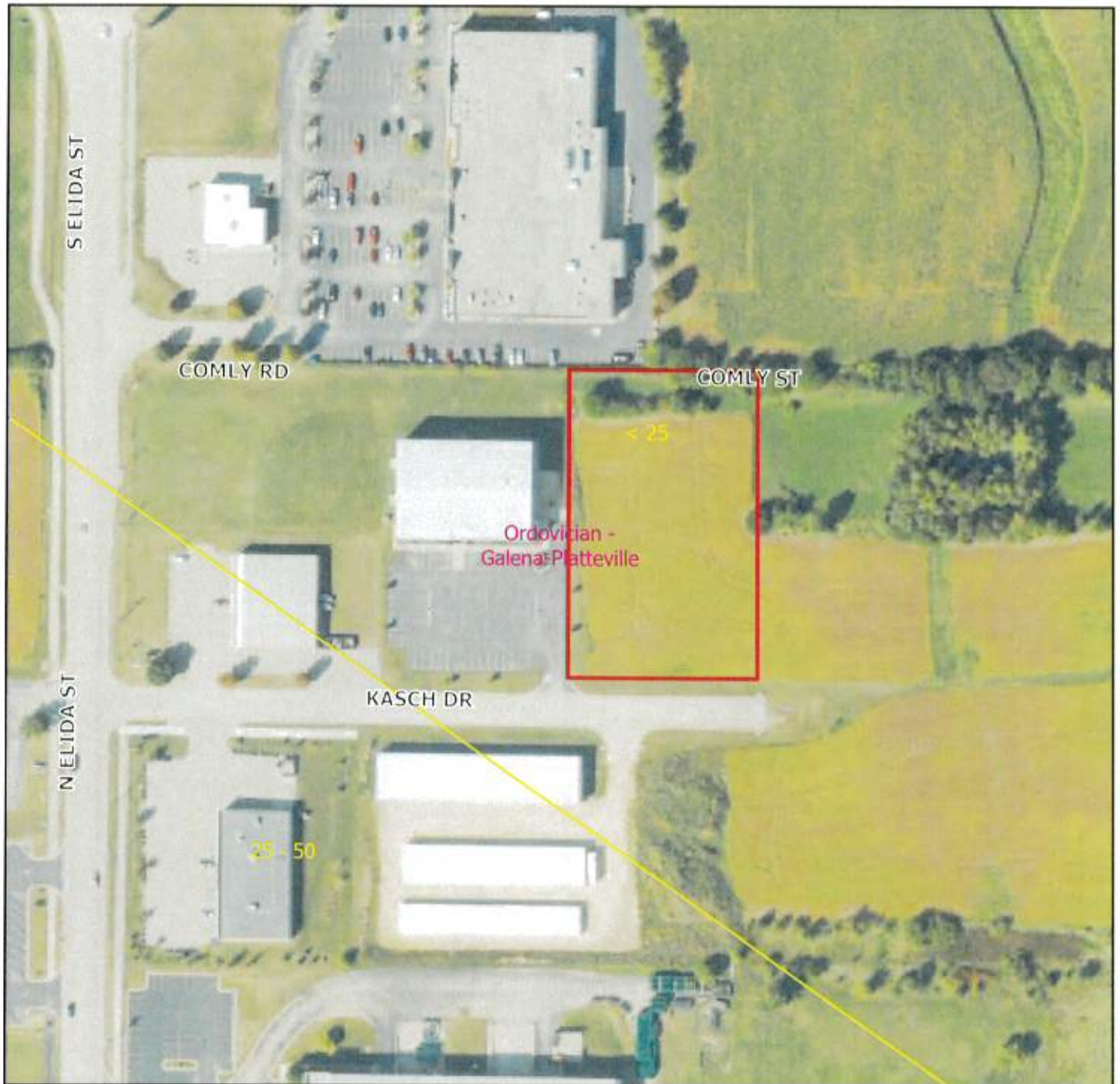
The dolomites of the Galena and Platteville Groups are generally a dependable source of groundwater. Joints, bedding planes, fractures, and solution openings normally provide adequate water for farmsteads or other residents.

Because of their widespread distribution, consistent water-yielding zones, and shallow position, these rocks provide water to more wells than does any other aquifer system in the counties. In some areas, the top of the zone of saturation within the joints and fractures of the dolomite is close to land surface; groundwater can frequently be found under the uplands where there is less than 20 feet of drift. In places where the dolomite is considerably below the top of the zone of saturation, artesian (confined) conditions are likely to exist.

This property has bedrock predicted to be less than 25 feet below the land surface. The Ordovician-Galena-Platteville Formation is predicted to be the first bedrock unit beneath the surface. This rock unit is a medium to coarse-grained, partly cherty dolomite. It is considered to be a dependable source of groundwater. Joints, bedding planes, fractures, and solution openings normally provide adequate water for farmsteads or other residences. This area is rated as having excessive sensitivity to aquifer contamination.

26-51 Geological Map

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0 250 500 1,000 Feet



Legend

Streets_winnebago_co

- 26-51
- bedrock_unit
- drift thickness

106 Kasch Drive
PIN # 14-09-102-004

Winnebago County
State of Illinois

AGRICULTURE PRODUCTION- The growing, harvesting and storing of crops including legumes, hay, grain, fruit and truck or vegetable including dairy, poultry, swine, sheep, beef cattle, pony and horse production, fur farms, and fish and wildlife farms; farm buildings used for growing, harvesting and preparing crop products for market, or for use on the farm; roadside stands, farm buildings for storing and protecting farm machinery and equipment from the elements, for housing livestock or poultry and for preparing livestock or poultry products for market; farm dwellings occupied by farm owners, operators, tenants or seasonal or year around hired farm workers.

AEOLIAN – Material accumulated through wind action. Loess and sand dunes are examples.

ALLUVIUM – Loose (unconsolidated) sediments deposited by flowing water.

AQUIFER – Means saturated (with groundwater) soils and geological materials which are sufficiently permeable to readily yield economically useful quantities of water to wells, springs, or streams under ordinary hydrologic gradients.

BEDROCK – Consolidated geologic materials such as limestone, sandstone, shale, granite, basalt, etc. Indicates depth at which bedrock occurs. Also lists hardness as rippable or hard.

COLLUVIUM – Unconsolidated, unsorted earth material that has moved downhill under the force of gravity and has accumulated at the base or lower slopes of hills.

CONSERVATION – The protection and wise use of the forests, rivers, animals, minerals and other natural resources.

DRAIN, TILE -- A subsurface tunnel drain consisting of loosely fitting ceramic or plastic pipe sections into which water can flow from saturated soil.

EFFLUENT – Liquid waste from either a septic tank or a sewage treatment plant.

ELUVIAL HORIZON – A soil layer (horizon) formed by the removal of constituents such as clay or iron.

ENDANGERED – Threatened with danger or extinction.

EOLIAN - Affected by wind: carried or produced by the wind.

EROSION – The wearing away of the land surface by water, wind, ice, or other geological agents and by such processes as gravitational creep. It may be natural or a result of activities of man or other animals.

FLOOD PLAIN – Areas adjacent to streams and rivers where floods are likely to occur, unless protected artificially.

FLOODING - The temporary covering of soil surface by flowing water from any source, such as streams overflowing slopes, runoff from adjacent or surrounding slopes, inflow from high tides, or any combination of sources.

FROST ACTION POTENTIAL - Damage that may occur to structures and roads due to ice lens formation causing upward and lateral soil movement. Based primarily on soil texture and wetness.

GEOLOGICAL OUTWASH – Geological material moved by glaciers and subsequently sorted and deposited by streams flowing from melting ice. Also called glaciofluvial deposits.

GLACIAL TILL – Unsorted and unstratified geological material deposited directly by glacial ice.

GLACIATION – The process of geological erosion by means of glacial ice.

GROUNDWATER RECHARGE AREA – Where water enters through various earth materials to become part of a groundwater system.

HABITAT FRAGMENTATION – Separation of areas of natural habitat by agricultural or urban development

HILLSLOPE – A generic term for the steeper part of a hill between its summit and the drainage line, valley flat, or depression floor at the base of a hill.

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HYDRIC SOIL – This type of soil is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part (USDA Natural Resource Conservation Service 1987)

HYDRIC INCLUSIONS – An inclusion is a soil polygon that is too small to be separated out on maps, and usually encompasses swales or low lying areas within a larger soil polygon.

ILLUVIATION – The process of deposition in lower soil horizons of material eluviated (transported) from upper horizons.

IMPERVIOUS SURFACE – Soil or other surface which water, air, or roots can not penetrate.

INTENSIVE SOIL MAPPING – Mapping done on a smaller more intensive scale than a modern soil to determine soil properties of a specific site, i.e. mapping for septic suitability.

LAND EVALUATION AND SITE ASSESSMENT (LESA) - LESA is a systematic approach for evaluating a parcel of land and to determine a numerical value for the parcel for farmland preservation purposes.

LOESS – Wind-transported and deposited material of silt and clay size.

LOW STRENGTH – The soils is not strong enough to support loads.

MODERN SOIL SURVEY - A soil survey is a field investigation of the soils of a specific area, supported by information from other sources. The kinds of soil in the survey area are identified and their extent shown on a map and an accompanying report describes, defines, classifies, and interprets the soils. Interpretations predict the behavior of the soils under different use and the soils' response to management. Predictions are made for areas of soil at specific places. Soils information collected in a soil survey is useful in developing land-use plans and alternatives in-volving soil management systems and in evaluating and predicting the effects of land use.

MOTTLED SOIL - Irregular spots of different colors that vary in number and size. Mottling generally indicates poor aeration and impeded drainage. Descriptive terms are as follows: abundance - few, common, and many; size - fine, medium, and coarse, and contrast - faint, distinct, and prominent. The size measurements are of the diameter along the greatest dimension. Fine indicates less than 5 millimeters; medium, from 5 to 15 millimeters; and coarse more than 15 millimeters.

PERMEABILITY - Values listed are estimates of the range in rate and time it takes for downward movement of water in the major soil layers when saturated, but allowed to drain freely. The estimates are based on soil texture, soil structure, available data on permeability and infiltration tests, and observation of water movement through soils or other geologic materials.

PONDING—Standing water in a closed depression, which is removed only by percolation, transpiration, or evaporation

PRIME FARMLAND - Prime farmland soils are lands that are best suited to food, feed, forage, fiber and oilseed crops. It may be cropland, pasture, woodland, or other land, but it is not urban and built-up land or water areas. It either is used for food or fiber or is available for those uses. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil economically to produce a sustained high yield of crops. Prime farmland produces its highest yields with minimum inputs of energy and economic resources, and farming the land results in the least damage to the environment.

Prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 5 percent. (Source USDA Soil Conservation Service)

PRODUCTIVITY INDEXES - Productivity indexes for grain crops express the estimated yields of the major grain crops grown in Illinois as a single percentage of the average yields obtained under management from several of the more productive soils in the state. This group of soils is composed of the Muscatine, Ipava, Sable, Lisbon, Drummer, Flanagan, Littleton, Elburn and Joy soils. Each of the 425 soils found in Illinois is found in Bulletin 811 from the University of Illinois at Urbana-Champaign.

RUNOFF - Water that runs off the soil surface instead of infiltrating; the process of running off.

SEASONAL HIGH-WATER TABLE - A seasonal high-water table is a zone of saturation at the highest average depth during the wettest part of the year. It is at least 6 inches thick, persists in the soil for more than a few weeks, and is within 6 feet of the soil surface. It may be apparent, perched or artesian kinds of water tables.

APPARENT - A thick zone of free water in the soil. An apparent water table is indicated by the level at which water stands in an uncased borehole after adequate time is allowed for adjustment in the surrounding soil.

ARTESIAN - A water table under hydrostatic head, generally beneath an impermeable layer. When this layer is penetrated, the water level rises in an uncased borehole.

PERCHED - A water table standing above an unsaturated zone. In places an upper, or perched, water table is separated from a lower one by a dry zone.

SHRINK-SWELL POTENTIAL - Indicates volume changes to be expected for the specific soil material with changes in moisture content, and is related to the type and percentage of clay present. The expansion and contraction exerts stress on foundations, footings, and pave surfaces due to the changes in soil moisture conditions.

SOIL MAPPING UNIT - A map unit is a collection of soil areas of miscellaneous areas delineated in mapping. A map unit is generally an aggregate of the delineation of many different bodies of a kind of soil or miscellaneous area but may consist of only one delineated body. Taxonomic class names and accompanying phase terms are used to name soil map units. They are described in terms of ranges of soil properties within the limits defined for taxa and in terms of ranges of tax adjuncts and inclusions.

SOIL SERIES - A group of soils, formed from a particular type of parent material, having horizons that, except for texture of the A or surface horizon, are similar in all profile characteristics and in arrangement in the soil profile. Among these characteristics are color, texture, structure, reaction, consistence, and mineralogical and chemical composition.

SOLUM - The upper and most weathered part of the soil profile; the A, E, and B horizons.

STRATIGRAPHIC SEQUENCE - The order or sequence in which earth materials and geologic events (faults, intrusion) occur through time and space; includes the physical relationship these materials and/or events have with each other.

SUBSURFACE DRAINAGE - A tile conduit below the ground that is designed to remove surplus ground or surface water

SWALES - A linear, but flat depression in the ground surface which conveys drainage water, but offers no impediment to traffic, as do ditches or gutters.

TOPOGRAPHICAL RELIEF - The difference in elevation from one measured point to another.

TOPSOIL - That portion of the soil profile where higher concentrations of organic material, fertility, bacterial activity and plant growth take place. Depths of topsoil vary between soil types and past land uses.

WETLAND - An area that has a predominance of hydric soils and that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances does support, a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions.

REFERENCES

Section 13. Item #a.

Federal Emergency Management Agency
Floodway Boundary and Floodway Maps
Effective September 6, 2006
175 W. Jackson Street, 4th Floor
Chicago, IL 60604
Phone #: 312-408-5541

Geology for Planning in Boone and Winnebago Counties
Geology information, depth to bedrock and bedrock geology
Illinois State Geological Survey, Circular 531, 1984
R.C. Berg, J.P. Kempton, and A.N. Stecyk

Illinois Department of Natural Resources
Illinois Nature Preserves, Endangered and Threatened Species
1 Natural Resource Way
Springfield, IL 62702
Phone #: 217-782-3862

Region 1 Planning Council/Regional Metropolitan Agency for Planning
Boone/Winnebago Greenway Map
313 N Main Street
Rockford, IL 61101
Phone #: 815-319-4180

USDA - Natural Resource Conservation Service
Hydric Soils of the United States
Wetland Inventory Maps
Winnebago County Soil Survey – Web Soil Survey
USDA Service Center
4833 Owen Center Road
Rockford, IL 61101
Phone #: 815-965-2392, ext. 3

U.S. Army Corps of Engineers – Floodplain Information
Clock Tower Building, Box 2004
Rock Island, IL 61204
Phone #: (309) 794-5369

United State Department of the Interior
Fish and Wildlife Services
National wetlands inventory map, 1987

Winnebago County Health Department
Private Sewage disposal codes for Winnebago County
401 Division Street
Rockford, IL 61104
Phone #: 815-962-5092

Winnebago County Regional Planning & Economic Development
Land Evaluation and Site Assessment for Winnebago County
404 Elm Street
Rockford, IL 61101
Phone #: 815-319-4350



Agenda Item Executive Summary

Item Name A TEXT AMENDMENT TO SECTION 6.07.02(4) OF THE UNIFIED DEVELOPMENT ORDINANCE REGARDING SPECIAL PERMITTED USES IN THE LIGHT INDUSTRIAL DISTRICT Committee or Board Zoning Board

BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Zoning Board will hold a public hearing on June 30, 2026, regarding a proposed text amendment to the Light Industrial District regulations within the Unified Development Ordinance. The proposed amendment addresses a legacy inconsistency between the current ordinance language and historical use patterns of properties within the Light Industrial District, specifically where office-type and General Business District uses have existed but are not currently listed as permitted uses.

Following prior discussion by the Village Board and Zoning Board, staff revised the proposed approach to classify certain General Business District uses as Special Permitted Uses within the Light Industrial District. This would allow the Zoning Board and Village Board to review proposed uses on a case-by-case basis through the public hearing process, while ensuring compatibility with the intent of the Light Industrial District and surrounding properties. The Village Attorney is drafting the ordinance for consideration.

ATTACHMENTS (PLEASE LIST)

None

ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☒ Ordinance
- ☒ Motion:

MOTION: I MOVE TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF AN ORDINANCE APPROVING A TEXT AMENDMENT TO SECTION 6.07.02(4) OF THE UNIFIED DEVELOPMENT ORDINANCE REGARDING SPECIAL PERMITTED USES IN THE LIGHT INDUSTRIAL DISTRICT.

Staff: Joseph Dienberg, Village Administrator Date: 6/30/2026



Agenda Item Executive Summary

Item Name	APPROVAL OF EXCLUSIVE SALES LISTING AGREEMENT BETWEEN CBRE, INC. AND THE VILLAGE OF WINNEBAGO FOR THE MARKETING AND SALE OF CERTAIN VILLAGE-OWNED PROPERTIES	Committee or Board	Board
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BUDGET IMPACT

Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY

The Village is considering approval of an Exclusive Sales Listing Agreement with CBRE, Inc. for the marketing and potential sale of certain Village-owned properties. The agreement would authorize CBRE to assist with listing, marketing, and identifying prospective purchasers for the properties identified by the Village.

Two properties are currently subject to existing purchase contracts. The intent is for those properties to remain included in the listing agreement in the event any current contract does not proceed to closing; however, no commission would be owed to CBRE for any property sale that closes pursuant to an existing contract already in place prior to approval or execution of the listing agreement.

Due to the inclusion of confidential pricing, commission, and negotiation-related terms, the agreement is being provided separately to the Village Board and is not attached as a public exhibit to the agenda packet. The requested action is approval of the agreement and authorization for the appropriate Village officials to execute the agreement and any related documents necessary to carry out the marketing and sale of the identified Village-owned properties.

ATTACHMENTS (PLEASE LIST)

Confidential CBRE Sale Listing Agreement, provided separately

ACTION REQUESTED

- ☐ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☒ Motion:

MOTION: I MOVE TO APPROVE THE EXCLUSIVE SALES LISTING AGREEMENT BETWEEN CBRE, INC. AND THE VILLAGE OF WINNEBAGO FOR THE MARKETING AND SALE OF CERTAIN VILLAGE-OWNED PROPERTIES, AND TO AUTHORIZE THE APPROPRIATE VILLAGE OFFICIALS TO EXECUTE THE AGREEMENT AND ANY RELATED DOCUMENTS.

Staff: Joey Dienberg, Village Administrator Date: July 1, 2026