

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



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

February 27, 2023

Maricela Villafane
2017 W. Glean Flora Avenue
Waukegan, IL 60044

Re: Parcel # 12-19-208-001
Common Location: 19 Skokie Valley Road, Lake Bluff, IL 60044
NRI# L23-016-4476
Zoning Change: Commercial to CUP

Dear Ms. Villafane:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Maricela Villafane property as applied for in Report #L23-016-4476. Due to size of parcel being rezoned, the SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary, but we would like to highlight a few resources on the property.

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

Additionally, the FEMA Flood Insurance Rate Map indicates that the U.S. Flood of Record floodplain is present through the middle of the parcel (see attached U.S. Flood of Record Floodplain Map). If additional construction is to occur it is recommended that you contact the Lake County Department of Planning & Development for possible permitting requirements.

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

Sincerely,

Ryan Bieber
Urban Conservation Specialist

Hydric Inclusions Soil Locations



0 5 10 20 30 40 Feet

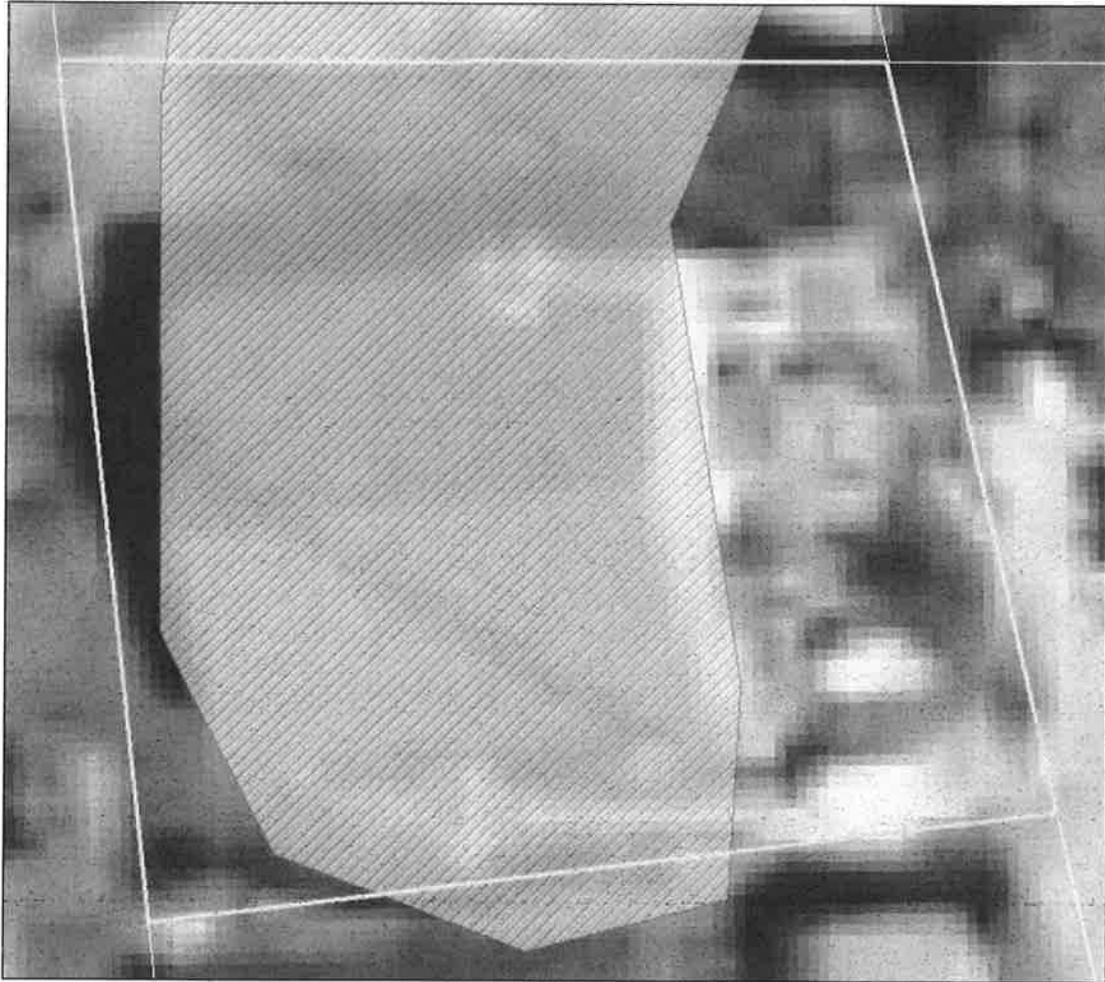
Base Map: 20019 Lake County Aerial Photo



Legend

 Hydric Inclusions

U.S. Flood of Record Floodplain Location



0 5 10 20 30 40 Feet

Base Map: 20019 Lake County Aerial Photo



Legend	
	FEMA
	USFlood

Resources for the Future

