AGENDA
ZONING BOARD OF APPEALS
January 14, 2015
6:30 PM
CITY HALL, 101 GREEN STREET, GALENA, IL

1. Call to Order

2. Roll Call and Declaration of Quorum

3. Approval of November 12, 2014 ZBA Meeting Minutes.

OLD BUSINESS

4. None

NEW BUSINESS

5. None

COUNTY ZONING

6. Paul & Deborah Studtmann and Nathan & Jessica Studtmann, PO Box 6101, Galena, IL 61036. Request for subdivision and map amendment to subdivide property into two parcels and rezoning both from Agricultural to Residential. This property is within the 1.5 mile extraterritorial jurisdiction of the City of Galena. The legal description of the property is part of the NW quarter of Section 21, Township 28 North, Range 1 East of the Fourth Principal Meridian, East Galena Township. Common address is 9408 W. Powder House Hill Road, Galena, IL 61036.

WORKSESSION & OTHER

7. None

PUBLIC COMMENTS

8. Public Comments

9. Adjourn

Anyone who may require special assistance or special accommodation should contact City staff during office hours at 777-1050, prior to the meeting.

Posted January 9, 2015
By Matt Oldenburg

MINUTES
ZONING BOARD OF APPEALS
NOVEMBER 12, 2014

CALL TO ORDER:

Chairperson Rosenthal called the regular meeting of the Zoning Board of Appeals to order at 6:30 PM on Wednesday, November 12, 2014 at City Hall, 101 Green Street, Galena, IL.

ROLL CALL AND DECLARATION OF QUORUM:

As Roll Call was:

Baranski	Present
Bochniak	Present
Cook	Present
Holman	Absent
Nybo	Present
O'Keefe	Present
Rosenthal	Present

A quorum was declared.

Zoning Administrator Matt Oldenburg and Zoning Secretary Deb Price were also present. City Attorney Nack was absent.

APPROVAL OF MINUTES

MOTION: Cook moved, seconded by O'Keefe to approve the minutes for the October 8, 2014 meeting.

Cook and Bochniak pointed out that the rescheduled meeting date for November 2015 was wrong. It should be November 18, 2015.

Motion to approve the corrected minutes carried on voice vote.

OLD BUSINESS

Cal No. 14S-08, Applicant: Galena Center for the Arts (Carole Sullivan) – 219 Summit Street, Galena, IL 61036. Request for Special Use Permit to install off-premises signage near the intersection of US Highway 20 (Spring Street) and Summit Street to notify residents and visitors about the location of the Galena Center for the Arts, a 501(c)(3) organization. The signage will require a Special Sign Permit to the City of Galena by the Illinois Department of Transportation.

Baranski said he would not be able to take part in the discussion or vote as he had recused himself from the agenda item in October.

MOTION: Bochniak moved, seconded by O'Keefe to approve the Special Use Permit as requested for Cal. No. 14S-08.

Discussion: O'Keefe asked how it was possible for this group to already have signs in these locations.

Oldenburg said they had applied and paid for four temporary sign permits which allowed them to display the signs.

As Roll Call was:

Bochniak	Yes
Cook	Yes
Holman	Absent
Nybo	Yes
O'Keefe	Yes
Baranski	Present
Rosenthal	Yes

Motion carried.

NEW BUSINESS

None

COUNTY ZONING

None

WORKSESSION/OTHER

None

PUBLIC COMMENTS

None

MOTION: Bochniak moved, seconded by O'Keefe to adjourn the meeting at 6:36 pm.

Motion carried on voice vote.

Respectfully submitted by

Deb Price
Zoning Board Secretary

MEMO

To: The Zoning Board of Appeals

From: Matt Oldenburg, Zoning Administrator

Date: January 9, 2015

RE: Paul & Deborah Studtmann and Nathan & Jessica Studtmann, PO Box 6101, Galena, IL 61036. Request for subdivision and map amendment to subdivide property into two parcels and rezoning both from Agricultural to Residential.

Project Summary:

Please review enclosed packet for this County request. The property lies within our 1.5 mile radius area of interest and the Plan Area Proposed Land Use Map indicates that the proposed land use is Agricultural. The property is currently zoned in the County as Agricultural and the map amendment request is to rezone to Residential.

Currently, the property is wooded with existing structures in place with separate driveway access points. The existing residential structures are both served by separate wells and have septic. City sanitary sewer does run to the South of the property. The smaller property adjacent to the South is under common ownership, however, it lies within the City Limits. If the request passes at the County level, then the applicant will petition for subdivision with the City for the smaller property, which can be approved administratively.

The ZBA may discuss and forward a recommendation to the City Council regarding the request. The City Council will discuss and forward a recommendation to the County. Per State Statute, if the municipality objects to a map amendment to rezone property within its extraterritorial jurisdiction, then a ¾ vote of all members of the County Board are necessary to approve the request:

55 ILCS 5/5-12014
Except as provided in subsection (c), map amendments may be passed at a county board meeting by a simple majority of the elected county board members, except that in case of written protest against any proposed map amendment that is either: (A) signed by the owner or owners of at least 20% of the land to be rezoned, or (B) signed by the owner or owners of land immediately touching, or immediately across a street, alley, or public right-of-way from, at least 20% of the perimeter of the land to be rezoned, or in cases where the land affected lies within 1 1/2 miles of the limits of a zoned municipality, or in the case of a proposed text amendment to the Zoning Ordinance, by resolution of the corporate authorities of the zoned municipality with limits nearest adjacent, filed with the county clerk, such amendment shall not be passed except by the favorable vote of 3/4 of all the members of the county board, but in counties in which the county board consists of 3 members only a 2/3 vote is required. In such cases, a copy of the written protest shall be served by the protestor or protestors on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application for the proposed amendment.

APPLICATION FOR SUBDIVISION

Owner (All beneficiaries if property is held in a land trust. All stockholders holding over 20% of the stock if owner is a corporation.)

Name: Paul & Deborah Studtmann 815-777-4700 office
Nathan & Jessica Studtmann

Address: P.O. Box 6101 Galena, Ill 61036 Phone: 815-238-0930 Paul's Cell
815-821-1342 Nathan's Cell

Petitioner if other than Owner:

Name: _____

Address: _____ Phone: _____

Contract Purchaser or developer if other than Owner:

Name: _____

Address: _____ Phone: _____

Subject Property:

1. Common address: 9408 W. Powder House Hill Road Galena, Ill 61036
2. Describe location: About 1 mile NW of intersection of Powder House Hill Road and U.S. Route 20 on North side of road
3. Acreage or dimensions: 6.49 Acres
4. Brief legal description: Part of the NW 1/4 of Section 21 T28N. R1E of the Fourth Principal Meridian, East Galena Township
5. Number of lots and lot sizes: 2 Lots 3.23 Acres & 3.26 Acres
6. Attach legal and site plan/aerial photo/preliminary or final plat if subdividing/other submissions.
7. Present zoning: Agricultural

8. Describe surrounding parcels, their uses and the effect the subdivision could have on these properties. THERE SHOULD BE NO EFFECT ON SURROUNDING PROPERTIES AS EXISTING STRUCTURES ARE IN PLACE WITH SEPERATE DRIVEWAYS OFF OF SEALCOAT SURFACE ON POWDER HOUSE HILL ROAD. PROPERTY IS SERVED WITH 2 SEPERATE WATER WELL & SEPTIC WITH CITY OF GALENA SANITARY SEWER LOCATED ON SOUTH SIDE OF SUBJECT PROPERTY

I hereby swear that the information given herein is true and complete.

Petitioner/Applicant

Petitioner/Applicant

Signed and sworn to before me this 15th day of December 2014

Notary Public

*Submit evidence of Title (Deed or Title Insurance Policy).
*Submit photos if appropriate.

OFFICIAL SEAL
PAUL C BRASHAW
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/12/18

APPLICATION FOR REZONING (Map Amendment)

Owner (All beneficiaries if property is held in a land trust. All stockholders holding over 20% of the stock if owner is a corporation.)

Name: PAUL & DEBORAH STUDTMANN
NATHAN & JESSICA STUDTMANN

Address: P.O. BOX 6101 City: Galena State: Ill Zip: 61036
815-238-0930 Paul
Phone: 815-821-1342 NATHAN Email: _____

Contract Purchaser or Petitioner if other than Owner

Name: _____

Address: _____ City: _____ State: ____ Zip: _____

Phone: _____ Email: _____

Subject Property

06-500-547-03
PIN: 43-06-000-147-03

GALENA, ILL 61036

1. Common address: 9408 W. POWDER HOUSE HILL Road

2. Describe location: about 1 MILE NW OF INTERSECTION OF POWDER HOUSE HILL Road and U.S. ROUTE 20 ON NORTH SIDE OF ROAD

3. Acreage or dimensions: 6.49 ACRES

4. Brief legal description: PART OF THE NW 1/4 OF SECTION 21, T28N, R1E OF THE FOURTH PRINCIPAL MERIDIAN EAST GALENA TOWNSHIP, JO DAVIESS COUNTY ILLINOIS

5. Attach legal and site plan/aerial photo/preliminary plat if subdividing/other submissions.

6. Present zoning: AGRICULTURAL

7. Requested zoning: RESIDENTIAL

8. Describe new use and state reasons in support of zoning change: to change EXISTING PARCEL from agricultural to Residential for the PURPOSE OF dividing 6.49 Acres into a TWO LOT SUBDIVISION, ADJACENT to EXISTING GALENA CITY LIMITS ON NORTH SIDE OF POWDER HOUSE HILL Road. PURPOSE is TO SELL EXISTING HOUSE WITH ONE GARAGE and SELL WEST LOT WITH EXISTING BUILDING AS A SEPERATE LOT

(Attach additional pages if needed)

9. Describe surrounding parcels, uses and effects of zoning change on these properties.

THERE SHOULD BE NO EFFECT ON SURROUNDING PROPERTIES AS EXISTING STRUCTURES ARE IN PLACE WITH SEPERATE DRIVEWAYS OFF OF SEALCOAT SURFACE ON POWDER HOUSE HILL Road

I hereby swear that the information given herein is true and complete.

Petitioner/Applicant

Petitioner/Applicant

Signed and sworn to before me this 16th day of December, 2014

Notary Public

*Submit evidence of Title (Deed or Title Insurance Policy).
*Submit Photos/ Site Plan if appropriate.

OFFICIAL SEAL
PAUL C BRASHAW
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/12/18

Jo Daviess County Building & Zoning

Linda Delvaux, Building & Zoning Administrator
1 Commercial Drive, Suite 1, Hanover, IL 61041
Telephone: (815) 591- 3507 or (815) 591-3810
Fax: (815) 591-2728
e-mail – buildingandzoning@jodaviess.org

CONCEPT PLAN CHECKLIST

Project Name (if applicable): LOTS 1 & 2 OF STUDTMANN'S ADDITION TO EAST GALENA TOWNSHIP

Parcel Identification Number(s): 43-06-000-147-03 43-06-500-547-03

Location (1/4 Section, Township, Range): PART OF THE NW 1/4 OF SECTION 21 T28N, R1E OF THE 4TH PM EAST GALENA TOWNSHIP

Current Zoning: AGRICULTURAL

Proposed Zoning: RESIDENTIAL ON 2 LOT SUBDIVISION

Owner(s): PAUL & DEBORAH STUDTMANN MATHAN & JESSICA STUDTMANN

Address: P.O. BOX 6101 GALENA, ILLINOIS 61036

Applicant/Authorized Agent: PAUL STUDTMANN

Address/Telephone #: P.O. BOX 6101 GALENA, ILL 61036 Cell 815-238-0930

Surveyor/Engineer: PAUL C. BRASHAW

Address/Telephone #: 4413 W. STAGECOACH TR GALENA, ILLINOIS 61036 815-777-1172 Cell 815-266-2428

Fourteen (14) copies of a "Concept Plan" must be submitted. The "Concept Plan" must be clearly labled as such and may be any scale so long as the scale is an increment of ten feet (10') or one hundred feet (100'), shall be on a not larger than 30" x 36" sheet, folded to approximately nine inches by twelve inches (9" x 12") and shall contain the following information:

- ☑ The boundary and dimensions of the site.
- ☑ Existing interior and adjacent road/street rights-of-way, railroad rights-of-way, and/or easements of any kind.
- ☑ Existing structures on the site

- [x] Existing and proposed zoning of subject property.
- [x] A note describing the proposed use of the site. 2 LOT SUBDIVISION
- [x] Existing land use(s). PRIVATE RESIDENCE
- [x] Areas shown on the Jo Daviess County, Illinois *Flood Insurance Rate Maps* as being in "Zone A" or "Zone AE".
- [x] Low areas subject to occasional over-flow flooding, sheet flooding or ponding. N/A
- [x] Wetlands (refer to the *U.S.D.A. Preliminary Wetlands Inventory* available from the Jo Daviess County Field Office of the U.S. D. A., Natural Resources Conservation Service). N/A
- [x] General surface water drainage patterns, drainage divides, and high and low elevation sites.
- [x] Names of adjacent subdivisions and owners of adjacent property.
- [x] Zoning on adjacent property.
- [x] A notation indicating whether or not the site is located within 1.5 miles of an incorporated city or village. PROPERTY IS NEXT TO THE CITY OF GALENA
- [x] Any political boundaries on or adjacent to the subject site (i.e. corporate, township, school district, etc. boundaries) and a list of all known taxing districts the parcel falls under.
- [x] Parks, preserves and/or public open spaces within 200 feet of the site. N/A
- [x] Any proposed dedications/reservations for open space, natural area, historic building(s)/structure(s), and stormwater management facilities. N/A
- [x] Proposed sketch layout of roads/streets (with right-of-way widths).
- [x] Proposal for water source and sewage disposal. PRIVATE WELL & SEPTIC

The "Concept Plan" shall be accompanied by the following supporting documents/information:

- [x] Evidence of ownership, or proof of legal interest in, the subject property.
- [x] Natural Resource Inventory Report from the Jo Daviess County Soil & Water Conservation District, if applicable. (14 copies)

- ☒ A completed "Concept Plan Checklist".
- ☒ A completed map amendment or special use permit application. (14 copies)
- ☒ Legal Description – complete legal description applying only to the parcel being zoned.
- ☒ Application Fee
- ☐ Any other information requested by the Zoning Officer.

I, PAUL STUDTMANN, certify that all information presented herewith is complete and accurate.

Signature of Applicant [signature] Date 12-16-14

Notice to Applicants:

The intent of the "Concept Plan" is to provide information to help both the applicant and the Jo Daviess County review agencies/decision makers evaluate the feasibility of a proposed land use change according to development plans, policies, existing and projected development activities, and zoning and/or subdivision regulations.

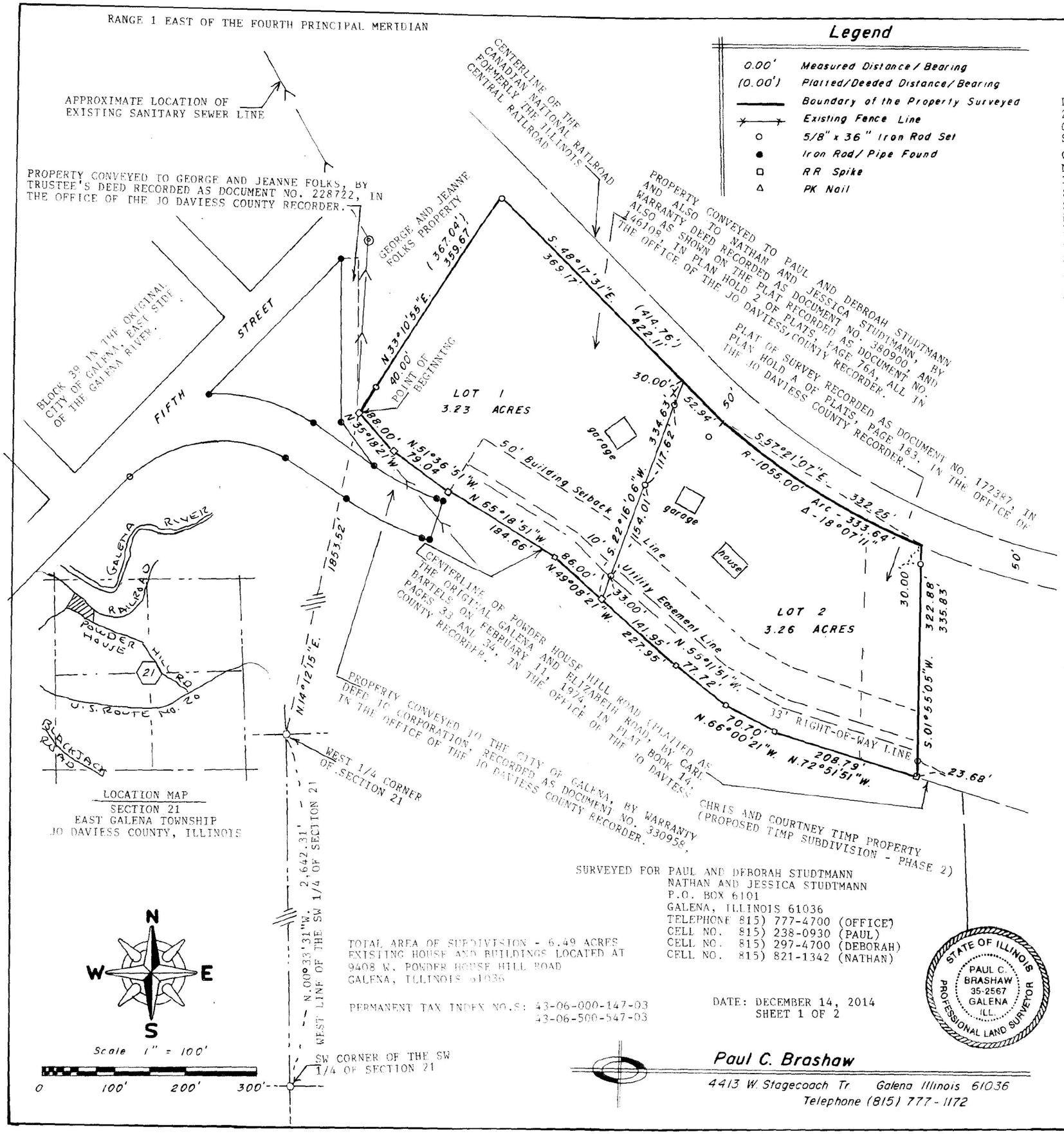
The "Concept Plan" should encourage the discussion of basic problems and questions related to the proposed land use change prior to approval and expenditure of funds for detailed development plans by the applicant.

The information required of a "Concept Plan" is such that applicants may prepare a "Concept Plan" at little or no cost. If technical assistance is needed by an applicant in preparing a "Concept Plan", an applicant may also choose to have a "Concept Plan" prepared by a surveyor, engineer, land planner or architect.

RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN

Legend

0.00'	Measured Distance / Bearing
(0.00')	Platted/Deeded Distance/Bearing
	Boundary of the Property Surveyed
	Existing Fence Line
○	5/8" x 36" Iron Rod Set
●	Iron Rod/ Pipe Found
□	RR Spike
△	PK Nail



LOCATION MAP
SECTION 21
EAST GALENA TOWNSHIP
JO DAVIESS COUNTY, ILLINOIS

SURVEYED FOR PAUL AND DEBORAH STUDTMANN
NATHAN AND JESSICA STUDTMANN
P.O. BOX 6101
GALENA, ILLINOIS 61036
TELEPHONE 815) 777-4700 (OFFICE)
CELL NO. 815) 238-0930 (PAUL)
CELL NO. 815) 297-4700 (DEBORAH)
CELL NO. 815) 821-1342 (NATHAN)

TOTAL AREA OF SUBDIVISION - 6.49 ACRES
EXISTING HOUSE AND BUILDINGS LOCATED AT
9408 W. POWDER HOUSE HILL ROAD
GALENA, ILLINOIS 61036

PERMANENT TAX INDEX NO.S: 43-06-000-147-03
43-06-500-547-03

DATE: DECEMBER 14, 2014
SHEET 1 OF 2

STATE OF ILLINOIS
PAUL C. BRASHAW
35-2567
GALENA
ILL.
PROFESSIONAL LAND SURVEYOR

Paul C. Brashaw
4413 W. Stagecoach Tr Galena Illinois 61036
Telephone (815) 777-1172

FINAL PLAT OF SUBDIVISION
FOR
LOTS 1 AND 2
IN
"STUDTMANN'S ADDITION TO EAST GALENA TOWNSHIP"

LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN, EAST GALENA TOWNSHIP, JO DAVIESS COUNTY, ILLINOIS, THE BOUNDARY OF SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE NORTH 14 DEGREES 12 MINUTES 15 SECONDS EAST, 1,853.52 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO PAUL AND DEBORAH STUDTMANN, AND ALSO TO NATHAN AND JESSICA STUDTMANN, BY WARRANTY DEED RECORDED AS DOCUMENT NO. 380909, AND ALSO AS SHOWN ON THE PLAT RECORDED AS DOCUMENT NO. 146108, IN PLAN HOLD 2 OF PLATS, PAGE 76A, ALL IN THE OFFICE OF THE JO DAVIESS COUNTY RECORDER, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES 10 MINUTES 55 SECONDS EAST, ALONG SAID STUDTMANN PROPERTY, A DISTANCE OF 359.67 FEET (PLATTED DISTANCE OF 367.04 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CANIDIAN NATIONAL RAILROAD; THENCE SOUTH 48 DEGREES 17 MINUTES 31 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALSO SAID STUDTMANN PROPERTY, A DISTANCE OF 422.11 FEET (PLATTED DISTANCE OF 414.76 FEET) TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALSO SAID STUDTMAN PROPERTY, ALONG A CIRCULAR CURVE CONCAVE TO THE NORTH, AN ARC DISTANCE OF 333.64 FEET TO THE NORTHEAST CORNER OF SAID STUDTMANN PROPERTY, AS SHOWN ON THE PLAT OF SURVEY RECORDED AS DOCUMENT NO. 172387, IN PLAN HOLD A OF PLATS, PAGE 183, IN THE OFFICE OF THE JO DAVIESS COUNTY RECORDER; SAID CURVE HAVING A RADIUS OF 1,055.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 07 MINUTES 11 SECONDS, AND WHOSE LONG CHORD BEARS SOUTH 57 DEGREES 21 MINUTES 07 SECONDS EAST, 332.25 FEET FROM THE LAST DESCRIBED COURSE; THENCE SOUTH 01 DEGREES 55 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 322.88 FEET (PLATTED DISTANCE OF 335.82 FEET) TO THE SOUTHEAST CORNER OF SAID STUDTMANN PROPERTY, BEING A POINT IN THE PLATTED CENTERLINE OF POWDER HOUSE HILL ROAD (PLATTED AS THE ORIGINAL GALENA AND ELIZABETH ROAD, AS SHOWN ON THE SURVEY PLAT BY CARL BARTELS ON FEBRUARY 11, 1974, IN PLAT BOOK 14, PAGES 33 AND 34, IN THE OFFICE OF THE JO DAVIESS COUNTY RECORDER); THENCE NORTH 72 DEGREES 51 MINUTES 51 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 208.79 FEET; THENCE NORTH 66 DEGREES 00 MINUTES 21 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 70.70 FEET; THENCE NORTH 55 DEGREES 11 MINUTES 51 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 77.72 FEET; THENCE NORTH 49 DEGREES 08 MINUTES 21 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 227.95 FEET; THENCE NORTH 65 DEGREES 18 MINUTES 51 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 184.66 FEET; THENCE NORTH 51 DEGREES 36 MINUTES 51 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE SOUTH LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 79.04 FEET; THENCE NORTH 35 DEGREES 18 MINUTES 21 SECONDS WEST, ALONG SAID PLATTED CENTERLINE AND THE WESTERLY LINE OF SAID STUDTMANN PROPERTY, A DISTANCE OF 88.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 6.49 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAYS, ALL BEING SITUATED IN EAST GALENA TOWNSHIP, JO DAVIESS COUNTY, ILLINOIS

NOTE: FOR THE PURPOSES OF THIS SURVEY, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, IS ASSUMED TO BEAR NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST, AS OBSERVED BY GPS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF JO DAVIESS } SS

I, PAUL C. BRASHAW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567, DO HEREBY CERTIFY THAT I HAVE FOUND AND/OR SET THE SURVEY MONUMENTS, ALL AS SHOWN ON THE ACCOMPANYING PLAT OF SURVEY. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE SPECIFIED. THE COURSES AND DISTANCES OF THE SURVEY MAY VARY FROM THE RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE PERFORMANCE OF THE PROPERTY SURVEY.

I FURTHER CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT A AM A DULY LICENSED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNED AND SEALED THIS 14th DAY OF December, 2014.

Paul C Brashaw

PAUL C. BRASHAW
ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-2567
MY LICENSE RENEWAL DATE IS NOVEMBER 30, 2016

600
700
650

Natural Resources Inventory Report

Prepared for the Jo Daviess County Planning Commission and Property Owners by the Jo Daviess County Soil and Water Conservation District.

Project Name or Petitioner: Paul Studtmann

Report Number: 1417
Date: December, 2014

Location: NW¼ , Section 21, T28N, R1E, 4th Principal Meridian.

Request: Create two-lot subdivision.

Acres: 6.49

Soils and Interpretations: (Based on Soil Survey mapping and in descending order by acreage.)

Soil Type	Road Construction	Building Foundations	Septic Fields	Agricultural/ Other
Lacrescent Silty Clay Loam #785G- 2.9 acres (Well drained, deep soils; 30-50% slopes.)	Severe limitations due to slope.	Severe limitations due to slopes.	Severe limitations due to slopes.	Unsuited to cultivated crops, pasture, and hay. Moderately suited to woodland and woodland wildlife habitat.
Dorchester Silt Loam #8239A- 1.8 acres (Nearly level, moderately well drained, deep soil on floodplains.)	Severe limitations due to flooding and frost action.	Severe limitations due to flooding.	Severe limitations due to flooding.	Well suited to cultivated crops, hay and pasture. Erosion by scouring or floodwater is a hazard.
Lacrescent Silty Clay Loam #785F- 1.7 acres (Well drained, deep soils; 15-30% slopes.)	Severe limitations due to slope.	Severe limitations due to slopes.	Severe limitations due to slopes.	Unsuited to cultivated crops; poorly suited to pasture and hay. Moderately suited to woodland and woodland wildlife habitat.
Dunbarton – Dubuque Silt Loams #873E2- 0.04 acres (Steep well-drained soils; 15-25% slopes, eroded.)	Severe limitations due to low strength and shrink-swell potential.	Severe limitations due to shallow depth to rock and slope.	Severe limitations due to shallow top layer and seepage potential.	Poorly suited to agriculture; moderately suited to woodland and woodland wildlife habitat.

Bedrock Geology:
The bedrock geology mapping for the entirety of this parcel (6.49 acres) indicates that the upper level bedrock under this parcel is Galena-Platteville dolomite. The Galena-Platteville Unit, consisting of the Ordovician Platteville and Galena Groups, is predominantly pure limestone and dolomite, while the Maquoketa Unit consists of dolomitic shale, argillaceaous dolomite, and limestone assigned to the Ordovician Maquoketa Group. Where present within about 25 to 125 ft. of the bedrock surface, weathering and dissolution of the carbonate rocks (limestone and dolomite) of the Galena-Platteville and Maquoketa Units has resulted in enough secondary porosity and permeability that part or all of the units may be included in the Shallow Bedrock Aquifer. The combined thickness of the Galena-Platteville and Maquoketa Units ranges from 100-610ft, increasing eastward. A map referencing the geology for the area is attached.

EcoCAT Natural Resources Review Results:
The Illinois Department of Natural Resources Ecological Compliance Assessment Tool (EcoCAT) finds that the Illinois Natural Heritage Database identifies the pallid shiner (*Hybopsis amnis*) and Horseshoe Mound Geological Area INAI Site as potentially being in the vicinity of the proposed parcel.

The pallid shiner prefers the quiet to sluggish flows of large lowland rivers and their sloughs and impoundments, over substrates of sand or mud. Spawning occurs from late May through July. The body slender and fragile, back pale olive yellow, sides silvery, belly silvery white, and fins unpigmented. Length of adult fish is 2 inches (51 mm).

The pallid shiner inhabits large rivers and streams, often at the end of sand and gravel bars. Primarily found over sand and mud in shallow, slow-moving, moderately clear, warm and well-oxygenated waters in impoundments with little or no current. Distribution in the state includes the Mississippi River and the lower portions of major tributaries.

Virtually nothing is known about the phenology of this species except that they most likely spawn in March. Access to the floodplains for spawning may be essential for the reproduction and survival of the pallid shiner.

Floodplain Review:
Approximately 0.75 acres (23%) of the westerly proposed lot lies within the Flood Zone, per the Federal Emergency Management Agency (FEMA) mapping (*see attached floodplain map*). FEMA floodplain designations are limited to larger watersheds, although bottomland areas of smaller creeks are also subject to flooding, and local knowledge and common sense apply.

Wetland Review:
There are no wetlands identified by the US Fish and Wildlife Service National Wetland Inventory maps for this parcel of land.

Attachments:

- Average LE score and slope calculator.
- EcoCAT Natural Resource Review Report
- Combination aerial map and USDA soil survey location map.
- Topographic map
- Bedrock geology map
- Floodplain Map
- Watershed Map

EcoCAT
Ecological Compliance Assessment Tool

Applicant:	NRCS Elizabeth	*IDNR Project Number:*	1507313
Contact:	Mike Malon	*Date:*	12/16/2014
Address:	227 N. Main PO Box 502 Elizabeth, IL 61028		
Project:	Powder House Hill		
Address:	Powder House Hill Rd., Galena		

Description: Conservation Planning

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

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

Horseshoe Mound Geological Area INAI Site
Pallid Shiner *(Hybopsis amnis)*

Location

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

County: Jo Daviess

Township, Range, Section:
28N, 1E, 21

IL Department of Natural Resources Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Local or State Government Jurisdiction
U.S. Department of Agriculture

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

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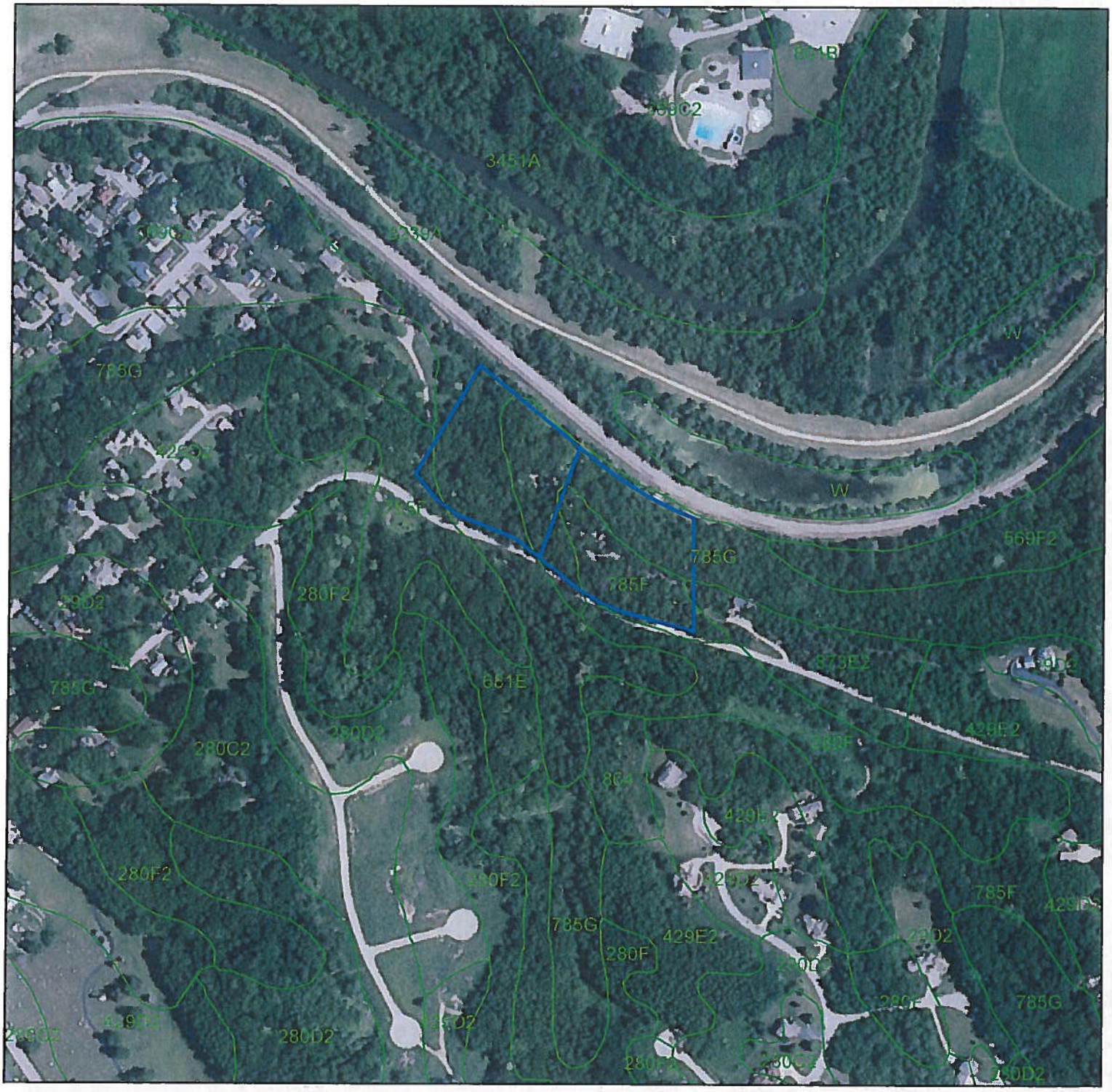
Aerial Photo and Soils Map

Customer: Paul Studtmann
Jo Daviess County Soil and Water Conservation District

Date: December 2014



Legend

- Proposed Boundary
- Soils

0 200 400 800 Feet

Data Source: National Aerial Photography Program
Ortho Photography 2012
Scale: 1:4,800 or 1"=400'

Bedrock Geology Map

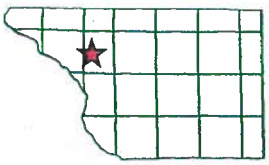
Customer: Paul Studtmann
Jo Daviess County Soil and Water Conservation District

Date: December 2014

Legend

- Proposed Boundary
- Ordovician - Galena-Platteville Dolomite
- Ordovician - Maquoketa Shale
- Siliurian - Undifferentiated

0 200 400 800 Feet

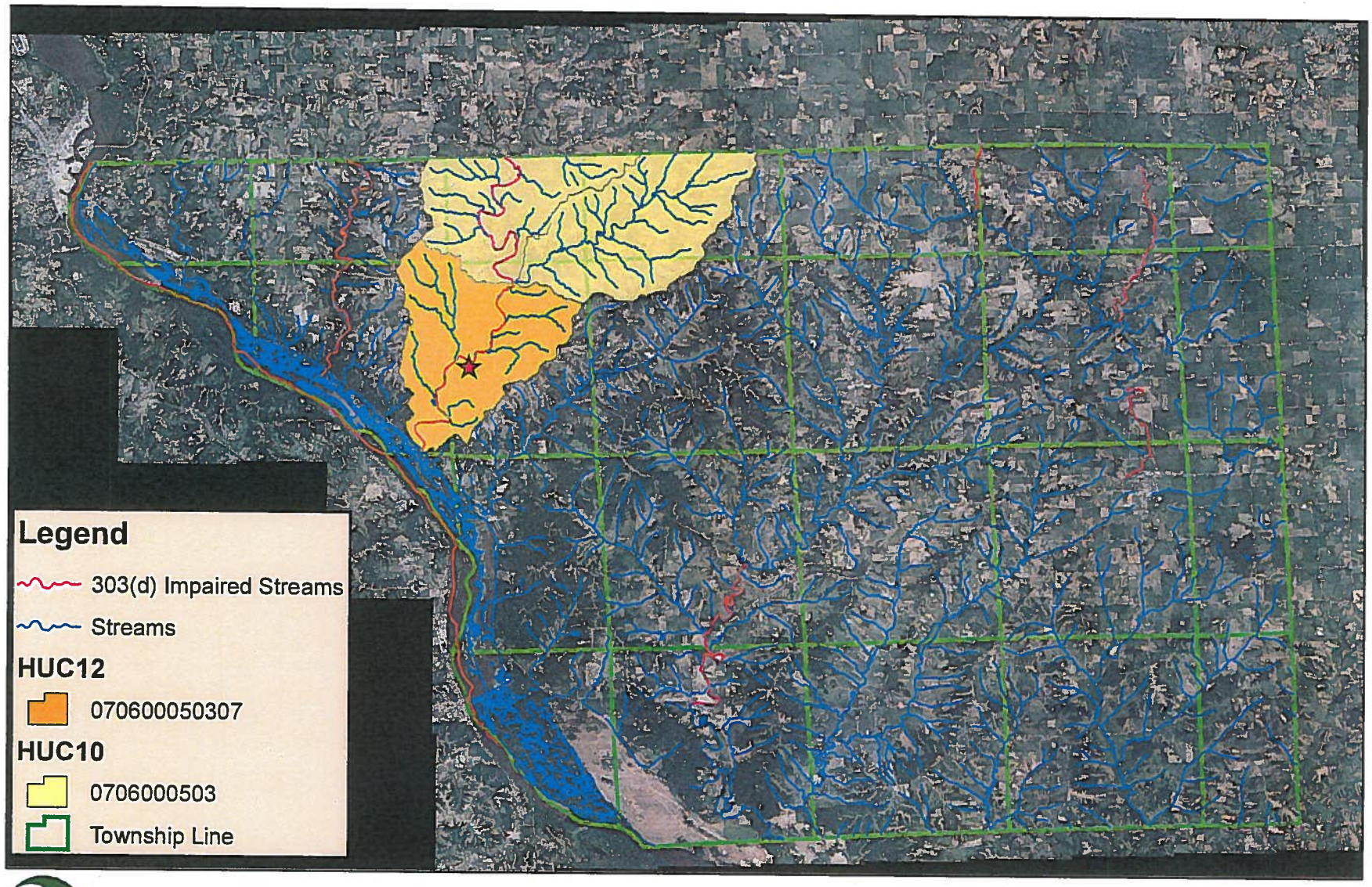


Data Source: National Aerial Photography Program
Ortho Photography 2012
Scale: 1:4,800 or 1"=400'

Watershed Map

Customer: Paul Studtmann
Jo Daviess County Soil and Water Conservation District

Date: December 2014



0 2 4 8 12 16 Miles

N