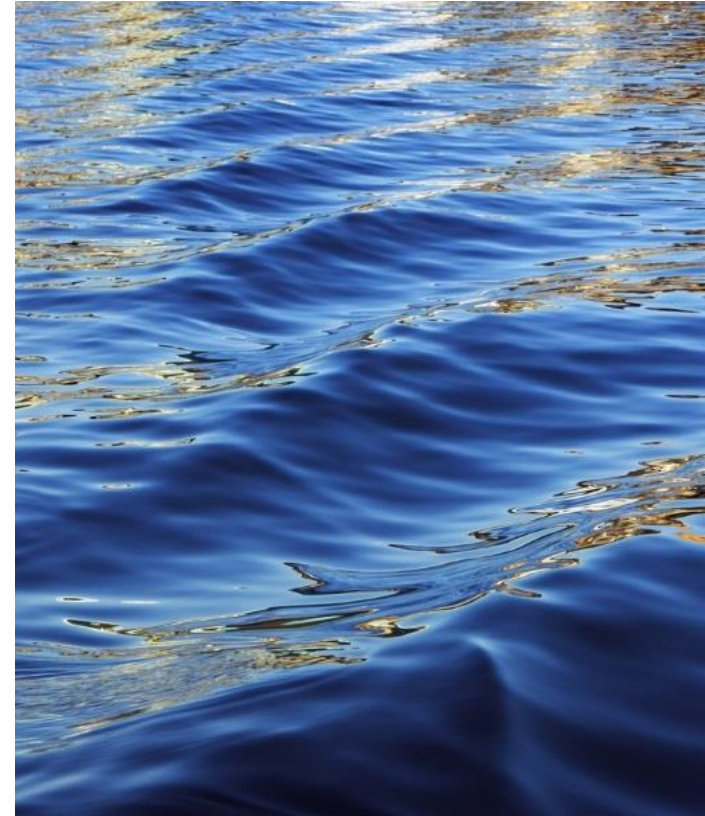


Natural Resource Information Reports and Zoning Letters

Winnebago County Soil and Water
Conservation District



Why Do I Need a Report or Letter?

- It's the law!
 - Soil and Water Conservation District Act
 - Section 405/22.02A
 - Give Districts authority to conduct reports
 - assures that developers take into account limitations of the land they wish to develop



The Purpose for These Reports and Letters:

- Provides factual and comprehensive inventory of the natural resources on a parcel that may be affected by development of a site
- Assesses suitable/inappropriate for proposed projects
- Consumer protection report
- Report can be used as basis for good land use change decisions
- Helps to maintain quality of life and quality of the environment



Natural Resource Inventory Report:

- Done for SUP's, variances, changes in zoning involving AG (or vacant)
 - Comprehensive compilation of natural resource information
 - Includes site visit from SWCD Office but no soil borings are taken
- Presentation of most current natural resource information in an understandable format
- Contains:
 - Detailed maps of resources and soils present on the proposed project location
 - Descriptions of present conditions and resources and potential impact on each other

VS

Zoning Letter:

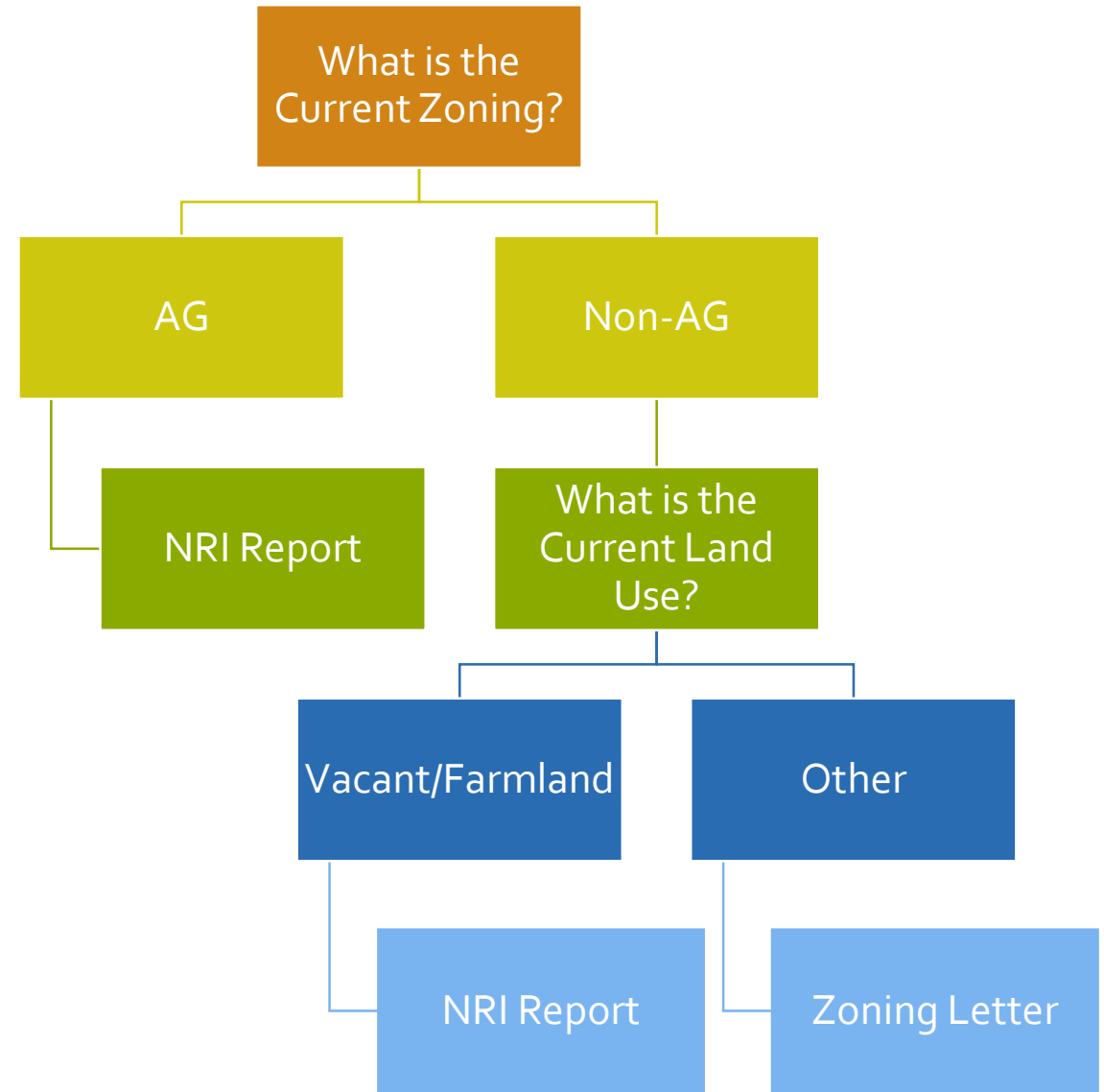
- Done for SUP's, Variances & changes in zoning not involving AG-zoned land
 - Letter stating soil conditions and limitations
 - Other natural resource concerns
 - Soils Map
 - No site visit from SWCD Office



What Report Do I Need?

Its easy! Just ask yourself a few questions.

If you have any questions about what is right for your project, just call and ask!



How Much Will it Cost?

Fees:

Zoning Letters

- Resource Concern Letter - \$100
- No Impact Letter - \$50

Natural Resource Inventory Report

- AG Zoned Land - \$400 (0-5 acre) base
 - \$20/additional acre 5-100 acres
 - \$15/additional
- Vacant Land - \$250 (0-5 acre) base
 - \$10/additional acre over 5 acres

Optional Services:

EcoCAT Information Only Report - \$35

- IDNR's Ecological Compliance Assessment Tool provides information about protected resources in the vicinity of the project
- Required reports for zoning applications that require a NRI Report
- Can be done on your own through IDNR website without SWCD's assistance



Where do I Pay?

- We accept payment the following ways:

- Cash
- Check (made payable to):
 - Winnebago County SWCD
- Credit Card
 - In the Office
 - Illinois Epay through the SWCD Website at www.winnebago-swcd.org and click



- A returned check fee of \$25 will be charged for each returned check





The SWCD has final say on what report will be done and the fee for each request





The Application Process



Before You Submit an Application to the SWCD

1. An application MUST be submitted with the Zoning Department.
2. A Site Plan or Concept Plan must be made and must match what is submitted to the Zoning Department.
3. A completed SWCD Application must be filled out. If you have any questions about the application, please contact the office.
4. Please indicate to the office that you would like the office to run an EcoCAT report for your application.



What We Require for Each Application

- Zoning Application Location
- Name of Applicant/Petitioner
- Name of Owner/Alternative Contact
- Location of property (address, PIN)
- Acreage of property
- Project or subdivision name
- Current zoning
- Type of request(change in zoning, variance, SUP)
- Existing and proposed land use
- Date of public hearing
- Proposed improvements (as detailed as possible)
- Existing site characteristics
- Site plan or concept plan
- Location Map
- Fee amount and type of report confirmed with eh office before submission



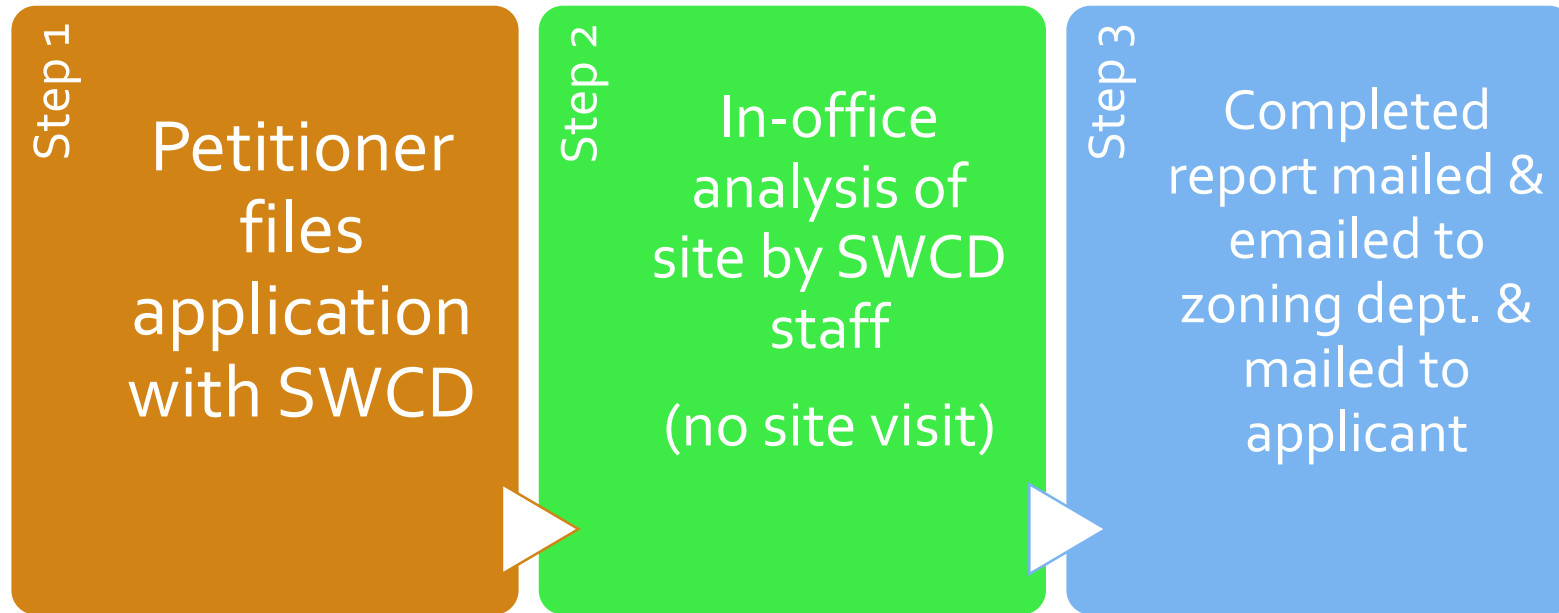


Once our office obtains the completed application and fee and have confirmed that a zoning application has been submitted to the zoning department, we will begin the report.

Please note that completion may require up to 30 days as allowed under Illinois State Law.



Zoning Letter

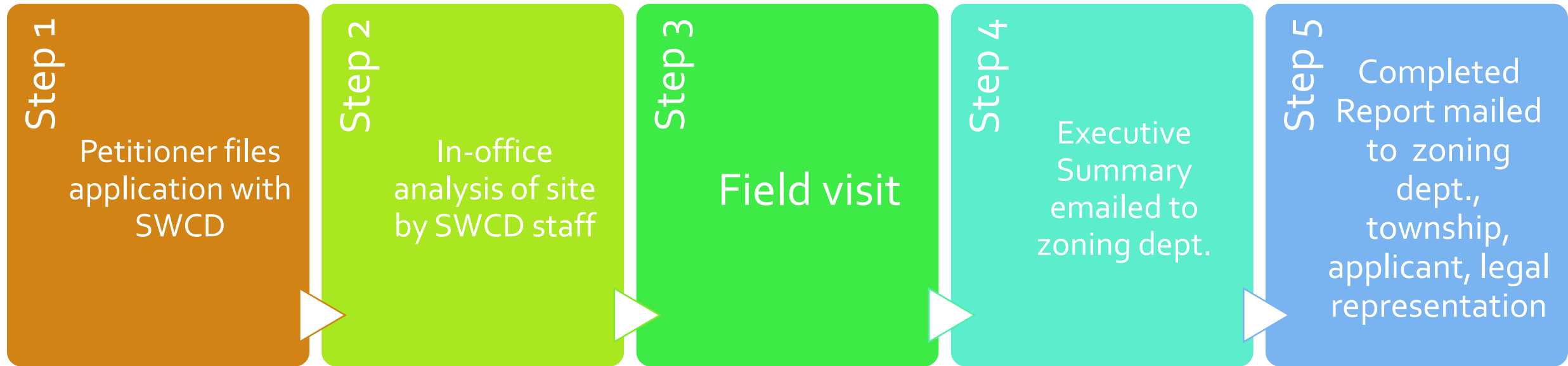


Done for SUP's, Variances & changes in zoning not involving AG-zoned land

Critical for petitioner to file with SWCD Office as early as possible



Natural Resource Inventory Report



Done for SUP's, variances, changes in zoning involving AG (or vacant)

Critical for petitioner to file with SWCD Office as early as possible



Validity of Reports

- SWCD Zoning Reports are valid for up to 5 years.
- If a new petition arises including the same acreage and a report has been done within 5 years, SWCD Office will contact Zoning Dept. to verify via email/pdf copy of report and confirm the old report remains applicable.
- If beyond 5 years, a new report will have to be done.



Application Available:

- Online at www.winnebago.swcd.org
- In the Office:
 - 4833 Owen Center Road,
Rockford, IL 61101
 - Monday – Friday 8:00 am – 4:30 pm
- Via email at wjordanswcd@comcast.net
- Sometimes provided with the Zoning Application packet

Questions Directed To:

Wednesday Jordan

Resource Conservationist

Winnebago County Soil and Water
Conservation District

4833 Owen Center Road

Rockford, IL 61101

Phone: 815-965-2392 ext. 3248

Email: wjordanswcd@comcast.net





Components of an NRI Report



Break Down of the Report's Content

Purpose and
Intent

SWCD
Comments

Executive
Summary

Location and
Topography
Maps

Site Photos

Soils Map and
Information

Soil
Interpretation
Explanations

Watershed
Impacts

Biological
Resources

Cultural
Resources

Geological
Information

Glossary and
Index






NRI Content

Each component has detailed descriptions and maps where applicable.

Our goal is to provide the most up to date information for each application in an understandable format.



For more
information, please
contact the office.

Phone: 815-965-2392

