



Office of Water Resources • 2050 West Stearns Road • Bartlett, Illinois 60103

PUBLIC NOTICE

PROPOSED FLOODWAY MAP REVISION FOR THE SOUTH BRANCH OF THE KISHWAUKEE RIVER MAINSTEM IN THE VILLAGE OF GILBERTS BY GILBERTS DEVELOPMENT, LLC

Gilberts Development, LLC, 340 W. Butterfield Road, Elmhurst, Illinois 60126, has requested the Office of Water Resources' concurrence with a floodway map revision on the South Branch of Kishwaukee River Mainstem in the Village of Gilberts. This notice is being sent pursuant to State Rules for Floodway Construction in Northeastern Illinois.

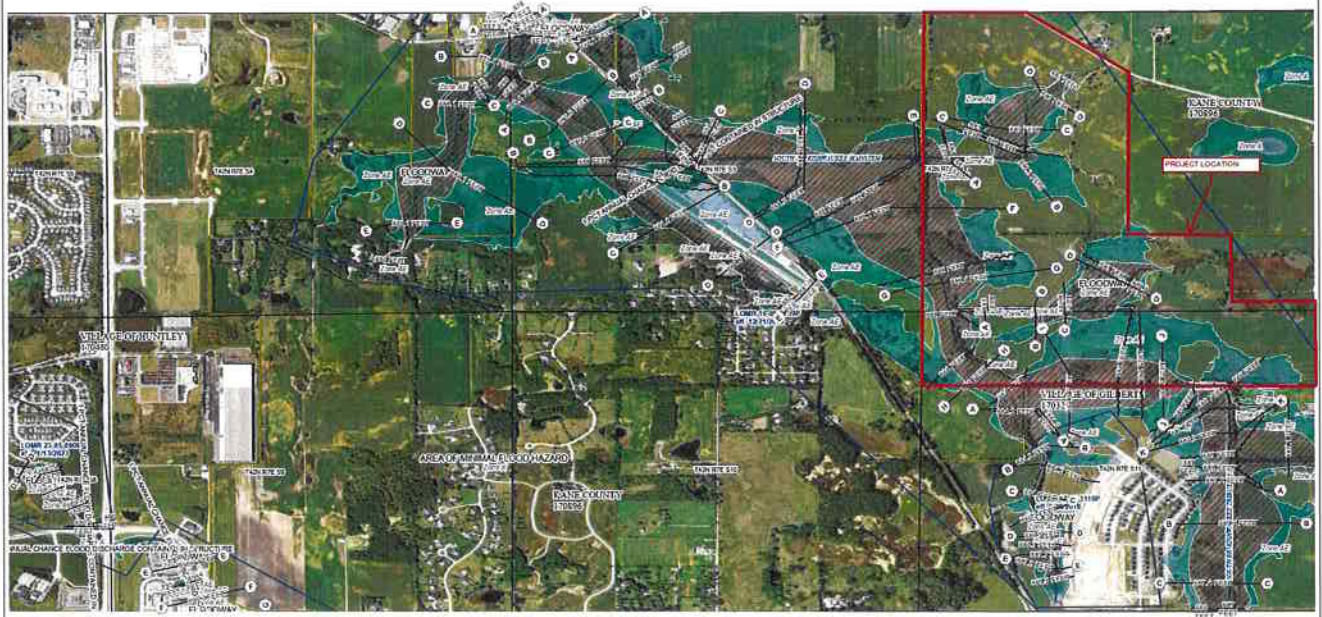
The site of the proposed revision is located west of Galligan Rd. beginning approximately 4500-ft. south of the intersection of Galligan Rd. and Huntley Rd. and ending immediately downstream of the confluence of the South Branch of the Kishwaukee River Tributary C and the Mainstem in the Village of Gilberts. The proposed floodway revision affects Panel 45 of the Kane County Flood Insurance Rate Map. The floodway of the South Branch of the Kishwaukee River Mainstem and Tributaries C and D are proposed to be revised to facilitate the construction of the Conservancy residential development. The site of the floodway revision is located in the North Half of Section 11 and the South Half of Section 2, Township 42 North, Range 7 East of the Third Principal Meridian in Kane County. On the back of this public notice is an annotated Flood Insurance Rate Map showing the proposed revised floodway.

Information on the proposed map revision may be seen by appointment at the Northeastern Illinois Regulatory Programs Section office, 2050 West Stearns Road, Bartlett, Illinois 60103. Inquiries and requests to review the plans may be directed to Kevin Hoobler of the Bartlett Office at (847) 608-3116. Additional detailed information can be found on our website at www.dnr.illinois.gov/waterresources. You may also contact the applicant's engineer Diane Bouckaert of Manhard Consulting, Ltd. at (847) 925-1055.

If you wish to contest the correctness of the floodway delineation, please submit technical evidence of error or changed conditions. The Department will review the evidence to determine the correctness of the delineation.

You are invited to send written comments regarding this notice to the Bartlett Office by **July 18, 2025**.

June 20, 2025



88°22'28.17"W 42°10'16.44"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT



NOTES TO USERS

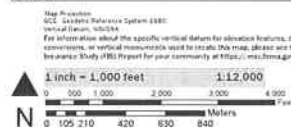
The information and graphics about Flood Insurance Rate Map (FIRM) available products associated with the FIRM web site are provided for informational purposes only. The FIRM web site is not a source of information for the National Flood Insurance Program (NFIP). For more information, please contact your local NFIP office or the National Flood Insurance Program at 1-800-354-6252.

For information and graphics about Flood Insurance Rate Map (FIRM) available products associated with the FIRM web site, please visit the FIRM web site at www.flood.gov. For more information, please contact your local NFIP office or the National Flood Insurance Program at 1-800-354-6252.

This map was prepared for FEMA's National Flood Hazard Layer (NFHL) on 03/03/2004 01:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data and time. For additional information, please see the Flood Hazard Mapping System (FHMS) Fact Sheet at <http://www.fema.gov/floodhazardmapping/fhms/fhms1.pdf>.

This map conforms with FEMA's standards for the use of digital flood maps. It is not used as described in the Flood Hazard Mapping System (FHMS) User's Guide. This map is not a source of information for the NFIP and is not used for the NFIP. For more information, please contact your local NFIP office or the National Flood Insurance Program at 1-800-354-6252.

SCALE



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 45 OF 410

KANE COUNTY
VILLAGE OF
HUNTER
HUNTER COUNTY
VILLAGE OF
HUNTER
HUNTER COUNTY
VILLAGE OF
HUNTER

JOINT APPLICATION FORM FOR ILLINOIS

RECEIVED

ITEMS 1 AND 2 FOR AGENCY USE

1. Application Number

N 20240192--

2. Date Received

NOV 12 2024

IDNR/OWR

3. and 4. (SEE SPECIAL INSTRUCTIONS) NAME, MAILING ADDRESS AND TELEPHONE NUMBERS

3a. Applicant's Name:

Troy Mertz

Company Name (if any):
Gilberts Development, LLC.

Address:

340 W. Butterfield Rd. Unit 2D
Elmhurst, IL 601263b. Co-Applicant/Property Owner Name
(if needed or if different from applicant):

Company Name (if any):

Address:

Email Address:

4. Authorized Agent (an agent is not required):

Diane Bouckaert

Company Name (if any):
Manhard Consulting

Address:

333 E. BUTTERFEILD RD
LOMBARD, ILLINOIS 60148

Residence:

Cell:

Fax:

Applicant's Phone Nos. w/area code

Business:

Residence:

Cell:

Fax:

Agent's Phone Nos. w/area code

Business: 630-925-1055

Residence:

Cell:

Fax:

STATEMENT OF AUTHORIZATION

I hereby
request

Diane Bouckaert

to act in my behalf as my agent in the processing of this application and to furnish, upon
of this permit application.

11/7/2024

Date

5. ADJ(

Upstream and Downstream of the water body and within Visual Reach of Project)

Name

Mailing Address

Phone No. w/area code

a.
b.
c.
d.

6. PROJECT TITLE:

The Conservancy Neighborhoods 4-11

7. PROJECT LOCATION:

Village of Gilberts, IL

LATITUDE: 42.14186

°N

LONGITUDE: -88.38550

°W

UTMs

Northing: 4666456

Easting: 385510

STREET, ROAD, OR OTHER DESCRIPTIVE LOCATION

SW corner of intersection of Huntley RD and Galligan RD

LEGAL
DESCRIPT

QUARTER

SECTION

TOWNSHIP NO.

RANGE

02 and 11

42N

7

☐ IN OR ☐ NEAR CITY OF TOWN (check appropriate box)

Municipality Name

Gilberts

COUNTY

STATE

ZIP CODE

Kane

IL

60136

WATERWAY

South Branch Kishwaukee River (Main Stem),
Tributary C to the South Branch Kishwaukee
River, and Tributary D to the South Branch
Kishwaukee RiverRIVER MILE
(if applicable)

Revised 2010

☐ Corps of Engineers☐ IL Dep't of Natural Resources☐ IL Environmental Protection
Agency☐ Applicant's Copy

8. PROJECT DESCRIPTION (Include all features):

The construction proposed within the Mainstem consists construction of a residential subdivision and associated detention basins. The construction proposed within Tributary C and D consists of a road crossing over Tributary C and D respectively and construction of a residential subdivision and associated detention basins.

9. PURPOSE AND NEED OF PROJECT:

Roadway crossings over Tributary C and D to connect proposed residential subdivision, fill in the regulatory floodway of Mainstem, Tributary C and D of the South Branch Kishwaukee River, and construction of detention basins and outfall pipes

COMPLETE THE FOLLOWING FOUR BLOCKS IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

10. REASON(S) FOR DISCHARGE:

Temporary construction within the South Branch Kishwaukee River for the purpose of excavating and installing a roadway crossings and instillation of detention basin outlet pipes

11. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS FOR WATERWAYS:

TYPE: Compacted clay and top soil

AMOUNT IN CUBIC YARDS:

12. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED (See Instructions)

0.20 acres

13. DESCRIPTION OF AVOIDANCE, MINIMIZATION AND COMPENSATION (See instructions)

The box culvert design will span the banks of the stream with the impact due to the support between the box culverts. Proposed detention basins provide additional floodway volume and conveyance.

14. Date activity is proposed to commence

March 1 2025

Date activity is expected to be completed

December 31 2025

15. Is any portion of the activity for which authorization is sought now complete?

Yes

No



NOTE: If answer is "YES" give reasons in the Project Description and Remarks section. Indicate the existing work on drawings.

Month and Year the activity was completed

16. List all approvals or certification and denials received from other Federal, interstate, state, or local agencies for structures, construction, discharges or other activities described in this application.

Issuing Agency

Type of Approval

Identification No.

Date of Application

Date of Approval

Date of Denial

17. CONSENT TO ENTER PROPERTY LISTED IN PART 7 ABOVE IS HEREBY GRANTED.

Yes

No

18. APPLICATION VERIFICATION (SEE SPECIAL INSTRUCTIONS)

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and that to the best of my knowledge, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature

Agent

11/7/2024

Date

Signature of Applicant or Authorized Agent

Date

Signature of Applicant or Authorized Agent

Date

☐ Corps of Engineers
Revised 2010

☐ IL Dep't of Natural Resources

☐ IL Environmental Protection
Agency

☒ Applicant's Copy

SEE INSTRUCTIONS FOR ADDRESS

NOV 12 2024
IDNR/OWR
Bartlett Office