

ORDINANCE 2011 - 24
Stormwater Management Variance
HARVEST BAPTIST CHURCH

WHEREAS, the Harvest Baptist Church has submitted final engineering plans prepared by Larson Engineering to allow for the overland flow path be at a level less than 2 feet below the lowest structures hydraulically connected flow path at 5315 Douglas Road on the northwest corner of Plainfield Road and Douglas Road, (PIN#'s 03-34-100-007 and 03-34-100-023), in Oswego Township; and

WHEREAS, said property is legally described as:

Parcel 1:

That part of the northwest quarter of section 34, township 37 north, range 8 east of the third principal meridian, described as follows: beginning at the point of intersection of the east line of said northwest quarter with the centerline of Plainfield Road; thence northwesterly, along said centerline, being along a curve to the right, having a radius of 12,277.70 feet for 317.23 feet to a point of tangency (chord 317.22 feet, bearing north 62°07'18" west); thence north 61°22'53" west, along said centerline, 627.77 feet; thence north 28°37'07" east, at right angles to the last described course, 364.68 feet; thence north 62°01'23" east, 468.03 feet; thence north 89°41'19" east, 238.10 feet to said east line; thence south 00°18'41" east, along said east line, 990.00 feet to the point of beginning, containing 12.00 acres in Oswego Township, Kendall County, Illinois.

Parcel 2:

That part of the northwest quarter of section 34, township 37 north, range 8 east of the third principal, described as follows: beginning at the intersection of the centerline of Plainfield Road with the east line of said northwest quarter; thence north 0°18'41" west along said east line 1479.78 feet for a point of beginning; thence north 89°45'59" west 956.65 feet; thence south 26°22'25" west 811.68 feet to the centerline of said Plainfield Road; thence southeasterly along said centerline curving to the left having a radius of 2232.49 feet for a distance of 386.57 feet; thence south 61°22'53" east 196.06 feet; thence north 28°37'07" east 364.67 feet; thence north 62°01'23" east 468.03 feet; thence north 89°41'19" east 238.10 feet to the east line of said northwest quarter of section 34; thence north along said east line 489.78 feet to the point of beginning, in Oswego township, Kendall County, Illinois.

WHEREAS, Harvest Baptist Church, through their engineers Larson Engineering, has petitioned the Planning, Building and Zoning Committee for approval of a variance to Section 406.2.1 of the Kendall County Stormwater Management Ordinance dated September 12, 2011;

WHEREAS, Section 406.2.1 requires all areas of the property must provide an overland flow path that will pass the 100-year flow at a stage at least 2 feet below the lowest structure opening of structures hydraulically connected to the flow path.; and

WHEREAS, the petitioner is requesting the 100 year flow at a stage of 0.91 feet below the lowest structure to be located on the southwest side of the new building connection to the

existing building; and

WHEREAS, to meet the 2 foot freeboard requirement the entire parking lot would have to be lowered at least 1 foot and possibly be removed in its entirety due to the close proximity to the existing stormwater detention basin ; and

WHEREAS, the stormwater variance will not be detrimental to the public safety, health, or welfare, or injurious to other property improvements in the locale as the 100 year stormwater runoff that flows under the new building connection will be contained on the Church's property and will not negatively impact any offsite properties; and

WHEREAS, the Church's Building Committee is aware of the 100 year stormwater elevation at this area of the site; and

WHEREAS, the Church is aware the County will not take responsibility if the site floods; and

WHEREAS, the Planning, Building and Zoning Committee reviewed the requests at a PBZ meeting on September 12, 2011; and

WHEREAS, the Committee, after reviewing the request recommended approval subject to final engineering review and approval; and

WHEREAS, the County's Consulting engineer, Wills Burke Kelsey, LTD. has reviewed and recommends granting a variance of the stormwater management variance request for the project; and

WHEREAS, the Zoning Administrator has evaluated the request against the standards for granting a variance to the Kendall County Stormwater Management Ordinance, and has recommended approval of the variation request; and

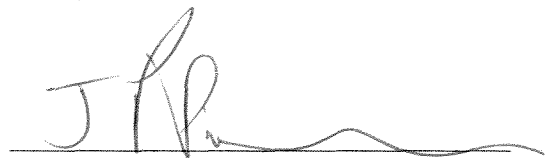
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to Section 406.2.1 of the Kendall County Stormwater Ordinance to be developed in accordance with the site plan depicted as "Exhibit A" attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on September 20, 2011.

Attest:



Debbie Gillette
Kendall County Clerk



John Purcell
Kendall County Board Chairman

