

State of Illinois
County of Kendall

Zoning Petition 08-48
Site Development 07-12
(Boulder Hill Elementary School)

ORDINANCE 2009 - 17
Stormwater Management Variance
BOULDER HILL ELEMENTARY SCHOOL

WHEREAS, the Oswego Unit Community District has submitted final engineering plans prepared by Cowhey, Gudmundson, Leder, LTD to allow for the construction of an addition and parking area for the Boulder Hill Elementary School located at 171 Boulder Hill Pass (PIN #10-04-353-001), legally described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Oswego Unit Community District #308, through their engineers at Cowhey, Gudmundson, Leder, LTD, has petitioned the Planning, Building and Zoning Committee for approval of a variance to Sections 301.0.2; 403.0; and 404.0 of the Kendall County Stormwater Management Ordinance dated September 19, 2002; and

WHEREAS, Section 301.0.2 requires stormwater runoff storage facilities for a property which is being redeveloped, which is not a single-family detached residential development and is a non-residential land use, which totals three acres or more in size and results in 45,000 square feet or more of total development; and

WHEREAS, the total volume of detention being provided on the property meets the volume required by the ordinance; and

WHEREAS, the drainage area in the northwest corner of the property, designated as Area 1, is in a separate watershed from the rest of the site and does not benefit from the detention being provided; and

WHEREAS, the petitioner is therefore providing stormwater management in Area 1 by restricting the runoff in a control structure which will decrease the rate of runoff from this area below existing conditions but not to the rate required by ordinance; and

WHEREAS, Section 403.0 requires drainage systems for properties required to provide stormwater runoff storage facilities to be designed to control the rate of discharge from the property for the two-year and 100-year critical duration events; and

WHEREAS, a 2-year restrictor would be too small and would create a maintenance problem; and

WHEREAS, The petitioner is providing other water quality improvements to address this issue; and

WHEREAS, Section 404.0 prohibits stormwater storage outlets from discharging directly into existing storm sewers or drain tiles; and

WHEREAS, the petitioner has proposed to tie into the existing storm sewer within the Boulder Hill Subdivision which is maintained by the Oswego Township Highway Department; and

WHEREAS, the Oswego Township Highway Department takes no further issue with the proposed

connection and has agreed to allow direct connection to the existing storm sewer; and

WHEREAS, the Planning, Building and Zoning Committee reviewed the requests at its regularly scheduled meeting on April 13, 2009; and

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

WHEREAS, the County's Consulting engineer Strand Associates, Inc. has reviewed and recommended approval of the final engineering 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

WHEREAS, said variation should not have a negative effect on adjacent properties; and

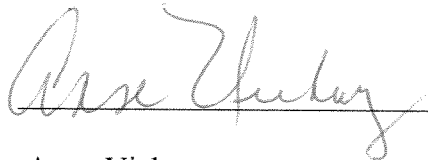
NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to Section 301.0.2, Section 403.0 and Section 404.0 of the Kendall County Stormwater Ordinance as depicted on "Exhibit B" attached hereto and made a part hereof.

IN WITNESS OF, this ordinance has been enacted on June 16, 2009.

Attest:



Debbie Gillette
Kendall County Clerk



Anne Vickery
Kendall County Board Chairman

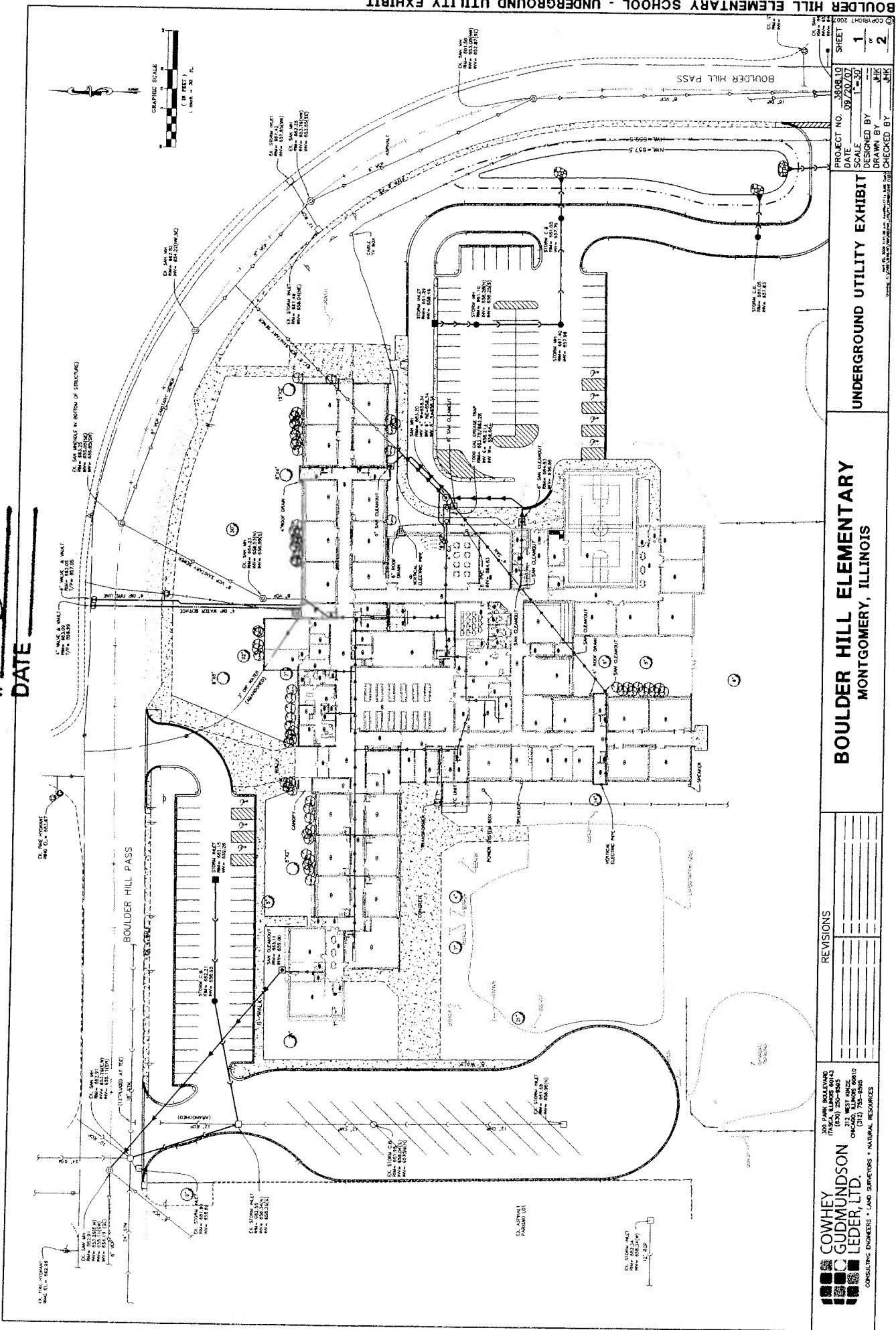
EXIHIBIT "A"

LEGAL DESCRIPTION

LOT 229 OF UNIT 7 OF BOULDER HILL SUBDIVISION, OSWEGO TOWNSHIP,
KENDALL COUNTY, ILLINOIS

EXHIBIT # B

DATE _____



PROJECT NO.	380813
DATE	09/20/07
SCALE	1"=30'
DESIGNED BY	JHK
DRAWN BY	JHK
CHECKED BY	JHK
SHEET	1
TOTAL SHEETS	2

UNDERGROUND UTILITY EXHIBIT

BOULDER HILL ELEMENTARY MONTGOMERY, ILLINOIS

NO.	REVISIONS

COWHEY GUDMUNDSON LEDER, LTD.
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