

State of Illinois
County of Kendall

Zoning Petition 08-47
(West Lisbon Church)

ORDINANCE 2008 - 48
Stormwater Management Variance
WEST LISBON CHURCH

2.60 Acres located on the north side of Joliet Road, west of Scott School Road in Big Grove Township

WHEREAS, West Lisbon Church as Owner of the property located at 14381 Joliet Road Newark, Illinois has petitioned for approval of a variance to Division 301.0 Paragraph 3 of the Kendall County Stormwater Management Ordinance dated September 19, 2002; and

WHEREAS, the property is legally described in Exhibit "A" (PIN #07-27-400-002) attached hereto and made a part hereof; and

WHEREAS, Division 301.0 Paragraph 3 the ordinance requires that detention be provided on development parcels of less than three acres in size when the proposed development creates an impervious surface area of 25% or more of the development site; and

WHEREAS, the 2.60 acre property includes existing impervious surface areas created in advance of the current stormwater management ordinance; and

WHEREAS, Division 303.0 Paragraph 2 states that if a portion of the property area was previously developed, then the previously developed property area may be excluded from the total property area; and

WHEREAS, 1.35 acres of the overall 2.60 acre property has been determined to comprise the "development site"; and

WHEREAS, the church has proposed certain parking lot and building improvements that will result in an impervious surface area which estimated to be greater than 25% but less than 38% of the 1.35 acre "development site"; and

WHEREAS, the church has requested an exemption from the requirement to provide detention as required by the stormwater ordinance; and

WHEREAS, the County's Consulting engineer Strand Associates, Inc. has reviewed and recommended approval of the stormwater variance with the understanding that the amount of new impervious will be less than 38 % of the 1.35 acre " new development site"; 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 would not have a negative effect on adjacent properties; and

WHEREAS, the size and topography of the property allows the accommodation of stormwater runoff without impacting adjacent properties.

WHEREAS, the Planning, Building and Zoning Committee reviewed the request at its meeting on December 8, 2008; and

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

NOW, THEREFORE, BE IT ORDAINED, the Kendall County Board hereby approves a variation to waive the stormwater detention requirements at the West Lisbon Church subject to the following condition:

The total increase in impervious area shall not exceed 38% of the 1.35 acre "new development site".

IN WITNESS OF, this ordinance has been enacted on December 16, 2008.

Attest:



Debbie Gillette
Kendall County Clerk



Kendall County Board Chairman

