



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4d

Title:

Recommendation to Approve Amendments to Title 18 – Stormwater Management Ordinance (Extension of Project Exemptions to December 2021)

Presenter:

Monica Hawk, Development Engineer II

Meeting: Planning & Development Committee

Date: December 14, 2020

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

In June of 2019, City Council approved revisions to the City Code to adopt the 2019 updates to the Kane County Stormwater Management Ordinance. The revisions included a list of developments to be exempt from the changes to the ordinance. The exemption allowed those projects, which were under review by the City at the time of the update, to continue following the requirements of the “old” ordinance without having to redesign their plans to meet the revised ordinance. Developers of these “exempt” projects would then have the option to follow either the old or new ordinance. The list of exempt developments, along with their Stormwater permit status, is attached as Table 1.

The exemption will expire on December 31, 2020. An extension is needed for developments to continue being exempt from the changes to the ordinance. Staff recommends a 1-year extension, set to expire on December 31, 2021, for certain projects as outlined below:

- Stormwater Permit Issued/Under Construction: The exemption is no longer needed for projects where permit was issued, as is the case for five developments. These projects can be removed from the exemption list as their permits will remain valid going forward.
- Stormwater Permit/Engineering Review Complete, Pending Approval: Staff recommends extensions for developments with approved engineering that are pending administrative submittal, such as a financial guarantee. This is the case for two developments.
- Approved Project Plans: Staff recommends extensions for developments with approved Subdivision or Planned Unit Developments (PUD’s) that have not yet obtained stormwater permits, as is the case for three developments.
- Inactive Project/No plan approval: Staff does not recommend extension for developments where a PUD or a preliminary design has not been submitted for review or approved. Staff does not believe there is a basis for an extension, as is the case for Prairie Place Lofts, which was reviewed as a Concept Plan only. Staff recommends the development be removed from the exempt development list as the project is inactive since the Concept Plan review in June 2019.

Attachments (please list):

Exhibit A - Recommended Amendments to City Code Title 18 – Stormwater Management Ordinance
Table 1 - Exempt Development List and project status

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve Amendments to Title 18 – Stormwater Management Ordinance

Exhibit A - STORMWATER MANAGEMENT ORDINANCE

- O. Article XV, 9-403.E is deleted in its entirety and the following inserted therefore:
The exemption for projects listed in Article XV, 9-403.F shall expire on December 31, 2021, unless an extension is granted by the oversight committee.
- P. Article XV, 9-403.F shall be appended to Article XV, 9-403 and shall read as follows:
“The following list of projects defined by Tax Assessment P.I.N. numbers or address shall be considered exempt from the changes to the Kane County Stormwater Management Ordinance at the Revision Date:
1. Crystal Lofts – 214 S. 13th Ave – 14-unit multi-family residential – PIN 0927484005
 2. Parkside Reserves - 1337 Geneva Rd – 3-unit multifamily residential – PIN 0934476002
 3. Hillcroft – 1147 Geneva Rd. – 2 lot residential – PIN 0934404024, 0934404025
 4. Pride Gas Station – 33W573 Rt. 64 – PIN 0925100036
 5. 60 S. 14th St. – 8-unit apartment – PIN 0933128026

Table 1 - Exempt Development List and project status

Exempt Developments	Permit Issued Under Construction ¹	Stormwater Permit/Engineering Review Complete, Pending Approval	Approved Project Plans	Inactive Project/No plan approval
1 Extreme Clean Car Wash – 1625 W. Main Street	x			
2 Cityview Subdivision – 895 Geneva Road	x			
3 Crystal Lofts – 214 S. 13th Ave		x ²		
4 Parkside Reserves - 1337 Geneva Rd			x	
5 Hillcroft – 1147 Geneva Rd.			x	
6 Meijer Outlots	x			
7 Brooke Toria Estates	x			
8 Pride Gas Station			x	
9 60 S. 14th St.		x		
10 Prairie Place Lofts – Lot 7 of Pheasant Run Crossing				x
11 1812 and 1818 Riverside	x			

1 - extension not needed

2 - subject to PUD extension

Recommend for Removal
 Recommend for Extension