

# Local Drainage Presentation Lake Charlotte Subdivision St. Charles Twp

Kane County Water Resources

October 5, 2015



# Water Resources Division

## Location

- Government Center
- Building A
- South end of 1<sup>st</sup> Floor

## Ken Anderson

- Director Water Resources
- Stormwater Ordinance Administrator for Unincorporated Kane County



# Water Resources Division Programs

All Water Resources Division Programs relate to unincorporated Kane County including rural subdivisions

**Stormwater  
& Floodplain  
Ordinance  
Enforcement**

**PROGRAMS**

**Local  
Drainage -  
Cost Share  
Drainage  
Program**

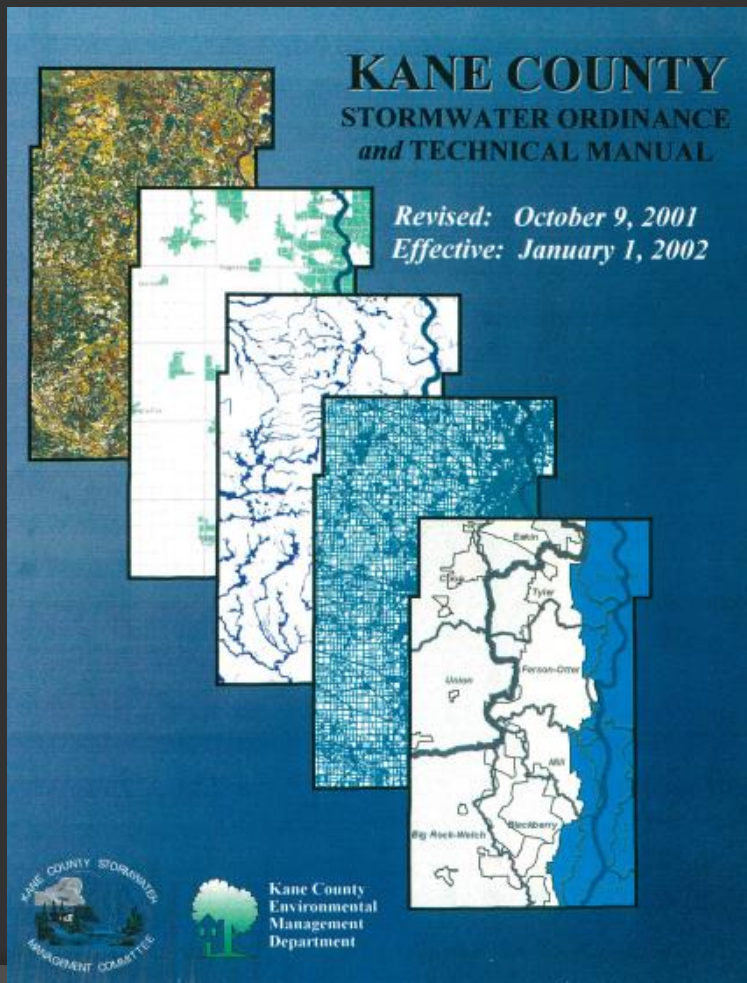
**Water Supply  
Planning &  
Conservation**



# Water Resources Division

## Division Programs

### Stormwater and Engineering Plan Reviews



- Stormwater and Floodplain Ordinance Enforcement
  - New developments
  - Unincorporated Kane County
  - Long Term Stormwater Maintenance Plan (9-131)

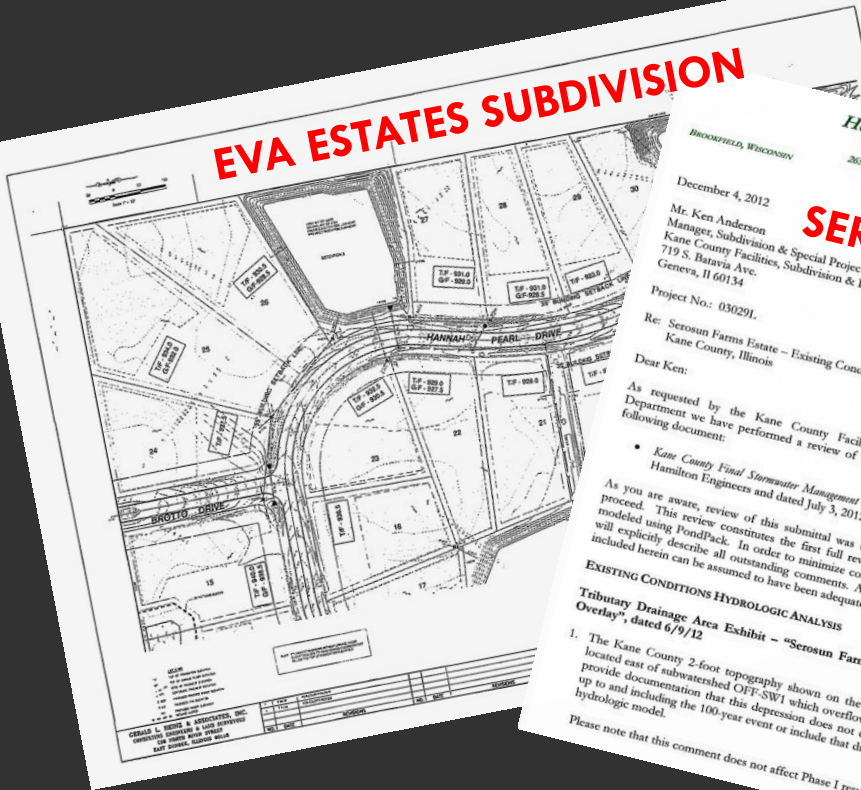


# Water Resources Division

## Division Programs

### Stormwater and Engineering Plan Reviews

#### EVA ESTATES SUBDIVISION



#### SEROSUN FARMS

**Hey and Associates, Inc.**  
Water Resources, Wetlands and Ecology  
26575 W. COMMERCE DRIVE, SUITE 601  
VOKO, ILLINOIS 60071  
PHONE (847) 740-8888  
FAX (847) 740-2888  
CHICAGO AND AURORA, ILLINOIS

BROOKFIELD, WISCONSIN

December 4, 2012

Mr. Ken Anderson  
Manager, Subdivision & Special Projects Division  
Kane County Facilities, Subdivision & Environmental Resources Department  
719 S. Baravia Ave.  
Geneva, IL 60134

Project No.: 03029L

Re: Serosun Farms Estate - Existing Conditions Hydrology Review  
Kane County, Illinois

Dear Ken:

As requested by the Kane County Facilities, Subdivision & Environmental Resources Department we have performed a review of the existing conditions hydrology portion of the following document:

- Kane County Final Stormwater Management Permit Application (report) prepared by Gewalt Hamilton Engineers and dated July 3, 2012

As you are aware, review of this submittal was being help upon direction of the County to proceed. This review constitutes the first full review of the existing conditions hydrology as modeled using PondPack. In order to minimize confusion with previous review comments, we will explicitly describe all outstanding comments. All prior comments that are not specifically included herein can be assumed to have been adequately addressed.

**EXISTING CONDITIONS HYDROLOGIC ANALYSIS**

**Tributary Drainage Area Exhibit - "Serosun Farms Estate Phase I Exhibit Drainage Overlay", dated 6/9/12**

1. The Kane County 2-foot topography shown on the exhibit indicates that a depression is located east of subwatershed OFF-SW1 which overflows to subwatershed OFF-SW1. Please provide documentation that this depression does not discharge to OFF-SW1 during events up to and including the 100-year event or include that drainage area in the existing conditions hydrologic model.

Please note that this comment does not affect Phase I results.

#### Stormwater

- Offsite Flows
- Maintenance Plan
- Transfer to HOA
- Backup SSA
- Verification of Compliance



# Water Resources Division

## Division Programs

### Establish Special Service Areas

- For long-term stormwater maintenance
- In new, unincorporated subdivisions

STATE OF ILLINOIS

COUNTY OF KANE

ORDINANCE NO. 12 - 299

**AN ORDINANCE ESTABLISHING THE SEROSUN FARMS SPECIAL SERVICE AREA  
(or SPECIAL SERVICE AREA NO. SW-49) KANE COUNTY, ILLINOIS  
AND PROVIDING FOR THE LEVY OF TAXES FOR THE PURPOSE OF PAYING THE COST OF  
PROVIDING SPECIAL SERVICES IN AND FOR SUCH AREA**

WHEREAS, a Preliminary plat of subdivision has been approved by the County of Kane, Illinois (the "County"), for the Serosun Farms Subdivision (the "Subdivision"); and

WHEREAS, in accordance with the Kane County Stormwater Ordinance, the Subdivision will be improved with a stormwater drainage system, and may also include special management areas, all of which will be conveyed to the Serosun Farms Homeowners' Association (the "Homeowners' Association"), a duly incorporated homeowners' association; and

WHEREAS, the Homeowners' Association is obligated to maintain the stormwater drainage system and special management areas and to impose an assessment upon the owners of all of the lots within the Subdivision to provide for the maintenance of such stormwater drainage system and special management areas; and

WHEREAS, the Kane County Stormwater Ordinance requires, as a condition of approval of the application for a stormwater management permit for the Subdivision, the establishment of a special service area pursuant to 35 ILCS 200/27-5, *et seq.*, either as a primary means of providing for the long-term maintenance of the stormwater drainage system and special management areas, or as a back-up vehicle in the event the Homeowners' Association fails to adequately carry out its duties; and

WHEREAS, pursuant to the provisions of Article VII, Section 7, Part (6) of the 1970 Constitution of the State of Illinois (the "Constitution"), the County of Kane is authorized to create special service areas in and for the unincorporated areas of the County; and

WHEREAS, pursuant to the "Special Service Area Tax Law", 35 ILCS 200/27-5, *et seq.* (2003), the County is authorized to levy and impose taxes upon property within special service areas for the

ORDINANCE NO. 12 - 299

**AN ORDINANCE ESTABLISHING THE SEROSUN FARMS SPECIAL SERVICE AREA  
(or SPECIAL SERVICE AREA NO. SW-49) KANE COUNTY, ILLINOIS  
AND PROVIDING FOR THE LEVY OF TAXES FOR THE PURPOSE OF PAYING THE COST OF  
PROVIDING SPECIAL SERVICES IN AND FOR SUCH AREA**





# Water Resources Division

## Division Programs

### Local Drainage - Cost-Share Drainage Programs

- Solve residential drainage problems, with technical assistance and shared funding (if eligible) in unincorporated Kane County and in small municipalities
- Bring together residents, township road districts and the county



### EVENING PRAIRIE SUBDIVISION CAMPTON TOWNSHIP



### SHIREWOOD FARM HAMPSHIRE TOWNSHIP



# Water Resources Division

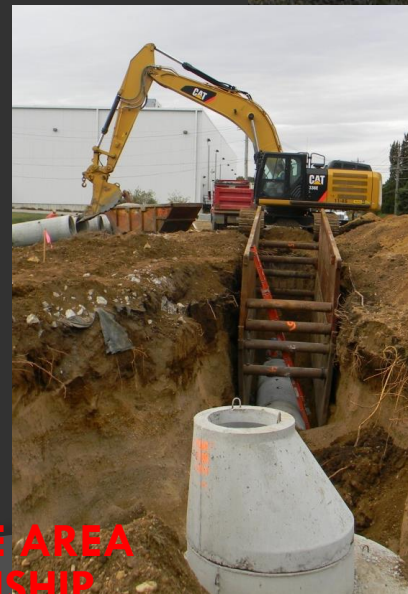
## Division Programs

### Local Drainage - Cost-Share Drainage Programs

#### Long Term Maintenance Plan:

- HOA?
- SSA – Petition County (since 2011)
  - Sunvale
  - Middlecreek
  - Shirewood
  - Ogden Gardens
  - Wildwood West
  - Savanna Lakes
  - Cheval De Selle Venetian
  - Cheval De Selle Citation
  - Plank Road Estates
  - Exposition View
  - Pasadena Drive

#### ALGONQUIN SHORES DUNDEE TOWNSHIP



#### PASADENA DRIVE AREA AURORA TOWNSHIP





# Water Resources Division

## Division Programs

Local Drainage – Lake Charlotte Platted in 1966



# Water Resources Division

## Division Programs

### Local Drainage – Lake Charlotte in 1970





# Water Resources Division

## Division Programs

### Local Drainage – Lake Charlotte in 2014





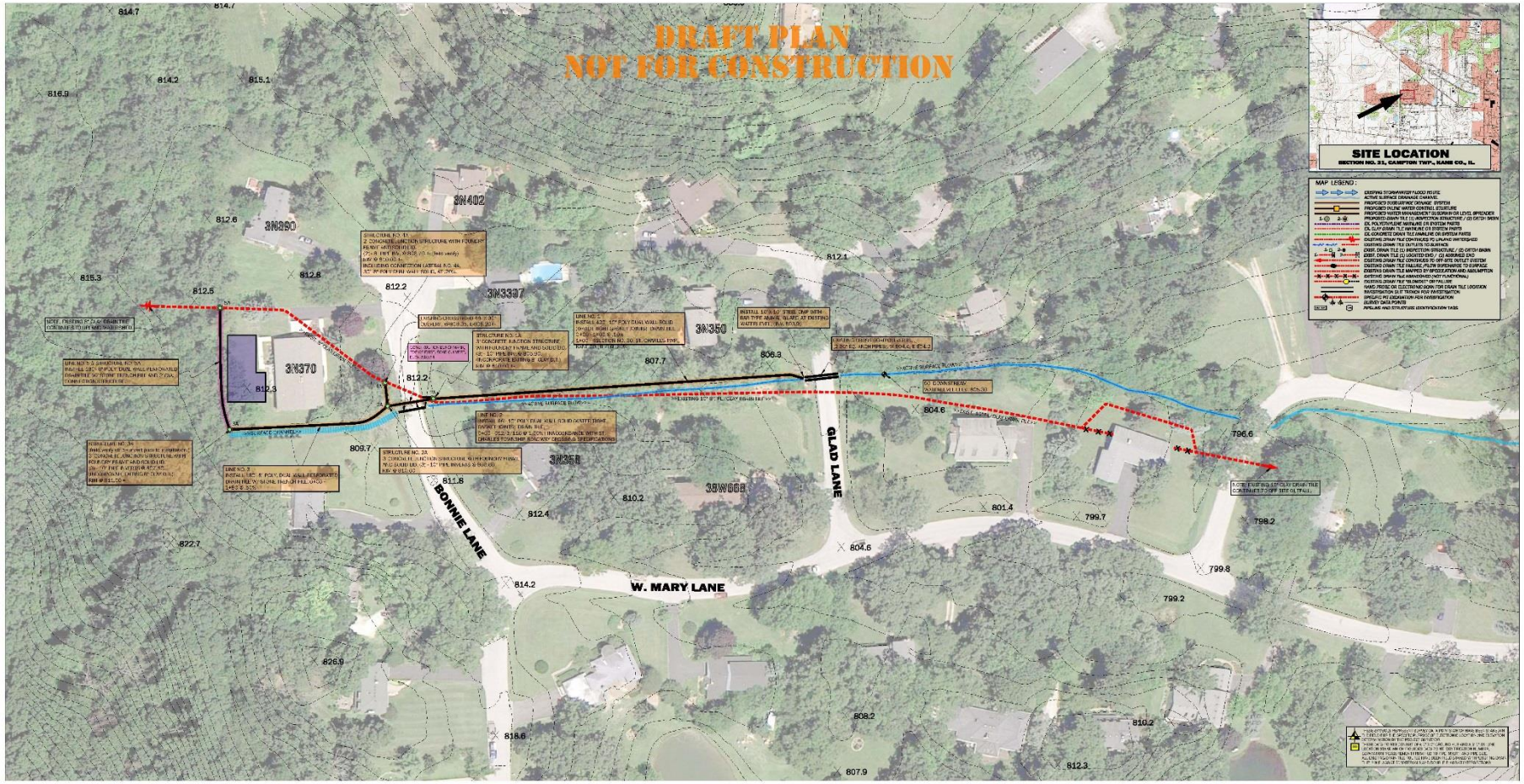
# EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN

## LAKE CHARLOTTE SUBDIVISION

PREPARED FOR KANE CO. DEPT. OF WATER RESOURCES

SECTION NO. 30, ST. CHARLES TWP., KANE CO., IL.

**DRAFT PLAN  
NOT FOR CONSTRUCTION**



**KANE CO. DEPT. OF WATER RESOURCES**  
 JODIE WOLLNIK, P.E., PROJECT MANAGER  
 719 BATAVIA AVENUE, GENEVA, IL, 60134

APPROVED BY: **TOM HUDDLESTON** 12/3/11  
 DATE: 12/3/11  
 PROJECT: **HUDDLESTON DRAINAGE MAPPING SYSTEM**  
 DRAWN BY: **TOM HUDDLESTON** 4-14-30  
 CHECKED BY: **TOM HUDDLESTON** 4-14-30

DATE: 12/3/11  
 TIME: 4:14:30  
 SCALE: 1" TO 200'  
 SHEET NO: ONE OF ONE

**LAKE CHARLOTTE SUBDIVISION**  
**HUDDLESTON McBRIDE**  
 PROFESSIONAL LAND DRAINAGE SERVICES  
 8800 FOWLER RD., HUNDELSBURG, MISSOURI 63043-8007



# Water Resources Division

## Division Programs

### Local Drainage – Lake Charlotte

#### Phase 1 West to East Bonnie:

- Construction completed in 2011

#### Phase 2 Bonnie to Tom's Trail:

- Estimated construction cost: \$60,000 less 50% cost-share = \$30,000
- 72 Lots in Lake Charlotte = \$416/lot or \$41/year for 10 years



# Water Resources Division

## Division Programs

### Local Drainage – Lake Charlotte

- Questions?
- Jodie Wollnik, P.E.
- Assistant Director Water Resources
  - [wollnikjodie@co.kane.il.us](mailto:wollnikjodie@co.kane.il.us)
  - [www.co.kane.il.us](http://www.co.kane.il.us)

