

McHenry County
Department of Planning & Development

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MEMORANDUM

TO: Sergiy Bazylyuk
FROM: Water Resources Division (Stoyan Kolev)
DATE: July 16, 2025
REGARDING: Water Resources Division Comments – Petition #Z25-0068

Based on my review of the provided site plan titled *New Frame Building w/Corrugated Metal Siding* for the proposed development at PIN: 08-14-300-002 in Woodstock, Greenwood Township, I have the following comments based on the McHenry County Stormwater Management Ordinance (SMO):

- If your CUP application is approved, you will need to obtain a Stormwater Management Permit prior to the start of any construction. Please note that if your project exceeds 20,000 square feet of improvements (including building, parking, septic, grading, etc.), the site plan will need to be prepared by a licensed civil engineer. The site plan you provided was completed by the architect. It does appear that the project would fall around that number.
- As part of the review for a Stormwater Management Permit, we look at the total impervious area post-2004 on the contiguous property which would include all three parcels (unincorporated and incorporated). If the post-2004 impervious area exceeds 20,000 square feet then the runoff rate requirements (detention) are triggered. Based on my aerial analysis, it appears that there have been three new buildings that have been constructed since 2004 with a rough square feet total of 15,000 square feet. There has also been existing gravel removed via the demolition of an existing home that will offset some of that impervious area. You will be required to provide us with these totals, but it does not appear that you will exceed 20,000 square feet based on the site design.

Additional comments may likely be generated once an application submittal is made. If revisions to the site plan are necessary based on other department comments (e.g., environmental health) additional comments may be generated.