



DEVELOPMENT REGULATED BY THE STORMWATER MANAGEMENT ORDINANCE

Excerpt from McHenry County Stormwater Management Ordinance, amended April 5, 2016

A Stormwater Management Permit is required for development that meets any of the following criteria:

1. Any development that is located partially or completely in a flood hazard area; or,
2. Any development located partially or completely within the boundary of a wetland or waters; or
3. Any development that hydrologically disturbs 5,000 square feet or more; or,
4. Any development that hydrologically disturbs 50% or more of a parcel; or
5. Any development that results in an additional 20,000 square feet of impervious area since the effective date of this Ordinance; or,
6. Any development on a lot or parcel of land platted after December 1, 2014 that results in impervious area exceeding the design parameters of an existing stormwater management facility; or,
7. Any development that is part of a larger common plan of development that, as a whole, would constitute regulated development.

Development is defined by the Stormwater Management Ordinance as:

Any man-made change to real estate by private property owners or public agencies including, but not limited to:

1. Construction, reconstruction, repair or remodeling, maintenance or placement of a building or any addition to a building, including "ag exempt" buildings;
2. Installing a manufactured home on a site, preparing a site for a manufactured home, or installing a recreational vehicle or travel trailer on a site for more than 180 days (if the recreational vehicle or travel trailer is on the site for less than 180 days, it must be fully licensed and ready for highway use);
3. Drilling, mining, installing utilities, construction of roads, bridges, or similar projects;
4. Demolition of a structure or redevelopment of a site;
5. Construction or erection of levees, walls, fences, dams, or culverts;
6. Channel modification;
7. Filling, dredging, grading, excavating, paving, or other alterations of the ground surface;
8. Storage of materials;
9. Extensive removal of vegetation; or
10. Any other activity of man that changes the direction, height, or velocity of flood or surface water.

Website for McHenry County Stormwater Management Ordinance

<https://www.co.mchenry.il.us/county-government/departments-j-z/planning-development/ordinances>

Underlined words are defined in the ordinance.



McHenry County
Department of Planning and Development

www.co.mchenry.il.us/plandev

OFFICE: McHenry County Admin. Bldg.
667 Ware Road, Woodstock, Illinois

MAIL: 2200 N. Seminary Ave.
Woodstock, Illinois 60098

EMAIL: plandev@co.mchenry.il.us
P: 815-334-4560 F: 815-334-4546

However, there are certain types of projects that are exempt from the requirements of the Ordinance. The following activities DO NOT require a Stormwater Management Permit:

1. Maintenance of existing buildings outside the floodplain;
2. Maintenance of existing buildings within the floodplain that does not constitute a substantial improvement;
3. Maintenance of existing roads and trails;
4. Other maintenance activities;
5. Gardening and landscaping that does not involve filling, grading, or the construction of berms;
6. Tillage and similar agricultural practices that do not involve filling, grading or the construction of levees;
7. Improvements undertaken pursuant to a written NRCS Conservation Plan, when the improvements are not located within a flood hazard area, WOTUS, or IWMC;
8. Demolition and accompanying restoration, including the removal of bridges and culverts, provided that:
 - a. Natural land contours are restored;
 - b. The disturbed area is less than 1 acre; and
 - c. Appropriate soil erosion and sediment control practices are utilized;
9. Installation, repair or replacement of an onsite waste disposal system, well, sewer or water service line, or other utility service line serving one existing building, provided that:
 - a. The activity is not located partially or completely in a flood hazard area or a wetland;
 - b. The disturbed area is less than 1 acre;
 - c. The activity does not result in an increase in ground elevation; and
 - d. Appropriate soil erosion and sediment control practices are utilized.

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Permit #: _____

Date: _____
 Twp Road _____
 Jurisdiction: _____

STORMWATER MANAGEMENT PERMIT APPLICATION

Property Owner's Name: _____
 Company Name (if any): _____
 Address: _____
 Phone: _____
 Use Email As Preferred Correspondence Method: Yes No
 Email Address: _____
 Preferred Method of Permit Release: Pick-up Mail (\$6 add'l fee)

Primary Contact (if different)**: _____
 Company Name (if any): _____
 Address: _____
 Phone: _____
 Email Address: _____

****If Primary Contact is different than Owner, the Statement of Authorization section must be completed (see below)**

PROPERTY INFORMATION

Parcel/Tax Number: _____ - _____ - _____ - _____ Project Address: _____
Parcel/tax numbers can be found at: www.mchenrycountygis.org/planning (If different than Owner's)

PROJECT INFORMATION

Description of proposed project: _____
 _____ acre(s) Size of parcel(s) where work is being performed
 _____ sq. ft. Proposed impervious area for this project (areas of any gravel/pavement/buildings/etc.)
 _____ sq. ft. Proposed disturbance area (where buildings/driveways are placed plus where soil is graded, vegetation removed, etc.)
 _____ sq. ft. Total impervious area created from **other** projects since January 2004

- Y N Will any work occur on neighboring properties?
If yes, provide property owner approval letter
- Y N Will any work occur within road rights-of-way?
If yes, provide road district approval letter
- Y N Will any additional structural components be installed (e.g., retaining wall, seawall, foundation)?
If yes, provide type
- Will the excavated material be kept ON SITE or hauled OFF SITE? (*pick one*)
If on-site, show on drawing and include in disturbed area calculation above

Attach a drawing showing the location of work on the site.

The drawing shall include:

- Property lines
- Easements
- Existing ground elevations
- Proposed ground elevations
- Buildings
- Driveways/parking areas
- Details of construction
- Patio/retaining wall/seawall/pier/deck
- Utilities/septic system/culverts
- Temporary disturbance areas
- Spoil locations (note if hauled off-site)
- Erosion control & stabilization details
- Dimensions of proposed work
- Clearly label existing vs. proposed

OWNER / PRIMARY CONTACT CERTIFICATION

I declare that this Application is true and correct to the best of my knowledge. I realize that the information that I have provided forms the basis for the issuance of the Permit and have included all work to be authorized with this Permit. I agree to construct said development in compliance with the permitted documents.

Signature: _____

Date: _____

STATEMENT OF AUTHORIZATION

*(Only required if Primary Contact is not Owner) ***

I hereby authorize _____ (Primary Contact) to act on my behalf as my agent in the processing of this Application and to furnish, upon request, supplemental information in support of this Permit Application. This person will act on my behalf as the point of contact for permit correspondence.

Owner's Signature: _____

Date: _____