

Owning and Using Property in the Floodplain in Sangamon County

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION INFORMATION SERIES

In order to make flood insurance and disaster assistance available to the citizens of unincorporated Sangamon County, the County participates in the National Flood Insurance Program (NFIP). A very important part of this participation is the adoption and enforcement of a floodplain ordinance. The Sangamon County Board adopted such an ordinance on Nov. 16, 1982, and up-dated most recently in June 2007. The floodplain ordinance regulates development in the 100-year flood plain in order to:

- Protect human life and health;
- Prevent increased flood or drainage hazards;
- Protect buildings from damage;
- Decrease taxpayer costs related to flood control projects, flood damage repairs, and rescue operations;
- Maintain property values; and
- Make Federal flood insurance available.

Floodplain Determination



Flood Insurance Rate Maps (FIRMs), like the one on the left, provide information to determine if a property is in the 100-year floodplain for regulatory purposes. Updated maps were finalized by the Federal Emergency Management Agency in August 2007. New studies on Jacksonville Branch and Spring Creek, and additional flood elevation information on Polecat Creek and Black Branch are provided. Copies of the maps can be reviewed and assistance provided in the interpretation of them at the Planning Commission office and the Illinois Department of Natural Resources' Office of Water Resources.

When a Permit Is Required

A floodplain development permit is required for any development in the 100-year floodplain. Development activities include:

- Construction, reconstruction, placement or expansion of a building that exceeds 70 square feet or is valued at more than \$1000.
- A substantial improvement, including any repair, or improvement of a building the cost of which is 50% or greater than the market value of the building before work is started or before the building was damaged.
- Placement of a mobile or manufactured home.
- Placement of a travel trailer for more than 180 days.

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- Installing utilities, construction of roads, or similar projects.
- Construction of levees, walls, fences, bridges, or culverts.
- Placement of fill, excavating, drilling, mining, dredging, or grading.
- Storage of materials, including gas and liquid storage tanks.
- Stream or river channel modifications.

Development does not include: the maintenance of existing structures and facilities, such as re-roofing buildings or resurfacing roads, or agricultural practices, such as gardening and plowing.

How to Apply For a Floodplain Development Permit

Floodplain development permit applications are available from the Planning Commission office or on the County's internet website (www.co.sangamon.il.us). Applications must include:

- A description of the project;
- A scale drawing of the site;
- Existing and proposed ground elevations (fill/excavation) and/or lowest floor elevations (structure);
- Engineer's certificate and calculations (fill);
- Permit or waiver from the Illinois Department of Natural Resources' Office of Water Resources;
- A \$100 permit fee.

All new buildings/additions or substantially improved buildings must be elevated to one foot above the base flood elevation and require an elevation certificate upon completion.

The permit application should be submitted to the Planning Commission office. An engineer will then review the documentation and a notification will be sent either with a permit or with a letter stating the reasons for denial of the permit. Inspections of the project will be arranged.



FLOODPLAIN DEVELOPMENT PERMIT

THIS PERMIT MUST BE POSTED IN PLAIN VIEW OF A PUBLIC ROAD

PERMIT NO. _____

Permit is for _____
Project _____
Location _____
Owner _____
Date Issued _____
By _____ Phone _____
Floodplain Permit Official

First Inspection: Date: _____ Inspector: _____
Second Inspection: Date: _____ Inspector: _____
Final Inspection: Date: _____ Inspector: _____

INSTRUCTIONS

1. The three inspections must be complied with. They should be requested in advance to allow sufficient time for scheduling by the Floodplain Permit Official.
2. Changes in plans or specifications as stated in the original application shall not be without written approval of the Floodplain Permit Official.

Building Protection

There are some buildings that were constructed many years ago in Sangamon County that are located in a floodplain. Some options for protecting these structures include:

- Elevation of the structure to at least one foot above the base flood elevation.
- Construction of barriers between the structure and flood waters.
- Dry or wet flood-proofing.

Remember that a floodplain development permit is required prior to any construction.

Flood Insurance.

Your homeowners insurance does not cover floods. Information on purchasing flood insurance is available through your insurance agent or by calling the National Flood Insurance Program at 1-888-379-9531.

Property owners interested in development in the floodplain are encouraged to contact the Planning Commission to review requirements and the necessary steps required for permitting.

SSCRPC *Information Series* documents are intended to provide a brief guide for informational purposes only and should not be relied upon for a thorough understanding of the subject. They are not intended to provide a legal opinion and do not. Those seeking legal guidance concerning matters coming before the Springfield-Sangamon County Regional Planning Commission, the Sangamon County Board, or any of their boards, commissions or committees, are encouraged to obtain appropriate legal counsel.

For more detailed information, please refer to the appropriate sections of Sangamon County code. County ordinances change over time, so please refer to the current code of ordinances. Municipal jurisdictions located in Sangamon County have their own regulations, so these local codes should be consulted.

If you are unsure about jurisdiction, or seek additional information, please contact the Planning Commission at 217-535-3110, or e-mail us at sscrpc@co.sangamon.il.us.

Visit the Planning Commission on the web at WWW.SSCRPC.COM