# Illinois Sample Floodplain Development Permit Application – All Development

This permit application shall be required when any type of “development” is proposed within the “regulatory floodplain.” Development must comply with the specific standards outlined in your community’s floodplain ordinance.

* **Development** - any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.
* **Regulatory Floodplain** – Includes all areas within the floodplain limits identified on the official FEMA Flood Insurance Rate Maps and adjoining areas below the Base Flood elevation, is provided.
* **Regulatory Floodway** – Includes any designated floodway in an AE zone or the entire Zone A floodplain as shown on the official FEMA Flood Insurance Rate Maps.
* **Flood Protection Elevation** - an elevation not less than one foot above the base flood.

### Applicant Information

| **Property Owner:** | **Contractor/Agent:** |
| --- | --- |
| **Mailing Address:** | **Mailing Address:** |
| **Phone:** | **Phone:** |
| **Email:** | **Email:** |

### Site Information

| **Site Address:** |
| --- |
| **Parcel #:** |

### Submittal Requirements

Location and detail of grading, fill, and methods to stabilize soil

Copies of any other required state or federal permits or approvals (if applicable)

For buildings, please include:

Site plan of the property detailing all existing and proposed buildings, structures, service facilities, roads, waterbodies, and other pertinent design features. Where applicable, plans shall address:

Anchoring

Flood openings details

Proposed elevations of lowest floor (including basement or crawlspace)

Detail of the materials used and flood protection of all facilities servicing the building

Engineer/Architect certifications (for floodproofed structures)

Detail of repairs and improvements, including cost estimate and appraisal, if necessary

### Brief Description of Project

|  |
| --- |

For Buildings (check all that apply)

#### Activity:

New Structure

Existing Structure:

Demolition and Replacement

Demolition

Relocation/Elevation₁

Alteration/Addition/Improvement₂

Repair after Damage₂

#### Building Type:

Residential

Non-residential

Multi-use development

Manufactured Home

Recreational Vehicle

Accessory Building (square footage:      )

Other:

#### Elevation and Floodproofing:

Ground elevation will be filled at or above the BFE. Fill is extended at this level ≥20’ beyond the structure footprint. Building’s lowest floor elevated at or above the FPE

Building or addition’s lowest floor will be elevated above the FPE via method alternative to fill.

Development utilizes fill, but fill does not meet the standards noted above.

Elevated on a filled stem wall

Elevated above an enclosed area with flood openings, designed to be internally flooded

Elevated with post or piles

Nonresidential building will be designed to be watertight below the FPE

Accessory structures & garages are built with flood resistant materials to the FPE. All electric and storage of hazardous materials is above the FPE.

For Other Structural Development (check all that apply)

Deck/Patio/Gazebo  Fence

Gas or liquid storage tank  Utilities, well, septic, or other service facilities

For Other Development Activities (check all that apply)

Earth moving, excavation, grading, or fill

Mining

Road or trail construction

Bank stabilization or restoration

Bridge or culvert construction or alteration

Subdivision

Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Application will be evaluated based on compliance with the standards outlined in the floodplain ordinance. No work of any kind may start until an application is approved and a permit is issued. The permit may be revoked if any false statements are made in this application. If revoked, all work must cease until a permit is re-issued. Applicant gives consent to the Floodplain Administrator or their representative to carry out inspections required to verify compliance. If an outside engineering consultant is required to review this permit application, the applicant will be provided a written estimate of the review fees for approval prior to the review of this application.

I/We the undersigned, being the owners(s) of the above listed property certify that the proposed work will comply with all applicable laws, codes, ordinances, and regulations of the \_\_\_\_\_\_\_\_\_\_\_\_\_.

**Applicant signature:** **Date:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I/We the undersigned, certify that the proposed work is authorized by the owners(s) of the above listed property and that We/I will comply with all applicable laws, codes, ordinances, and regulations of the \_\_\_\_\_\_\_\_\_\_\_\_\_.

**Builder/Contractors signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Company name and Address\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Permit Review – For Staff Use Only**

**Note:** This section does not capture all required standards. Every permit application requires analysis and strict compliance to the provisions in the local floodplain ordinance.

### Flood Zone Determination of FPE

#### Within Regulatory Floodplain?

Zone A  Yes  No

Zone AE  Yes  No

Zone AO/AH  Yes  No

#### Floodplain District:

AE Floodway

AE Flood Fringe

Zone A/AE no floodway, Drainage Area 1 sq mi. or greater

Zone A/AE no floodway, Drainage Area less than 1 sq mi.

1. Base Flood Elevation =       ft.
2. Required Freeboard(min 1) =       ft.

**FPE** (add A, B) **=** ft.

**Datum:**  NGVD 29  NAVD 88  Other:

#### Source for BFE:

For AE Zones Floodplain map (FIRM)

For AE Zones Flood profile in Flood Ins. Study

Estimated 1% Water Surface Elevations Provide details

Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

For All Development If “no” is checked anywhere below, the application cannot be approved.

Yes  No  n/a If accessory structure or fuel tank, is it anchored

Yes  No  n/a Materials and equipment are resistant to flooding below the FPE

Yes  No  n/a Minimizes flood damage and is reasonably safe from flooding, flood openings provided

Yes  No  n/a Provides adequate drainage to reduce exposure to flood hazards

Yes  No  n/a Is not detrimental to uses in adjoining areas

Yes  No  n/a All utilities, electric, gas, heating, ductwork, water supply, and septic are elevated and/or floodproofed up to or above the RFPE

Yes  No  n/a Materials that are buoyant; flammable; explosive; potentially injurious; or likely to cause pollution of waters are stored or floodproofed up to or above the FPE

### For Construction of Buildings

Required Elevations **Proposed** **Required**

* Top of bottom floor (including basement, crawlspace)
* Top of next highest floor (if bottom floor is internally flooded)              n/a
* Attached garage floor elevation              n/a
* Lowest elevation of electrical, gas, ductwork              n/a
* Lowest adjacent (finished) grade of compacted fill (LAG)              n/a
* Lowest fill elevation 15 feet from building              n/a
* Lowest point of road access              n/a

**Datum:**  NGVD 29  NAVD 88

Yes  No Are all proposed elevations at or above required elevations? If “no” is checked, the application cannot be approved

Flood Openings

For structures with enclosed areas below the FPE:

Square Footage of Enclosed space \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. ft.

Net Area of flood openings within 1 foot \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ sq. in

Number of openings: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ Engineered flood openings:  Yes  No Is certification attached?  Yes  No

If No, describe type of screening \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Has screening area been removed from opening area?  Yes  No

Evaluating Project Costs – Substantial Improvement/Substantial Damage

There are a few ways in which a community can determine costs and the market value of a structure. Floodplain administrators should only provide estimates if no other independent determinations of costs or market value can be obtained.

1. Cost of Improvements (including labor & materials) $

Contractor’s Estimate  Floodplain Administrator Estimate

1. Total cost of maintenance and upkeep carried out over the past 1 year $

Receipts  Permitting records  Floodplain Administrator Estimate

1. Cost to Restore a damaged structure to pre-damage condition, following an event (including labor & materials) $

Itemized contractor’s Estimate  Floodplain Administrator Estimate

Yes  No Has the property been inspected, and has a Damage Assessment Worksheet been completed?

Yes  No Is cost estimate reflective of the cost to fully address all damages identified in the Damage Assessment Worksheet?

Yes  No Has a Determination of Substantial Damage been completed and shared with the property owner?

1. Pre-Improvement or Pre-Damage Market Value of Structure $

Assessed Value x Assessment Ratio (   )  Independent Appraisal

Floodplain Administrator Estimate  Other:

**Costs of Improvements as a Percentage of Market Value ( )**      %

* Less than 50%?  Yes  No

**Costs to Repair Damages as a Percentage of Market Value (** **)**      %

* Less than 50%?  Yes  No

#### Evaluating Cumulative Improvements and Cumulative Damages

The tables below are examples by which a community can track cumulative improvements and repetitive losses.

**Tracking of Cumulative Improvements**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Date of Permit Applications** | **Activity Proposed or Completed** | **Cost of Improvements\*** | **Pre-Improvement Market Value** | **Cost as a Percentage of Pre-Improvement Market Value** | **Cumulative Percentage of Improvements** |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

\*Costs for most recent permit should also include all maintenance/upkeep carried out over the previous one year prior to permit application

**Tracking of Substantial Damages and Repetitive Losses**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Date of Damage** | **Costs to Repair Damage\*** | **Pre-Damage Market Value** | **Cost as a Percentage of Pre-Damage Market Value** | **Rolling 10yr Total % Damage of Top 2 Events** |
|  |  |  |  |  |
|  |  |  |  |  |
|  |  |  |  |  |

\*Costs for most recent permit should also include improvements that go beyond the pre-damage condition

### For Developments in the Floodway

Yes  No Does it meet a Statewide Permit? If Yes list number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_. Attach Statewide Permit to local permit for conditions

Yes  No Has an individual state floodway permit been issued by IDNR/Office of Water Resources? Attach a copy to the local permit.

Yes  No Has an no permit required letter been issued by IDNR/Office of Water Resources? Attach a copy to the local permit.

Yes  No Has fill been placed in the floodway? Has a Conditional Letter of Map Revision been obtained?

Yes  No  n/a Has a U.S. Army Corps of Engineer’s 404 permit been issued, is the activity covered by a nationwide permit, or a letter stating no permit is required been issued?

## Permit Approval or Denial

If any box is checked “no,” the permit must be denied.

**Approve Permit**

**Request Additional Information**

**Deny Permit**

**Floodplain Administrator signature:** **Date:**