

ORDINANCE NO. 7677-107

AN ORDINANCE ADOPTING REGULATIONS FOR THE CONSTRUCTION,
SUBSTANTIAL IMPROVEMENT, SUBDIVISION OF LAND, PLACEMENT
OF MOBILE HOMES OR OTHER DEVELOPMENT IN RELATION
TO FLOOD HAZARD AREAS

BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS,
as follows:

Section 1. Purpose.

The purpose of this ordinance is to avoid the hazards to persons and damage to property resulting from flooding and to comply with the Rules and Regulations of the National Flood Insurance Programs promulgated by the United States Department of Housing and Urban Development, Federal Insurance Administration as provided in the Rules and Regulations of the Federal Register, Vol. 41, No. 207, Tuesday, October 26, 1976, as amended, and which are hereby adopted by reference, and filed in the office of the city clerk, pursuant to Illinois Law and Illinois Revised Statutes Chapter 24, Section 11-30-2.

Section 2. Conflicting Laws Repealed.

The following resolutions are hereby repealed, amended and replaced: 7475-R-10, 7475-R-35, and 7475-R-36. The provisions of this ordinance shall be deemed as additional requirements to minimum standards required by other ordinances of the city. In case of conflicting requirements the most restrictive shall apply.

Section 3. Definitions.

For the purpose of this ordinance, the following definitions are adopted:

- A. "Development" means: any man-made change to improved or unimproved real estate, including but not limited to construction of or substantial improvements to buildings or other structures, the placement of mobile homes, mining, dredging, filling, grading, paving, excavation or drilling operations.
- B. "Flood" or "Flooding" means: a general and temporary condition or partial or complete inundation of normally dry land areas from the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.
- C. "Base flood" means: the flood having a one percent chance of being equalled or exceeded in any given year. The base flood is also known as the one hundred (100) year flood.

- D. "Base flood elevation" means; the elevation in relation to Mean Sea Level of the crest of the base flood.
- E. "Civil engineering improvement" means: the installation, erection or construction of such improvements as: water, gas, electrical, telephone, Cable T.V., sanitary, storm-water utility services, including public and private street construction and overland drainage improvements.
- F. "Structure" means: a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a mobile home and a prefabricated building.
- G. "Mobile home" means: a structure transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. For the purpose of this ordinance it does not include recreational vehicles or travel trailers.
- H. "Substantial improvement" means: any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either: (I) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (II) any alteration of a structure or site documented as deserving preservation by the Illinois Department of Conservation or listed on the National Register of Historic Places.

Section 4. Flood Hazard Boundary Map.

The Flood Hazard Boundary Maps No. (H-01-05), (H-01), (H-02), (H-04) dated May 3, 1974 and amendments thereto, delineating A Zones as areas that are susceptible to the base flood as prepared by the United States Department of Housing and Urban Development, Federal Insurance Administration, is hereby adopted for the purpose of this ordinance and filed as a record in the office of the city clerk.

Section 5. Permit Required.

A. No person, firm or corporation either public or private, shall commence any construction requiring a building permit, substantial improvement to any structure, placement of mobile homes or other development in areas located in a Zone A without first obtaining a building permit from the building official of the City of Urbana.

B. No person, firm or corporation, either public or private, shall commence any fill or excavation work, substantial civil engineering improvements, as water and gas mains, electrical and telephone utilities or subdivision improvements in areas located in Zone A without first obtaining the written approval from the Director of Public Works.

The building official shall not issue any building permits or the Director of Public Works shall not issue any written approval for any construction, substantial improvement, or other development that does not comply with the provisions of this ordinance or that has been denied a permit required by the Federal or State Law including Section 404 of the Federal Water Pollution Control Act, 1972, 33 U.S.C. 1334.

Section 6. Application.

A. Within areas designated as A Zones each application for development shall be accompanied by elevations, in relation to Mean Sea Level, of the lowest habitable floor, including basement, and in the case of floodproofed structures, the elevation to which it will be floodproofed.

B. The application shall be accompanied by a certification from a registered professional engineer or architect stating that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood.

C. The application shall also contain information or certification as may be required by the building official or Director of Public Works in order to determine eligibility for permits or to enforce the terms of this ordinance.

Section 7. Base Flood Elevation.

The city shall obtain, review, and reasonably utilize Base Flood Elevation data available from federal, state, or other sources until such time as such data has been received from the Federal Insurance Administration. Base flood data received from the Federal Insurance Administration shall take precedence over data from other sources.

Section 8. New Construction and Substantial Improvement Standards.

All new construction and substantial improvements to structures located in an A Zone shall:

- A. For residential structures have the lowest floor, including basement, elevated to one (1) foot above the Base Flood Elevation.
- B. For non-residential structures have the lowest floor, including basement, elevated or floodproofed to one (1) foot above the Base Flood Elevation.
- C. Be designed or modified and adequately anchored to prevent flotation, collapse, or lateral movement of the structure.
- D. Be constructed with materials and utility equipment resistant to flood damage.
- E. Be constructed by methods and practices that minimize flood damage to other properties.
- F. Have all structural components below the Base Flood Elevation designed to be watertight with walls substantially impermeable to the passage of water and such structural components shall be designed to resist hydrostatic and hydrodynamic loads and the effects of buoyancy.

Section 9. Mobile Home Standards.

A. All mobile home parks and mobile home subdivisions located in an A Zone shall file evacuation plans indicating vehicular access and escape routes, including mobile home hauler routes, with the appropriate disaster preparedness authorities.

B. All mobile homes to be placed on a site located in an A Zone shall:

(I) Have the lowest floor elevated one (1) foot above the Base Flood Elevation.

(II) In the instance of elevation on pilings, have all piling foundations placed in stable soil no more than ten (10) feet apart, and reinforcement shall be provided for piers more than six (6) feet above ground.

(III) Have lots large enough to permit steps to the mobile home, and have adequate surface drainage on all sides of the structure.

(IV) Be placed to prevent flotation, collapse, or lateral movement of the structure due to flooding.

(V) Be anchored according to the following specifications:

a. over-the-top ties shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations for mobile homes more than fifty (50) feet long. Mobile homes less than fifty (50) feet long shall require only one additional intermediate tie per side;

b. frame ties shall be provided at each corner of the mobile home with five (5) additional ties per side at intermediate points for mobile homes more than fifty (50) feet long. Mobile homes less than fifty (50) feet long shall require only four (4) additional ties per side;

c. all components of the anchoring system shall be capable of carrying four thousand eight hundred (4,800) pounds; and

d. any additions to the mobile home shall be similarly anchored.

Section 10. Utility Standards.

All new construction and substantial improvements to utilities located in an A Zone shall provide that:

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

B. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters.

C. All new and replacement on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Section 11. Subdivision and Other Development Standards

All subdivisions and other development located in an A Zone shall provide that:

A. All subdivision and other development proposals shall be designed to minimize flood damage to the proposed subdivision or

development site as well as to other properties.

B. All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located, elevated, and constructed to minimize or eliminate flood damage.

C. Adequate drainage shall be provided so as to reduce exposure to flood hazards.

D. For any proposed subdivision or new development greater than fifty (50) lots or five (5) acres, whichever is the lesser, the applicant shall show the Base Flood Elevation data (as provided by Federal Government) for each lot or platted parcel. Provided, that if the Base Flood Elevation data (as provided by Federal Government) is not available, the applicant, at his expense, shall compute and provide this information for each lot or platted parcel in a proposed subdivision or new development greater than fifty (50) lots or five (5) acres, whichever is lesser.

Section 12. Reserved.

Section 13. Watercourse Standards.

The Director of Public Works shall notify adjacent communities and the Illinois Department of Transportation, Division of Water Resources and the Federal Insurance Administration prior to any alteration or relocation of a watercourse. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

Section 14. Reports and Records.

A. The building official shall provide the city council, the Illinois Department of Transportation, Division of Water Resources, and the Federal Insurance Administration with an annual report on forms as provided the city by the Federal Insurance Administration.

B. The building official shall maintain the records of first floor elevations, floodproofing certifications, all variance documents required by Section 1910.6 (a) (5) and (6) of the Rules and Regulations of the National Flood Insurance Program, building

permit applications, and other records required by Federal Insurance Administration.

C. The Director of Public Works shall maintain the records of civil engineering improvements, including subdivision developments, all variance documents required by Section 1910.6 (a) (5) and (6) of the Rules and Regulations of the National Flood Insurance Program, applications for Director of Public Works approval, and other records required by the Federal Insurance Administration.

Section 15. Variance.

A. Upon application and after fifteen (15) days notice of a public hearing, the Building Code Board of Appeals may grant a variance involving structures as defined by the Urbana Building Code of this ordinance subject to compliance with the provisions of Section 1910.6 (a) of the Rules and Regulations of the National Flood Insurance Program and such other conditions as the city council deems necessary to comply with the intent of this ordinance.

B. Upon application and after fifteen (15) days notice of a public hearing the Urbana Plan Commission may recommend a variance involving civil engineering improvements, subdivision development, etc., to the city council. The city council may grant such variances of this ordinance subject to compliance with the provisions of Section 1910.6 (a) of the Rules and Regulations of the National Flood Insurance Program and such other conditions as the city council deems necessary to comply with the intent of this ordinance.

Section 16. Disclaimer of Liability.

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes. This ordinance does not imply that development either inside or outside of areas designated as an A Zone will be free from flooding or damage. This ordinance does not create liability on the part of the city or any officer or

employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision made lawfully thereunder.

Section 17. Penalties For Violation.

Any person who violates this ordinance shall upon conviction thereof be fined not more than two hundred dollars (\$200.00) and in addition, shall pay all costs and expenses involved in litigation. A separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 18. Separability.

The provisions and sections of this ordinance shall be deemed separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

Section 19. Effective Date.

This ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Section 1-2-4 of the Illinois Municipal Code.

This ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called, of a majority of the members of the Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 16th day of May, 1977.

PASSED by the City Council this 16th day of May, 1977.

Duane Eckerty, City Clerk
Duane Eckerty, City Clerk
Beverly M. Umbarger, Deputy Clerk
Beverly M. Umbarger, Deputy Clerk

APPROVED by the Mayor this 19th day of May, 1977.

Jeffrey T. Markland, Mayor
Jeffrey T. Markland, Mayor

CERTIFICATE OF PUBLICATION

I, Duane Eckerty, City Clerk of the City of Urbana, Illinois, do herewith certify that I caused the above Ordinance to be duly published in the Champaign-Urbana Courier on the 26th day of May A.D. 1977, and a Certificate of Publication is attached hereto.

Duane Eckerty, City Clerk
Duane Eckerty, City Clerk
Beverly Umbarger, Deputy Clerk
Beverly Umbarger, Deputy Clerk

ORDINANCE NO. 7477-107
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BE IT ORDAINED BY THE CITY COUNCIL OF URBANA, ILLINOIS, as follows:

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B. "Flood" or "Flooding" means: a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

C. "Base flood" means: the flood having a one percent chance of being equalled or exceeded in any given year. The base flood is also known as the one hundred (100) year flood.

D. "Base flood elevation" means: the elevation in relation to Mean Sea Level of the crest of the base flood.

E. "Civil engineering improvement" means: the installation, erection or construction of such improvements as: water, gas, electrical, telephone, Cable T.V., sanitary, storm-water utility services, including public and private street construction and overland drainage improvements.

F. "Structure" means: a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a mobile home and a prefabricated building.

G. "Mobile home" means: a structure transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. For the purpose of this ordinance it does not include recreational vehicles or travel trailers.

H. "Substantial improvement" means: any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either: (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure or site documented as deserving preservation by the Illinois Department of Conservation or listed on the National Register of Historic Places.

Section 4. Flood Hazard Boundary Map.
 The Flood Hazard Boundary Maps No. (H-01-05), (H-01), (H-02), (H-04) dated May 3, 1974, and amendments thereto, delineating A Zones as areas that are susceptible to the base flood as prepared by the United States Department of Housing and Urban Development, Federal Insurance Administration, is hereby adopted for the purpose of this ordinance and filed as a record in the office of the city clerk.

Section 5. Permit Required.
 A. No person, firm or corporation either public or private, shall commence any construction requiring a building permit, substantial improvement to any structure, placement of mobile homes or other development in areas located in a Zone A without first obtaining a building permit from the building official of the City of Urbana.

B. No person, firm or corporation, either public or private, shall commence any fill or excavation work, substantial civil engineering improvements, as water and gas mains, electrical and telephone utilities or subdivision improvements in areas located in Zone A without first obtaining the written approval from the Director of Public Works.

The building official shall not issue any building permits or the Director of Public Works shall not issue any written approval for any construction, substantial improvement, or other development that does not comply with the provisions of this ordinance or that has been denied a permit required by the Federal or State Law including Section 404 of the Federal Water Pollution Control Act, 1972, 33 U.S.C. 1334.

Section 6. Application.
 A. Within areas designated as A Zones each application for development shall be accompanied by elevations, in relation to Mean Sea Level, of the lowest habitable floor, including basement, and in the case of floodproofed structures, the elevation to which it will be floodproofed.
 B. The application shall be accompanied by a certification from the building official that the structure complies with the provisions of this ordinance.

JOHN CHECKLE, DIRECTOR OF PURCHASING, reserves the right to reject any and all bids and to waive any informality in the bidding and to accept the bid which in its judgment will be for the own interest.
 Eastern Illinois University specifically reserves the right to accept or reject any and all bids and to waive any informality in the bidding and to accept the bid which in its judgment will be for the own interest.
 The opening and reading of bids will be held at the Purchasing Office, Eastern Illinois University, Charleston, Illinois, not later than 2:00 p.m. Central Daylight Savings Time, Friday, June 10, 1977.
 Please contact the Purchasing Office, Eastern Illinois University, Charleston, Illinois, for information regarding the bidding process.
 1. Replacement beds in Carman Residence Hall
 2. Replacement of rear steel doors in Carman Residence Hall
 3. Cold food salad bars and servers with custom carts and tuckpointing
 4. Roofing, sheet metal and tuckpointing repair work on Fine Arts Theater Building and Blair Hall West lower roof
 5. Replacement of steel doors in Carman Residence Hall
 6. Replacement of steel doors in Carman Residence Hall
 7. Replacement of steel doors in Carman Residence Hall
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 18. Replacement of steel doors in Carman Residence Hall
 19. Replacement of steel doors in Carman Residence Hall
 20. Replacement of steel doors in Carman Residence Hall

ADVERTISEMENT FOR BIDS
 Any additions to the mobile home shall be similarly anchored.

Section 10. Utility Standards.
 All new construction and substantial improvements to utilities located in an A Zone shall provide that:

A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

B. All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into the flood waters.

C. All new and replacement on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Section 11. Subdivision and Other Development Standards
 All subdivisions and other development located in an A Zone shall provide that:

A. All subdivision and other developmental proposals shall be designed to minimize flood damage to the proposed subdivision or development site as well as to other properties.

B. All public utilities and facilities, such as sewer, gas, electrical, and water systems shall be located, elevated, and constructed to minimize or eliminate flood damage.

C. Adequate drainage shall be provided so as to reduce exposure to flood hazards.

D. For any proposed subdivision or new development greater than fifty (50) lots or five (5) acres, whichever is the lesser, the applicant shall show the Base Flood Elevation data (as provided by Federal Government) for each lot or platted parcel. Provided, that if the Base Flood Elevation data (as provided by Federal Government) is not available, the applicant, at his expense, shall compute and provide this information for each lot or platted parcel in a proposed subdivision or new development greater than fifty (50) lots or five (5) acres, whichever is lesser.

Section 12. Reserved.
 Section 13. Watercourse Standards.
 The Director of Public Works shall notify adjacent communities and the Illinois Department of Transportation, Division of Water Resources and the Federal Insurance Administration prior to any alteration or relocation of a watercourse. The flood carrying capacity within the altered or relocated portion of any watercourse shall be maintained.

Section 14. Reports and Records.
 A. The building official shall provide the city council, the Illinois Department of Transportation, Division of Water Resources, and the Federal Insurance Administration with an annual report on forms as provided the city by the Federal Insurance Administration.

B. The building official shall maintain the records of first floor elevations, floodproofing certifications, all variance documents required by Section 1910.6 (a) (5) and (6) of the Rules and Regulations of the National Flood Insurance Program, building permit applications, and other records required by Federal Insurance Administration.

C. The Director of Public Works shall maintain the records of civil engineering improvements, including subdivision developments, all variance documents required by Section 1910.6 (a) (5) and (6) of the Rules and Regulations of the National Flood Insurance Program, applications for Director of Public Works approval, and other records required by the Federal Insurance Administration.

Section 15. Variance.
 A. Upon application and after fifteen (15) days notice of a public hearing, the Building Code Board of Appeals may grant a variance involving structures as defined by the Urbana Building Code of this ordinance subject to compliance with the provisions of Section 1910.6 (a) of the Rules and Regulations of the National Flood Insurance Program and such other conditions as the city council deems necessary to comply with the intent of this ordinance.

B. Upon application and after fifteen (15) days notice of a public hearing, the Urbana Plan Commission may recommend a variance involving civil engineering improvements, subdivision development, etc., to the city council. The City council may grant such variances of this ordinance subject to compliance with the provisions of Section 1910.6 (a) of the Rules and Regulations of the National Flood Insurance Program and such other conditions as the city council deems necessary to comply with the intent of this ordinance.

Section 16. Disclaimer of Liability.
 The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood height may be increased by man-made or natural causes. This ordinance does not create a duty of care for the city or its employees or any administrative decision that results from reliance on this ordinance or any administrative decision made lawfully thereunder.
 Section 17. Penalties For Violation.
 Any person who violates this ordinance shall be liable for a civil penalty of not more than \$1000 for each violation.

Certificate of Publication

IA COURIER, Inc., a corporation hereby certifies that it is the publisher of a secular newspaper of general circulation in said County, printed and published in the City of Urbana and in the City of Champaign, in said County, and that the printed and published hereby made a part of this certificate has been published in said

each week for one successive weeks in each and every copy

that the date of the first newspaper containing said publication was

A.D. 19 77 and that the date of the last newspaper containing said

A.D. 19 _____; and that _____

Rees _____ by resolution of the Board of Directors of said COURIER, Inc., has been authorized to make this certificate.

HEREOF said CHAMPAIGN-URBANA COURIER, Inc., has caused this cer-

its name by said Barbara A. Rees

_____ day of May A.D. 19 77

CHAMPAIGN-URBANA COURIER, Inc.

By Barbara A. Rees