

MONROE COUNTY ZONING OFFICE

100 South Main Street
Waterloo, IL 62298
618-939-8681 Ext. 260
zoning@monroecountyil.gov

REQUEST FOR EVALUATION OF SITE PLAN FOR PROPOSED CONSTRUCTION IN KARST AREA

TO: Aaron Metzger, County Engineer

DATE: _____

Please conduct a karst evaluation for the parcel referenced below. A building permit has been applied for in the Zoning Office.

ZONING ADMINISTRATOR _____
(SIGNATURE)

PARCEL #: _____

ADDRESS: _____

APPLICANT: _____

PHONE #: _____ TYPE OF CONSTRUCTION _____

Date structure will be staked (with low floor elevation clearly marked): _____, 20____

WALKOUT: YES NO **EROSION CONTROL SITE PLAN:** YES NO

Monroe County Soil and Water Conservation District Approval YES Not applicable

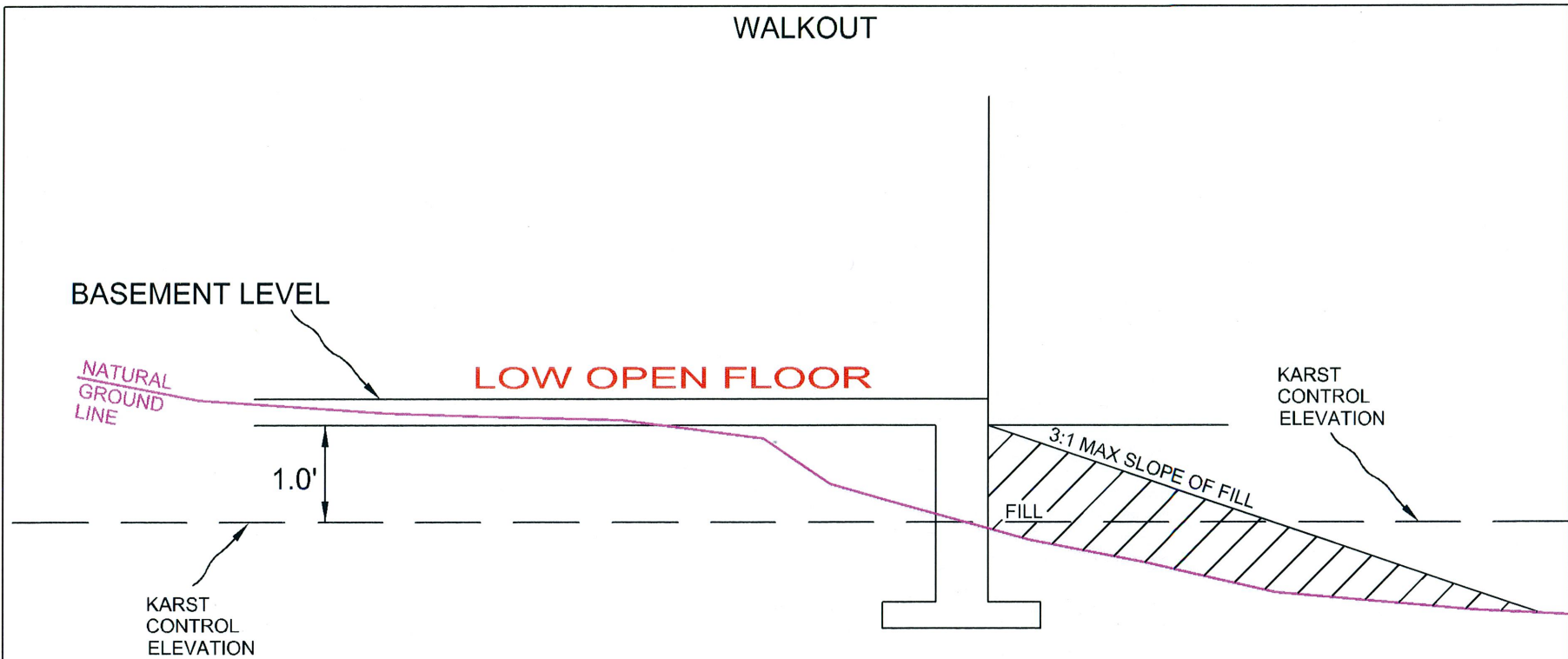
Attached: Article 40-4-29 – Karst topography regulations for residential construction – Karst regulated area.

PLEASE NOTE: TOPO MAP must be attached to this application.

PROPERTY OWNER WILL BE RESPONSIBLE FOR ALL FEES INCURRED FOR SERVICES PERFORMED FOR REPORTS, EVALUATIONS, SURVEYING, ETC. FOR PARCEL.

Need Further Review

Approved for Permit



KARST ZONE BUILDING
FOUNDATION WITH IN REGULATED AREA
MINIMUM STANDARD

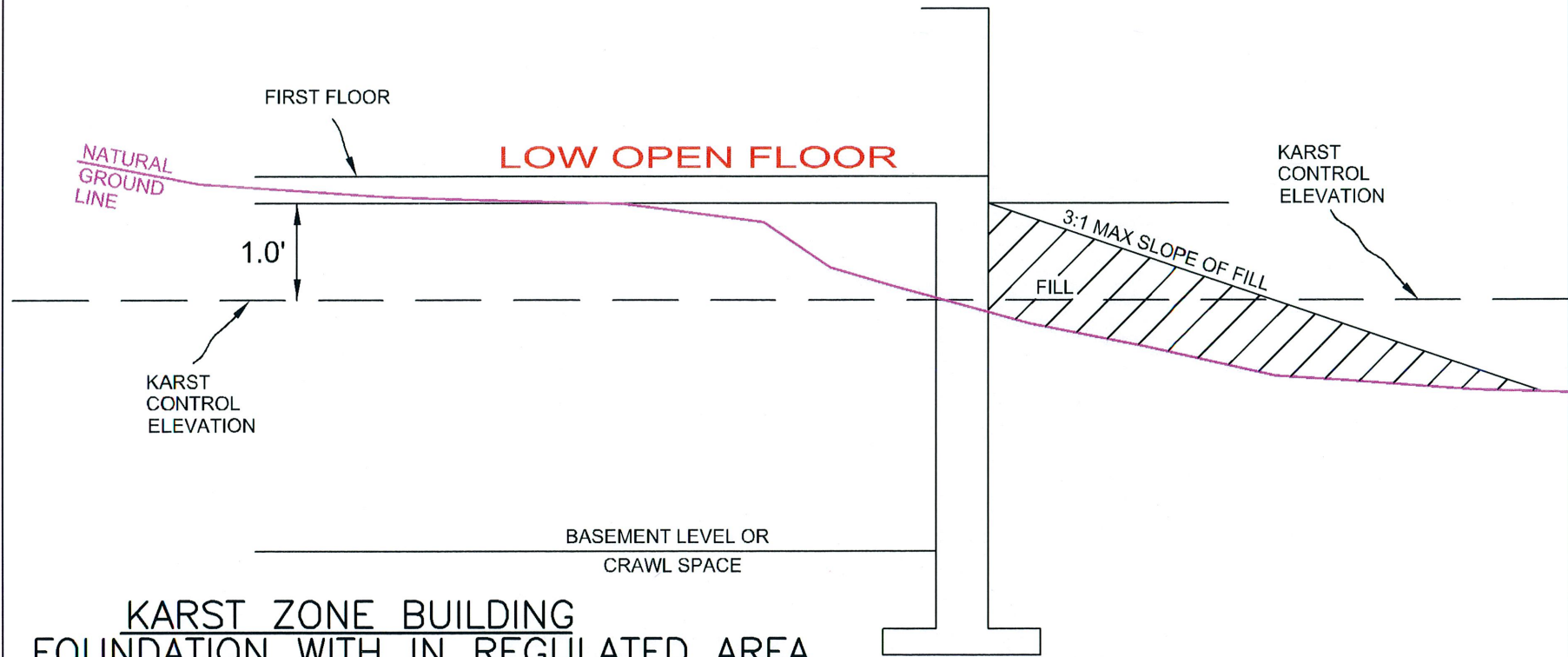
FOR ONE SIDE OF BASEMENT WALL
 EXTENDING INTO REGULATED ZONE

NOTE: THIS POLICY APPLIES WHEN 25% OR LESS
 OF THE BASEMENT WALL IS WITH IN
 THE KARST REGULATED ZONE

NOTES: THE FOLOWING ITEMS
 ARE REQUIRED TO BE
 SUBMITTED FOR REVIEW

1. SITE PLAN
2. EROSION CONTROL PLAN
3. EROSION CONTROL DRAWING
4. KARST CONTROL ELEVATIONS
ON PLAN
5. M.C.S.W.C.D. REPORT AND
PLAN APPROVAL

STANDARD BASEMENT OR CRAWL SPACE



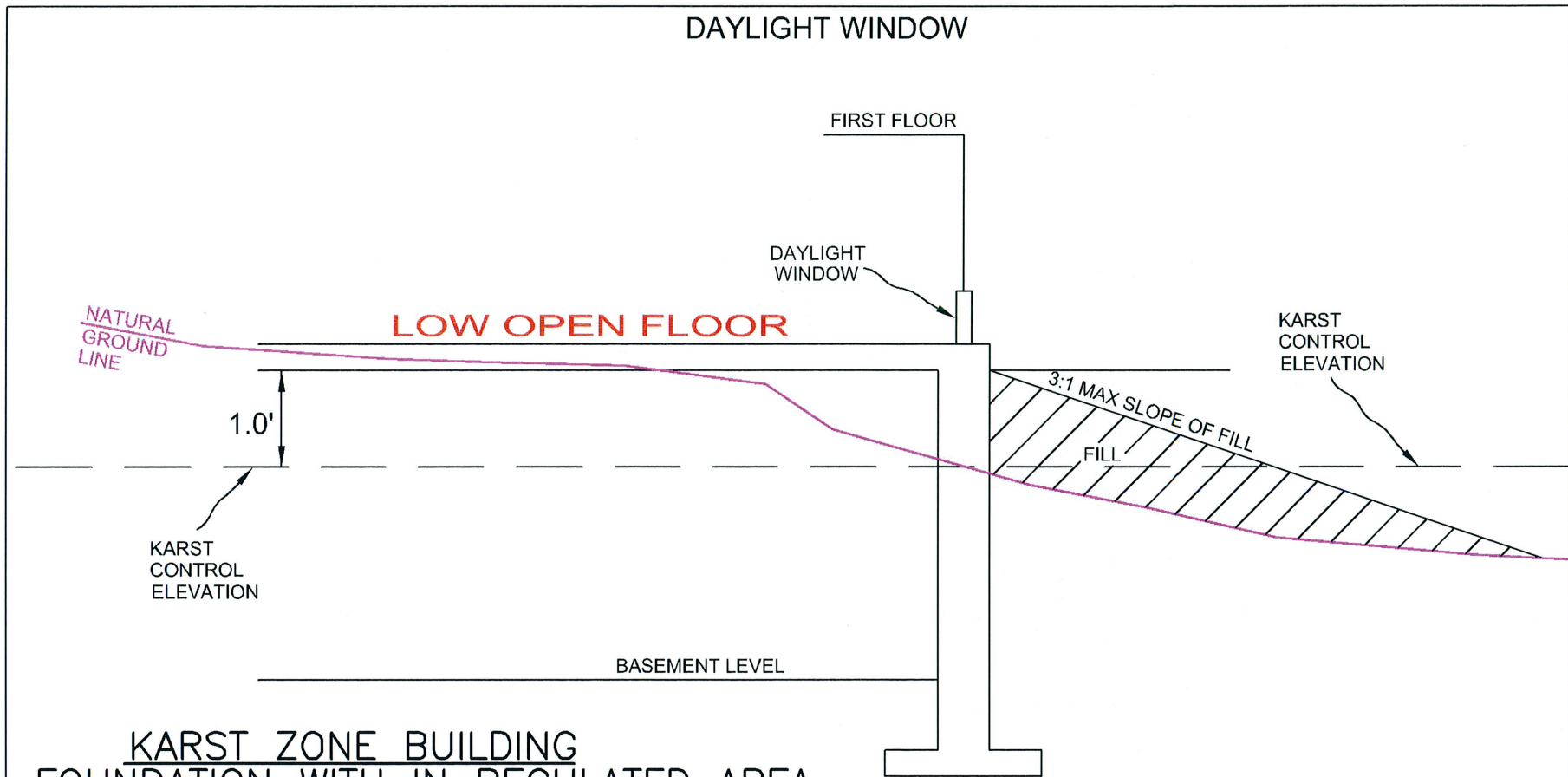
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- (a) Provisions for waste disposal (solid and human);
- (b) Provisions for temporary food services;
- (c) Security personnel;
- (d) Paved or graded ingress and egress for emergency, police and regulatory traffic;
- (e) General liability and dram shop insurance based on anticipated number of participants;
- (f) Yard requirements;
- (g) Adequate parking;
- (h) Traffic control; and
- (i) Provisions for clearing debris.

Said permit shall be issued only if the above criteria are met to the satisfaction of the Administrator.

40-4-24

KARST TOPOGRAPHY REGULATIONS. Areas within the County are underlain by carbonate bedrock such as limestone and dolomite. The dissolving of the bedrock causes surface depressions, open drainage passages, and the development of irregular, sub-surface rock topography known as karst. These conditions make such areas unstable and susceptible to subsidence and surface collapse. Fractures in the limestone may channel runoff water to public or private water supplies, making those sources especially susceptible to groundwater contamination.

Therefore, the purposes of enacting this chapter are to reduce the frequency of structural damage to public and private improvements by sinkhole collapse or subsidence and to protect, preserve and enhance a sensitive and valuable potable groundwater resource areas of karst topography, thus protecting the public health, safety and welfare and insuring orderly development within the County.

(A)

Placing Substances and Objects in Sinkholes.

- (1) No person shall place or cause to be placed any substance or objects, other than those approved by the County Health Department, in any sinkhole. This specifically precludes any trash, garbage, or refuse material. If an accidental spill of any toxic, petroleum, or hazardous material occurs it shall be reported to the Illinois Emergency Management Agency (IEMA) immediately.
- (2) Any property that has a sinkhole present that has been used as a site for dumping trash, garbage, or refuse will be prohibited from obtaining building permits, zoning change requests, or land subdivision approvals until the sinkhole has been cleaned out and approved by the County Health Department.

(B)

Alteration of Sinkholes. The filling, grading or excavation of sinkholes is prohibited unless an Erosion Control Site Plan is approved by the County. The Erosion Control Site Plan is to be submitted to the Monroe County Soil and Water Conservation District (SWCD). The SWCD will review the submitted Plan and make recommendations to the County Engineer. The County Engineer will either approve or disapprove the Plan.

(C)

Development in Sinkholes. No building construction will be permitted in a sinkhole unless:

- (1) Site plans are approved by the County. Site plans are to be submitted to the Monroe County Soil and Water Conservation District (SWCD) for review. The SWCD will then make recommendations to the County Engineer. The County Engineer may either approve or disapprove the Site Plan.
- (2) If after review of the site plan the County Engineer may determine that more detailed information is needed, a sinkhole evaluation may be required. A sinkhole evaluation which addresses geologic, engineering, and environmental factors to the proposed development is to be performed by a professional with experience and expertise in karst topography. This evaluation shall, among other things, determine the proposed development's effect on ground water and the effect on surrounding property. After review of this evaluation and with the consultation of the

Monroe County Soil and Water Conservation District, the County Engineer may either approve or disapprove the site plan as submitted.

- (3) Development within a sinkhole will require consultation with the Illinois Department of Natural Resources (IDNR).

(D) **Reporting Sinkholes.** Whenever a new sinkhole appears or it becomes apparent that a sinkhole has not yet been identified, it shall be reported to the Monroe County Soil and Water Conservation District.

(E) **Building within a Sinkhole.**

- (1) For the purpose of regulating building within a sinkhole, a sinkhole will be defined by the highest depressional contour line or sinkhole rim. This shall be the Karst Control Elevation. A building shall not have its lowest open elevation to be less than **one (1) foot** above the Karst Control Elevation, as determined by the County Engineer. Refer to Figures 1, 2 & 3 at the end of this Chapter.
- (2) The altering of a sinkhole by cutting a sinkhole rim or piping through the rim in order to lower the building's karst control elevation, will not be allowed.

40-4-25 SHIPPING CONTAINERS. Shipping containers used commercially or industrially for storage facilities shall follow all Monroe County laws and building codes including signed and sealed plans, foundations and anchors. Residential and agriculture use shall require anchors. **(Ord. No. 2018-06; 02-05-18)**

40-4-26 STRUCTURAL FOUNDATION REQUIREMENTS. The foundation requirements for small buildings shall be as follows:

- (A) Any building **one hundred (100) square feet** or more shall be anchored.
- (B) Any building **four hundred (400) square feet** or more shall have a footing and foundation or be of pole structure construction.

(Ord. No. 2018-06; 02-05-18)

40-4-27 - 40-4-40 RESERVED.