

The background of the slide is a photograph of a residential waterfront. In the foreground, there is a large, calm body of water reflecting the sky. The middle ground shows a row of houses and trees along the shoreline. The sky is filled with soft, white clouds, suggesting a late afternoon or early morning setting. The overall tone is peaceful and scenic.

# **Text Amendment and Zoning Map Amendment to Floodway Conservation Zoning District Overlay**

**Public Hearing – June 27, 2016**



In 2011, the Village Board voted to establish the Floodway Conservation Zoning District Overlay.

215 lots were included in this Overlay District.

These lots were where Floodway was delineated by FEMA, in the Shore Dr. area.

“Floodway” is the part of the floodplain where floodwaters flow deeper and faster, in a flood event.

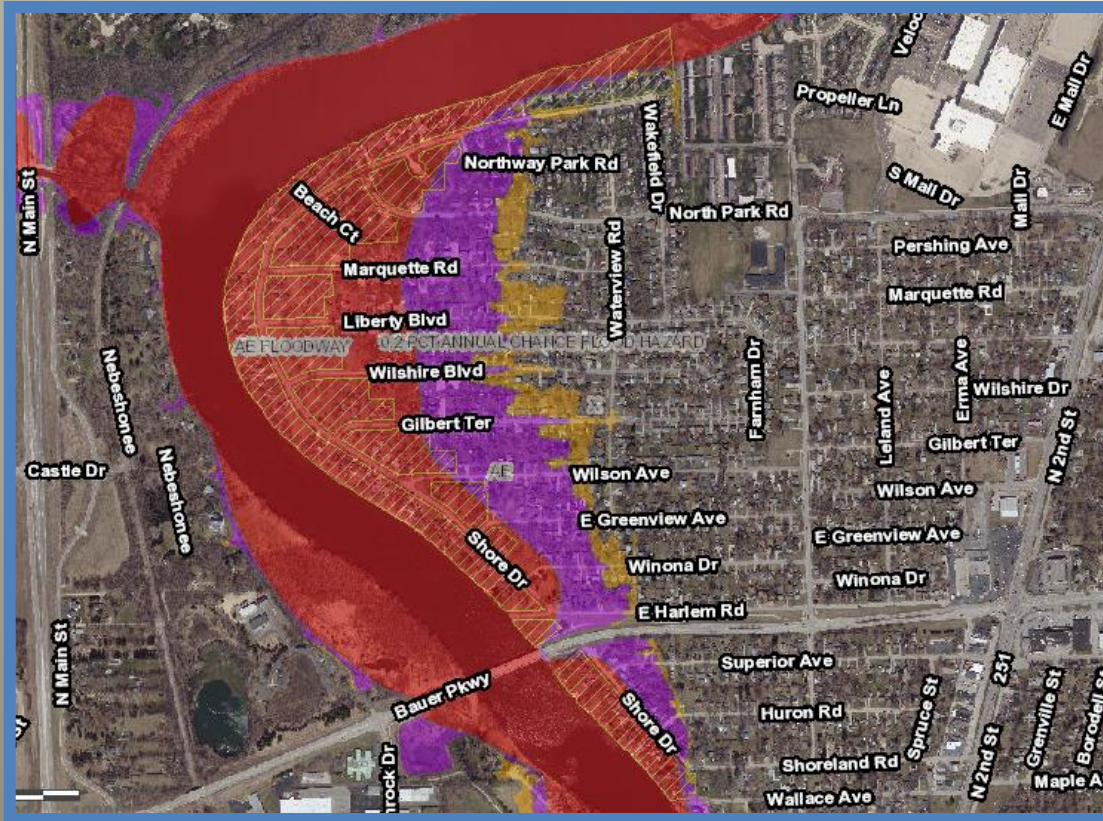


In February of this year, new FEMA flood maps took effect.

The current Floodway is shown in red, and the extent of the zoning district overlay no longer matches the actual Floodway.

We are proposing an amendment to the Floodway Conservation Zoning District Overlay, to expand it to match the actual Floodway boundaries.

We are also proposing to expand the Overlay all the way up the River, to the northern boundary of the Village.





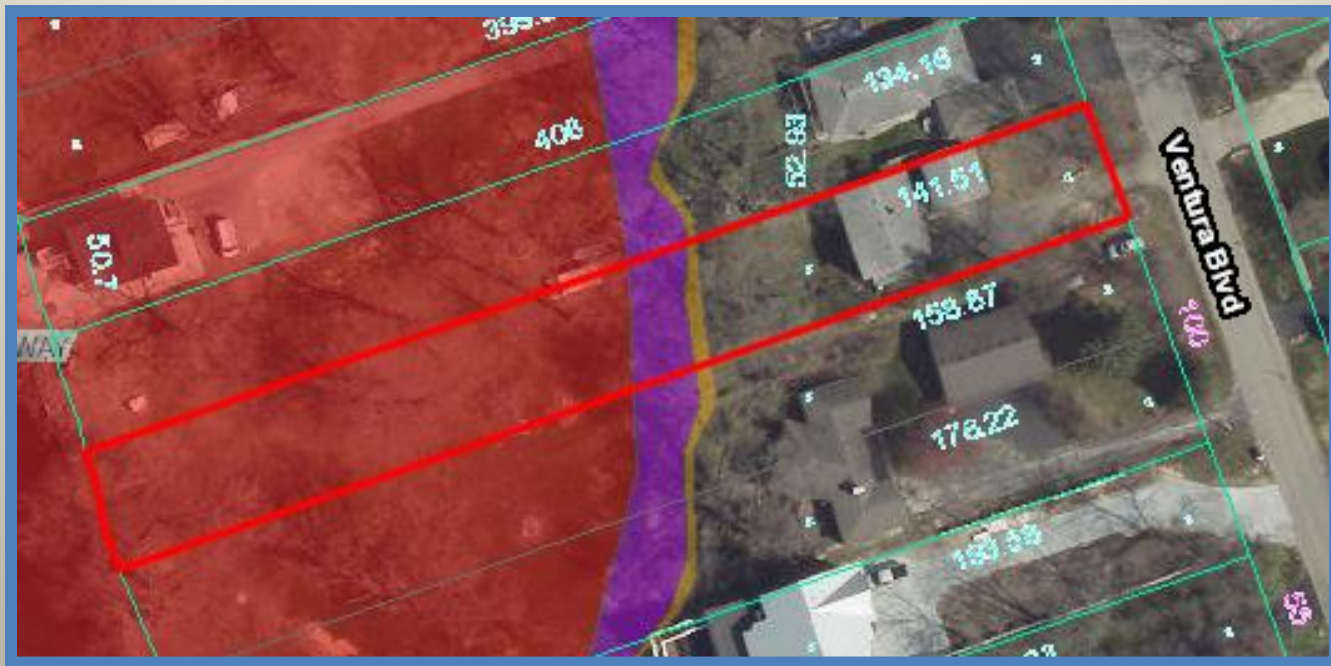


These new extents would add 261 lots to the Floodway Conservation Zoning District Overlay.

These lots were identified as having mapped Floodway, according to the most recent FEMA maps, in "buildable" areas, as recognized considering other zoning criteria.

Lots with very narrow and steep Floodway right along the bank were not included in this Overlay.

An entire lot being in this Overlay, does not always mean the entire lot is Floodway.



An example of a lot, proposed to be included in this Overlay, which is not entirely Floodway.

The prohibited uses, which are:

- All new structures and buildings;
- The removal or addition of topsoil;
- Outdoor storage of vehicles or materials;
  - New septic systems;
  - Swimming pools; and
    - Fences

would only apply to the **red** Floodway area.



# Why the Village is proposing the expansion of this Floodway Conservation Zoning District Overlay

- To prevent homeowners from making investments likely to be destroyed by flooding.
- To maintain current flood storage capacity on our floodway lots, so that the next time FEMA updates the flood maps, the floodplain extents are not further inland.
- To locally continue excellent floodplain management practices, which drives down the cost of flood insurance for everyone in our Village.



## Text Amendments also being proposed to...

- Specify that these regulations and this Overlay area only pertain to the Floodway of the Rock River; not Willow Creek.
- Specify that these regulations only pertain to the mapped Floodway area on these lots in the Overlay.



# PERMITTED USES:

Recreational use (excluding structures), such as park, day camp, picnic grove, fishing and boating club;

Harvesting of any wild crops, such as marsh hay, ferns, moss, berries or mushrooms;

Wildlife sanctuary, woodland preserve, arboretum;  
Vegetative gardens;

Recreational or other burning as allowed by the Village of Machesney Park Municipal Code;

Existing sealed public and private water supply wells;

Utility transmission lines;

Accessory uses customarily incidental to any of the foregoing permitted uses, when approved by the Village Board under the variance procedure as outlined in Section 20-32; and

Other public uses as listed in 44 Code of Federal Regulations.

Existing principal residential, accessory structures and fences constructed prior to July 18, 2011.

Minor improvements and maintenance to existing structures, such as decks and patios.



# PROHIBITED USES:

All new structures and buildings.

The filling in of the Floodway Conservation Zoning District Overlay, including removal or addition of topsoil. Exception to this may be to stabilize embankment by method approved by the Illinois Department of Natural Resources.

Sanitary landfill, dump, junkyard and outdoor storage of vehicles and / or materials.

On-site sewage disposal system.

Swimming pools.

Fences.

For any questions, or to ask for a floodway map for our property.

Carrie Houston, AICP  
Planning and Zoning Coordinator

[carrieh@machesneypark.org](mailto:carrieh@machesneypark.org)

815-877-5432