

Topics:	Disaster Management; Zoning; Disaster Relief
Resource Type:	Regulations
State:	Illinois
Jurisdiction Type:	Municipal
Municipality:	Village of Aurora
Year <i>(adopted, written, etc.)</i>:	2016
Community Type – applicable to:	Suburban
Title:	Emergency Dwellings
Document Last Updated in Database:	April 27, 2017

Abstract

If a dwelling is rendered uninhabitable due to fire, flood, or similar natural or manmade disaster, the Zoning Board of Appeals may authorize the placement of an emergency dwelling in that location. The units must meet all applicable building, fire, health, and other codes. An emergency dwelling must have running water and be connected to a totally enclosed septic system or public sewer. The emergency dwellings shall be removed within ten days of the issuance of the Certificate of Occupancy for the repaired or replaced dwelling. Maximum duration of an emergency dwelling is one year, but it can be extended to a maximum of two years in cases of documented hardship. The hardship must result from something outside the control of the occupant.

Resource

P 3: Emergency dwellings

In the event that a dwelling is rendered uninhabitable by fire, flood, or by a similar natural or manmade disaster, the Zoning Board of Appeals may authorize the placement of an emergency dwelling upon the lot where said damaged dwelling is located. An emergency dwelling shall be a safe and healthful dwelling unit that meets all applicable building, fire, health or other codes. The ZBA may waive such terms of this law so as to allow the placement and use of such a structure upon the same lot as the damaged dwelling, for occupancy during the period that the damaged dwelling is being repaired or replaced. Such emergency dwelling shall be removed within ten (10) days of the issuance of the Certificate of Occupancy for the repaired or replaced dwelling.

An emergency dwelling shall meet the following specific standards:

1. It is permitted only to meet a documented emergency need.

2. The maximum length of time such an emergency dwelling may be on a lot is one (1) year. An extension of one (1) year making a total period of time of two (2) years from the initial permit may be granted by the ZBA in cases of documented hardship. The hardship must result from circumstances beyond the control of the applicant that prevent the applicant from complying with the requirements of this Section. An extension may be granted only once.

3. An emergency dwelling must have running water and must be connected to a totally enclosed septic system or public sewer.

4. No variance to the requirements of this Section, except as outlined in (2) above, may be granted.