

**APPLICATION FOR
CERTIFICATE OF COMPLIANCE
Village of Pleasant Plains
INSTRUCTIONS**

1. Please print all information neatly.
2. No review or processing of any application will be conducted until complete plans (including scale drawing of lot with location of buildings and distance to lot lines, lot area, and height and bulk of buildings), applications, fee, measurements and other necessary information have been submitted.
3. Construction must begin within 6 months of the date of approval of this application. If construction has not begun within 6 months of the date of approval of this application, a new application must be completed and submitted for approval.
4. This application is for a CERTIFICATE OF COMPLIANCE as required under the Pleasant Plains Zoning Ordinance for the erection, moving or alteration and use of buildings and premises. In making this application, the applicant represents: (a) that all of the following statements and all attached maps and drawings are true descriptions of proposed new construction, or alteration, of buildings; and (b) the applicant agrees that the Certificate applied for, if granted, is issued on the representations made herein and that any Certificate issued may be revoked without notice on any breach of representations or conditions.
5. All applications in the "A-1", "R-1", "R-2", and "RM-3" districts must be accompanied by a fee of \$30.00 and all applications in the "B-1", "B-2", "I-1" and "I-2" districts must be accompanied by a fee of \$50.00. A fee of \$10.00 shall accompany any application for an accessory building. No fee is required for agricultural uses of land. *NOTE: In the event that construction has already been started at the time application is made, the fee is doubled.* Fees should be made payable to The Village of Pleasant Plains and submitted along with this form and other required information to the Director of Building and Zoning.
6. If this application pertains to the use of land or construction of a building in the "I-1" or "I-2" district, a letter from the Illinois Environmental Protection Agency certifying that plans for the proposed use meet environmental regulations is required.
7. Applicants with new access to the road are required to have their driveway culverts approved by the appropriate road authority or to have proof of an access permit to a state or county highway. Said approval and/or permit must accompany this application.

(Indicate where permit is to be mailed)

	PROJECT	OWNER	CONTRACTOR
NAME			
STREET			
TOWN/ZIP			
PHONE			

A

	Rqrd Setback A1	Rqrd Setback R1	Rqrd Setback R2	Rqrd Setback B1	Rqrd Setback B2	Rqrd Setback I1	Rqrd Setback I2	Proposed Setback
Min lot area	1 acre ¹	7,200 sq ft ¹	SF/ duplex 6,000 sq ft MF 1,500 sq ft /du ²	2,500 sq ft ¹	2,500 sq ft ¹	none	none	
Min lot width	200'	60'	50'	none	none	none	none	
Road frontage (front lot line)	160'	48'	40'	none	none	30'	30'	
Min front yard ³	30'	25'	20'	none	none	24'	24'	
Min side yard	10'	7'	4'	none	none	none	none	
Max Total side yards	20'	15'	10'	none	none	none	none	
Min rear yard	30'	25'	20'	20'	20'	20'	20'	
Max height	none	35'	45'	65'	65'	none	none	
Max floor area ratio	0.2	0.5	1.0	2.5	2.5	1.7	1.7	
Transitional side yard ⁴								
Transitional rear yard ⁴								
Parking spaces								
Loading spaces ⁵								

¹A minimum lot area of one (1) acre is required if public sewer is not available. A minimum lot area of 8,000 square feet is required if public sewer is available but public water is not.

²Same as ¹, but also for multi-family units both public water and sewer must be available.

³On a through lot, both street lines shall be deemed front lot lines, on a corner lot the narrowest frontage shall be considered the front lot line

⁴May apply in a commercial or industrial district.

⁵Required for any use involving receipt or distribution of goods by vehicle.

Date of Application: _____

Legal Description: _____

Tax ID/Parcel #: _____

Existing use: _____

Directions to site: _____

SITE PLAN MUST BE ATTACHED SHOWING THE LOCATION OF PROPOSED STRUCTURE

LOT OR PARCEL SIZE: _____

BUILDING SIZE: _____

Width: _____

Width: _____

Length: _____

Length: _____

Height: _____

of floors: _____

Irregular: _____

Total sq feet: _____

Basement: _____

TYPE OF CONSTRUCTION PROPOSED

___ New building

___ Addition to existing building

___ Modular home

___ Garage

___ Storage building

___ Fence

___ Agricultural building

___ Other _____

PROPOSED USE OF ADDITION OR NEW STRUCTURE:

Cost of Construction: _____

Signature of Applicant: _____

(OFFICE USE ONLY)

• ZONING OF PROPERTY: _____	IS USE PERMITTED? _____
• PROOF OF ACCESS PERMIT or APPROVED CULVERT SUBMITTED?	
Village St. _____	Twp. Rd. _____ Co/St Hwy. _____
• WELL PERMIT ISSUED BY COUNTY HEALTH DEPARTMENT? _____	(attach)
• SEPTIC PERMIT ISSUED BY COUNTY HEALTH DEPARTMENT? _____	(attach)
• IF ZONING CASE REQUIRED FOR DEVELOPMENT OF PROPERTY, INDICATE ORDINANCE NUMBER: _____	
• WILL PROPOSED STRUCTURE BE LOCATED <u>OUT</u> OF THE 1 PERCENT _____	
• BUILDING PERMIT APPLICATION FEE PAID? _____ YES _____ NO	
_____ CASH _____ CHECK#	

DATE OF REVIEW: _____ DATE OF APPROVAL: _____

CHAIRMAN OF ZONING COMMITTEE _____

(Signature)

PERMIT NUMBER: _____