

# Village of Pleasant Plains, Illinois

## APPLICATION FOR CERTIFICATE OF COMPLIANCE

### General Instructions

Please type or print all information neatly. 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.

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.

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.

All applications in the "A-1", "R-1", "R-2", and "RM-3" districts must be accompanied by a fee as follows:

6-1-4

### PERMIT FEES.

(A)

Building permit fees for initial construction shall be as follows:

| <u>Cost of Construction</u> | <u>Permit Fee</u> |
|-----------------------------|-------------------|
| \$1 - \$10,000              | \$25.00           |
| \$10,001 - \$50,000         | \$50.00           |
| \$50,001 - \$100,000        | \$100.00          |
| \$100,001 or more           | \$100.00          |

**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. 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.

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.

Please submit your completed application along with the required documentation and fee to:

Director of Building and Zoning  
Village of Pleasant Plains  
P.O. Box 177  
Pleasant Plains, IL 62677

-OR-

Email: [villageclerk@pleasantplainsillinois.org](mailto:villageclerk@pleasantplainsillinois.org)  
FAX: 217 626-4280  
Pay online at: [pleasantplainsillinois.org](http://pleasantplainsillinois.org)

If you need assistance or have any questions, please call our office on weekdays between 9:00 a.m. and 1:00 p.m. CST at 217 626-1024.

# Village of Pleasant Plains, Illinois

## APPLICATION FOR CERTIFICATE OF COMPLIANCE

Please complete all the following information:

|                       |       |            |         |
|-----------------------|-------|------------|---------|
|                       | Owner | Contractor | Project |
| <b>Name</b>           |       |            |         |
| <b>Street Address</b> |       |            |         |
| <b>Town/ZIP</b>       |       |            |         |

|                                     | Rqrd<br>Setback<br>A1 | Rqrd<br>Setback<br>R1       | Rqrd<br>Setback<br>R2                                                       | Rqrd<br>Setback<br>B1       | Rqrd<br>Setback<br>B2       | Rqrd<br>Setback<br>I1 | Rqrd<br>Setback<br>I2 | Proposed<br>Setback |
|-------------------------------------|-----------------------|-----------------------------|-----------------------------------------------------------------------------|-----------------------------|-----------------------------|-----------------------|-----------------------|---------------------|
| Min lot area                        | 1 acre <sup>1</sup>   | 7,200<br>sq ft <sup>1</sup> | SF/<br>duplex<br>6,000<br>sq ft<br>MF<br>1,500<br>sq ft<br>/du <sup>2</sup> | 2,500<br>sq ft <sup>1</sup> | 2,500<br>sq ft <sup>1</sup> | 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 <sup>3</sup>         | 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 <sup>4</sup> |                       |                             |                                                                             |                             |                             |                       |                       |                     |
| Transitional rear yard <sup>4</sup> |                       |                             |                                                                             |                             |                             |                       |                       |                     |
| Parking spaces                      |                       |                             |                                                                             |                             |                             |                       |                       |                     |
| Loading spaces <sup>5</sup>         |                       |                             |                                                                             |                             |                             |                       |                       |                     |

<sup>1</sup>A 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.

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

<sup>3</sup>On 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

<sup>4</sup>May apply in a commercial or industrial district.

<sup>5</sup>Required for any use involving receipt or distribution of goods by vehicle.

**Submit completed form to: Email** [villageclerk@pleasantplainsillinois.org](mailto:villageclerk@pleasantplainsillinois.org) **FAX:** 217 626-4280

**Mail:** Village of Pleasant Plains, P.O. Box 177, Pleasant Plains, IL 62677

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 OUT OF THE 1 PERCENT \_\_\_\_\_

• BUILDING PERMIT APPLICATION FEE PAID? \_\_\_\_\_ YES \_\_\_\_\_ NO  
 \_\_\_\_\_ CASH \_\_\_\_\_ CHECK#

DATE OF APPROVAL: \_\_\_\_\_

CHAIRMAN OF ZONING COMMITTEE \_\_\_\_\_  
(Signature)

PERMIT NUMBER: \_\_\_\_\_