



LOGAN COUNTY ZONING OFFICE

529 S. McLean St
Lincoln, Illinois 62656



Phone: 217-871-6606 Fax: 217- 732-7138
Email: wdandrea@co.logan.il.us

APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE

DATE: _____

OWNERS NAME: _____

MAILING ADDRESS: _____

DAYTIME PHONE NUMBER: _____

CONTRACTOR: _____

ADDRESS OF CONSTRUCTION: _____

LEGAL DESCRIPTION: _____

PARCEL IDENTIFICATION NUMBER: _____

WHAT ARE YOU BUILDING: _____

STRUCTURE SIZE: WIDTH _____ LENGTH _____ HEIGHT _____

PROPOSED USE OF STRUCTURE: _____

IS PUBLIC WATER AVAILABLE: _____ IS PUBLIC SEWER AVAILABLE: _____

COST OF CONSTRUCTION (EXCLUDING LAND) _____

FEE: \$ _____ (MAKE CHECK PAYABLE TO LOGAN COUNTY CLERK)

SIGNATURE: _____

DISCLOSER: By signing this application, you are stating that everything is true to the best of your knowledge. Any false or inaccurate information will cause this application to be null and void.

Note: If the building permit will require the construction of a new driveway, the applicant will need to contact either the County Engineer (County Rd.) or the Township Highway Supervisor (Township Rd.) for review and approval of the driveway location and culvert construction in accordance with 605 ILCS 5/9-105. A building permit will not be issued until an approval from the applicable authorizing agent has been obtained.

SECTION 12.0

PERMITS

12.1 PERMIT APPLICATIONS

It shall be unlawful to commence the excavation for, construction of, moving of, or alteration of any building including accessory buildings, until the County Zoning Officer has issued a building permit for such work.

Applications for a permit shall be made to the County Zoning Officer on forms furnished by the County Zoning Officer and shall include the following where applicable:

Names and addresses of the applicant, owner of the site, architect, professional engineer, and contractor.

Description of the subject site by lot, block, and recorded subdivision; address of the subject site; type of structure, existing and proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site lies.

Plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, uses, and size of the following: subject site, existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas and driveways; existing highway access restrictions; existing and proposed streets, side and rear yards. In addition, the plat of survey shall show the location, elevation, and use of any abutting lands and their structures within forty (40) feet of the subject site.

Proposed sewage disposal plan, if municipal sewerage service is not available. This plan shall be approved by the County Health Department which shall certify in writing that satisfactory, adequate, and safe sewage disposal is possible on the site as proposed by the plan, in accordance with applicable local, county and State Board of Health restrictions.

Proposed water supply plan, if municipal water service is not available. This plan shall be approved by the County Health Department and shall comply with the Illinois Water Well Construction Code.

Concrete, stone, wood, masonry, or other fences in a required front yard, of any R, RE, business or manufacturing district shall require permits. The Enforcing Officer shall also require permits for any fences or other structures within the sight triangle establishment at intersections. (See Section 4.6 Traffic Visibility.)

Each permit issued for a main building also shall cover any necessary structures or buildings constructed at the same time, on the same premises, and such permit for which it is issued until completion of construction or occupancy.

Any work or change in use authorized by permit, but not substantially started within ninety (90) days shall require a new permit. A permit shall be revoked by the County Zoning Officer when he shall find from personal inspection or from competent evidence, that the rules or regulations under which it has been issued are being violated.

All applications and a copy of all permits issued shall be systematically filed and kept by the Enforcing officer in his office for ready reference.

No permit shall be required for:

1. Routine maintenance or repair of buildings, structures, or equipment such as repainting or re-roofing a building, or re-ballasting a railroad track.
2. Alterations of existing buildings having a replacement value of less than three hundred dollars (\$300).
3. Construction of a service connection to a utility system.
4. Highways, roads, and similar transportation structures, but not including buildings.

Application for conditional use permits under Section 3.41-4 shall be referred by the County Zoning Officer to the Zoning Board without delay.

No fee shall be charged for zoning permit for building or structures used or to be used solely for agricultural purposes, as defined in this ordinance.

Septic and Well Permits Required in Logan County

Septic Systems: Contact the Logan County Health Department, 109 Third Street, P.O. Box 508, Lincoln, Illinois 62656-0508, or call (217) 735-2317 to obtain a permit prior to construction. A permit fee is charged. Permits are required regardless if a licensed contractor installs the system or as a homeowner, you install the system for the home in which you occupy.

Wells: Contact the Logan County Health Department, 109 Third Street, P.O. Box 508, Lincoln, Illinois 62656-0508, or call (217) 735-2317 to obtain a water well permit. The fee for this permit is \$100.00.

If you have any questions, contact the Logan County Health Department.

Effective January 1, 1996 there is a \$15.00 service charge for checks returned for any reason other than bank error.



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Permit Fees Schedule

(Amended 6.16.10)

Residential Construction	\$2.00 per \$1,000.00 of Construction Cost	
Additions or Alterations to Residential Structures	\$1.00 per \$1,000.00 of Construction Cost	
Commercial Construction	\$4.00 per \$1,000.00 of Construction Cost with a Minimum Fee of \$475.00	
Communication Towers	\$2,000.00	
Alteration or Addition to Existing Communication Tower	\$750.00	
Wind Energy Conversion Towers	< 10kw	\$100.00
	10kw – < 40kw	\$250.00
	> 40kw	\$20.00 per Foot of Total Height (including blades)
Zoning Board of Appeals Hearing	\$235.00	

**APPLICATION FOR
PRIVATE ACCESS PERMIT**

Owner Information:

Name: _____ Phone No. _____
Address: _____

Property Information:

Road Name: _____
Address (If Available): _____
Parcel Identification Number: _____
Township: _____

Site Plan Showing the Location of the Private Access

I, _____, being the local official in charge of approving Private Access Permits at the above noted property, indicate that I have reviewed and approved this application for a Private Access Permit.

Authorizing Agent: _____
Title: _____

**INSPECTION REQUIREMENTS
COMMERCIAL / INDUSTRIAL / MULTIFAMILY PROJECTS**

(20 ILCS 3105/10.09-1)

Sec. 10.09-1. Adoption of building code; enforcement.

(a) After July 1, 2011, no person may occupy a newly constructed commercial building in a non-building code jurisdiction until:

(1) The property owner or his or her agent has first contracted for the inspection of the building by an inspector who meets the qualifications established by the Board; and

(2) The qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property indicating that the building meets compliance with the building codes adopted by the Board for non-building code jurisdictions based on the following:

(A) The 2006 or later editions of the following codes developed by the International Code Council:

- (i) International Building Code;
- (ii) International Existing Building Code; and
- (iii) International Property Maintenance Code.

(B) The 2008 or later edition of the National Electrical Code NFPA 70.

(b) This Section does not apply to any area in a municipality or county having jurisdiction that has registered its adopted building code with the Board as required by Section 55 of the Illinois Building Commission Act.

(c) The qualification requirements of this Section do not apply to building enforcement personnel employed by jurisdictions as defined in subsection (b).

(d) For purposes of this Section:

"Commercial building" means any building other than a single-family home or a dwelling containing 2 or fewer apartments, condominiums, or townhomes or a farm building as exempted from Section 3 of the Illinois Architecture Practice Act.

"Newly constructed commercial building" means any commercial building for which original construction has commenced on or after July 1, 2011.

"Non-building code jurisdiction" means any area of the State not subject to a building code imposed by either a county or municipality.

"Qualified inspector" means an individual qualified by the State of Illinois, certified by a nationally recognized building official certification organization, qualified by an apprentice program certified by the Bureau of Apprentice Training, or who has filed verification of inspection experience according to rules adopted by the Board for the purposes of conducting inspections in non-building code jurisdictions.

(e) New residential construction is exempt from this Section and is defined as any original construction of a single-family home or a dwelling containing 2 or fewer apartments, condominiums, or townhomes in accordance with the Illinois Residential Building Code Act.

(f) Local governments may establish agreements with other governmental entities within the State to issue permits and enforce building codes and may hire third-party providers that are qualified in accordance with this Section to provide inspection services.

(g) This Section does not regulate any other statutorily authorized code or regulation administered by State agencies. These include without limitation the Illinois Plumbing Code, the Illinois Environmental Barriers Act, the International Energy Conservation Code, and administrative rules adopted by the Office of the State Fire Marshal.

(h) This Section applies beginning July 1, 2011.

(Source: P.A. 96-704, eff. 1-1-10.)