



FARMER CITY PLANNING & ZONING

Farmer City - City Hall
105 S. Main Street
Farmer City, IL 61842
Phone 309-928-3412

NO permit will be issued until this Application has been completed and submitted to the City Manager

Please fill in the sections which apply to your proposed project, leave others blank

FOR OFFICE USE ONLY Permit #: _____ Date Issued: _____ Fee: _____ Approved By: _____

Applicants Name _____

Phone _____

Applicants Address _____

Owners Name _____

Phone _____

Owners Address _____

Applicants Interest in Property _____

Mail Permit To _____

Parcel Number _____ **Zoning Classification** _____

Application is hereby made for permission to erect, construct, reconstruct, alter, make addition to, move, or for the installation of buildings, structures, or for the use(s) of buildings and/or land(s) as checked and described below:

Principal Building:

- Single Family (Low Density)
- Single Family (High Density)
- Mobile Home
- Multi-Family
- Commercial (General)
- Commercial (Convenience)
- Commercial (Highway)
- Agriculture

Accessory Building:

- Attached Garage
- Detached Garage
- Covered Patio
- Porch
- Storage Shed
- Other (specify) _____
- _____

Incidental Structure:

- Breezeway
- Fence
- Swimming Pool
- Other (specify) _____
- _____

Remodeling:

- Room Addition
- Move Building
- Repair
- Other (specify)

Certificate of Occupancy

- Building to be moved
- Change in use
- Special Use Permit

Variance Permit

The specific use of the new building or property will be _____

Estimated total cost of construction \$ _____

Acreage or Sq. Feet of Property _____

Size of building/addition _____ ft. x _____ ft.

Sq. Footage in Building (total) _____ ft. Survey is attached: Yes ____ No ____

Height in ft. _____ No. of Rooms _____ No. of Dwelling Units _____

No. of Parking Spots _____ No. of employees _____

Architect _____ Address _____

Contractor _____ Address _____

In consideration of this application and attached forms being made a part thereof, and the issuance of permits, I/we will conform to the regulations set forth in Chapter 155: Zoning Code, of the City of Farmer City Code, as amended. I/we also agree that all work performed under said permit will be in strict accordance with the plans and plot diagram, which accompanies this application, except for such changes as may be authorized by the Administrator, and that I/we will use the building and/or land solely for the following purposes.

AGRICULTURAL RESIDENTIAL COMMERCIAL
INDUSTRIAL INSTITUTIONAL PUBLIC

(Circle the use which applies)

I/we further state that I/we make this application in order to induce the City Manger, Famer City, Illinois, to issue its official permit for the use(s) stated and described herein. By my/our signature(s) below, I/we do hereby grant permission to and do authorize entry into and upon the named premises by any authorized personnel of the CITY for official zoning purposes. Before signing, read next page.

 Signature of Applicant Date Signature of Owner Date

FEE AND PLOT PLAN MUST ACCOMPANY THIS APPLICATION

CITY OF FARMER CITY - PLANNING & ZONING

105 S. Main Street
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CONSTRUCTION TYPE _____

USE(S) OF ABOVE _____

BUILDINGS All new buildings and structures hereafter erected, shall conform to all requirements of Chapter 155: Zoning Code, of the City of Farmer City Code, as amended. Permits are required for all new buildings and structures.

REMODELING & ALTERATIONS Any remodeling, alteration, room addition, or change which increases the size, shape, or dimension of a building or structure shall conform to all requirements of Chapter 155: Zoning Code, of the City of Farmer City Code, as amended. Permits are required for all new remodeling or alterations.

CHANGE OF OCCUPANCY No change in the occupancy of land, or any change in the use or occupancy of a new or existing building, other than for single-family dwellings, shall be made until an "occupancy permit" has been issued by the City Manager, stating that the new use complies with the provisions of Chapter 155: Zoning Code, of the City of Farmer City Code, as amended.

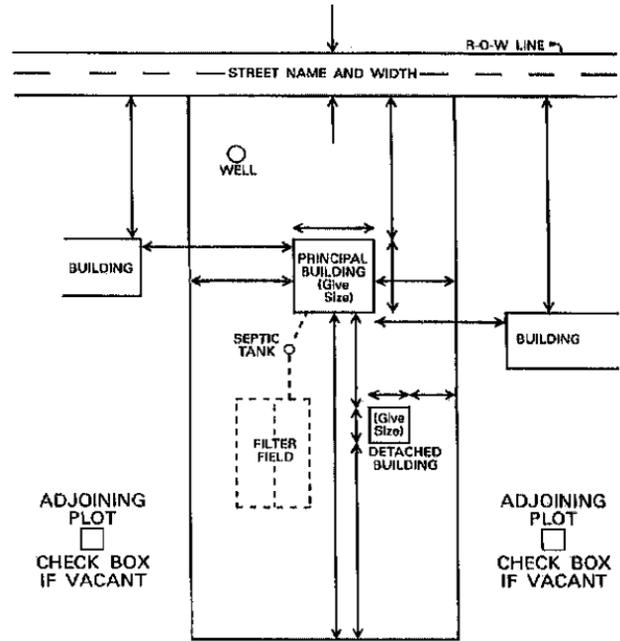
INSPECTIONS Any new or altered building and/or structure, or any land is subject to inspection to insure that all activity is carried out according to the provisions Chapter 155: Zoning Code, of the City of Farmer City Code, as amended.

VIOLATION & PENALTIES Any person, firm, company, or corporation, violating the provisions of the Code, is subject to the fines and penalties provided by law.

PLOT PLAN

IMPORTANT DATA REQUIRED

1. Show all dimensions, lot size, and lot shape
2. Show all utilities, easements, buildings, and water courses
3. Locate all buildings/structures on lot with dimensions of each to the property lines and road right-of-ways
4. Show all buildings within 100 feet of your lot line on either side
5. Show proposed structures, accessways, parking areas, loading and unloading areas, sign location
6. State if your facility is existing or proposed
7. Show profile of ground surface, whether flat, or direction of slope(s)
8. Arrow indicating NORTH direction



EXAMPLE

SKETCH YOUR PLOT PLAN BELOW BY SUPPLYING COMPLETE INFORMATION

(NOTE SEE EXAMPLE ABOVE)

No deviation from Plot Plan below unless approved by City Manager

FOR SIGNS: In addition to items 1-8, applicable above, record hereon, exactly, the wording as it is will appear on the sign face. Supply dimensions of sign, and whether it will be single or double faced. NO FLASHING LIGHTS ARE PERMITTED.



PERMIT

Date of Issuance _____

Expiration Date _____

This PERMIT is granted upon the express condition that only such construction or improvements as located on the revised plot plan forming a part hereof and described in the application appearing on the reverse side hereof may be effected, that no error or omission in either plans or application, whether said plans and application have been approved by the CITY or not, shall permit the applicant to construct or to use in any manner other than that provided for in the City of Farmer City Code.

Fee of \$ _____

Paid _____

Issued By _____

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NOTICE OF PUBLIC ACT 103-0510 ALL COMMERCIAL AND RESIDENTIAL BUILDINGS

EFFECTIVE: January 1st, 2025

COMMERCIAL CONSTRUCTION

Newly constructed commercial buildings or substantially improved commercial buildings in a non-building code jurisdiction cannot be occupied until:

(1) The property owner or property owner's agent has first contracted for the inspection of the building by an inspector who meets the qualifications established by CDB; and,

(2) A qualified inspector files a certification of inspection with the municipality or county having such jurisdiction over the property, indicating that the building complies with all of the following:

- a. The International Building Code including Appendix G (current or most preceding edition);
- b. The National Electric Code published by National Fire Protection Association (current or most preceding edition);
- c. Either:
 - i. The Illinois Energy Efficient Building Code adopted under Section 15 of the Energy Efficient Building Act; or,
 - ii. The Illinois Stretch Energy Code adopted under Section 55 of the Energy Efficient Building Act;
- d. The Illinois Accessibility Code adopted under Section 4 of the Environmental Barriers Act;
- e. The Illinois Plumbing Code adopted under Section 35 of the Illinois Plumbing License Law; and,
- f. The rules adopted in accordance with Section 9 of the Fire Investigation Act.

RESIDENTIAL CONSTRUCTION

A home builder and the home purchaser may agree to adopt the International Residential Code or any municipal residential building code or county residential building code that is, on the first day of construction, in effect within 100 miles of the location of the new home. If the home builder and the home purchaser fail to agree to a residential building code, or if no residential building code is stated in the contract, the code adopted under Section 15 of the Energy Efficient Building Act, the Illinois Plumbing Code adopted under Section 35 of the Illinois Plumbing License Law and the current edition of the International Residential Code are, by law, adopted as part of the construction contract.

The law does not speak to who oversees an inspection for possible violations, but it will not be the City of Farmer City.