

BUILDINGS

EXHIBIT "A"

**VILLAGE OF COBDEN
ZONING APPLICATION CHECKLIST
(For Office Use)**

Date application submitted to Village: _____

- Application is complete
- Property is staked out or marked
- A plat or map drawn to scale showing the premises, floor plan, and dimensions is attached
- J.U.L.I.E. locate is complete
- Permit fee is attached

- Allow 5 days for processing
- Allow 2 days for review of utility services by Village Superintendent
- Allow 2 days for Zoning Administrator to review

Once all steps are complete, the application will be placed on the Agenda for the next scheduled Village Board meeting for consideration of approval.

Questions: Call the Village Hall (618-893-2425) or email cobdenvillage@gmail.com

Reviewed by: _____ Date: _____
Village Superintendent

Reviewed by: _____ Date: _____
Zoning Administrator

Date reviewed by Village Board: _____ Approved/Denied

Please complete application beginning on Page 2

**Village of Cobden
Zoning Application**

(Note: The Village’s Zoning Ordinance and map are available at the Village Hall.)
The Village of Cobden is an equal opportunity provider and employer.
Esta institución es un proveedor de servicios con igualdad de oportunidades.

TO ZONING ADMINISTRATOR: The undersigned applies to the Village of Cobden, Illinois (the "Village") for a permit to build or modify, and use a structure on the premises hereinafter described in compliance with the Village Zoning Ordinance, and represents to the Zoning Administrator and the Village the truth and accuracy of the following information:

Name: _____ Date: _____

Address of property: _____ Phone: _____
House number and street

Mailing address: _____
House number and street or PO Box City, State, Zip Code

Please circle Yes or No to the following statements:

- Property is staked out or marked (*Circle*): Yes No
- There is attached hereto a plat or map (drawn to scale no smaller than 1" = 20') showing the actual dimension of premises, floor plan and dimensions thereof, and distance from all property lines (*Circle*): Yes No
- The Plat is part of this application (*Circle*): Yes No

J.U.L.I.E. Locate Dig #: _____ Call 8-1-1 to request a Locate

Anticipated date of:

Commencement of Construction: _____

Completion of Construction: _____

Zoning District (*Circle*): A-1 B-1 B-2 M-1 R-1 R-2

Subdivision: _____

Proposed Uses:

Principal Building: _____

Accessory Building: _____

Type of Structure: _____

Dimensions:

Lot Area: _____ (sq ft)

Basement Floor Area: _____ (sq ft)

First Story Floor Area: _____ (sq ft)

Type of Roof (*Circle*): Flat Pitched Mansard Height of Structure: _____

Front Yard Depth: _____ (feet)

Rear Yard Depth: _____ (feet)

Left Side Yard Depth: _____ (feet)

Right Side Yard Depth: _____ (feet)

Number of Rooms: _____

Number of Parking Spaces: _____

Number of Families to Occupy (if residence): _____

Estimated Cost of Construction: \$ _____

(Permit fees are \$2 per \$1000 construction. Minimum fee is \$10. Payment must be made at time of application.)

CONDITIONS AND LIMITATIONS: Applicant understands and agrees to the following conditions of and limitations of the issuance of any PERMIT TO PROCEED or any CERTIFICATE OF COMPLIANCE:

1. Each is binding upon the Village only to the extent of the accuracy and veracity of the representations made in this Application, in the OWNER'S CERTIFICATE OF COMPLETION, in any other accompanying documents or attachments, and only in the event construction is completed by the date stated in Application; in the event construction is not completed by said date, the PERMIT is void and the Village is authorized by Applicant to pursue all remedies under laws pertaining to uncompleted buildings (65 ILCS 5/11-31-1) in the same manner and to the same extent as if the uncompleted structure or improvement were an uncompleted and abandoned building under the Statute cited;
2. The building or structure to be erected or to be structurally altered pursuant to the issuance of the PERMIT TO PROCEED issued on the basis of this Application shall not be OCCUPIED OR USED until a CERTIFICATE OF COMPLIANCE has been issued by the Zoning Administrator;
3. No change shall be made in the USE of a building or structure or any part thereof now or hereafter erected or structurally altered, or in the USE of the premises, without a CERTIFICATE OF COMPLIANCE having first been issued by the Zoning Administrator;
4. No PERMIT or CERTIFICATION signed by the Zoning Administrator issued pursuant to this application is intended to or does preclude any entity or person, other than the Village, from exercising or attempting to exercise or enforce any right or remedy under or pursuant to the Village Zoning Ordinance, the Zoning Enabling Act of the State of Illinois, or any other law regulating the use of property, or the health, safety, and welfare of its citizens and inhabitants;
5. Neither the PERMIT nor the CERTIFICATION issued pursuant to this application pertain to or purport to constitute evidence of compliance with any law or regulation in the nature of any building code, electrical code, plumbing code, fire prevention code,

architectural code, housing code, health code, construction code or any other similar other law or regulation;

6. The Village disclaims any monetary liability whatsoever by the issuance of any PERMIT or CERTIFICATION, including any obligation to indemnify Applicant arising from or out of any claim or suit by any other person or entity; the only force effect, extent, or consequence of any PERMIT or CERTIFICATE is to bar the Village from any administrative or equitable remedy under its Zoning Ordinance and then only to the extent set forth in Paragraph 1 above.

Signature of property owner

Date: _____

PERMIT TO PROCEED: I find that the information in the above Application and any accompanying documents describe a proposed structure or modification of a structure which will comply with the Village Zoning Ordinance and all other applicable ordinances and do hereby permit Applicant to proceed, upon the condition that this application is approved by the Village Board of Trustees and construction is commenced and completed before the date stated in this application; otherwise, this permit becomes void.

Zoning Inspector: _____ Date: _____

OWNER'S CERTIFICATE OF COMPLETION: The undersigned certifies and represents that the structure described in this Application and the accompanying documents have been completed and are in compliance with the Zoning Ordinance.

Signature of property owner

Date: _____

Signature of property owner

Date: _____

CERTIFICATE OF COMPLIANCE: I certify that I have inspected the completed structure and that it complies with the representations made in the Application and the accompanying documents and is in compliance with the Village Zoning Ordinance.

Zoning Inspector: _____ Date: _____

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DIMENSION REQUIREMENTS

AGRICULTURAL DISTRICT (A-1)

42-3-1

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) Minimum lot area – three (3) acres.
- (B) Permitted height of main building – thirty-five (35) feet; except farm structures exclusive of farm dwelling.
- (C) Minimum Yard Setbacks
 - 1. Front – twenty-five (25) feet.
 - 2. Side – five (5) feet. Lots over seventy (70) feet in width, side yards combined must equal at least fifteen percent (15%) of the total width with no single yard less than five (5) feet.
 - 3. Rear – ten (10) feet.
- (D) Minimum lot width – one hundred fifty (150) feet.

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1)

42-4-4

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) Minimum lot area – seven thousand (7,000) square feet.
- (B) Maximum height of main building – thirty (30) feet.
- (C) Minimum Yard Setbacks
 - 1. Front – twenty-five (25) feet.
 - 2. Side – five (5) feet. Lots over seventy (70) feet in width, side yards combined must equal at least fifteen percent (15%) of the total width with no single yard less than five (5) feet.
 - 3. Rear – ten (10) feet.
- (D) Minimum lot width – seventy (70) feet.
- (E) Minimum ground floor per dwelling unit: six hundred (600) square feet. (#376; 12-16-91)

GENERAL RESIDENTIAL DISTRICT (R-2)

42-5-4

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) Minimum lot area – five thousand five hundred (5,500) square feet or three thousand (3,000) square feet per family in a multiple family structure.
- (B) Permitted height of main building – thirty (30) feet for a single family structure, and seventy-five (75) feet for a multiple family structure.
- (C) Minimum Yard Setbacks
 - 1. Front – twenty-five (25) feet.
 - 2. Side – five (5) feet. Lots over seventy (70) feet in width, side yards combined must equal at least fifteen percent (15%) of the total width, with no single yard less than five (5) feet.
 - 3. Rear – ten (10) feet.
- (D) Minimum lot width – sixty (60) feet.

- (E) Minimum ground floor per dwelling unit: six hundred (600) square feet. (#378; 12-16-91)

GENERAL BUSINESS DISTRICT (B-1)

42-6-4

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) Minimum lot area – three thousand (3,000) square feet.
- (B) Permitted height of main building – fifty (50) feet.
- (C) Minimum Yard Setbacks
 1. Front – ten (10) feet.
 2. No side yard setback shall be required except when the lot in question abuts a Single Family Residential District (R-1) or the General Residential District (R-2), then a ten (10) foot setback shall be required.
 3. Rear – five (5) feet.
- (D) Minimum lot width – thirty (30) feet.

CENTRAL BUSINESS DISTRICT (B-2)

42-7-1

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) No minimum lot area is required.
- (B) Permitted height of main building – fifty (50) feet.
- (C) Minimum Yard Setbacks
 1. No front yard setback is required.
 2. No side yard setback is required except when the lot in question abuts the Single Family Residential District (R-1) or the General Residential District (R-2), then a ten (10) foot setback shall be required.
 3. Rear – five (5) feet.
- (D) Minimum lot width – thirty (30) feet.

MANUFACTURING DISTRICT (M-1)

42-8-1

AREA, HEIGHT, SETBACK AND YARD REGULATIONS

- (A) Minimum lot area – five thousand (5,000) square feet.
- (B) Permitted height of main building – sixty (60) feet.
- (C) Minimum Yard Setbacks
 1. Front yard setback shall be ten percent (10%) of the lot width or depth whichever is greater.
 2. No side yard setback shall be required except when the lot in question abuts the Single Family Residential District (R-1) or General Residential District (R-2), then a ten (10) foot setback shall be required.
 3. Rear – five (5) feet.
- (D) Minimum lot width – thirty (30) feet.