

INFORMATION REGARDING YOUR ZONING APPLICATION

This is a form for a Zoning Application formerly called a Building Permit. If you have any questions or need assistance in completing the form, please contact the Village Hall. Return the completed application to the Village Hall.

Do not begin construction or place any structure on the lot until you receive a final decision from the Village Board. The process does take time. Zoning Administrative Officer Ryan Stillman will contact you about inspecting the site to make sure that the zoning ordinance, Village ordinances and applicable regulations are being followed. If there is a problem, Zoning Administrative Officer Ryan Stillman will explain what other options you have or changes that you need to make. If the application is passed by the Zoning Administrative Officer, it will be forwarded to the Village Board for a final decision. The Village Board meets on the first and third Monday of each month. **BUILDING PERMIT APPLICATIONS MUST BE SUBMITTED AT LEAST TEN DAYS PRIOR TO A VILLAGE BOARD MEETING.**

It is not necessary for you to be present at the meeting. You will receive notification of the Board's decision.

In the event the Zoning Application or use of the land would require a Special Use, Variance or change in zoning, a public hearing must be conducted by the Cobden Zoning Board. This process will take at least one month to possibly six weeks and will be explained to you by the Administrative Officer.

Please be advised that this is not a simple process and the Village has the right to deny any application.

DISCLAIMER

This information is provided as a public service. The Village of Cobden and its employees make no representations regarding the accuracy or validity of this information or these forms. Be sure to consult with an attorney before taking action based upon information and forms we have given you. Anyone who uses them does so at his/her own risk.



“The Home of the Appleknockers”

**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
- Permit fee is attached
 - Allow 10 days for processing

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

Submitted to Village Superintendent: Date: _____

Reviewed by: _____ Date: _____
Village Superintendent

Submitted to Zoning Administrator: Date: _____

Reviewed by: _____ Date: _____
Zoning Administrator

Returned to Village Hall by Zoning Administrator: Date: _____

Date reviewed by Village Board: _____ Approved/Denied

Reason for Denial: _____

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 of Property Owner: _____ Date: _____

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

Mailing address: _____
House number and street or P O 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

Anticipated date of:

Commencement of Construction: _____

Completion of Construction: _____

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

Proposed Uses:

Principal Building: _____

Accessory Building: _____

Type of Structure: _____

Dimensions:

Lot Area: _____ (sq ft or acreage)

Size of Structure: _____ (sq ft) Number of Stories: _____

Front Yard Setback: _____ (feet) Rear Yard Setback: _____ (feet)

Left Side Yard Setback: _____ (feet) Right Side Yard Setback: _____ (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.

1. Permit is binding upon the Village only to the extent of the accuracy and veracity of the representations made in this Application, 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. 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 NEW APPROVED ZONING CERTIFICATE having first been issued by the Zoning Administrator;
3. No PERMIT 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;
4. The PERMIT issued pursuant to this application pertains to or purports 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;
5. The Village disclaims any monetary liability whatsoever by the issuance of any PERMIT, 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 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.
6. I/We the undersigned, being the owner(s) in fee of the described property certify that the proposed work will comply with all applicable laws, codes, ordinances, and regulations of the Village of Cobden.

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: _____

APPROVAL NOT RECOMMENDED: Reason: _____

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

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 feet (30')
 - (C) Minimum Yard Setbacks
 1. Front – twenty-five feet (25')
 2. Side – five feet (5'). Lots over seventy feet (70') in width, side yards combined must equal fifteen percent (15%) of the total width with no single side yard less than five feet (5').
 3. Rear – ten feet (10').
 - (D) Minimum lot width – seventy feet (70')
 - (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, SETBACKS, AND YARD REGULATIONS.**
- (A) Minimum lot area – fifty 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 feet (30') for a single family structure, and seventy five feet (75') for a multiple family structure.
 - (C) Minimum yards and setbacks -
 1. Front – twenty-five feet (25')
 2. Side – five feet (5'). Lots over seventy feet (70') in width, side yards combined must equal fifteen percent (15%) of the total width, with no side yard less than five feet (5').
 3. Rear – ten feet (10').
 - (D) Minimum lot width – sixty feet (60')
 - (E) Minimum ground floor area per dwelling unit: six hundred (600) square feet. (#378; 12/16/91)

DIMENSION REQUIREMENTS (continued)

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 feet (50').
- (C) Minimum yard setbacks -
 1. Front – ten feet (10')
 2. No side yard setback shall be 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 foot (10') setback shall be required.
 3. Rear – five feet (5').
- (D) Minimum lot width – thirty feet (30')

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 feet (50').
- (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 General Residential District (R-2), then a ten foot (10') setback shall be required.
 3. Rear – five feet (5').
- (D) Minimum lot width – thirty feet (30').

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 feet (60').
- (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 a Single Family Residential District (R-1) or General Residential District (R-2) then a ten foot (10') setback shall be required.
 3. Rear – five feet (5').
- (D) Minimum lot width – thirty feet (30').

