

**THE VILLAGE OF ALEXIS**  
**204 S. MAIN ST., PO BOX 356**  
**ALEXIS, IL 61412**

**P ~ 309-482-3424, C ~ 309-373-2740**

**APPLICATION FOR ZONING ORDINANCE BUILDING PERMIT**

**REMINDER: YOU MUST CALL JULIE (811) BEFORE DOING ANY DIGGING!**

I/We submit herewith dimensioned drawings, plans and specifications and request permit for work described below. It is agreed that all building regulations and zoning requirements will be complied with.

Please fill out the highlighted areas and return completed permit along with payment by check to Village Hall. A copy of the completed permit will be returned to you. You must call Village Hall upon completion of your project for final inspection approval.

**OWNER:** \_\_\_\_\_ **PHONE #:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**LOT:** \_\_\_\_\_ **BLOCK:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_ **COUNTY:** \_\_\_\_\_ **SUBDIVISION:** \_\_\_\_\_

**SIZE OF BUILDING/FENCE: WIDTH:** \_\_\_\_\_ **DEPTH:** \_\_\_\_\_ **HEIGHT:** \_\_\_\_\_ **PURPOSE:** \_\_\_\_\_

**COST OF MATERIALS:** \_\_\_\_\_

**ESTIMATED START DATE:** \_\_\_\_\_ **ESTIMATED END DATE:** \_\_\_\_\_

**IS APPLICATION BEING MADE TO CHANGE ORIGINAL USE OF THE BUILDING/PROPERTY:** Y / N

**FROM WHAT:** \_\_\_\_\_ **TO WHAT:** \_\_\_\_\_

**CONTRACTOR:**

**NAME:** \_\_\_\_\_ **PH:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**APPLICANT SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_, 20\_\_

**UPON COMPLETION OF YOUR PROJECT, PLEASE CALL 309-482-3424 FOR FINAL INSPECTION APPROVAL.**

**DENIED/APPROVED: DATE:** \_\_\_\_\_ 20\_\_ **COST OF PERMIT: \$** \_\_\_\_\_

**COMMENTS:** \_\_\_\_\_

**ZONING OFFICER SIGNATURE:** \_\_\_\_\_

<b>BUILDING PERMIT</b>	
	<b>PER SQUARE FOOT</b>
RESIDENTIAL GARAGES (ATTACHED OR DETACHED)	\$ 0.10
RESIDENCES (NOT INCLUDING BASEMENT UNLESS SPLIT FOYER & AFFORDING LIVING SPACE)	\$ 0.25
COMMERCIAL BUILDINGS (WHEN FINISHED FOR RETAIL OR OFFICE USE)	\$ 0.10
WAREHOUSES (WHEN PRIMARILY UNFINISHED INSIDE OR OF THE POLE TYPE)	\$ 0.10
IN GROUND SWIMMING POOL CONSTRUCTION FOR AREA OF POOL	\$ 0.25
ANY ATTACHED APPURTENANCE TO ANY OF THE ABOVE-DESCRIBED BUILDINGS - THE SQ. FT. PRICE FOR THE TYPE OF USE SHOWN WITH A MINIMUM FEE OF	\$ 20.00
FENCE CONSTRUCTION	\$ 20.00
	<b>PER PERMIT</b>
ATTACHED DECK, PORCH OR PATIO	\$ 20.00
CHANGING ROOF LINES - EXAMPLE FLAT ROOF TO PITCHED ROOF	\$ 40.00
MOVABLE STRUCTURE	\$ 20.00
GRAIN BINS	\$ 200.00
<b>NSF FEE</b>	\$ 50.00

## FENCES

ORDINANCE NO. 2011-621

### AN ORDINANCE REGULATING THE ERECTION OF FENCES WITHIN THE VILLAGE OF ALEXIS

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF  
ALEXIS, ILLINOIS, as follows:

**Section 1.** For purposes of this Ordinance, the following definitions shall apply

NEW FENCE A fence that has not been in existence on a property in the same location.

EXISTING FENCE A fence that was taken down and replaced with a fence in approximately the same location.

**Section 2.** A permit is required for the erection of all new fences (with the exclusion of an underground dog fence, a dog kennel, or any temporary fence with the discretion of approval by the building inspector.) Every application for a permit shall be on forms provided by the designated enforcement official. The enforcement official shall issue the fence permit if he/she finds the proposed fence complies with all the requirements of this Ordinance.

**Section 3.** A fee is not required for the replacement of an existing fence, regardless of whether the materials are the same or not, or if the height is the same or not, as long as the replacement fence is the same length or smaller. If the existing fence does not comply with existing setback regulations, then the replacement fence shall be erected according to current setback regulations.

#### **Section 4. RESIDENTIAL DISTRICT REGULATIONS**

In front yards, no fence which cannot be viewed through shall be erected within 15 feet of any street right-of-way. No fence can be erected on city property. Properties that do not have a sidewalk may erect the fence up to the street right-of-way. Properties that have a sidewalk may erect the fence up to the inside of the sidewalk. The maximum fence height that cannot be viewed through is 3 feet. Fences that can be viewed through have a maximum height of 5 feet. Fences erected on commercial properties shall be approved by the Village Board. In rear or side yards, no fence which cannot be viewed through shall be erected within 15 feet of any street right-of-way. No fence can be erected on city property. Properties that do not have a sidewalk may erect the fence up to the inside of the sidewalk. No fence shall be erected within 5 feet of an alley or easement right-of-way.

In side or rear yards which abut another property owner, no fence may be erected closer than 2 feet from the property line, unless both parties agree in writing to the location and materials, in which case the fence can be placed on the property line with any posts or supports to be placed on the fence builder's side. Any disputes as to the property line shall be resolved by the fence builder obtaining a survey from an Illinois licensed surveyor.

The maximum height of any fence in a side or rear yard shall be 8 feet above the surface of the ground.

#### **Section 5. FENCES IN BUSINESS OR INDUSTRIAL DISTRICT**

Fences in business or industrial districts shall be approved in advance by the Village Board of Trustees.

**Section 6.** In order to allow access for any utility and emergency personnel, all enclosed fences must have at least 2 operating accessible gates. The gates must be a minimum of 3 feet wide. Where the enclosed fence abuts an alley or easement, 1 of the gates should be on the alley or easement side. If any utility work is required and a fence is not in compliance with the setback regulations, it is the responsibility of the fence owner to remove the fence or pay for any damage to the fence.

**Section 7.** The following materials are approved for fences: treated or new lumber, chain, cyclone or woven-wire type fence, vinyl, split rail, or other fence materials approved by the building inspector.

**Section 8.** Fences made of barbed wire or of the single wire variety are prohibited. Fences which have an electrical current coursing through them (excluding underground invisible dog fences) are also prohibited.

**Section 9.** The cost of a permit for fences in excess of 10 feet in length is \$10.00. There is no permit fee for fences less than 10 feet in length, although a permit is still necessary if required by this Ordinance.

**Section 10.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 11.** This Ordinance shall be in full force and effect after its adoption and publication in pamphlet form, as provided by law.

## **BUILDING SET-BACKS**

### **SECTION 4-4, SIDE AND REAR YARDS:**

Class "A" Residential side yard widths shall be a minimum of 10 per cent of the lot width and not less than five feet, measuring from any building overhangs.

SECTION 4-5 BUILDING AREA: The Class "A" Residential District building area shall not exceed 20 per cent of the lot area, measuring from any building overhangs.

### **SECTION 7. SETBACK REGULATIONS**

#### **SECTION 7-1, FRONT LINE:**

(a) No building, structure, concrete or masonry wall, no fence which cannot be viewed through, or other improvements shall be erected or structurally altered so that any part thereof is nearer than eighty-five feet to the centerline of a State Highway Route, or nearer than seventy-five feet to the centerline of any State Aid Route.

(b) No building, structure, concrete or masonry wall, no fence which cannot be viewed through, or other improvements shall be erected or structurally altered so that any part thereof is nearer than 60 feet of the centerline of all other roads, and streets or 25 feet from the right-of-way line whichever may be greater.

SECTION 7-2, SIDE FRONTAGE: This regulation shall not be interpreted to reduce the buildable width of a corner lot or of a corner and adjoining lot in a single ownership subdivided and recorded by law at the time of the passage of this Ordinance to less than five (5) feet.

SECTION 7-3, BUILT UP AREAS: In areas where seventy-five per cent (75%) or more of the frontage of the block has existing buildings not in conformance with the above requirements, buildings may be constructed at the average setback of existing buildings.

## **PERMIT REGULATIONS**

SECTION 11-1, WHERE REQUIRED: A written permit shall be obtained from the Enforcing Officer before starting:

1. To establish any new use of property.
2. To change the use of any building, structure or land from one classification to another.
3. To excavate or build any foundation.
4. To erect, construct, reconstruct, enlarge or move any building or structure.
5. In case of a non-conforming use, to change from one use to another.
6. Concrete, stone, wood, masonry, or fences which cannot be viewed through shall require permits.
7. Governmental bodies, non-profit organizations, and charitable organizations, except school districts, shall conform to the provisions of this ordinance and shall be required to obtain permits, except that no permit fee will be required.

No permits shall be required for:

1. Routine maintenance or repair of buildings, structures or equipment, such as: replanting or reroofing a building, relining a blast furnace, or ballasting a railroad track.
2. Construction or alterations costing less than three hundred dollars (\$300).
3. A permit for construction of service connection to be municipally owned and operated utility shall not be required.

SECTION 11-2, INFORMATION REQUIRED: Applications for permits shall be filed in written form with the Enforcing Officer, shall state the legal descriptions of the property, the name and address of the owner, the applicant and the contractor, the estimated costs and shall describe the uses to be established or expended and shall give such information as may be required by the Ordinance for its proper enforcement.

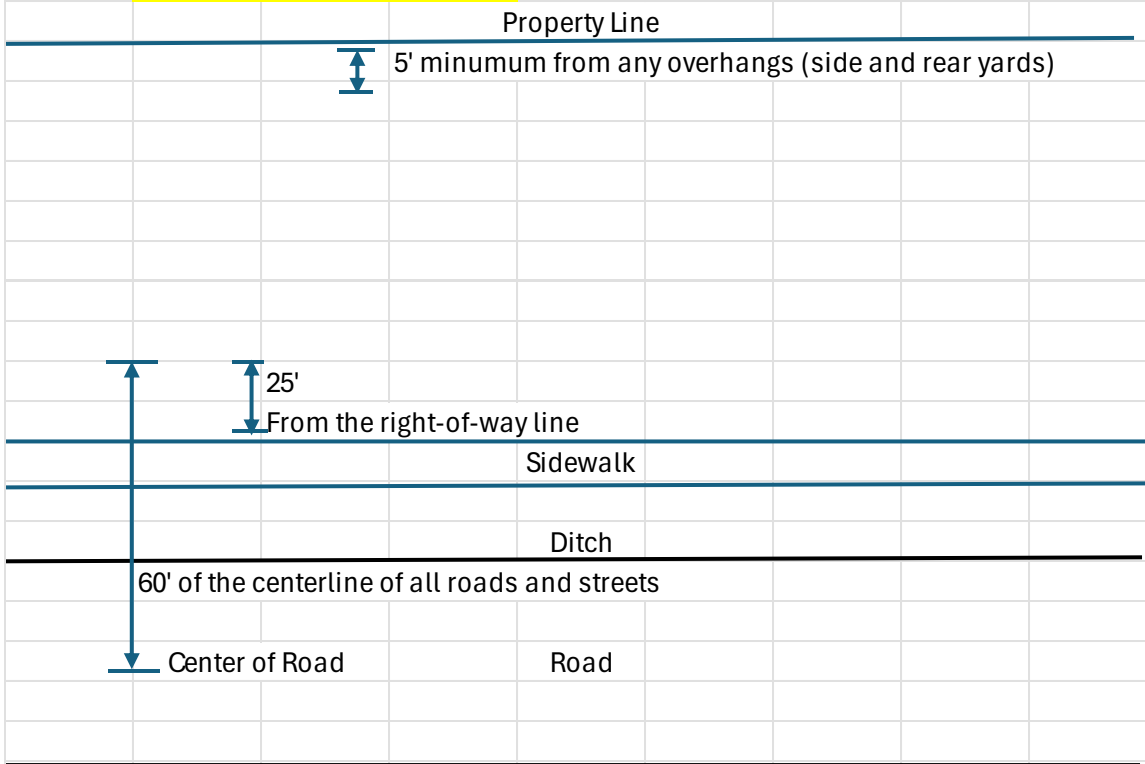
SECTION 11-3, DRAWING: All applications shall be accompanied by a dimensioned drawing of the building plot showing the location of buildings and structures, lot areas to be used, auto parking areas, and water supply and sewage disposal facilities.

SECTION 11-4, ACCESSORY BUILDINGS: Each permit issued for a main building shall also cover any accessory structures or buildings constructed at the same time on the same premises and such permit shall be posted in plain sight on the premises for which it is issued.

SECTION 11-5, REVOCATION: Any work or change in use authorized by permit but not substantially started within 90 days shall require a new permit. A permit shall be revoked by the Enforcing 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.

SECTION 11-6, RECORDS: All applications and copy of all permits issued shall be systematically filed and kept by the Enforcing Officer in his office for ready reference.

**BUILDING ORDINANCE**



**FENCE ORDINANCE (Fences that cannot be viewed through)**

