

**KNOX COUNTY  
SOLAR/WIND CONSTRUCTION PERMIT APPLICATION**

Please fully complete all applicable parts of the application form.

Building permit fees are based on per square footage. Please see the Unified Development Fee Schedule below. **Fees will be doubled if any construction has been started before obtaining a permit from the Knox County Zoning Office.**

The structure being built needs to be properly staked out, allowing dimensions, corners, and setbacks to be verified as to the Knox County Resolution. Please check with the Zoning Department to clarify what setbacks are required in your zoning district.

A site map and construction plans with materials being used **MUST** be attached with this application. Two (2) sets of plans are required.

If the land has **NOT** been disturbed, (check land use layer), the applicant will need to file an ECO-Cat with the IDNR (Illinois Dept. of Natural Resources) Consultation Fee for the ECO-Cat is \$125. A copy of the consultation will need to be brought into the Zoning Office before a permit can be issued.

**Anyone completing plumbing must contact the State Plumbing Inspector Brian McGrath at 309-276-6195.**

If you have any questions about completing the application, please call the Knox County Zoning Office at (309) 345-3840.

**KNOX COUNTY UNIFIED DEVELOPMENT FEE SCHEDULE**

Please make the check payable to **Knox County Zoning Department**

**Nonrefundable \$25.00 application fee for all construction applications.**

**Solar Energy Building Permit Requirements and Fees**

All Solar Energy Systems (SES) will be required to have a Knox County Building Permit before any work can be started. A written plan and a plat/drawing for the proposed Solar Energy System shall be provided with the Building Permit Application. The plat/drawing must show the location of the system on the building or on the property, (for a ground-mount system), with all property lines and set back footages indicated. Fees for processing the applications for building permits shall be submitted to and collected by the Knox County Zoning Dept. as follows:

0-10	kilowatts (kW)	\$ 100.00
11-50	kilowatts (kW)	\$ 250.00
51-100	kilowatts (kW)	\$ 500.00
101-500	kilowatts (kW)	\$ 1,000.00
501-1,000	kilowatts (kW)	\$ 2,500.00
1,001 – 2,000	kilowatts (kW)	\$ 5,000.00

Over 2,000 kilowatts (kW) \$ 100.00 for each additional 0—100 kilowatts.

Any SES that construction has started before a Building Permit has been applied and paid for will be charged double the permit fee.

## **Wind Energy Building Permit Requirements and Fees**

All Wind Energy Systems will require a Conditional Use Permit: A conditional use permit approved by the County Board is required for each wind energy system.

**Building Permit:** A building permit is required for the installation of each wind energy system. Building permit applications shall be submitted to the Zoning Officer. The application must be on a form approved by the Zoning Officer and must be accompanied by two copies of a drawing that shows the proposed location and distance of the wind energy system with reference to the property lines of the parcel on which it is located; and residence, business, or public building on an adjacent parcel; the right-of-way of any public road that is within 500 feet; and such other information as may be specified on the application form.

Construction plans prepared and sealed by a structural engineer licensed to practice in Illinois stating and illustrating compliance with the Knox County Zoning Resolutions as amended.

The Zoning Officer will issue a building permit for a wind energy system if the application materials show that the proposed tower location meets the requirements of this ordinance, building code, and the Conditional Use permit approved by the County Board.

If the application is rejected, the Zoning Officer will notify the applicant in writing and provide a written statement of the reason why the application was rejected. The building permit must be conspicuously posted on the premises to be visible to the public at all times until construction or installation of the tower is complete.

All Zoning Officer determinations may be appealed to the Board.

The application for a building permit must be accompanied by the required fee of \$25.00 per foot, based on the height of each wind tower, from the base to the top of the turbine motor, and required for each wind energy tower.

A small wind energy system used for farming purposes is exempt from building fees only.

A wind data collection tower is exempt from building fees only.

**ATTENTION:** For all applicants, when work is commenced or proceeded with, prior to obtaining the required permits when petitions involve after-the-fact situations, violations, illegal nonconformities, or other nonconformities not resulting from a change to the Zoning Resolution or Subdivision Regulations, the established fees shall be doubled. The payment of such doubled fee shall not relieve any person from fully complying with the requirements of said resolutions, or any applicable county ordinance or regulation, nor from the penalties prescribed in these resolutions, ordinances, and regulations.

# KNOX COUNTY SOLAR/WIND CONSTRUCTION PERMIT

## APPLICATION

KNOX COUNTY ZONING DEPARTMENT

121 S. PRAIRIE ST., SUITE 1, GALESBURG, IL 61401

PHONE (309) 345-3840 FAX (309) 343-0063

Email: [melissa.wheeler@knoxcountyil.gov](mailto:melissa.wheeler@knoxcountyil.gov)

Application Date \_\_\_/\_\_\_/\_\_\_ Permit Issue Date \_\_\_/\_\_\_/\_\_\_ Permit# \_\_\_\_\_ Issued By \_\_\_\_\_

(Print clearly using only blue or black ink and complete all parts of this application.)  
(Place an "X" unless prompted to do otherwise.)

### SECTION 1 - PROPERTY OWNER & BUILDER INFORMATION

Property Owner Name(s) \_\_\_\_\_

Phone # ( ) \_\_\_\_\_ - \_\_\_\_\_ Cell # ( ) \_\_\_\_\_ - \_\_\_\_\_ Alternate # ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax # ( ) \_\_\_\_\_ - \_\_\_\_\_

Email: \_\_\_\_\_

Property Owner Mailing Address \_\_\_\_\_

Street Number & Name City State Zip

Proposed Construction Address \_\_\_\_\_

Street Number & Name City State Zip

10-Digit Parcel Identification # (PIN) \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Zoning Classification " \_\_\_\_\_ "

Legal Description: \_\_\_\_\_

Contractor/Builder Name \_\_\_\_\_

Contractor/Builder Mailing Address \_\_\_\_\_

Street Number & Name City State Zip

Contractor/Builder Phone # ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax # ( ) \_\_\_\_\_ - \_\_\_\_\_ License # \_\_\_\_\_

Plumbing Contractor Registration # \_\_\_\_\_

Certified Plumber Name \_\_\_\_\_

Certified Plumber's License # \_\_\_\_\_ Expiration Date \_\_\_/\_\_\_/\_\_\_

**Anyone completing plumbing must contact the State Plumbing Inspector Brian McGrath at 309-276-6195.**

**SECTION 2-PROPERTY USAGE**

The subject property is primarily used for; (Check all that apply)

Open Space/Conservation \_\_\_\_\_ Agricultural \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_

Does this property have an easement? Yes \_\_\_\_\_ No \_\_\_\_\_

If "Yes", Please provide any information regarding the easement:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is any portion of the property located within a designated wetland or floodplain? Yes \_\_\_\_\_ No \_\_\_\_\_

List any and all **existing** buildings, structures, signs, driveways, off street parking areas and other features and describe use: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Has construction activity already taken place? Yes \_\_\_\_\_ No \_\_\_\_\_

If "Yes", explain to what extent \_\_\_\_\_

\_\_\_\_\_

If "No", when do you expect to begin your project: \_\_\_\_/\_\_\_\_/\_\_\_\_, complete your project \_\_\_\_/\_\_\_\_/\_\_\_\_

**Estimated Value of Construction: \$** \_\_\_\_\_

This must include all materials and labor!!!

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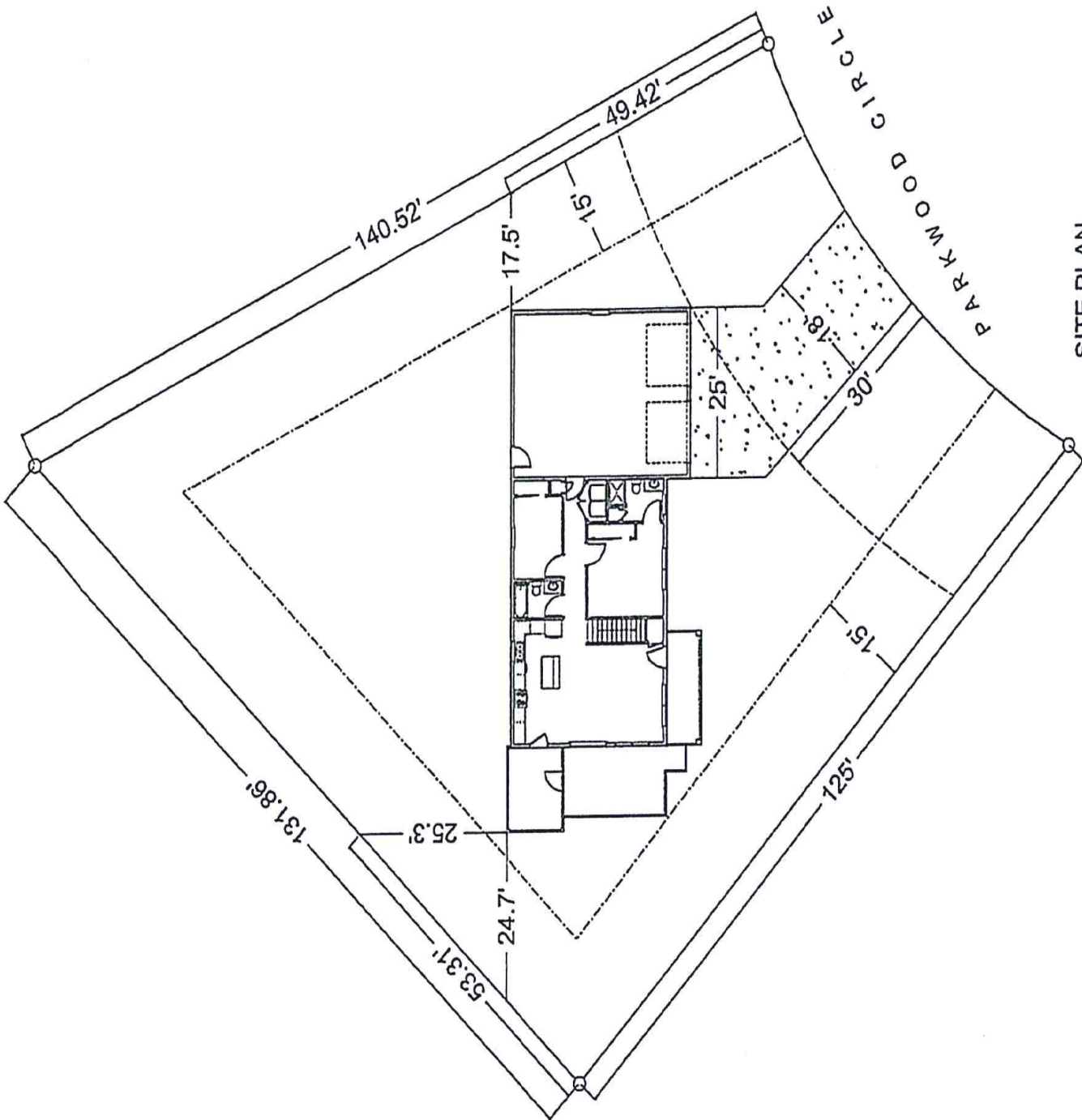
**SECTION 3- SOLAR ENERGY**

	KILOWATTS
Ground Mount	
Roof Mount	
Solar Farm	
Solar Garden	
Other Solar	



# SAMPLE SITE PLAN

Here is an example of a site plan that is required with this application. Please show the setbacks you will have from all the appropriate property lines as outlined in the Knox County Zoning Resolution.



SITE PLAN  
LOT #20 OAK RUN  
SCALE = 1 : 20

**SITE PLAN**

Prepare a SITEMAP below, accurately depicting the size, shape, and dimensions of the subject property, the location, size, and dimensions of any and all existing and proposed buildings, structures, fences, signs, driveways, off-street parking areas, and other features. Identify and label these features.

Show accurate distance measurements from all existing and proposed buildings, structures, fences, signs, driveways, off-street parking areas, and other features to all property boundaries. Identify and label utility easements of record. Identify and label water well and septic system locations, if existing or proposed.

**NORTH**

**WEST**

**EAST**

**SOUTH**

**NOTICE TO APPLICANT:**

Only after a Knox County Zoning Department representative approves this application, will you be issued the necessary construction permit. **After you receive your permit, you must display it where it can be easily seen, and then you may begin the construction activities as approved therein.** Additional conditions may apply. Completing this application and paying the required fee does not constitute permission to begin construction activities. Construction must not start until after an approved Knox County construction permit is issued.

**APPLICANTS DECLARATORY STATEMENT:**

By completing and signing this application, I declare that I have thoroughly read and clearly understand all portions of this Application and that the information provided herein is complete and correct, and agree, in consideration of the approval and issuance of a Knox County construction permit, to perform or allow to be performed only such work as is herein applied for, and that said property and its existing and proposed building, buildings, structure, structures, or any other improvements will be used or allowed to be used for such purposes as are described above, or other uses permitted by the Knox County Zoning Resolution; I understand that by performing any other work, or by using the subject property for other purposes, I will surrender all privileges granted by the construction permit issued me; and, I understand that the application fee paid is not refundable.

**Also, I hereby declare that approved construction activities will commence within six (6) months from the date of approval of a Knox County construction permit and that all approved work will be completed within twelve (12) months from said approval date. I understand that once issued a Knox County construction permit, it expires one (1) year from the date issued.**

**I verify that I have read the Declaratory Statement and also the attached Illinois General Assembly Bill Status for SB 2820 State Residential Building Code:**

Owners Printed Name:

Owners Signed Name:  Date signed:  /  /

**REMINDERS:**

1. Obtain and keep a copy of this application for your records.
2. Post your approved construction permit at the work location, for reference by contractors, workers, and County and township officials.



**KNOX COUNTY ZONING DEPARTMENT  
INSPECTIONS**

I, \_\_\_\_\_ am aware that the Zoning Department will be conducting random inspections on structures constructed in the unincorporated areas of Knox County effective September 1, 2017.

I am also aware that any structure not being used for the purpose expressly stated on the construction permit application, including but not limited to; size, usage and setbacks, may be deemed a zoning violation and may either require going before the Zoning Board of Appeals or removing the structure immediately from the property.

\_\_\_\_\_  
Property Owner's Name (Printed)

\_\_\_\_\_  
Property Owner's Email

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Property Owner's Phone Number

\_\_\_\_\_  
Zoning Representatives Signature

**(For Zoning Use Only)**

**Date:** \_\_\_\_/\_\_\_\_/\_\_\_\_ **Parcel #:** \_\_\_\_ - \_\_\_\_ - \_\_\_\_ **Permit #:** \_\_\_\_\_

**Type of Structure:**

Acc. Bldg. \_\_\_ Att. Garage \_\_\_ Cabin \_\_\_ Deck \_\_\_ Det. Garage \_\_\_ Dock \_\_\_ Dock / Stairway \_\_\_ Enc. Porch \_\_\_  
Farm Bldg. \_\_\_ Fence \_\_\_ Gazebo \_\_\_ Grain Bin \_\_\_ 1 Story House \_\_\_ 1 1/2 Story House \_\_\_ 2 Story House \_\_\_  
Lean-To \_\_\_ Log Home \_\_\_ Machine Shed \_\_\_ Misc. Structure \_\_\_ Open Porch \_\_\_ Pole Barn \_\_\_ Pool \_\_\_  
Room Addn. \_\_\_ Shed \_\_\_ Sign \_\_\_ Sunroom \_\_\_ Tower \_\_\_ Walkway \_\_\_ Other \_\_\_

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This property was inspected on: \_\_\_\_/\_\_\_\_/\_\_\_\_ by: \_\_\_\_\_

**Findings:**

\_\_\_\_\_ This property was being utilized for the use stated on the construction application.  
\_\_\_\_\_ This property was not being utilized for the use stated on the construction application.

**Action Taken:**

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**ZONING FEES**

(Zoning Department Use Only)

<b>Square foot area for all structures:</b>	<b>Dimensions</b>	<b>Total Sq. Ft.</b>					
Total Above Ground		Sq. ft.					
Total Below Ground		Sq. ft.	Zoning Fee's				
Eave Height		Sq. ft.	\$ .10	\$ .20	\$ .40	Other	Total
Total Finished		Sq. ft.					
Total Unfinished		Sq. ft.					

Estimated Value of Construction \$ \_\_\_\_\_

Application Fee \$ \_\_\_\_\_

Receipt # \_\_\_\_\_

Cash \$ \_\_\_\_\_

Check # \_\_\_\_\_

AN ACT in relation to housing.

**Be it enacted by the People of the State of Illinois, represented in the  
General Assembly:**

Section 1. Short title. This Act may be cited as the Illinois Residential Building Code Act.

Section 5. Purpose. The purpose of this Act is to provide minimum requirements for safety and to safeguard property and the public welfare by regulating and controlling the design, construction, installation, and quality of materials of new residential construction as regulated by this Act.

Section 10. Definitions. In this Act: "International Residential Code" means the International Residential Code for One and Two Family Dwellings published by the International Code Council, as now or hereafter amended by the Council.

"New residential construction" means any original construction of a single-family home or a dwelling containing 2 or fewer apartments, condominiums, or town houses. "Residential building code" means an ordinance, resolution, law, housing or building code, or zoning ordinance that establishes, for residential building contractors, construction-related activities applicable to single-family or 2-family residential structures.

"Residential building contractor" means any individual, corporation, or partnership that constructs a fixed building or structure for sale or use by another as a residence or that, for a price, commission, fee, wage, or other compensation, undertakes or offers to undertake the construction of any building or structure to be used by another as a residence, if the individual, corporation, or partnership reasonably expects to earn a financial profit from that activity.

Section 15. Adoption of building code. A contract to build a home (1) in any municipality in this State that does not have a residential building code in effect or (2) in any portion of a county that is not located within a municipality and does not have a residential building code in effect must adopt as part of the construction contract the applicability of a residential building code that is agreed to by the home builder and the home purchaser as provided in this Section. The home builder and the home purchaser may agree to adopt any municipal residential building code or county residential building code that is in effect on the first day of construction in any county or municipality that is 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 plumbing code promulgated by the Illinois Department of Public Health under Section 35 of the Illinois Plumbing License Law, the National Electric Code as adopted by the American National Standards Institute, and the International Residential Code shall, by law, be adopted as part of the construction contract.

Section 20. Homes constructed for resale. If a builder constructs a home for resale, the builder must certify to the buyer that the builder has constructed the home in compliance with a code authorized under Section 15 and must identify that code.

Section 99. Effective date. This Act takes effect January 1, 2005.