



Michael J. Van Mill, AICP
Planning Director

KANKAKEE COUNTY PLANNING DEPARTMENT APPLICATION FOR FARMSTEAD EXEMPTION IN THE A1 DISTRICT

189 East Court Street
Kankakee, IL 60901
Telephone (815) 937-2940
Fax (815) 937-2974
<http://planning.k3county.net/>

PROCEDURE

1. **Administrative fee of \$100**, application and plat of survey are submitted to the Kankakee County Planning Department, 189 E. Court St., Kankakee, IL.
Fee payable to Kankakee County Treasurer (*The administrative fee of \$100 is non-refundable*)
2. The Plat of Survey must meet the following requirements:
 - Stamped and signed by a licensed surveyor.
 - Legal description.
 - Stakes and monuments are clearly identified.
 - Lot size is no less than **1.00 acre** and no more than **5.00 acres**.
 - Lot width is no less than **150 feet** and no more than **499 feet**. The lot width may be reduced to **50 feet** when a farmstead is located **more than 500 feet** from a public road.
 - Proposed lot complies with the following provisions:
 - Lot Coverage – does not exceed thirty (30%) of lot area.
 - Floor Area Ratio – does not exceed 0.2.
 - Setback requirements:
 - Front: ◦ 30 feet in depth on platted rights of way.
 - 60 feet in depth on unplatted roads, measuring from the centerline of the road.
 - Side: ◦ 6 feet in width.
 - 30 feet in width when adjoining a street.
 - Rear: ◦ 40 feet in depth.
- Accessory buildings, structures and uses must comply with Section 121-281 of the County Code.
- Landlocked parcels must attach a recorded easement of access.

Plat of Survey must show all existing structures, including accessory buildings **with setbacks showing** their relationship to each other and property lines.

3. The Planning Staff will review the application and contact the applicant/property owner within 10 working days to schedule an on-site inspection.
4. The Planning Staff conducts on-site inspection with the property owner or a representative. The application must meet the following requirements:
 - The detached single family dwelling must have been erected prior to July 9, 2002 and standing on the date of application.
 - A single family dwelling must be the principle structure on the parcel.
 - The property must have frontage along a public street or have proof of access from a private drive or an easement.
 - Does not include any new easements of access.
 - Building height requirements – 2 ½ stories of 35 feet, whichever is lower.
 - Vehicles over one ton in capacity shall be parked/stored in a completely enclosed building.
 - Up to 50% of the subject site may contain tillable land.
 - Rural Based Service Providers and Home Occupations are in compliance.
 - The property must be in compliance with all applicable property maintenance codes and have no outstanding code violations.
 - Applications must be in compliance with the following Sections of the County Code: 121-146 (R1 District), 121-285 (Fences), 121-286 (Access to Roads) and 121-396 (Signs permitted Agricultural District).
5. The Planning Staff will determine if the application meets the listed requirements and issues a letter to the applicant/property owner stating whether the application has been approved or denied.
 - Approval:
 - A successful application will be kept on file in the Kankakee County Planning Department.
 - The Kankakee County Zoning Map shall be amended to reflect a legal conforming lot.
 - The property owner must file a deed with the legal description shown on the plat of survey in the Kankakee County Recorder's Office.
 - The property owner must have a new Parcel Index Number (PIN) registered in the Kankakee County Assessment Office.
 - Denial:
 - Failure to comply with any of the requirements shall result in no action being taken.
 - A petition may be filed with the Planning Department to rezone the property or for a variance approval.
 - All applicable fees shall be paid and additional information may be required prior to a hearing date being scheduled.
 - Any code violations discovered during the on-site inspection may be turned over to the appropriate governmental agency.

Case No. _____
(to be completed by Staff)

FARMSTEAD EXEMPTION APPLICATION

APPLICANT INFORMATION

Property owner name(s): _____

Address: _____

City: _____ State: _____ Zip code: _____

Telephone & Fax number(s): _____

E-mail(s): _____

Signature of property owner: _____

Applicant name(s) (if not the owner): _____

Address: _____

City: _____ State: _____ Zip code: _____

Telephone & Fax number(s): _____

E-mail(s): _____

Signature of applicant: _____

Agent/Attorney's name: _____

Agent/Attorney firm name: _____

Agent/Attorney address: _____

City: _____ State: _____ Zip code: _____

Agent/Attorney telephone & fax number(s): _____

Agent/Attorney e-mail(s): _____

By signing the above the applicant certifies that all of the statements contained in any papers or plans submitted here within are true to the best of their knowledge and belief.

SUBJECT PROPERTY INFORMATION

911 address: _____

General location: _____ Township: _____

PIN (parcel index number): _____

Current lot size: _____ feet by _____ feet or _____ acres.

Proposed lot size: _____ feet by _____ feet or _____ acres.

Current zoning district: _____

Current land use (i.e. residence, agriculture, home occupation, rural based service provider, etc):

Descriptions of improvements currently on the property (list all buildings including accessory structures):

Is the application in conjunction with any other requests (i.e. variance(s), minor subdivision, etc.)
Check all that apply

Variance(s) Minor Subdivision Other _____

LEGAL DESCRIPTION (insert below, use additional sheets as necessary).

FOR PLANNING DEPARTMENT USE ONLY (please do not detach)

	Date	Staff
Receipt of application	<input type="text"/>	<input type="text"/>
Receipt of fee	<input type="text"/>	<input type="text"/>
Plat of Survey meets all applicable requirements	<input type="text"/>	<input type="text"/>
Minor Subdivision needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="text"/>	<input type="text"/>
Site visit scheduled: _____	<input type="text"/>	<input type="text"/>
Approval of application	<input type="text"/>	<input type="text"/>
Denial of application	<input type="text"/>	<input type="text"/>
Deed recorded	<input type="text"/>	<input type="text"/>
New PIN (FE): _____	<input type="text"/>	<input type="text"/>
New PIN (Farmland): _____	<input type="text"/>	<input type="text"/>