



Fulton County Zoning & Community Development

257 West Lincoln Street
 Lewistown, IL 61542
 (309) 547-0902 zoning@fultonco.org

Hours: Monday – Friday (8:00 a.m. to 4:00 p.m.)

Petition for Zoning Action

(Application for Special Use, Conditional Use, Variance or Rezoning)

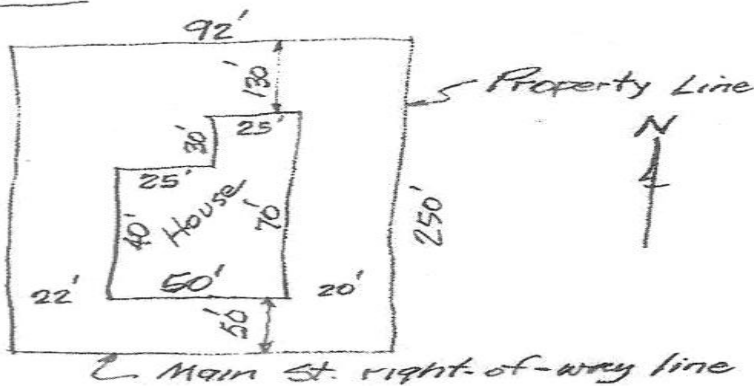
Petitioner/Owner/Representative Information						
<u>Petitioner</u>						
Address						
City		State		Zip		
Telephone		Email				
<u>Representative</u>						
Address						
City		State		Zip		
Telephone		Email				
<u>Site Information:</u>						
Parcel Number - - - - - GPS: _____						
911 Address		Street Address:				
		City:		State:		Zip:
Legal Description						
Current Zoning <i>See definition sheet</i>	<input type="checkbox"/> AC	<input type="checkbox"/> R1	<input type="checkbox"/> R2	<input type="checkbox"/> B	<input type="checkbox"/> I	
Change to:	<input type="checkbox"/> AC	<input type="checkbox"/> R1	<input type="checkbox"/> R2	<input type="checkbox"/> B	<input type="checkbox"/> I	
Request for: <i>See definition sheet</i>	<input type="checkbox"/> Variance	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Special Home Occ.	<input type="checkbox"/> Exception to Ordinance	<input type="checkbox"/> Rezoning	

AC-Agricultural Conservation District B-Business District
R1-Residential 1 District I-Industrial District

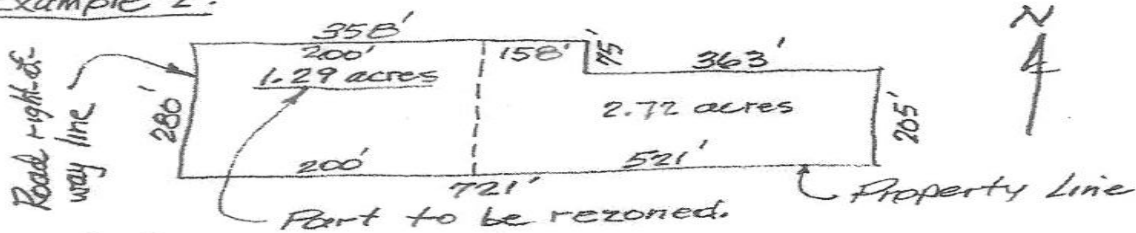
Please give **detailed** driving directions to the property:

On the next page, provide a detailed sketch or aerial photograph of the property boundary with all dimensions, and the location of the request with dimensions to the sides of the property, as shown on the example sketches below. If there are structures, obstructions, or topographic features on the property that are a factor in the request, then they should be shown in the sketch with dimensions to the property lines or other lines.

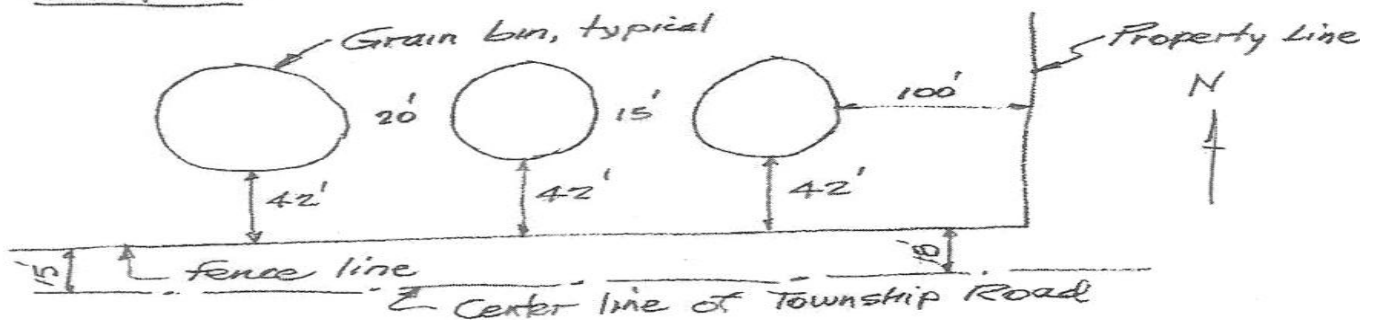
Example 1.



Example 2.



Example 3.



12/23/04

Adjoining and Adjacent Property Owners

Article VII-Section 1, Zoning Board of Appeals By-Laws

“—notice shall be sent to the Property Owners, as recorded in the County Recorder of Deeds or the Registrar of Titles Office of the County, or as it appears from the authentic tax records of this County of ALL PROPERTY ADJACENT TO, OR WITHIN 250 FEET IN EACH DIRECTION OF THE LOCATION for which the appeal, OCCUPIED BY ALL PUBLIC ROADS, STREETS, ALLEYS, AND OTHER PUBLIC WAYS shall be EXCLUDED in determining the 250 foot requirement.

THE APPLICANT SHALL FURNISH THE BOARD A COMPLETE LIST containing the NAMES and last known ADDRESSES of the OWNERS OF THE PROPERTY required to be served at the time the application is filed.”

*Additional property owners & information can be attached on a separate sheet.

Name	Address (City/State/Zip)	Parcel ID Number

I, the undersigned petitioner, do hereby certify that the above list of persons are the owners of all property adjacent to or within 250 feet in each direction of the parcel for which I have requested a public hearing.

Signature:		Date:
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If a Petitioner is a Corporation, Please complete the following:

Corporation Name:	
Mailing Address:	

Officers of the Corporation:

President:	
Address	
City/State/Zip	
Vice President:	
Address	
City/State/Zip	
Secretary:	
Address	
City/State/Zip	
Treasurer:	
Address	
City/State/Zip	
Purpose	

Clearly state the purpose for your request. (Additional sheets may be attached.)

Justification

Clearly provide the Zoning Board of Appeals any facts or evidence that supports your purpose. Additional sheets may be attached.

Certification

This “Petition for Zoning Action” will be placed on the Zoning Board of Appeals Agenda for the regularly scheduled meeting on the last Wednesday of the month at 5:00 p.m. at the Fulton County Board Office in Lewistown, IL, unless otherwise stated.

Payment must be received with the petition at the time of filing.

Failure of the petitioner or the petitioner’s representative to attend the Zoning Board of Appeals meeting may result in items being tabled. Incomplete or erroneous petitions, failure of the petitioner to submit the complete list of all adjacent property owners, or any other failure to submit accurate or required information may result in a delay of the public hearing being heard by the Zoning Board of Appeals. By signing below, the petitioner swears that the information is accurate to the best of his/her knowledge and that they understand the meaning of the statements above.

**Petitioner
Signature:**

Date:

Zoning Fee Schedule for Fulton County

Residential (R-1 & R-2) & Agricultural Conservation (AC)	Zoning Permit Fees
Dwellings & Manufactured Homes	Base Cost: \$125 Plus: .25¢ per Square Foot
Mobile Homes	\$500
Accessory Structures	Structures 100 square feet or less: No Charge Structures 101 square feet or more: .15¢ per square foot w/Minimum Fee of \$100
Accessory Structures Primarily Used for Agricultural Purposes <i>*Agricultural Conservation (AC) District ONLY</i>	No Fee Charged
Swimming Pools (Above Ground & In Ground)	\$75
Basements <i>*Separate fee from Dwelling/Manufactured Homes/Mobile Homes</i>	.15¢ per Square Foot
Small Scale Solar Energy Systems (Personal Use) <i>*Does Not Require a Conditional Use Permit</i>	5kW - 50kW: \$150 51kW - 100 kW: \$300 101kW - 600 kW: \$500 601kW - 999kW: \$3,000 1MW and Above: \$2,000 per MW

Business (B) & Not-for-Profit	Zoning Permit Fees
All Structures in Areas Zoned "B" (Unless otherwise stated)	Base Cost: \$125 Plus: .27¢ per Square Foot

Industrial (I)	Zoning Permit Fees
All Structures in Areas Zoned "I" (Unless otherwise stated)	0.3% of Construction Cost

Miscellaneous	Zoning Permit Fees
Commercial Solar Energy Systems <i>*Requires a Conditional Use Permit</i>	5kW - 50kW: \$150 51kW - 100 kW: \$300 101kW - 600 kW: \$500 601kW - 999kW: \$3,000 1MW and Above: \$2,000 per MW <i>*Based on total kW or MW Nameplate Capacity</i>
Tier 1: Battery Energy Storage Systems (BESS)	5kW - 50kW: \$150 51kW - 100 kW: \$300 101kW - 600 kW: \$500 <i>*Based on total rated Power Capacity</i>
Tier 2: Battery Energy Storage Systems (BESS) <i>*Tier 2 BESS Require a Conditional Use Permit</i>	601kW - 999kW: \$3,000 1MW and Above: \$2,000 per MW <i>*Based on total rated Power Capacity</i>
Cellular Towers, Communication Towers, Utilities Governed by Height, Small WECS & Commercial WECS	\$25.00 per Vertical Foot of Tower Height

<p align="center">Large Signs <i>*Permissible in areas zoned AC, B or I</i></p>	<p align="center">\$2.00 per square foot (Based on square ft. surface area of all advertising faces of the sign)</p>
<p align="center">Small Signs</p>	<p align="center">\$1.00 per square foot \$25.00 Minimum (Based on square ft. surface area of all advertising faces of the sign)</p>
<p align="center">Utility Tower Equipment Replacements & Additions</p>	<p align="center">\$800 per site</p>
<p align="center">Special Home Occupation Permit Renewal</p>	<p align="center">\$25.00 Annually</p>
<p align="center">Demolition Permits</p>	<p align="center">\$50 per permit</p>
<p align="center">Plat Review Fee (Includes Subdivision Plats and Vacation Plats)</p>	<p align="center">Base Cost: \$100 Plus: \$50 per parcel</p>
<p align="center">Zoning Certification & Flood Plain Certification Letters</p>	<p align="center">\$20.00 Each</p>
<p align="center">NSF Checks</p>	<p align="center">\$35</p>
<p align="center">Copies</p>	<p align="center">.25¢ per page</p>
<p align="center">Printed Aerial Maps, Aerial Photographs & Survey/Plat Copies</p>	<p align="center">8.5" x 11": \$6.00 8.5" x 14": \$10.00 11" x 17": \$12.00 22" x 34": \$24.00 34" x 44": \$26.00</p>

Conditional Use Permits	Conditional Use Permit Fees
<p align="center">Conditional Use Permits (Other than specific types stated below)</p>	<p align="center">\$600</p>
<p align="center">Commercial Solar Energy Systems</p>	<p align="center">601kW - 2MW: \$5,000 2MW and Above: \$5,000 plus \$1,000 per every MW over 2MW, not to exceed \$250,000</p>
<p align="center">Small WECS & Commercial WECS</p>	<p align="center">1kW - 499kW: \$5,000 500 kW and Above: \$5,000 plus \$1,000 per every MW over 2MW, not to exceed \$250,000</p>
<p align="center">Tier 2: Battery Energy Storage Systems (BESS)</p>	<p align="center">601kW - 2MW: \$5,000 2MW and Above: \$5,000 plus \$1,000 per every MW over 2MW, not to exceed \$250,000</p>
<p align="center">Conditional Use Permit Renewal</p>	<p align="center">\$25.00 Annually</p>
<p align="center">Variances & Special Home Occupation</p>	<p align="center">\$600</p>
<p align="center">Rezoning</p>	<p align="center">\$600</p>