



COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Sycamore St., 4th Floor

Sycamore, IL 60178

(815) 895-7188

www.dekalbcounty.org

OFFICE USE ONLY

Permit No. _____ Zoning District _____
Date of Application _____ Received By _____
Application Fee _____ Value _____

Application for Agricultural Exempt Structures

Owner/Primary Contact Information

Property Owner's Name: _____
Company Name (if any): _____
Address: _____
Email Address: _____
Phone: _____
Preferred Method of Permit Release: Pickup or Mail

This section required only if primary contact is different than the owner

Primary Contact: _____
Company Name (if any): _____
Address: _____
Email Address: _____
Phone: _____

Property Information

Parcel Number: _____ - _____ - _____ - _____ Project Address: _____

Project Information

Description of proposed project: _____

\$ _____ Approx. value of work covered by this permit **Yes / No** Will you be demolishing an existing structure?
Is this a NEW structure or ALTERATION to an existing structure? (pick one) **Yes / No** Will a new foundation be installed?
_____ *If yes, provide type: Slab, Pier, Frame, Other*
Will the excavated material be kept ON SITE or hauled OFF SITE? (pick one) **Yes / No** Will any work occur within road right-of-way?
_____ *If yes, provide road district approval letter*
Yes / No Will a driveway be installed or modified?
_____ sq. ft. Size of proposed structure
_____ sq. ft. Proposed disturbance area (where soil is graded/compacted/removed)
_____ sq. ft. Proposed impervious area for this project (areas of any gravel/pavement/rooftop/etc.)

Contractor / Sub-Contractor Information (optional)

Architect: _____ Excavator: _____
Engineer: _____ Other: _____

Statement of Authorization

(Must be signed when primary contact is not owner)

I hereby authorize _____ (Primary Contact) to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application. This person will act on my behalf as the point of contact for permit correspondence.

Owner's Signature: _____ Date: _____

Agricultural Exemption Background Information

Per the State of Illinois Counties Code (55 ILCS 5/5-12001), the county shall not “require permits with respect to land used for agricultural purposes ... when such agricultural purposes constitute the **principal activity** on the land,” with the exception of parcels of land “consisting of less than five acres from which \$1,000 or less of agricultural products were sold in any calendar year” and the establishment of building setback lines and minimum lot size for residences. (Note: state statute does not exempt agricultural activities from the DeKalb County Stormwater Management Ordinance, nor the DeKalb County Public Health Ordinances (Health & Sanitation, Utilities), nor the State Plumbing Code.) The DeKalb County Zoning Ordinance defines agriculture as “land, or land and structures, which is primarily used and intended for agricultural purposes”. Any residential construction shall be in compliance with (815 ILCS 670) Illinois Residential Building Code Act. Any construction involving conditioned space (heated or air conditioned), shall comply with (20 ILCS 3125) Illinois Energy Conservation Code. Any residential additions or renovation (to buildings built prior to 1978) by anyone other than the homeowner shall be completed by EPA-certified (Lead-based paint RRP Program) contractors only.

Agricultural Exemption Form – Purpose and Instructions

Consistent with the Illinois Counties Code, in order to construct or alter an agricultural exempt structure, a construction placard must be first issued by the Community Development Department. This authorization requires, at a minimum, a review of the proposed construction against the Stormwater Management Ordinance, the setback requirements of the DeKalb County Zoning Ordinance, and applicability of state and county definitions regarding agricultural purposes and agricultural structures. This form will be used to establish the latter requirement. The property owner must fill out the form in its entirety and attest to its completeness and accuracy. Failure to do so may result in denial of the required construction placard. The form will be reviewed by the Director or their designee to determine if the proposed construction qualifies as an agricultural exempt structure. Additional information may be requested to make this determination, including tax forms showing agricultural income.

What is the Principal Activity on the Parcel? (check one)

- The parcel is vacant (no agricultural activities currently on site)
- Residence
- Growing of farm crops or truck garden crops
- Animal or poultry husbandry, dairying, horse farm, pasturage
- Growing of specialty crops: apiculture, aquaculture, floriculture horticulture, viticulture, nursery, tree farm, sod farm, greenhouse
- The growing, developing, or processing of farm seed

What is the intended or designed use of the proposed structure/alteration? (check all that apply)

- Residence (i.e., contains living, bathroom, and kitchen facilities)**
- Office**
- Garage/shed/outbuilding for the keeping of non-farm equipment or animals (e.g., cars, boats, lawnmowers, tool shed/workshop, dog kennel, warehouse, commercial vehicles or equipment, wood grinders/chippers/mulchers)**
If any of the above three uses are checked, explain the agricultural purpose of the structure: _____

- Growing of agricultural products (i.e., greenhouse)**
- Storage or processing of farm products (excludes commercial grain elevators and most food processing)**
 - Dairying
 - Farm seed (production, processing, conditioning)
 - Grain silo/silage
 - Other _____
- Shelter for farm animals (Check all that apply)**
 - Horses/donkeys/mules
 - Cattle/dairy cows/bison
 - Swine
 - Poultry/fowl
 - Sheep/Goats
 - Llamas/alpacas
 - Other _____
- Storage of farm equipment or vehicles used for agricultural purposes (check all that apply)**
 - Tractors/combines
 - Backhoes/skid steers/forklifts
 - Grain Trucks
 - Farm Implements (e.g., tree spades, bailers, plows, tillers)
 - Trailers, wagons
 - Fertilizers
 - Seed
 - Other _____
- Other. Please describe:** _____

DeKalb County Community Development Agricultural Exempt Structure Construction Form - Affidavit

I, _____, owner of the parcel identified by DeKalb County PIN# _____ do hereby declare that I have filled out the Application for Agricultural Exempt Structures and I affirm that it is true and correct to the best of my knowledge. I acknowledge that the information that I have provided forms the basis for the issuance of the Agricultural Exempt Construction Card (and Site Development Permit, if necessary) and have included all work to be authorized thereunder. If approved, I agree to construct said development in compliance with the plans per the specifications so outlined in the approval.

I further attest that:

1. The structure/alteration that is the subject of this form will be used solely for agricultural purposes consistent with the information I have provided and as defined by the DeKalb County Zoning Ordinance and Illinois Compiled Statues.
2. I understand that I will be required to obtain a building permit if, at any time, the structure/alteration is not used solely for agricultural purposes, and that said permit will require submission of a) a building application, b) building plans, c) inspections, and d) a permit fee; and, that additional penalty fees may be assessed for said permit, if the non-agricultural use of the building is commenced prior to obtaining the required building permit.
3. I understand that the structure/alteration must comply with a) minimum setbacks, and b) lot size requirements of the DeKalb County Zoning Ordinance, and is further regulated by c) the DeKalb County Stormwater Management Ordinance, d) DeKalb County Public Health Ordinances (Health & Sanitation, Utilities), and e) the State Plumbing Code.
4. I understand the completion of this form does not guarantee that the structure/alteration meets the requirements for an agricultural exempt structure as defined by the DeKalb County Zoning Ordinance and Illinois Compiled Statues. And, that it is the DeKalb County Community Development Department who shall make this determination upon review of this form and any additional relevant information that may be supplied by myself or obtained from other sources.

Having attested to the above, I hereby assert that the proposed construction is for an agricultural exempt structure/alteration, and I request a waiver of building plan review and inspection fees. In doing so, I recognize that, if it is affirmed by the DeKalb County Community Development Department to be primarily used for agricultural purposes, no building review will be conducted, no building fees will be charged, and there will be no issuance of a Certificate of Occupancy or a Certificate of Completion, regardless, if such certificates are required by my lender or insurer. I understand that other fees and regulations may apply, including a site development permit fee. I/WE further certify and swear that all items (including all equipment, vehicles, machinery, and materials) stored within any such structures shall be used exclusively in conjunction with the agricultural operation on the subject property and for no other purpose. Finally, I consent to inspections of the structure by the DeKalb County Community Development Director, or his/her assign, upon completion of construction for the purpose documenting that it complies with the DeKalb County Zoning Ordinance, Illinois Compiled Statues, and the information provided on this form.

Owner's signature: _____ Date: _____

Owner's printed name: _____

Notary Public: _____

Signed and sworn to before me this _____ day of _____ 20_____.

SITE PLAN

FOR ACCESSORY STRUCTURES (decks, sheds, fences, etc.) OR RESIDENTIAL ALTERATIONS OR ADDITIONS ONLY, THE FOLLOWING INFORMATION MUST BE INCLUDED ON THE SITE PLAN BELOW (OR ON AN OFFICIAL PLAT OF SURVEY):

- | | |
|---|---|
| <ol style="list-style-type: none">1. Lot size and dimensions.2. Name and location of all roads abutting property.3. All Structures on the property (existing and proposed).4. Front, side, and rear yard setbacks (Distance between the lot line and existing and proposed structures).5. Distance in feet between all structures on the lot. | <ol style="list-style-type: none">6. Drive aisles and parking areas (existing and proposed).7. Existing/proposed easements.8. Existing/proposed utilities, equipment and waterbodies.9. Existing/proposed well(s) and septic systems.10. Please indicate north by an arrow. |
|---|---|

STAKE OUT DATE _____