



**BUILDING IN THE  
UNINCORPORATED AREAS  
OF TAZEWELL COUNTY ?????**

**PLEASE REVIEW THE ENCLOSED INFORMATION TO  
HELP AID IN THE PROCESS OF OBTAINING ALL OF THE  
PROPER INFORMATION PRIOR TO THE ISSUANCE OF  
A BUILDING PERMIT BY THE TAZEWELL COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Tazewell County  
Community Development  
11 South Fourth Street  
4<sup>th</sup> Floor McKenzie Building  
Pekin, IL 61554  
Phone: (309) 477-2235  
Fax: (309) 477-2358  
E-Mail: kdeininger@tazewell.com**

**Kristal Deininger,  
Community Development Administrator;  
Jaclynn Workman, Field Inspector;  
Melissa Kreiter, Administrative Assistant;  
Judy Searle, Zoning Assistant**

Application for permits shall be filed with the Tazewell County Community Development Department. The following information will be required **prior** to issuance of a zoning use permit. This brochure is general guide – please see the Office Staff for more specific items that may be required.

1. **LEGAL DESCRIPTION OF PROPERTY**, stating the lot, block, and the name of subdivision, P.I.N. number and mailing address, if available.

2. **GENERAL DESCRIPTION OF STRUCTURES**, or other construction (dwelling, accessory building, commercial building, etc..) and description of the uses proposed.

3. **PLANS AND SPECIFICATIONS OF PROPOSED WORK**, all dimensions with the size, shape and location of the building to be erected. **2 sets of building plans required for new homes**

4. **A SITE PLAN**, showing dimensions of the property and all of the existing and proposed structures; the Location of such structure in reference to the property line; the ingress and egress (driveway), **septic systems and distance from**, and the auto parking areas to be provided.

5. **ESTIMATED COST** of activity proposed.

6. **NAME, ADDRESS, PHONE NUMBER OF THE OWNER, APPLICANT, AND CONTRACTOR**,

7. **COPY OF SEPTIC PERMIT** from the Tazewell County Health Department approving sewage disposal facility, when applicable. NOTE; Takes approximately 2 working days - check with Health Department. (309) 477-2223

8. **COPY OF ACCESS PERMIT** from Township, State or County Road Official responsible for road jurisdiction. WHEN INSTALLING A NEW DRIVEWAY OR UTILIZING AN EXISTING DRIVEWAY.

9. **GENERAL EROSION CONTROL PERMIT**, Standard Permit (slopes less than 10%) takes approximately **2** days or less. Site Specific Permit (Slopes more than 10%) takes **5** working days from the date of submittal. NOTE: Check with Office Staff to see if you will need a Standard Permit or Site Specific Permit, prior to obtaining building permit.

10. **911 MAILING ADDRESS!!** Prior to issuance of a building permit a mailing address must first be obtained from the Community Development Department, where applicable. An application for a mailing address shall be completed and

submitted to the Community Development Dept. **Please note that once submitted to the Department there will be an approximate ten (10) day waiting period for issuance of a mailing address!!!!**

11. **The Community Development Office issues all Permits from 9 a.m. to 4:30 p.m. Monday through Friday.**

12. Failure to obtain a permit will result in doubling of the fee required.

13. Other information may be required by the Community Development Administrator to ensure compliance with the Zoning Ordinance. Please contact the Office Staff for additional information.

**GENERAL SETBACK INFORMATION:**

ROADS	HIGHWAY	MAJOR	MINOR	
R-1 & R-2	90' CL	60' CL	50' CL OR 25' ROW (whichever greater)	
RR	135' CL	100' CL	70' CL OR 25' ROW (whichever greater)	
A-1, A-2 & Cons.	150' CL	100' CL	100 CL'	
C-1, C-2, I-1, & I-2	100' CL	60' CL	50' CL	
Rear & Side Setbacks	Principal Structure		Accessory Struct.	
	Rear	Side	Rear	Side
R-1 & R-2	20'	10'	5'	5'
RR	30'	30'	15'	15'
A-1, A-2 & Cons.	50'	30'	25'	15'
C-1 & C-2	20'	10'	5'	5'
I-1 & I-2	20'	15'	10'	10'

**The Field Inspector will periodically inspect your property once a permit is issued to ensure compliance. Please contact the Community Development Staff prior to occupancy or use for a final inspection!**