

HOME OCCUPATIONS
PETITION FOR PERMIT

PETITIONER(S): _____, state(s) as follows:

1. That in accordance with Sec. 5-5 of the Granite City Zoning Ordinance #3818, the PETITIONERS/PARTIES IN INTEREST as owners of record of the hereinafter described property requests a HOME OCCUPATION PERMIT - and has filed said petition with the Zoning Administrator in accordance with said ordinance.
2. That said Home Occupation Petition be referred by the Planning & Zoning Commission after investigation, report, and recommendation to the City Council, in accordance with requirements of said Ordinance.
3. That said Commission shall hold a public hearing on said petition as required by Ordinance. The notice of time and place of hearing shall be published at petitioner's expense in a newspaper published in the City of Granite City, Illinois, not more than 30 days nor less than 15 days before such hearing. Section 9-5.2 shall be followed for filing, and notification regulations for a home occupation permit.
4. That, in accordance with said Ordinance, Petitioner(s), request the following-described property be granted a HOME OCCUPATION PERMIT:

HOME OCCUPANCY USE: _____

5. That said HOME OCCUPANCY permit be issued for the following reasons:

(if additional space is needed - attach pages to petition)

UNDER AUTHORITY OF SECTION 5-5 HOME OCCUPATIONS, SEC. 2: No home occupation shall be permitted without prior application to and hearing by the Planning and Zoning Commission, which shall determine whether or not the proposed home occupation complies with all applicable laws and ordinances. (See page 2)

Petitioner(s) _____

By _____

RECEIPT OF \$ _____ (FILING FEE) and \$ _____ (postage) is hereby acknowledged.

DATED THIS _____ DAY OF _____ 19____.

ZONING ADMINISTRATOR OR SECRETARY, PLAN COMMISSION

HOME OCCUPATION PERMIT REGULATIONS

SECTION 5-5 HOME OCCUPATIONS

Section 1. Home Occupations: A home occupation means any business, profession or occupation conducted for gain or support entirely within any dwelling or on any residential premises in a residential district. A home occupation shall be considered a permitted accessory use in any residential district, subject to the following limitations and restrictions:

- A. The use shall be conducted entirely within a dwelling or permitted accessory building and carried on only by the inhabitants living there, and not more than one other person who is unrelated to the inhabitants of the premises.
- B. The use shall be clearly incidental and secondary to the use of the dwelling and dwelling purposes, and shall not change the character of use as a dwelling.
- C. No retail sales directly to the general public shall be conducted from the premises.
- D. The total area used for the home occupation shall not exceed twenty-five percent (25%) of the gross floor area of the dwelling, or three hundred (300) square feet, whichever is less.
- E. There shall be no exterior storage on the premises of materials, equipment, or vehicles used as part of the home occupation.
- F. There shall be no offensive noise, vibrations, smoke, dust, odors, heat, glare or electrical interference noticeable at or beyond the property line.
- G. There shall be no storage or use of toxic, explosive or dangerous or hazardous materials upon the premises.
- H. An off-street parking area adequate to accommodate the needs created by the home occupation shall be provided.
- I. The use must be in conformance with all valid covenants and agreements recorded with the Registrar of Deeds for Madison County covering the land underlying the dwelling.
- J. A home occupation permit may be issued for some C-1, C-2 use allowed by the Zoning code, providing all other criteria for issuance of a home occupation permit are met. No home occupation permit shall be issued for any other use.
- K. No signs advertising the business use shall be allowed on the premises.

Section 2. PERMIT REQUIRED. No home occupation shall be permitted without prior application to and hearing by the Planning and Zoning Commission, which shall determine whether or not the proposed home occupation complies with all applicable laws and ordinances.

A. Notice to the surrounding landowners and tenants shall be provided by the City of Granite City and the applicant shall reimburse the City for all costs related to providing said notice.

B. A hearing upon the application shall be held in accordance with the rules and regulations of the Planning and Zoning Commission. No hearing shall be held, and no application shall be considered, unless and until the applicant is physically present at said hearing.

C. If, in the opinion of the Planning and Zoning Commission, the proposed home occupation complies with all applicable laws and ordinances, and will have no adverse effect on the neighborhood, such recommendation shall be made to the City Council. Upon acceptance by the City Council of the recommendation of the Planning and Zoning Commission, an annual business license or certification of registration for the proposed home occupation shall be issued by the City Clerk or his authorized representative upon payment of the application fee.

D. CONDITIONS: Permits may include such conditions or restrictions upon the construction, location and operation of a nonconforming lot, structure, and use of land or structure, including but not limited to:

- a. provisions for protection of adjacent property;
- b. the expiration of such home occupation use after a specified period of time;
- c. off-street parking and loading;
- d. any other criteria which may be deemed necessary to secure the general objectives of this Zoning Code, and to reduce injury to the value of the property in the neighborhood.

E. The home occupation permit shall be subject to review, at the discretion of the City Zoning Administrator, and may be revoked by the Planning and Zoning Commission if the intent of the permit is not being followed, or if a nuisance is created by use as a home occupation.

... CONDITIONS:

INITIAL CERTIFICATE ZONING COMPLIANCE
FOR HOME OCCUPATION

INFORMATION LIST

APPLICANT

NAME _____

ADDRESS _____

PHONE _____

OWNER/OPERATOR (if different than above)

NAME _____

ADDRESS _____

PHONE _____

PROPOSED USE

(Type of activity, manner of operation, number of occupants or employees, etc.)

Existing Use _____

LOCATION OF PROPOSED USE

Site Plan _____

Dimension Property _____

Dimension Structures _____

Topography (Existing & Finished Grade) _____

SPECIFICATIONS

Screening _____

Landscaping _____

Erosion Control _____

Parking Area _____

(location, number of proposed parking) (loading spaces and access way)

UTILITIES

(Existing & proposed) _____

Owner _____ Dated: _____

NOTICE OF HEARING

HOME OCCUPATION PERMIT IN RESIDENTIAL DISTRICT

NOTICE IS HEREBY GIVEN TO ALL PARTIES CONCERNED, that pursuant to Section 9-5 of Zoning Ord. #3818 of the City of Granite City, Illinois the City Planning & Zoning Commission will hold a public hearing at City Hall of said City at the hour of 7:00 p.m. on the _____ day of _____, 19____, at which meeting it will consider a petition to amend Ordinance #3818, (being the Zoning Ordinance of said City), as same affects the following-described real estate, to wit:
(Legal Description-Lot, Block, or Subdivision)

said proposal will change the use of said real estate immediately above described from **RESIDENTIAL R-_____** use to a **HOME OCCUPATION R-_____** with Home Occupation use as _____

Property is also know as: _____

Petitioner: _____

Glen R. Hollis
Zoning Administrator
Granite City, IL 62040

NOTE: It is the responsibility of the petitioner to have this notice published - not more than 30 days before the meeting and not less than 15 days before the date of the meeting.
PUBLICATION IS MANDATORY.

PUBLISH ON ONE OF THE FOLLOWING DATES TO COMPLY WITH THE ABOVE REQUIREMENTS FOR PUBLIC HEARING: _____

YOUR PUBLIC HEARING DATE IS: _____
AT 7:00 PM IN THE CITY HALL COUNCIL CHAMBERS.

ORDINANCE 4688

AN ORDINANCE AMENDING ORDINANCE NO. 3818
TO AUTHORIZE HOME OCCUPATIONS WITHIN RESIDENTIAL
DISTRICTS OF THE CITY OF GRANITE CITY

WHEREAS, there has been presented to the City Council of the City of Granite City, Illinois, a proposed amendment to Ordinance No. 3818, being the Zoning Ordinance of said City, which amends Article V, Sec. 5-5 to permit home occupations within residential districts of the City; and

WHEREAS, the proposed amendment to said Zoning Ordinance was referred to the City Planning Commission for a public hearing and for investigation, report and recommendation; and

WHEREAS, said City Planning Commission has reported its investigation and has recommended the adoption of an amendment to the Zoning Ordinance to permit home occupations within residential districts of the City, and no written protest has been filed against said proposed amendment of the zoning change in accordance with the provisions of Sec. 9-4 of Ordinance No. 3818; and

WHEREAS, the City Council did vote to concur with the recommendation of the City Planning Commission and to adopt an amendment to the Zoning Ordinance to establish home occupations within residential districts of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE CITY, COUNTY OF MADISON, STATE OF ILLINOIS, AS FOLLOWS:

SECTION 1. That Ordinance No. 3818 of the City of Granite City, Madison County, Illinois, is hereby amended as it relates to Sec. 5-5, Home Occupations, which section shall read as follows:

SECTION 5-5 HOME OCCUPATIONS

Section 1. HOME OCCUPATION. A home occupation means any business, profession or occupation conducted for gain or support entirely within any dwelling or on any residential premises in a residential district. A home occupation shall be considered a permitted accessory use in any residential district, subject to the following limitations and restrictions:

- A. The use shall be conducted entirely within a dwelling or permitted accessory building and carried on only by the inhabitants living there, and not more than one other person who is unrelated to the inhabitants of the premises.
- B. The use shall be clearly incidental and secondary to the use of the dwelling and dwelling purposes, and shall not change the character of use as a dwelling.
- C. No retail sales directly to the general public shall be conducted from the premises.
- D. The total area used for the home occupation shall not exceed twenty-five percent (25%) of the gross floor area of the dwelling, or three hundred (300) square feet, whichever is less.
- E. There shall be no exterior storage on the premises of materials, equipment, or vehicles used as part of the home occupation.
- F. There shall be no offensive noise, vibrations, smoke, dust, odors, heat, glare or electrical interference noticeable at or beyond the property line.
- G. There shall be no storage or use of toxic, explosive or other dangerous or hazardous materials upon the premises.
- H. An off-street parking area adequate to accommodate the needs created by the home occupation shall be provided.
- I. The use must be in conformance with all valid covenants and agreements recorded with the Registrar of Deeds for Madison County, covering the land underlying the dwelling.

- J. A home occupation permit may be issued for ^{SOME} ~~any~~ C-1, C-2 use allowed by the Zoning Code, Illinois, providing all other criteria for issuance of a home occupation permit are met. No home occupation permit shall be issued for any other use.
- K. No signs advertising the business use shall be allowed on the premises.

Section 2. PERMIT REQUIRED. No home occupation shall be permitted without prior application to and hearing by the Planning and Zoning Commission, which shall determine whether or not the proposed home occupation complies with all applicable laws and ordinances.

- A. Notice to the surrounding landowners and tenants shall be provided by the City of Granite City and the applicant shall reimburse the City for all costs related to providing said notice.
- B. A hearing upon the application shall be held in accordance with the rules and regulations of the Planning and Zoning Commission. No hearing shall be held, and no application shall be considered, unless and until the applicant is physically present at said hearing.
- C. If, in the opinion of the Planning and Zoning Commission, the proposed home occupation complies with all applicable laws and ordinances, and will have no adverse effect on the neighborhood, such recommendation shall be made to the City Council. Upon acceptance by the City Council of the recommendation of the Planning and Zoning Commission, an annual business license or certification of registration for the proposed home occupation shall be issued by the City Clerk or his authorized representative upon payment of the applicable fee.
- D. CONDITIONS: Permits may include such conditions or restrictions upon the construction, location and operation of a nonconforming lot, structure, and use of land or structure, including but not limited to:
- a. provisions for the protection of adjacent property;
 - b. the expiration of such home occupation use after a specified period of time;
 - c. off-street parking and loading;

d. any other criteria which may be deemed necessary to secure the general objectives of this Zoning Code, and to reduce injury to the value of the property in the neighborhood.

E. The home occupation permit shall be subject to review, at the discretion of the City Zoning Administrator, and may be revoked by the Planning and Zoning Commission if the intent of the permit is not being followed, or if a nuisance is created by use as a home occupation.

Section 3. REGISTRATION WITHIN 90 DAYS. Any home occupation within a residential district which exists on the effective date of this ordinance shall be registered by the owner with the Zoning Administrator within 90 days of the enactment of this ordinance on a form to be provided by the Zoning Administrator in order to continue operation of the home occupation. Any owner who fails to register a home occupation within 90 days of the enactment of this ordinance shall be required to file an application to the Planning Commission as set forth herein.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED by the City Council of the City of Granite City, Illinois, this 1st day of December, 1992.

APPROVED by the Mayor of the City of Granite City, Illinois, this 3 day of December, 1992.

U. Dew Cross
MAYOR

ATTEST:

Robert W. Stevens
CITY CLERK