

Contractor's Model Homes Submittal Requirements, Conditions and Restrictions

Submittal Requirements

- Temporary use permits for one or more contractor's model homes may be issued for any subdivision that has received Final Plat Approval.
- Temporary use permits for one or more model homes may be issued prior to Final Plat Approval, subject to the following standards:
 - Final Engineering Plans must be approved by all applicable County Reviewing Agencies and a Site Development Permit must be issued prior to building permit approval.
 - Model homes shall comply with minimum setback standards of the underlying zoning district. Setbacks from existing property lines and proposed lot lines shall be shown on the required site plan.
 - The maximum number of contractor's model homes that may be established prior to Final Plat Approval shall not exceed 20 percent of the total number of dwelling units proposed in the development, or 5 dwelling units, whichever is less.

Temporary Occupancy Permits for the model homes shall not be issued until:

- Final Plat Approval is obtained; and
- Roads, sewers, storm water management and other required public improvements are substantially completed in that area of the development where the model homes have been constructed.
- A site plan or map, drawn to scale, shall be submitted showing the location of structures, improvements, parking areas and other features that exist or are proposed on the site; the parking layout shall also include a delineation of individual parking stalls and bays intended to accommodate the patrons.

Conditions and Restrictions

- Use shall be confined to PIN_____.
- A temporary use permit shall be valid for one year and may be renewed.

- The main road from which access is taken shall be always kept free of dust, dirt, mud and other debris.
- One temporary sign, up to 16 square feet in area, shall be permitted per road entrance or per road frontage for temporary uses and special events for which a temporary use permit has been issued. Such signs shall be allowed for the duration of the temporary use permit or such other time as expressly established at the time of approval of the temporary use permit. All temporary signs shall be removed immediately upon cessation of the temporary use.
- The Planning, Building and Development Director shall have the authority to suspend, revoke or modify a temporary use permit immediately upon determination that the conditions and requirements set forth in the permit have been violated. Written notice of the Planning, Building and Development Director's determination to suspend, revoke or modify the permit shall be promptly provided by the applicant. A determination shall be final and conclusive unless the applicant takes an appeal to the Planning, Building and Zoning Committee, by filing a notice of appeal with the Chairman of the Committee within 10 calendar days after receipt of notice of the Planning, Building and Development Director's determination.
- The Planning, Building and Development Director shall have the authority to deny Temporary Use Permits to any person who owns, applied for or otherwise caused an uncorrected violation of a provision of Chapter 151 of the Lake County, Illinois Code of Ordinances (the Lake County Code) or who has demonstrated a willful history of violations, including any condition attached to the permit or approval previously granted by the county. This provision shall apply regardless of whether the property for which the permit or other approval is sought is the property in violation.
- The Planning, Building and Development Director shall have the authority to deny Temporary Use Permits on any land or structure or improvements thereon upon which there is an uncorrected violation of a provision of the Lake County Code, including any condition attached to a permit or approval previously granted by the County. This enforcement provision shall apply regardless of whether the current owner or applicant is responsible for the violation in question.

I, the undersigned, have read and agree to abide by the above stated requirements, conditions, and restrictions for use of the subject property for which this Temporary Use Permit is being granted.

Applicant's Signature

Date

Check List for Contractor's Model Home

For Office Use Only

The following items are on file in relation to the temporary use permit being presented:

- | | <u>Yes</u> | <u>No</u> | <u>N/A</u> |
|--|--------------------------|--------------------------|--------------------------|
| 1. A site plan, <u>drawn to scale</u> , showing any proposed structures and parking areas* (* Delineate individual parking stalls and bays to accommodate site users): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the subdivision have final plat approval? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Health Department approval regarding arrangement for temporary sanitary facilities: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Approval from Highway Authority: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Proposed signage (number _____) (sq. ft. _____): | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Name: Project Manager

Date