

Zoning Application Rural Home Occupations

Commentary: This document has been created by the Lake County Planning, Building and Development Department as a tool to guide the applicant(s) through the application procedures for rural home occupations. Within 30 days of receipt of a complete written application for a rural home occupation and the required fee¹, staff will:

- Review and evaluate the application taking into account the standards found in Chapter 151: Unified Development Ordinance of the Lake County Code (UDO). (<http://lakecountyil.gov/2051/Unified-Development-Ordinance>)
- Render an approval, an approval with conditions, or a denial of the application. In the event of a denial of the application, staff will inform the applicant of reason(s) for the denial.

Required Information:

1. Property Ownership Information

Name: _____

Address: _____

Telephone # () _____

2. Applicant Information

Name: _____

Address: _____

Telephone # () _____

Contact person: _____

¹ Please refer to the current "Land Development Fee Schedule", accessible online at <http://lakecountyil.gov/DocumentCenter/Home/View/2693> for the current fee charged for this service. Please make checks payable to "Lake County Treasurer".

3. Property Information

Property Index Number(s): _____ Township: _____

Zoning: _____

Existing Land Use: _____

4. Site Plan

Site Plan must show:

- Portion of the residence and/or accessory structure that will be used for the rural home occupation
- Amount of square footage devoted to the rural home occupation
- Any occupation-related storage areas
- Floor plan showing the location of the equipment used
- Any other items used or stored in conjunction with the rural home occupation

5. Detailed Narrative of the Proposed Rural Home Occupation:

(Please submit all relevant documents)

6. List of Employees, their Relationship to the Operator, and their Home Addresses:

7. List all equipment to be used in the Rural Home Occupation (attach a separate sheet if necessary)

Item Used	Number of hours per day	Frequency (daily, weekly, etc.)
a.		
b.		
c.		
d.		
e.		
f.		
g.		
h.		

8. Additional Comments:

Owner's Signature

Date

FOR OFFICE USE ONLY:

Date of Submission _____ Name of Reviewer _____

Comments: _____

This Application meets _____ fails to meet _____ the standards for a Rural Home Occupation.

AFFIDAVIT

I/WE _____
of _____ Township in the Lake County, being first duly sworn on
oath, state as follows:

I/WE are the owner/owners of the following real estate for the past _____ years.

(Describe property)

In consideration of a Zoning Approval being issued by the Lake County Planning,
Building and Development Department for the following Rural Home Occupation:

I/WE have read and fully understand standards contained in the "Rural Home
Occupations" section of the UDO (151.113(G)) regarding Rural Home Occupations.

- (1) I/WE hereby certify and swear that the rural home occupation shall not consist of any of the following uses: outdoor storage, repair of large equipment, vehicle repair not incidental to the maintenance or repair of vehicles associated with the home occupation, dispatch centers, or kennels, and no barber shops, beauty shops, and nail salons will be established if the property is not served a by community sewer system.
- (2) I/WE hereby certify and swear that the rural home occupation shall occupy less than 50 percent of the floor area of the principal dwelling unit or no more than 1,000 square feet of a single accessory structure which meets setbacks for a principal structure in the underlying zoning district, that the rural home occupation will remain subordinate to the allowed principal dwelling unit; and that the residential viability of the property shall be maintained. Incidental office work occurring in the principal structure in conjunction with the primary use of an accessory structure for the rural home occupation shall not apply towards the allowable gross floor area.
- (3) I/WE hereby certify and swear that a maximum of three (3) nonresident employees shall be employed in conjunction with a rural home occupation. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as part of the rural home occupation.

- (4) I/WE hereby certify and swear that the operator of the rural home occupation shall be a full-time resident of the dwelling unit.
- (5) I/WE hereby certify and swear that no signs shall be displayed or posted.
- (6) I/WE hereby certify and swear that all activities and storage areas associated with the rural home occupation will be conducted and located inside the principal dwelling unit, or no more than 1,000 square feet of a single accessory structure meeting the principal structure setbacks in the underlying zoning district.
- (7) I/WE hereby certify and swear that there will be no visible evidence of the conduct of a rural home occupation when viewed from the street right-of-way or from an adjacent lot. No outdoor storage of materials or goods shall be permitted.
- (8) I/WE hereby certify and swear that customers shall visit the site only during the hours of 8 a.m. to 8 p.m., and no more than 6 clients or customers will visit the site in any single day.
- (9) I/We hereby certify and swear that the rural home occupation or equipment used in conjunction with the rural home occupation shall not cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the rural home occupation is conducted and that no hazardous substances shall be used or stored in conjunction with the rural home occupation.
- (10) I/We hereby certify and swear that any outside storage of commercial vehicles must meet all standards Lake County Code, specifically:
 - No more than one (1) vehicle, customarily used for commercial purposes, not to exceed eight feet (8) in width and 22 feet in length, will be parked outdoors if the property is located in a Residential Zoning Districts, or;
 - No more than two (2) commercial vehicles, not to exceed eight feet in width and 22 feet in length, will be parked outdoors if the property is located in the Agricultural (AG) zone if the property is 200,000 square feet or larger in area, and;
 - In no case shall semi-trailers, semi-trailer cabs, tow trucks, dump trucks, aerial ladders, bucket trucks, flat bed trucks, box trucks, and/or any commercial vehicle with a diesel engine be parked on the property.
- (11) I/We understand that there shall be no limit on the number of rural home occupations, provided that the home occupations in cumulative total comply with the standards of Section 151.113(G) of the UDO.

I/WE further understand that the Lake County Planning, Building and Development Department may conduct site visits to ensure that none of the above standards have been violated. In the event any such standard has been violated, I/WE understand that the Department shall issue a notice of violation, and has the authority to order that the operation cease immediately.

Signed: _____

Address: _____

Dated: _____

Subscribed and Sworn to before me
This _____ day of _____, 20____

Notary Public