

NONCONFORMITY EXEMPTION
PETITION FOR A SPECIAL EXEMPTION PERMIT

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

1. That in accordance with Section 7-8 through 7-10 of Ordinance #3818 of the City of Granite City, Illinois the Petitioners/Parties in Interest as owners of record of the hereinafter-described property request a NONCONFORMITY SPECIAL EXEMPTION PERMIT - _____

and has filed said petition with the Zoning Administrator in accordance with said Ordinance.

2. That said NONCONFORMING SPECIAL EXEMPTION petition be referred by the Plan 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. Sec. 7-8.1, 7-8.2.

4. That, in accordance with said Ordinance, Petitioner(s), request the following described property be granted a SPECIAL EXEMPTION PERMIT:

for use as _____
rather than its present use _____

5. That said SPECIAL EXEMPTION PERMIT be issued for the following reason(s): _____

(if additional space is needed - attach 8 1/2 x 11 sheets to petition)

UNDER AUTHORITY of Section 7-8.5 REQUIREMENT FOR AUTHORIZATION, no SPECIAL EXEMPTION PERMIT shall be granted unless the exemption:

1. Is so designed, located and proposed to be operated that the public health, safety and welfare will be protected;
2. will not cause substantial injury to the value of other property in the neighborhood in which it is to be located; and,
3. will not substantially alter the essential character of the district in which it is to be located; and,
4. should be able or necessary to extract reasonable value from the use of the property.

NONCONFORMITY SPECIAL EXEMPTION PERMITS may include such conditions or restrictions as may be deemed reasonably required to meet the objectives and/or criteria described as set forth below:

- a) Provisions for the protection of adjacent property,
- b) The expiration of such exemption after a specified period of time,
- c) Off-street parking and loading, and
- d) Any other criteria as may be deemed necessary to secure the general objectives of the Ordinance, and reduce injury to the value of the property in the neighborhood.

(SITE PLAN REQUIREMENTS IN ACCORDANCE WITH SECTION 7-9 SHALL BE ATTACHED TO THE PETITION IF REQUIRED BY THE ZONING ADMINISTRATOR)

BY _____
PETITIONER _____

Receipt of \$ _____ for filing fee and \$ _____ for postage is hereby acknowledged.

Dated this _____ day of _____, 19 _____.

ZONING ADMINISTRATOR/OR SECRETARY, PLAN COMMISSION

ZONE _____ WARD _____

**NOTICE OF PUBLIC HEARING
FOR NONCONFORMITY SPECIAL EXEMPTION PERMIT**

NOTICE IS HEREBY GIVEN TO ALL PARTIES CONCERNED that pursuant to Section 9-5 of Ordinance #3818 of the City of Granite City, Illinois, the City Plan Commission will hold a public hearing in Council Chambers, 2000 Edison, City Hall of said City of Granite City, Illinois at the hour of 7:00 p.m. on THURSDAY the _____ day of _____ 20____, at which meeting it will consider a petition to amend Zoning Ordinance #3818 (being the zoning ordinance of said city), as same affects the following-described real estate, to wit:
(Legal Description - lot or Block, subdivision)

Said proposal will change said real estate immediately above-described from its present use _____ to proposed use _____

PROPERTY ZONED: _____

PETITIONER: _____

ZONING ADMINISTRATOR
CITY OF GRANITE CITY, IL

NOTE FOR PETITIONER: IT IS THE RESPONSIBILITY of the petitioner to have this notice published -- no more than 30 days before the meeting and no less than 15 days before the date of the meeting. PUBLICATION IS MANDATORY.

PUBLISH ON ONE (1) OF THE FOLLOWING DATES TO COMPLY WITH THE ABOVE REQUIREMENTS _____

YOUR MEETING DATE IS: _____

(Press Record Journals contact Angie in legals) – phone # (618) 344-0264 FAX # (618) 344-3611

SITE PLAN APPROVAL

As per Article 10, Section 10/4: All proposals for a SPECIAL USE as C-1 & C-2 shall require Site Plan Approval. List the following information as well as such additional information the Plan commission may prescribe:

1. Petitioners, parties in interest, and owner(s)/operator(s), if any:
NAME(S): _____

Address: _____

Phone: _____

Owner/operator: _____

Address: _____

Phone: _____

Note: See attached sections 10-4.1 through 10-4.8 of the City's Zoning Ordinance #3818 for detailed data requirements that need to be included in the Site Plan Approval process.

2. Attach title evidence _____

3. Drawings (preliminary plan may be in sketch form drawn to scale), site location diagram

4. Title Block and reference information _____

5. Site Dimensions, site surroundings, easements, zoning boundaries, and site topography. _____

6. Building location and driveways _____

7. Parking layout and driveways _____

8. Landscaping plan and lighting _____

9. Utilities _____

10. Storm water management and erosion control _____

11. Development data as per Section 10/4 "Site Plan Approval". See all the above notation *Note

12. Period of Validity, Section 10-5

Attach all site plan data, development data and any additional information required by Plan Commission to Petition on 8 1/2 X 11 sheets.

INITIAL CERTIFICATE OF ZONING COMPLIANCE AND USE

For property at _____

APPLICANT: _____

Address _____

OWNER/OPERATOR: _____

(IF DIFFERENT) _____

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 _____

Erosion control _____

Parking area _____

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

UTILITIES: (existing & proposed) _____

PROPOSED STRUCTURES _____

(Height, setback, number, floor plans if needed - attach 8 1/2 x 11 sheets to petition)

OWNER _____ DATE _____

FOR PLAN COMMISSION/ZONE ADMINISTRATOR:

Special Use Permits for C-1 and C-2 use shall be granted **ONLY UPON COMPLIANCE WITH CRITERIA OF ARTICLE 10 SECTION 10-3: "REQUIREMENTS FOR AUTHORIZATION"**

SPECIAL USE PERMITS may include such conditions or restrictions upon the construction, location and operation as may be deemed necessary by the Zoning Administrator and/or the Plan Commission, including, but not limited to:

- a) Provisions for the protection of adjacent property
 - b) The expiration of such special use after a specified period of time,
 - c) Off-street parking and loading, and
- any other criteria as may be deemed necessary to secure the general objective of this Zoning Ordinance, and to reduce injury to the value of property in the neighborhood.

CONDITIONS: _____

DATE: _____

SIGNED _____

ZONE ADMINISTRATOR/PLAN COMMISSION CHAIR