

173-37: AUTOMOTIVE SERVICE STATION. The following regulations apply to Automotive Service Stations:

(A) All gasoline pumps, service facilities or restrictive materials shall be located at least twenty-five (25) feet from any street right-of-way line, side lot line, or rear lot line.

(B) All trash receptacles, except minor receptacles adjacent to the gasoline pumps, shall be screened from view.

173-38: HOME OCCUPATIONS. A home occupation means any business, profession, or occupation (excluding retail sales) for gain or support entirely within a residential building or on residential premises. Within this Municipality every home occupation shall be considered a special use. No home occupation shall be established except in conformity with the following regulations:

(A) **Unrelated Employees.** A home occupation shall employ no more than one (1) individual who does not reside on the premises.

(B) **Floor Space.** The total area used for a 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.

(C) **Day Care Homes.** Must be licensed by the Illinois Department of Children and Family Services. Must be located in family homes which may receive three (3) up to six (6) children for less than twenty-four (24) hours per day. The number counted does include the family's natural or adopted children and all other persons under the age of twelve (12) residing in the home. The term does not include family homes which receive children from a single household. Any room that the children are allowed to enter must have at least two (2) exits available in case of an emergency. All other requirements stated in Section 173-38 must be followed.

(D) **Dwelling Alterations.** In any residential district a principal residential building shall not be altered—to accommodate a home occupation—in such a way as to materially change the residential character of the building.

(E) **Outside Storage.** Outdoor (unenclosed) storage or display of equipment or materials used in connection with a home occupation is prohibited.

(F) **Nuisances.** A home occupation shall not generate any offensive noise, vibration, smoke, dust, odors, heat, glare or electrical interference noticeable at or beyond the lot lines.

(G) **Signs.** A sign may be displayed by the home occupation. The sign shall not exceed four (4) square feet in size and shall not be illuminated or detract from the general character of the neighborhood.

(H) **Violation—Revocation.** If any of the regulations listed above are violated, the City Council has the authority to revoke the home occupation permit.

173-38.1: MAIN AND MARKET STREET BUSINESSES. Any property that directly abuts Main Street or Market Street in the City, is in the R-2 (one-family dwelling) or R-4 (multiple-family dwelling) Zoning Districts, and the owner wishes to use the property for commercial purposes, then the owner may file a request for a special use permit under the rules and regulations in this section and Section 173-108.

(A) The use proposed to be allowed by special use permit must only be allowable as a principal non-residential use in a B-1 (central business) or B-2 (business) Zoning District by right or special use permit and comply with all other rules and regulations of this section.

(B) In addition to the factors to be considered in Section 173-108(D), the Planning Commission shall also consider the following additional factors:

- (1) Existing uses of property in the vicinity of the property in question;
- (2) The district classification of property in the vicinity of the property in question;
- (3) The suitability of the property in question for the use proposed; and
- (4) The trend of development in the vicinity of property in question, including changes, if any, which may have taken place since that property was placed in its present district classification and whether the proposed use would be substantially similar to existing uses.

(C) No structure on the premises, or any part of the premises, shall be altered or added to accommodate a special use permit hereunder in any way, inside or outside, as to materially change the residential character of any structure or the premises generally, unless approved by the Planning Commission at the time of the special use permit approval or as an amendment to the special use permit at a later time.

(D) No special use holder shall be allowed to conduct any business or store, display, operate, sell, give, or trade any items outside of the structures occupying the premises, including on any porch, deck, patio, or other similar structure, except for allowed signage.

(E) A special use holder shall only have one business sign on the premises, which may be double sided, not to exceed twenty (20) square feet on one side, including anything attached to the sign. Further, the sign may be illuminated by up to two (2) white light bulbs only, not exceeding 15 watts per bulb, which does not blink, flash, flutter, or change in brightness or intensity. Any illumination must be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance or traffic hazard.

(F) A special use permit holder shall not generate any offensive noise, vibration, smoke, dust, odors, heat, glare, lighting, or electrical interference noticeable at or beyond the lot lines.

(G) If the City Council finds that any of the regulations listed above are violated, then the City Council has the authority to revoke the special use permit upon the vote of a majority of alderpersons holding office at the time.

173-38.2: SHORT TERM RENTALS. It is the intent and purpose of this section to establish regulations regarding short term rentals in order to safeguard the peace, safety, and general welfare of neighborhoods within the City. This section intends to minimize negative secondary affects related to short term rentals including excessive noise, disorderly conduct, and illegal or excessive parking. Such short term rentals shall comply with all applicable requirements of the City and State building, fire, safety, and occupancy codes and limits as well as regulations provided in this section and all other city codes.