

Petition For Special Use Permit

Lebanon Plan Commission
City Hall
Lebanon, Illinois

Special Permit No. 23-12
Date: Nov 13, 2023

(Do not write in this space - For office use only)

Date of hearing 12/7/23
Date hearing held _____
Notice Published 11/22/23
Newspaper O'FALLON WEEKLY

Perm. Parcel No. 04-240-201-012
Fee paid to City Clerk
\$ 110 Date: _____

Recommendation of Plan Commission

- Denied
 Approved
 Approved with modification

Date: _____, 20____

Action by City Council:

- Denied
 Approved
 Approved with modification

Ordinance No. _____

Date: _____

Instructions to Applicants: Forms are to be typed when possible. All information required by this application must be completed and submitted herewith. Applicants are encouraged to visit the office of the City Administrator for any assistance needed in completing this form.

1. Name of owner(s) and other interested parties or stockholders: (See Article VII Sec. (c)(1). Attach additional sheets if necessary.)

GEORGE FERD

Address: #2 HARMON DR

Phone: 618-
(area code)

2. Applicant's name: SAME

Address: SAME

3. Property interest of applicant: OWNER

(Contract Purchaser, etc.)

4. With respect to these premises a previous appeal or petition for variance was made:
 No Yes If yes, list all previous appeals and/or petitions and dates: _____

BICYCLE REPAIR SHOP

5. Address of property: #2 HARMON DR

6. Present use of property: RESIDENCE AND BICYCLE REPAIR

7. Present zoning district of property: SR-2

8. Check one of the following where applicable:

- Public service building, specify type _____
 Public utility building or structures, specify type _____
 Planned single-family residential development
 Planned multiple-family residential development
 Planned mobile home park development
 Planned business center development
 Other planned development; specify: _____

- () Use variance; specify type of use proposed: PEDICAB BUSINESS
9. All applicants for use variance or special permit shall file a site plan in accordance with Article V, Sec. 5.04 of City of Lebanon Zoning Ordinance. The following additional information shall be provided:
Number of dwelling units, if any 1 Number of structures 2
Number of dwelling units per structure, if any ---
Acreage devoted to each type of use ---
Number of off-street parking spaces 2. Provide other such pertinent information as may reasonably be required to fully describe the proposed development. (Attachments may be used).
10. A special use variance is requested in conformity with the powers vested in the City Council to permit the development on the property described above, and in conformity with the plans, statements, and other documents submitted with this application.

I certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate.

I consent to the entry in or upon the premises described in this application by any authorized official of the City of Lebanon for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Date: 11/13, 2023
Date: ---, 20---

Applicant: GEORGE FERD
Owner(s): ---

SEE ATTACHMENT

Cycling by George



2 Harmon Dr
Lebanon, IL 62254
Phone: 618-685-0134
Email: george@cyclingbygeorge.com
Website: cyclingbygeorge.com

November 3, 2023

Lebanon Planning Commission
312 West St Louis St.
Lebanon IL 62254

Please accept this as my application for a special use permit to operate a home occupation at 2 Harmon Dr in Lebanon.

Thank You,

George J. Fero, Ed.D.

Special Use Permit Application under DIVISION 3. - SR-1, SR-2 AND SR-3 SINGLE-FAMILY RESIDENTIAL DISTRICTS Sec. 36-125. - Special uses (7) Home occupations

(1) The name and address of the applicant – George Fero, dba Cycling by George, LLC, 2 Harmon Dr. Lebanon, IL 62254

(2) The name and address of the owner or operator of the proposed structure or use, if different from subsection – same

(3) The nature of the proposed use, including type of activity, manner of operation, number of occupants or employees, and similar matters –

Two cycling related business activities will operate jointly at the property as a home occupation.

- a. **Bicycle Repair/Service** – this service will repair, rebuild, assemble and service bicycles (including tricycles, e-bikes, e-trikes and recumbent bikes/trikes). The workshop is currently located in the attached garage to the existing dwelling. It is possible the shop will be moved to an existing 20ft x 20ft outbuilding behind the house currently housing a woodworking shop when business volume warrants the move. Services are by appointment only, normally with no more than one customer at any time for drop-off/pick-up. While it is not planned nor likely it ever will be needed, there is off-street parking available for approximately 10 vehicles in the two existing driveways on the property. Parts and supplies deliveries will be by existing delivery services already in the area on their regular routes (UPS, FedEx, Amazon or USPS).
- b. **Pedicab Service** – this seasonal service will provide for pedicab tours to promote the historic nature of the city of Lebanon, and limited point-to-point transportation as requested in areas of the city generally west of Madison St. The pedicab will be kept in the back yard when not in use until such time that a permanent auxiliary garage type structure can be built at the rear of the

adjacent side lot (south half of 3 Harmon Dr. also owned by the applicant). No customers will travel to the property for the pedicab business. Tour rides are by appointment only and pickup will be at a public location in the Historic District. Appointments will be made through an existing web site or by phone.

This is an owner operated business in a residence with two occupants and no employees at this time. If employees are added, they will involve no more than one employee operating a pedicab. Employees, if any, will be required to be at least age 18 with a valid driver's license and to submit to a background check to show evidence of no traffic violations and/or arrests and convictions including arrests for drug and alcohol offenses.

(4) The location of the proposed use or structure and its relationship to existing uses or structures on adjacent lots –

The business will be using the existing dwelling and auxiliary building at 2 Harmon Dr. Lebanon, IL. If a structure to house the pedicab is added it will be on the north side of the house at the rear of the property, appropriate permits and permissions will be sought.

(5) The area and dimensions of the site for the proposed structure or use –

The bicycle repair operation will use half of the existing attached two-car garage at 2 Harmon Dr. The pedicab business will be operated primarily as an online/phone-based office operation and will be located in an existing home office in the dwelling or by mobile communications.

(6) The existing topography of the site and proposed finished grade

No changes have been made or are planned at this time.

7) The existing and proposed screening, landscaping, and erosion control features on the site, including the parking area;

The existing driveways will be used for parking (see attached aerial view)

(8) The height and setbacks of the proposed structure

Not applicable, existing structure

(9) The number and size of proposed dwelling units, if any

None

(10) The number and location of proposed parking/loading spaces and access ways

None

(11) The identification and location of all existing or proposed utilities, whether public or private

None

(12) Any other pertinent information that the building and zoning official may require.

None