**ORDINANCE NO. \_\_\_\_\_\_\_**

**ORDINANCE AMENDING THE CITY OF LEBANON MUNICIPAL CODE TO PERMIT BILLBOARDS IN C-1 ZONING DISTRICT BY**

**SPECIAL USE PERMIT**

**WHEREAS,** the City of Lebanon, St. Clair County, Illinois (hereinafter "City"), is a non-home rule municipality duly established, existing and operating in accordance with the provisions of the Illinois Municipal Code (Section 5/1-1-1 *et seq.* of Chapter 65 of the Illinois Compiled Statutes); and

**WHEREAS,** City has determined the current City Code regarding billboards within the C-1 zoning district needs to be amended; and

**WHEREAS**, City has determined billboards should be allowed by special use permit within the C-1 zoning district of City; and

**WHEREAS**, City has determined it would be in the best interests of public health, safety, general welfare, and economic welfare to amend the City Code to permit billboards in the C-1 zoning area with a special use permit; and

**WHEREAS**, City authorizes and directs the Mayor to execute any documents necessary to amend the City Code as stated herein.

**NOW, THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the City of Lebanon, Illinois, as follows:**

*Section 1.* The foregoing recitals are incorporated herein as findings of the City Council of the City of Lebanon, Illinois.

*Section 2.* City Code shall be amended as follows:

Sec. 36-236. Use restrictions.

1. *Billboards.* In this district a special use permit is required to display any billboard except one owned by the city. No billboard shall (A) Be stacked on top of another billboard; or (B) Be located closer than twenty-five (25) feet to any side lot line; or (C) Be located closer than five hundred (500) feet from any other billboard on the same side of the roadway; or (D) Extend more than thirty (30) feet above the ground or pavement; or (E) Exceed three hundred (300) square feet in area. Digital billboards may display at full power during daylight hours and must dim the display at sunset and after midnight each day.

(b) *Preparation and manufacture of goods for retail sale.* Preparation and manufacture of goods or products for retail sale on the premises only shall be permitted, provided that such manufacture process or treatment shall be clearly incidental and essential to the retail business conducted on the premises, and further provided that not more than five persons (exclusive of the manager) shall be engaged in the manufacture, processing, or treatment of products, and that all such operations create no undue noise, odor, dust, smoke, vibration, or other similar nuisance.

(c) *Unenclosed activities.* In this district, a special use permit is required to conduct any commercial service or storage activities outside a completely enclosed building.

(d) *Refuse containers.* All refuse generated by any establishment located within this district shall be stored in tightly covered containers placed in a visually screened area.

(e) *Screening.* Along the side and rear lot lines of any lot abutting any residential district, screening (a wall, solid fence, or closely planted shrubbery) of sufficient density shall be provided to completely block any noisome and injurious conditions or operations from adjacent residential property.

(f) *Paving.* All parking lots, loading spaces and drives must be paved in accordance with article V of this chapter.

and

Sec. 36-237. Special uses.

The special uses in the C-1 district are as follows:

1. Bed and breakfast inns.
2. Billboards.

(3) Home occupations.

(4) Multifamily dwellings.

(5) PUD projects, limited to the density and permitted uses of the district.

(6) Towing or wrecker service.

(7) Unenclosed commercial activities.

(8) Short-term rental.

and

Sec. 36-517. Strictly prohibited signs.

Except as specifically noted otherwise, the following signs and street graphics are strictly prohibited throughout the city:

(1) Mobile/portable marquees displayed for more than 72 hours.

(2) Pennants, streamers, strings of lightbulbs, spinners, or similar devices, except city banners, and holiday lights erected for observed holidays.

(3) Signs attached to trees, fences, or public utility poles, other than warning signs issued by government officials or public utilities.

(4) Defunct signs, including the posts or other supports therefor, that advertise or identify an activity, business, product, or service no longer conducted on the premises where such sign is located. Said materials must be removed within 30 days of the closing of the business.

(5) Business-mounted signs, except in industrial districts or as allowed in C-2 historic district.

(6) Home occupation signs.

(7) Billboards, except those allowed by special use permit and except those owned by the city.

*Section 3*. The Mayor is directed and authorized, on behalf of the City of Lebanon, to execute any documents necessary to give effect to this Ordinance.

*Section 4.* This Ordinance shall be known as Ordinance No. \_\_\_\_\_and shall be effective upon its passage and approval in accordance with Illinois law.

Passed by the City Council of the City of Lebanon, Illinois, and deposited and filed in the Office of the City Clerk, on the \_\_\_\_day of \_\_\_\_\_\_\_\_ 2023, the vote being taken by ayes and noes, and entered upon the legislative records, as follows:

AYES:

NOES:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cheri Wright

Mayor

City of Lebanon

St. Clair County, Illinois

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Luanne Holper

City Clerk

City of Lebanon

St. Clair County, Illinois