**ORDINANCE NO.**

**ORDINANCE APPROVING REAL ESTATE REZONING FOR PARCELS #****051903337028 AND #****05300100018 (NEAR 651 SOUTH MADISON STREET), FROM “MR-1” MULTI-RESIDENTIAL TO “C-1” COMMERCIAL**

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, the City, pursuant to §36-790 of the *Code of Ordinances, City of Lebanon,* has submitted an application requesting a real estate zoning map amendment to the City of Lebanon Official Zoning Map, concerning:

1. PPN# - 051903337028
2. PPN# - 05300100018

(hereinafter “Land”) (*See* Zoning Map Amendment Rezoning Application attached hereto as **Exhibit A**; and *see* Clerk’s Statement attached hereto as **Exhibit B**); and

WHEREAS, the City’s application requests that the Land be rezoned from “MR-1” Multi-Residential to “C-1” Commercial, and that the City of Lebanon Official Zoning Map be amended to indicate that change in zoning classification; and

WHEREAS, the Planning Commission held a properly noticed public hearing on March 7, 2024, and has submitted its advisory report, attached hereto as **Exhibit C**; and

WHEREAS, the Planning Commission’s advisory report advises the City Council to approve the City’s rezoning request for the Land (*see* **Exhibit C)**; and

WHEREAS, City has determined it should approve the Land being rezoned as stated herein; and

WHEREAS, City has determined it is in the best interests of public health, safety, general welfare, and economic welfare to approve the Land being rezoned as stated herein; and

WHEREAS, the Mayor is authorized and directed to execute any documents required to rezone the Land as stated herein.

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

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

*Section 2.* Pursuant to §36-789 of the Zoning Code of the *Code of Ordinances, City of Lebanon*, the Land shall be rezoned from “MR-1” to “C-1”.

*Section 3.*  The City of Lebanon Official Zoning Map is hereby amended to indicate that change in zoning classification – from “MR-1” to “C-1” – with respect to the Land in question.

*Section 4.* This Ordinance shall be known as Ordinance No. and shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the City Council of the City of Lebanon and deposited and filed in the Office of the City Clerk, on the \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_, 2024, the vote being taken by ayes and noes entered on the legislative record 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