

ORDINANCE NO. 1434

AN ORDINANCE GRANTING  
A SPECIAL USE PERMIT TO CHRIS KIMMICK  
TO OPERATE A BED AND BREAKFAST INN  
IN THE "SR-2" SINGLE-FAMILY RESIDENTIAL DISTRICT  
AT 424 W. ST. LOUIS STREET

WHEREAS, the City Council has made the findings of fact, and the statement of its reasons for granting the Petition for Special Use Permit in question, in a separate resolution numbered as 07-2018:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, AS FOLLOWS:

*Section 1.* Chris Kimmick, 444 Kora Lane, St Jacob, IL, is hereby granted a Special Use Permit in an "SR-2" Single-Family Residential District, as defined in Division 3 (Sections 36-118 through 36-127) of Article II of Chapter 36 of the *Code of Ordinances, City of Lebanon, Illinois*, to operate a bed and breakfast inn in the residence in the "SR-2" Single-Family Residential District, at 424 W. St. Louis Street, Lebanon, Illinois, upon the conditions set forth in Section 2 below.

*Section 2.* The Special Use Permit is granted with two conditions: namely,

- (a) Chris Kimmick shall maintain at least ten parking spots on the land to accommodate guests at the bed and breakfast inn;
- (b) Chris Kimmick shall erect a small sign for the bed and breakfast inn on the land that is appropriate for the location and that is in accordance with Section 36-418 of the *Code of Ordinances, City of Lebanon, Illinois*.

*Section 3.* This ordinance shall be known as Ordinance No. 1434.

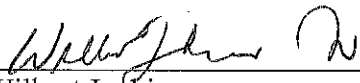
*Section 4.* This ordinance shall be in full force and effect from and after its passage and approval in accordance with law.

Passed by the City Council of the City of Lebanon, Illinois, and deposited and filed in the office of the City Clerk on the 10th day of September 2018, the roll call vote being taken by ayes and noes and entered upon the legislative record as follows:

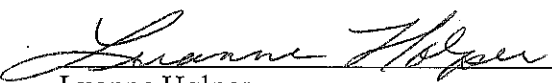
AYES: 8 Aldermen Almeter, Bartholomew, Diliberto, Gale, Gerdes, Jenkins, Mack and Wright

NOES: 0

APPROVED:

  
\_\_\_\_\_  
Wilbert Jenkins  
Mayor Pro Tem  
City of Lebanon, Illinois

ATTEST:

  
\_\_\_\_\_  
Luanne Holper  
City Clerk  
City of Lebanon, Illinois

***Exhibit A***

***Petition for a Special Use Permit at 424 W St. Louis St.***

PAID

JUL 02 2018

ck# 1929

Petition For Special Use Permit

Lebanon Plan Commission  
City Hall  
Lebanon, Illinois

Special Permit No.           -001-18  
Date: July 2, 2018

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

Date of hearing Aug 7, 2018  
Date hearing held                                   
Notice Published July 18, 2018  
Newspaper ADVERTISER

Perm. Parcel No. 05190315005  
Fee paid to City Clerk  
\$ 75.00 Date: 7/2/18

Recommendation of Plan Commission  
( ) Denied  
☒ Approved  
( ) Approved with modification  
Date: 8-7-18, 2018

Action by City Council:  
( ) Denied  
☒ Approved 8-13-18  
( ) 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.)

Jamie & Kristina Kimmick

Address: 449 Kara Ln St Jacob IL 62281

Phone: 618-972-0405

(area code)

2. Applicant's name: Kristina Kimmick  
Address: 424 West Saint Louis Lebanon, IL 62259

3. Property interest of applicant: Contract Purchaser  
(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:

5. Address of property: 424 West Saint Louis Street, Lebanon

6. Present use of property: Vacant

7. Present zoning district of property: Residential

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:

- (X) Use variance; specify type of use proposed: Specialized Bed & Breakfast
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 4 bedrooms  
Acreage devoted to each type of use \_\_\_\_\_  
Number of off-street parking spaces 10. 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: 7/2, 2018  
Date: \_\_\_\_\_, 20\_\_\_\_

Applicant: Kristina E. Kimnick  
Owner(s): \_\_\_\_\_

***Exhibit B***

***List of citizen sent the Letter Concerning 424 W St. Louis St.***

LIST OF NAMES AND ADDRESSES WHICH LETTERS WERE SENT TO CONCERNING  
A SPECIAL USE PERMIT FOR 424 W. ST. LOUIS STREET

Clark & Ardyce Main  
502 W St Louis St  
Lebanon, IL 62254

John & Sally Nagy  
439 W Main St  
Lebanon, IL 62254

Wayne Agles  
512 W St Louis St  
Lebanon, IL 62254

Dan & Ada Nickerson  
451 W Main St  
Lebanon, IL 62254

Cheryl Hepp  
PO Box 876  
O'Fallon, IL 62269

Robert & Karen Homan  
518 W St Louis St  
Lebanon, IL 62254

Harold & Mary Keenan  
416 W St Louis St  
Lebanon, IL 62254

Dick & Marilyn Boyd  
516 W St Louis St  
Lebanon, IL 62254

Marilyn Rutherford  
423 Walnut  
Lebanon, IL 62254

Barbara Jo Shaffer  
402 W St Louis St  
Lebanon, IL 62254

Shirley and David Culli  
8825 Jackson Run  
Freeburg, IL

Danny & Naomia Sewers  
409 W St Louis St  
Lebanon, IL 62254

Gary & Angela Kesinger  
412 W Main St  
Lebanon, IL 62254

1<sup>st</sup> United Methodist Church  
603 W St Louis St  
Lebanon, IL 62254

Douglas Ferguson  
425 W Main St  
Lebanon, IL 62254

Colonial Impart Fund II ILC  
520 Silicon Dr  
Southlake, Texas

Sharon Langehorst  
11 Belle Dr  
Fairview Heights, IL