

ORDINANCE NO. 2024   13  

**An Ordinance Amending Article 21 of Ordinance #66 – 12, The Revised Code of Ordinances of the City of Mt. Vernon, Illinois, As Amended**

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WHEREAS, a petition has been filed with the City Clerk of the City of Mt. Vernon, Illinois, upon the proposition of amending the Zoning Ordinance of the City of Mt. Vernon, Illinois, being Article 21 of Ordinance No. 66 – 12, the Revised Code of Ordinances of the City of Mt. Vernon, Illinois, as amended, so as to change the classification of the use of the real estate hereinafter described from Class A-G, General Agriculture District (present zoning), or such other classification as such real estate may have to Class R-2, Medium Density Residential District (requested zoning), said real estate being more particularly described as follows:

The legal description of the real estate is as follows:

**Two Sisters Subdivision Lot 3.**

**Having Parcel Index Number 07-21-454-001**

The common street address of the property is currently assigned, due to no structure existing on the property.

WHEREAS, said Petition has been referred to the Zoning and Planning Commission of said City to conduct a hearing upon said petition within the time and manner as provided by law, and to thereafter make its recommendation to the City Council of said City with respect to the requests contained in said petition, said petition being on file and of record with the City Clerk of the City of Mt. Vernon, Illinois; and,

WHEREAS, due notice was given of the time, place and subject matter of said hearing in the manner required by law, and as evidenced by the Certificate on file herein, and the Zoning and Planning Commission has held a hearing on March 11, 2024 at which hearing witnesses were heard and testimony adduced, all as provided by law; and,

WHEREAS, an Endangered Species Consultation Agency Action Report has been submitted to the Illinois Department of Conservation as evidenced by a copy of said Agency Action Report evaluated and approved by the Illinois Department of Conservation on file with the City Clerk; and,

WHEREAS, said Zoning and Planning Commission of said City has recommended to the City Council of said City that the aforesaid petition be granted and that the Ordinance be amended as requested; and,

WHEREAS, the City Council of the City of Mt. Vernon, Illinois, has determined and does hereby determine that it is in the best interests of the City of Mt. Vernon, Illinois, and the residents and taxpayers thereof that the said zoning ordinance be amended as requested and all as hereafter set forth;

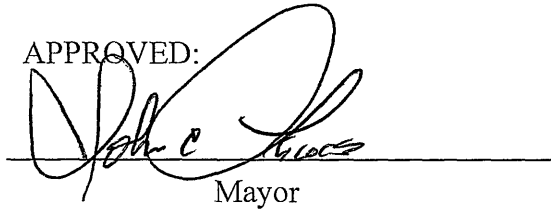
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, ILLINOIS, AS FOLLOWS:

1. That Article 21 of Ordinance No. 66 – 12, The Revised Code of Ordinances of the City of Mt. Vernon, Illinois, as amended, and the plat of said City designating the Districts therein, be amended, and the same are hereby re-classified and rezoned to Class R-3, High Density Residential District (requested zoning) as set forth in said Article 21 and that thereafter, from the effective date of this Ordinance all land and buildings and said structures to be erected thereon and the uses of said premises and real estate hereinbefore described shall be subject to the regulations as a Class R-3, High Density Residential District (requested zoning) and shall not, in any way, be limited to the requirements for a Class A-G, General Agriculture District (present zoning), or such other classification it may have had; and that the official zoning map of the City of Mt. Vernon, Illinois, be and the same is hereby ordered and directed to be changed to show this amendment of said Article 21, as herein set forth, and the City Manager, City Building Inspector, City Clerk and other City officials having responsibility therefore are hereby directed to make such change on the official zoning map of the City of Mt. Vernon, Illinois.
2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and declared null and void.
3. That this ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED by City Council of the City of Mt. Vernon, Illinois this 15<sup>th</sup> day of April, 2024.


APPROVED by the Mayor of the City of Mt. Vernon, Illinois this 15<sup>th</sup> day of April, 2024.

APPROVED:



John C. [unclear]  
Mayor

ATTEST:



Ruben Barlow  
City Clerk by Deputy City Clerk

AFFP

## Affidavit of Publication

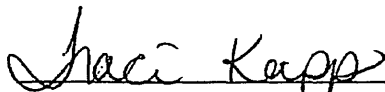
STATE OF ILLINOIS }       SS  
COUNTIES OF MARION &  
JEFFERSON }

John Perrine, being duly sworn, says:

That he is the publisher of the Centralia & Mt. Vernon Morning Sentinels, daily newspapers of general circulation, printed and published in Centralia & Mt. Vernon, Marion & Jefferson Counties, Illinois; that the publications, a copy of which is attached hereto, was published in the said newspapers on the following 02/17/2024

That said newspapers were regularly issued and circulated on those dates.

SIGNED:



\_\_\_\_\_  
Authorized Agent of Publisher

Subscribed to and sworn before me this 17th day of February, 2024.

Ad # 66929

ZONING & PLANNING

Ad text : PUBLIC NOTICE

Public Notice is hereby given that a hearing will be held before the Zoning and Planning Commission of the City of Mt. Vernon, Illinois, upon the following proposition: A proposed Amendment of Article 21 of the Revised Code of Ordinances of the City of Mt. Vernon, Illinois so as to reclassify the following described property, to-wit:

Two Sister Subdivision Lot 3

Tax ID #07-21-454-001

The address of said property is: unassigned address Mt. Vernon, Illinois so as to change the area covered by the above description from Class AG, General Ag, to Class R-2, Medium Density Res, District. Said hearing will be held at City Hall, 1100 Main Street, Mt. Vernon, Illinois, on Monday, March 11, 2024, at 7:00 p.m., at which time and place all persons interested may appear and be heard in the manner provided by law and the Zoning Ordinance of the City of Mt. Vernon, Illinois.

ZONING AND  
PLANNING  
COMMISSION  
CITY OF  
MT. VERNON,  
ILLINOIS