

ORDINANCE NO. 2024- 116

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

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, of 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 AG, General Agriculture District, or such other classification as such real estate may have to Class R-1, Low Density Residential District, said real estate being more particularly described as follows:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION OF PREMISES

Parcel Index Numbers: 07-24-177-008 & 07-24-177-004

The common street address of the property is: 17471 E. Fairfield Road, Mt. Vernon, IL 62864

WHEREAS said Petition has been referred to the Zoning Board of Appeals of said City to conduct a hearing upon said petition within the time and manner 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 Certificates on file herein, and the Zoning Board of Appeals has held a hearing on May 13, 2024, at which hearing witnesses were heard and testimony adduced, all as provided by law; and,

WHEREAS, said Zoning Board of Appeals 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 Class R-1, Low Density Residential District, 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-1, Low Density Residential District, and shall not, in any way, be limited to the requirements of A-G, General Agriculture District, 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 therefor 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 the City Council of the City of Mt. Vernon, Illinois, on this 20th day of May, 2024.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 20th day of May, 2024.

APPROVED:



Mayor

ATTEST:



City Clerk by Deputy City Clerk

Exhibit A

Legal Description

Tract 1: Beginning on the South line of Old State Route 15 at a point 125 feet West of the East line of the Southeast Quarter of the Northwest Quarter and running thence South parallel to the East line of the said Southeast Quarter of the Northwest Quarter, 360 feet, more or less, to the old fence line, thence following the old fence lines Westerly 182 feet, thence North 360 feet, more or less, to the South line of the said Highway 15, thence Easterly along the South line of said Highway, 182 feet to the point of beginning, all in Section 24, Township 2 South, Range 3 East of the Third Principal Meridian, except 1/2 of the coal, oil, gas and other minerals, situated in Jefferson County, Illinois.

Tract 2: A part of the Southeast Quarter of the Northwest Quarter of Section 24, Township 2 South, Range 3 East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said Southeast Quarter of the Northwest Quarter at the intersection of the center line of the Mt Vernon and Fairfield Road, as now located with the center line of a public road as now located in the East side of said Southeast Quarter of the Northwest Quarter, running thence South of said last mentioned center line 348 1/2 feet, thence West 125 feet, thence North to the center line of said Mt. Vernon and Fairfield Road, and thence in a Southeasterly direction along said center line of said Mt. Vernon and Fairfield Road to the place of beginning, EXCEPT therefrom the South 50 feet thereof; situated in Jefferson County, Illinois.

Permanent Index Number(s): 07-24-177-004, 07-24-177-008
Property Address: 17471 E Fairfield Road, Mt. Vernon, IL 62864