

ORDINANCE NO. 2024-29

An Ordinance Amending Title XV, Chapter 161 of  
Ordinance 2024-18 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 Title XV, Chapter 161, of Ordinance No. 2024-18, 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 A-G General Agriculture District, or such other classifications as such real estate may have to Class B-2, Secondary Business District, said real estate being more particularly described as follows:

A part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 2 East of the Third Principal Meridian, more fully described as follows, to wit: Beginning at a point on the centerline of State Bond Issue Route No. 15, South 84 degrees West 118.3 feet from the intersection of the East line of the said Southwest Quarter of the Northwest Quarter with the centerline of State Bond Issue Route No. 15 and running thence South 1 degree 30 minutes West 227 feet, thence North 88 degrees West 158.7 feet to the centerline of State Aid Route No. 19; thence North 4 degrees East along the centerline of said Route No. 10, 205.8 feet to the centerline of said Route No. 15, thence North 84 degree East along the centerline of said Route 15 a distance of 150.1 feet to the place of beginning, except that part conveyed to the State of Illinois as described in Warranty Deed dated January 31, 1991 and filed April 30, 1991 in Cabinet 4, Drawer 5, Instrument No. 3479 of the records of Jefferson County, Illinois and also except an undivided one-half interest in and to the oil, gas and other minerals in and under and that may be produced from said premises together with the right to mine and remove the same and subject to all rights and easements in favor of the owner of the mineral estate ad all parties claiming by, through, or under said estate, situated in JEFFERSON COUNTY, ILLINOIS.

Parcel Index Numbers: 06-34-153-001.

The common street address of the property is: 9221 E. IL Hwy 15, 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 August 12, 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 Title XV, Chapter 161, of Ordinance No. 2024-18, 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 reclassified and rezoned Class B-2, Secondary Business District, as set forth in said Title XV, Chapter 161, 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 B-2, Secondary Business District, and shall not, in any way, be limited to the requirements of Class 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 Title XV, Chapter 161 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.

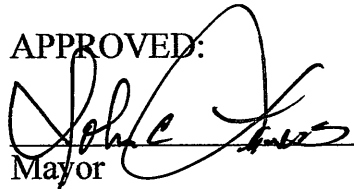
2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and declared null and void.

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 19<sup>th</sup> day of August, 2024.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 19<sup>th</sup> day of August, 2024.

APPROVED:

  
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Mayor

ATTEST:

  
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City Clerk by Deputy City Clerk