

ORDINANCE NO. 2024- 40
AN ORDINANCE GRANTING CONDITIONAL USE

WHEREAS, a Petition has been filed by Applicant, Harper Creek Solar, LLC to the Corporate Authorities of the City of Mt. Vernon, Illinois, requesting a Conditional Use so as to permit a Conditional Use of the following described real estate:

See legal description set forth on Exhibit A attached hereto.

Parcel Index Number: 07-31-451-002

The common street address of the property is:

Adjacent to 1700 Veterans Memorial Dr.
Mt. Vernon, IL 62864

The following Conditional Use is sought:

Commercial solar energy facility.

The current zoning classification is:

CLASS AG-General Agriculture District

WHEREAS, said Petition was duly referred to the members of the Zoning and Planning Commission of the City of Mt. Vernon, Illinois to conduct a hearing upon said proposed Conditional use in the manner provided by law; and

WHEREAS, proper public notice of hearing upon said Petition was given within the time and in the manner as required by law; and

WHEREAS, said Zoning and Planning Commission conducted a hearing in the manner provided by law, and said Zoning and Planning Commission has recommended approval of the proposed Conditional Use;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, ILLINOIS, that the following Conditional Use of the above described real estate is hereby granted:

Conditional Use: Commercial solar energy facility for the real estate described on Exhibit A attached hereto Except the South 250 feet thereof, with the requirement that a right of way easement shall be granted to the City of Mt. Vernon without expense or compensation within 60 days of written request by the City of Mt. Vernon over and across the South 50 feet of the real estate described on Exhibit A attached hereto (i.e. the South 50 feet of the South 250 feet excepted from the Conditional Use) and also over and across the South 50 feet of all of the real estate taxed under PIN: 07-31-361-010, with the further requirement that a Petition for Annexation for all of the real estate set forth in Schedule A attached hereto and for all of the real estate taxed under PIN: 07-31-361-010 shall be filed with the City of Mt. Vernon within 365 days of passage of this Ordinance.

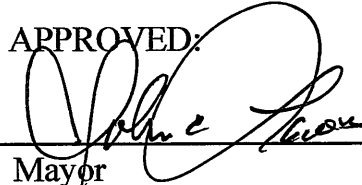
IT IS FURTHER ORDAINED that all Ordinances or parts Ordinances in conflict herewith be and are hereby repealed.

IT IS FURTHER ORDAINED that this Ordinance shall be effective upon its passage and approval.

PASSED by the City Council of the City of Mt. Vernon, Illinois this 18th day of November, 2024.

APPROVED by the Mayor of the City of Mt. Vernon, this 18th day of November, 2024.

APPROVED:



Mayor

ATTEST:



City Clerk by Deputy City Clerk

EXHIBIT A

Legal Description of Property:

Parcel ID No.: 07-31-451-002

The Southwest Quarter of the Southeast Quarter; all that part of the Southeast Quarter of the Southwest Quarter lying south and east of the right of way of the Missouri-Pacific Railroad; and also a strip 50 feet wide off the East end of the Northwest Quarter of the Southeast Quarter extending from Forrest Avenue south to the North Quarter Section line of the Southwest Quarter of the Southeast Quarter;

All situated in Section 31, Township 2 South, Range 3 East of the Third Principal Meridian, Jefferson County, Illinois;

Except, however, a part of the Southwest Quarter of the Southeast Quarter of said Section 31 more particularly described as follows: Commencing at the Southeast corner of said Southwest Quarter of the Southeast Quarter, thence north 89 degrees 18 minutes 56 seconds west along the South line of said Southwest Quarter of the Southeast Quarter a distance of 63.97 feet to a point; thence north 00 degrees 41 minutes 04 seconds east a distance of 23.87 feet to an iron pin at the point of beginning lying 30.00 feet perpendicular distance northerly of the centerline of Veteran's Memorial Drive at Station 100+44.42; thence north 89 degrees 04 minutes 57 seconds west along the North right of way line of Veteran's Memorial Drive a distance of 185.21 feet to an iron pin; thence north 00 degrees 00 minutes 42 seconds west parallel with the West right of way line of 17th Street a distance of 208.74 feet to an iron pin; thence south 89 degrees 04 minutes 57 seconds east parallel with the North right of way line of Veteran's Memorial Drive a distance of 210.21 feet to an iron pin on the West right of way line of 17th Street, thence south 00 degrees 00 minutes 41 seconds east along the West right of way line of 17th Street a distance of 183.74 feet to an iron pin lying 54.99 feet perpendicular distance northerly of the centerline of Veteran's Memorial Drive at Station 100+69.01; thence south 45 degrees 27 minutes 19 seconds west a distance of 35.06 feet to the point of beginning. containing 1.00 acre;

Except from all of the above-described real estate any interests in the coal, oil, gas and other mineral underlying said premises which have been heretofore reserved and conveyed, together with the right to mine and remove the same.

FILED
SEP 27 2024
City Clerk
M.E. Vernon, IL

