

ORDINANCE NO. 2025-01

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 R-3, High Density Residential District, said real estate being more particularly described as follows:

417 feet East and West, and 117 feet, more or less, North and South (the East and West boundary lines being parallel) out of the Southwest Corner of the following: Beginning at the Southwest corner of the Southeast Quarter of the Northwest Quarter of Section 34, Township 2 South, Range 2 East, of the Third Principal Meridian, running thence East 1,327.8 feet, thence North 776 feet, thence in a Westerly direction parallel with the Center line of State Route 15, 1,015 feet, thence South 45 feet, thence in a Westerly direction to the Center of State Aid Route 19, 593.5 feet, thence in a Southerly direction along the center line of said road 734.7 feet to the South line of the Southwest Quarter of the Northwest Quarter of Section 34, thence East 327.7 feet to the place of beginning, situated in Jefferson County, Illinois.

Parcel Index Number: 06-34-153-004

The common street address of the property is: 12504/12506 N. Sparrow Lane, Mt. Vernon, Illinois.

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 January 13, 2025, 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 re-classified and rezoned Class R-3, High Density Residential 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 Class R-3, High Density Residential 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 21<sup>st</sup> day of January, 2025.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 21<sup>st</sup> day of January, 2025.

APPROVED:

  
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Mayor

ATTEST:

  
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City Clerk by Deputy City Clerk