

ORDINANCE NO. 2025-27

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-1, Low Density Residential District, said real estate being more particularly described as follows:

A part of 8 acres off the South side of the SW1/4 SW1/4 of Section 14, Township 2 South, Range 2 East of the Third P.M., Jefferson County, Illinois, lying West of Richview Road and being more particularly described as follows: Commencing at the SW corner of said SW1/4 SW1/4; thence North 89 degrees 39 minutes 19 seconds East along the South line of said SW1/4 SW1/4, a distance of 472.80 feet to an iron pin at the point of beginning; thence North 89 degrees, 39 minutes 19 seconds East continuing along said South line of the SW1/4 SW1/4, a distance of 629.49 feet to a corner post on the Southwesterly right-of-way line of Richview Road; thence Northwesterly along the Southwesterly right-of-way of Richview Road, around a curve to the right having a radius of 7,732.30 feet and a chord bearing of North 43 degrees 31 minutes 45 seconds West, a distance of 303.12 feet to a corner post; thence South 89 degrees 39 minutes 21 seconds West along an existing fence line on the South line of a tract heretofore conveyed to William England, a distance of 222.80 feet to a point; thence North 00 degrees 27 minutes 29 seconds East, a distance of 40.0 feet to a point on the North line of said 8 acre tract; thence South 89 degrees 27 minutes 29 seconds West along the North line of said 8 acre tract, a distance of 196.15 feet to an iron pin; thence South 00 degrees 27 minutes 29 seconds West a distance of 261.05 feet to the point of beginning. Containing 2.833 acres m/l.

PIN: 06-14-351-013

The common street address of the property is: vacant land, E. Richview Rd, Mt. Vernon, IL

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 September 8, 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-1, Low 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-1, Low 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 15th day of September, 2025.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 16th day of September, 2025.

APPROVED:



Mayor

ATTEST:



City Clerk