

ORDINANCE NO. 2025-32

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 R-1, Low Density Residential 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:

See Exhibit A attached hereto

Situated in Jefferson County, Illinois.

Parcel Index Number: 06-26-202-002

The common street address of the property is: vacant land, North 42nd Street, 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 November 10, 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 R-1, Low Density Residential 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.

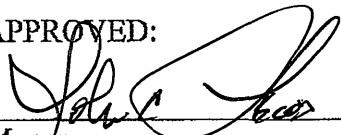
2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and declared null and void.

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 17th day of November, 2025.


APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 1st day of December, 2025.

APPROVED:



Mayor

ATTEST:



City Clerk

Exhibit A

Parcel 2:

TRACT NO. 1: A tract of land in the Northeast Quarter of Section 26, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, being more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 26, Township 2 South, Range 2 East; thence North 0°06'40" West, along the West line of said Northeast Quarter, a distance of 1383.15 feet to the point of beginning of the tract herein

described; thence North $89^{\circ}52'40''$ East a distance of 125 feet; thence South $0^{\circ}04'10''$ East a distance of 9.12 feet to the Northerly line of a 60 foot wide road; thence along said Northerly line as follows: South $79^{\circ}14'10''$ East a distance of 175.29 feet; around a curve to the left, having a radius of 856.56 feet, through a central angle of $25^{\circ}25'30''$, chord bearing North $88^{\circ}03'$ East, an arc distance of 380.10 feet; North $75^{\circ}20'20''$ East a distance of 1292.33 feet; around a curve to the right, having a radius of 720.81 feet, through a central angle of $22^{\circ}54'48''$ chord bearing North $86^{\circ}45'10''$ East, an arc distance of 288.26 feet; South $81^{\circ}47'30''$ East a distance of 103.66 feet; around a curve to the left, having a radius of 1337.30 feet, through a central angle of $8^{\circ}22'$, chord bearing South $85^{\circ}58'30''$ East, an arc distance of 195.26 feet; North $89^{\circ}50'40''$ East, a distance of 163.24 feet to the East line of the Northeast Quarter of Section 26; thence North along said East line a distance of 509 feet; thence West a distance of 720.97 feet; thence South $75^{\circ}27'10''$ West a distance of 1403.34 feet; thence South $89^{\circ}53'30''$ West a distance of 592.09 feet to the West line of said Quarter Section; thence South $0^{\circ}06'40''$ East, along said West line, a distance of 441.89 feet to the point of beginning.

TRACT NO. 2: A tract of land in the Northeast Quarter of Section 26, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, being more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 26, Township 2 South, Range 2 East; thence North $0^{\circ}06'40''$ West, along the West line of said Northeast Quarter a distance of 1825.04 feet to the point of beginning of the tract herein described, thence continuing along the last described course, a distance of 165.26 feet; thence North $89^{\circ}57'30''$ East a distance of 592.41 feet; thence North $75^{\circ}34'$ East a distance of 1402.60 feet; thence East a distance of 720.97 feet to the East line of said Quarter Section; thence South along said East line, a distance of 161.65 feet; thence West a distance of 720.97 feet; thence South $75^{\circ}27'10''$ West a distance of 1403.34 feet; thence South $89^{\circ}53'30''$ West a distance of 592.09 feet to the point of beginning.

TRACT NO. 3: A tract of land in the Northeast Quarter of Section 26, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, being more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 26, Township 2 South, Range 2 East; thence North $0^{\circ}06'40''$ West, along the West line of said Northeast Quarter, a distance of 1990.30 feet to the point of beginning of the tract herein described; thence continuing along the last described course, a distance of 182.05 feet thence North $89^{\circ}53'30''$ East a distance of 592.09 feet; thence North $78^{\circ}53'30''$ East a distance of 1384.96 feet; thence North $76^{\circ}35'10''$ East a distance of 741.19 feet to the East line of said Quarter Section; thence South, along said East line, a distance of 271.95 feet; thence West a distance of 720.97 feet; thence South $75^{\circ}34'$ West a distance of 1402.60 feet; thence South $89^{\circ}57'30''$ West a distance of 592.41 feet to the point of beginning.

TRACT NO. 4: A tract of land in the Northeast Quarter of Section 26 and the Southeast Quarter of Section 23, all in Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, being more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of Section 26, Township 2 South, Range 2 East; thence North $0^{\circ}06'40''$ West, along the West line of said Northeast Quarter of Section 26, a distance of 2172.35 feet to the point of beginning of the tract herein described; thence continuing along the last described course, a distance of 182.05 feet, more or less, to the Southerly railroad right of way line of the Louisville and Nashville Railroad; thence Northeasterly along said Southerly right of way line of the abovementioned railroad, a distance of 2760 feet, more or less, to the East line of the Southeast Quarter of Section 23, Township 2 South, Range 2 East; thence South, along said East line, and along the East line of the Northeast Quarter of said Section 26, a distance of 271.95 feet; thence South $76^{\circ}35'10''$ West a distance of 741.19 feet; thence South $78^{\circ}53'30''$ West a distance of 1384.96 feet; thence South $89^{\circ}53'30''$ West a distance of 592.09 feet to the point of beginning.

EXCEPTING THEREFROM All of Woodglen Acres I, Plat 3 being a subdivision in the Northeast 1/4, of Section 26, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, according to the Plat thereof recorded in the Recorder's Office of Jefferson County, Illinois in Plat Cabinet 1, Slide A - 100. Situated in Jefferson County, Illinois.

ALSO EXCEPTING THEREFROM All that part of a tract of land located in the Southeast Quarter of Section 23, Township 2 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois lying South of the railroad right-of-way of the Louisville and Nashville Railroad. Situated in Jefferson County, Illinois. Except that part conveyed for road in Deed recorded as Instrument No. 201403314.

PPN: 06-26-202-002