

ORDINANCE NO. 2026- 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 B-2, Secondary Business 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 Lot 14 in Sam Casey's Subdivision of part of the West Half of the Southwest Quarter of Section 5 and part of the North Half of the Northwest Quarter of Section 8 in Township 3 South, Range 3 East of the Third Principal Meridian, described as follows: Beginning at a point on the East line of said Lot 14, 5.96 feet South of the Northeast corner of said lot, thence West 435.6 feet, thence South 100 feet parallel with the East line of said lot, thence East 435.6 feet, thence North on the East line 100 feet to the place of beginning, situated in Jefferson County, Illinois.

PIN: 11-05-351-013

The common street address of the property is: 2611 Benton Road, 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 January 12, 2026, 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 B-2, Secondary Business 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 20th day of January, 2026.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 21st day of January, 2026.

APPROVED:



Mayor

ATTEST:



City Clerk