

ORDINANCE NO. 2026-02

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:

see legal description attached hereto

PIN: 10-14-226-005

The common street address of the property is: 9867 N IL Hwy 148, 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 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.

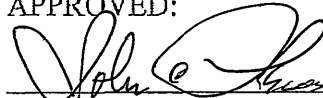
2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and declared null and void.

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 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

ROUND TABLE DESIGN, INC.

PROFESSIONAL ENGINEERING - LAND SURVEYING
1020 MAIN STREET • MT. VERNON, IL 62864
PHONE (618) 244-7819
www.round-table-design.com



SUBDIVISION LEGAL DESCRIPTION

(WD #201304826)

(PIN: 1014226005)

Part of that part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 3 South, Range 2 East of the Third Principal Meridian, Jefferson County, Illinois, conveyed by Edward Pressgrove and Juanita Pressgrove by Warranty Deed filed in the Office of the Jefferson County Recorder at Cabinet 1, Drawer J, as Instrument No. 4282 on January 24, 1973, having been described therein as (The Northeast Quarter of the Northeast Quarter of Section 14, Township 3 South, Range 2 East of the Third Principal Meridian, **EXCEPT** the North 10 acres thereof; and **ALSO EXCEPT** a part of the Northeast Quarter of the Northeast Quarter described as beginning at the Southwest corner thereof, running thence East to the West boundary of State Highway Route No. 148, thence North along said State Highway boundary 584 feet, thence West to the West line of said Northeast Quarter of the Northeast Quarter, thence South to the place of beginning, containing 17 acres, more or less, and **ALSO EXCEPT** the Right-Of-Way of State Highway Route No. 148;

ALSO EXCEPT

Commencing at an iron pin at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 14, Township 3 South, Range 2 East of the Third Principal Meridian; thence North 88 degrees 51 minutes 20 seconds West on the North line of the Northeast Quarter of the Northeast Quarter a distance of 63.16 feet to the intersection of said North line with the Westerly Right-Of-Way of Illinois state Route 148; thence South 00 degrees 58 minutes 04 seconds West on the Westerly Right-Of-Way line of Illinois State Route 148 a distance of 333.61 feet measured (330 feet by deed call) to an iron pin on the South line of the North 10 acres of the Northeast Quarter of the Northeast Quarter to the point of beginning; thence continue South 00 degrees 58 minutes 04 seconds West on the Westerly Right-Of-Way line of Illinois State Route 148 a distance of 120.00 feet measured (120 feet by deed call) to an iron pin; thence continue south 00 degrees 58 minutes 04 seconds West on the Westerly Right-Of-Way line of Illinois State Route 148 a distance of 60.00 feet to an iron pin; thence North 88 degrees 59 minutes 22 seconds West parallel with the South line of the North 10 acres of the Northeast Quarter of the Northeast Quarter a distance of 363.00 feet to an iron pin; thence North 00 degrees 58 minutes 04 seconds East parallel with the Westerly Right-Of-Way line of Illinois State Route 148 a distance of 60.00 feet to an iron pin; thence continue North 00 degrees 58 minutes 04 seconds East parallel with the Westerly Right-Of-Way line of Illinois State Route 148 a distance of 120 feet to an iron pin on the South line of the North 10 acres of the Northeast Quarter of the Northeast Quarter; thence South 88 degrees 49 minutes 22 seconds East on the South line of the North 10 acres of the Northeast Quarter of the Northeast Quarter a distance of 363.00 feet measured (363 by deed call) to the point of beginning. All situated in Jefferson County, Illinois.

~~FILED~~
NOV 14 2025
DEC 17 2025

City Clerk
Mt. Vernon, IL

City Clerk
Mt. Vernon, IL

~~FILED~~
SEP 23 2025

City Clerk
Mt. Vernon, IL