

ORDINANCE NO. 2026-06

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:

See legal description attached hereto.

Parcel Index Numbers: 07-19-453-029 and 07-19-453-034

The common street address of the property is: 1700 Warren and 1301/1303 Salem Road, 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 February 9, 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 17th day of February, 2026.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 19th day of February, 2026.

APPROVED:


Mayor

ATTEST:


City Clerk

EXHIBIT A

Permanent Index Number: ..
Property ID: 07-19-453-029, 07-19-453-034

Property Address:
1700 Warren Avenue
Mt. Vernon, IL 62864

Legal Description:

Tract 1: The West 100 feet of Lot 15 and Lot 16 in George D. Williams' Fourth Addition to the City of Mt. Vernon, Illinois, situated in JEFFERSON COUNTY, ILLINOIS. Subject to all public and private roads and easements.

Tract 2: A part of Lots 15 and 16 in George D. Williams' Fourth Addition to the City of Mt. Vernon, Illinois, situated in Jefferson County, Illinois, more particularly described as follows:
Commencing at a point on the southerly line of Lot 16 of said George D. Williams' Fourth Addition that is 25.00 feet northerly of the centerline of Warren Avenue and 30.00 feet westerly of the centerline of FAU 8736 (Illinois 37) at Station 1108+67.92; thence North 88 degrees 48 minutes 52 seconds West, along said southerly line a distance of 32.35 feet to a point located 50.00 feet westerly of said centerline at Station 1108+55.73 said point being the point of beginning of this description; thence continuing North 88 degrees 48 minutes 52 seconds West, along the southerly line of Lot 16 a distance of 94.08 feet to a point located 147.08 feet westerly of said centerline at Station 1108+19.50; thence North 01 degree 20 minutes 48 seconds East a distance of 100.00 feet to a point on the northerly line of Lot 15 located 107.93 feet westerly of said centerline at Station 1107+25.32; thence South 88 degrees 48 minutes 52 seconds East, along said northerly line a distance of 63.05 feet to a point located 50.00 feet westerly of said centerline at Station 1107+50.55; thence South 21 degrees 38 minutes 22 seconds East a distance of 54.25 feet to a point located 50.00 feet westerly of said centerline at Station 1108+05.29; thence South 09 degrees 46 minutes 34 seconds East a distance of 50.93 feet to the point of beginning; the above described parcel contains 0.187 acres, more or less. All distances measured from the centerline of FAU 8736 (Illinois Route 37) are measured normal to said centerline. The basis of bearings in this description is the Illinois State Plane Coordinate System.

P.I.N. #07-19-453-029, 07-19-453-034
Property Address: 1700 Warren Avenue, Mt. Vernon, IL 62864