

ORDINANCE NO. 2026-27

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 and Class I-2 General Industrial District, or such other classifications as such real estate may have to Class I-2, General Industrial District, said real estate being more particularly described as follows:

see legal description attached hereto

PIN: 11-04-300-011

The common street address of the property is: N IL Hwy 142, 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 August 10, 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 I-2, General Industrial 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 I-2, General Industrial 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.

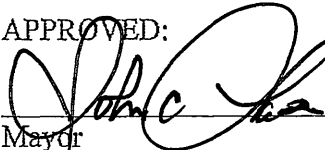
2. That all ordinances or parts of ordinances in conflict herewith are hereby repealed and declared null and void.

3. That this ordinance shall be in full force and effect from and after its passage and approval according to law.

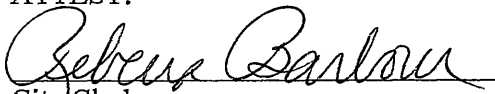
PASSED by the City Council of the City of Mt. Vernon, Illinois, on this 17th day of August, 2026.

APPROVED by the Mayor of the City of Mt. Vernon, Illinois, on this 18th day of August, 2026.

APPROVED:


Mayor

ATTEST:


City Clerk

A part of the Southwest Quarter of Section 4, Township 3 South, Range 3 East of the Third Principal Meridian, more particularly described as follows: Beginning at a concrete monument at the Southwest corner of said Section 4; thence North 00 degrees 23 minutes 16 seconds East along the West line of Section 4, 2534.81 feet to an iron pin; thence South 89 degrees 00 minutes 37 seconds East, 1616.06 feet to an iron pin on the West right of way line of S.B.I. Route 142; thence South 34 degrees 17 minutes 20 seconds East; 242.68 feet (chord bearing and length) along the said right of way line to an iron pin; thence South 33 degrees 03 minutes 47 seconds East, 264.1 feet, along said right of way to a concrete right of way marker; thence South 1 degree 03 minutes 32 seconds West, 1157.33 feet, to a post set in concrete; thence South 56 degrees 15 minutes 50 seconds East, 28.00 feet to an iron pin in the center line of Township Road; thence South 31 degrees 17 minutes 46 seconds West, 1055.40 feet to an iron pin; thence South 00 degrees 23 minutes 16 seconds West, 25.00 feet to an iron pin; thence North 89 degrees 23 minutes 29 seconds West, 1367.34 feet, to the point of beginning;

EXCEPT THE FOLLOWING TRACT OF LAND,

Part of the West Half of the Southwest Quarter of Section 4, Township 3 South, Range 3 East of the Third Principal Meridian, Jefferson County, Illinois, more particularly described as follows: Beginning at the Southwest corner of said West Half of the Southwest Quarter; thence North 00 degrees 22 minutes 23 seconds East along the West line of said West Half of the Southwest Quarter a distance of 2534.40 feet to an iron pin found 120 feet South of the Northwest corner of said West Half of the Southwest Quarter; thence South 89 degrees 01 minute 13 seconds East along a line 120 feet South of and parallel to the North line of said West Half of the Southwest Quarter a distance of 343.92 feet to an iron pin set; thence South 00 degrees 22 minutes 23 seconds West parallel to the West line of said West Half of the Southwest Quarter a distance of 2532.03 feet to an iron pin set on the South line of said West Half of the Southwest Quarter; thence North 89 degrees 24 minutes 53 seconds West along the South line of said West Half of the Southwest Quarter a distance of 343.90 feet to the point of beginning, containing 20.00 acres.

PIN: 11-04-300-011