

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE REZONING PROPERTY  
B-1 NEIGHBORHOOD SHOPPING DISTRICT  
TO B-2 COMMERCIAL DISTRICT  
- 1920 NORTH OAKLAND AVENUE -**

WHEREAS, on the 5<sup>th</sup> day of January, 2017, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of Decatur House of Prayer, to rezone premises legally described as:

Parcel 1: Lot Twenty-four (24) in Block Three (3) of H.A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, as per Plat recorded in Book 22, Page 600 of the Records in the Recorder's Office of Macon County, Illinois, EXCEPT that part deeded to the State of Illinois for Highway purposes by Warranty Deed recorded in Book 1866, Page 450 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

Parcel 2: Lots Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block Three (3) of H.A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, as per Plat recorded in Book 22, Page 600 of the Records in the Recorder's Office of Macon County, Illinois, EXCEPT that part taken by Condemnation in Case No. 76-ED-1 of the Records in the Circuit Clerk's Office of Macon County, Illinois, the said parcel described as follows: A parcel of land, being a part of Lots 25, 26 and 27 in Block 3 of H.A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, Illinois, as per Plat recorded in Book 22, Page 600 of the Records in the Recorder's Office of Macon County, Illinois; the said parcel is described as follows: Beginning at the Northwest corner of said Lot 27; thence Easterly on the North line of said lot 27 for 8.32 feet; thence deflect 90°25'45" to the right Southerly for 103.08 feet; thence deflect 0°10'45" to the left Southerly for 16.75 feet; thence deflect 89°45'30" to the right Westerly

on the South line of said Lot 25 for 8.00 feet; thence deflect 90°14'30" to the right Northerly on the West line of said Lots 25, 26 and 27 for 119.83 feet to the place of beginning. Situated in Macon County, Illinois.

Parcel 3: Lots Twenty-eight (28) and Twenty-nine (29) in Block Three (3) of H.A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, as per Plat recorded in Book 22, Page 600 of the Records in the Recorder's Office of Macon County, Illinois, EXCEPT the following described parcel: Beginning at the Northwest corner of said Lot 29; thence Easterly on the North line of said Lot 29 for 8.57 feet; thence deflect 90°25'45" to the right Southerly for 80.06 feet; thence deflect 89°34'45" to the right Westerly on the South line of said Lot 28 for 8.32 feet; thence deflect 90°14'30" to the right Northerly on the West line of said Lots 28 and 29 for 80.06 feet to the place of beginning (said parcel contains 676 square feet, more or less). Situated in Macon County, Illinois,

from B-1 Neighborhood Shopping District to B-2 Commercial District; and,

WHEREAS, the Decatur City Plan Commission recommended that the prayer of said petition be granted.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the recommendation of the Decatur City Plan Commission be, and the same is hereby, received, placed on file and approved.

Section 2. That said described premises be, and they are hereby, rezoned from B-1 Neighborhood Shopping District to B-2 Commercial District.

Section 3. That the Districts herein mentioned are those districts set forth and defined in Ordinance No. 3512 of the City of Decatur, Illinois, commonly known as the Zoning Ordinance, and all the provisions, regulations, restrictions and requirements therein set forth shall apply to the premises described herein.

Section 4. That the zoning of said premises as set out herein shall be shown and verified on the Zoning District Map as in such Ordinance No. 3512 provided and said District be, and it is hereby, amended and changed as herein set forth.

PRESENTED, PASSED, APPROVED AND RECORDED this 30<sup>th</sup> day of January, 2017.

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JULIE MOORE WOLFE, MAYOR

ATTEST:

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CITY CLERK