

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

**ORDINANCE REZONING PROPERTY FROM  
R-3 SINGLE FAMILY RESIDENCE DISTRICT TO B-2 COMMERCIAL DISTRICT  
- 2710 NORTH WATER STREET -**

WHEREAS, on the 2<sup>nd</sup> day of January 2020, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of ST. TERESA HIGH SCHOOL to rezone premises legally described as:

Lot 1 of St. Teresa Addition, as per Plat recorded in Book 5000, Page 90.

Formerly known as:

A part of the West Half (W ½) of the Northwest Quarter (NW ¼) of Section 2, Township 16 North, Range 2 East of the 3<sup>rd</sup> Principal Meridian.

Beginning at a point, said point being the intersection of the East Right of Way line of North Water Street with the North Right of Way line of the Illinois Terminal Railroad, said point also being 5.71 chains (376.86 feet) North of and 40.00 feet East of the Southwest corner of the said NW ¼ of Section 2, T16N. R2E, 3<sup>rd</sup> P.M.; thence N 00° 00' 06" E (Assumed Bearing) along the said East Right of Way line of North Water Street, 1292.29 feet to the intersection of said East Right of Way line of North Water Street with the South Right of Way line of Van Buren Avenue; thence N 88° 39' 03" E along the said South R.O.W. line of Van Buren Avenue, 498.51 feet; thence S 00° 43' 05" E, 155.78 feet; thence N 88° 30' 13" E, 1071.30 feet to a point on the said North R.O.W. line of the Illinois Terminal Railroad; thence S 89° 17' 22" W along the said North R.O.W. line of the Illinois Terminal Railroad, 704.69 feet to the point of beginning, containing 19.87 acres, more or less.

Permanent Tax ID: 04-12-02-151-007

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 hereby, received, placed on file and approved.

Section 2. That said described premises be, and they are hereby rezoned from R-3 Single Family Residence 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 hereby amended and changed as herein set forth.

PRESENTED, PASSED, APPROVED AND RECORDED this 21<sup>st</sup> day of January, 2020.

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JULIE MOORE WOLFE, MAYOR

ATTEST:

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KIM ALTHOFF, CITY CLERK