

ORDINANCE NO. _____

**ORDINANCE GRANTING A CONDITIONAL USE PERMIT (CUP) IN THE B-2
COMMERCIAL DISTRICT TO ALLOW FOR A SCHOOL: PUBLIC, PAROCHIAL OR
PRIVATE
– 2710 NORTH WATER STREET –**

WHEREAS, on the 2nd day of January 2020, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of ST. TERESA HIGH SCHOOL for a Conditional Use Permit under the provisions of Section XXII.A.2. of the Zoning Ordinance to allow for a School: public, parochial or private in the B-2 Commercial District on property located in the City of Decatur, Illinois and legally described as follows:

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 3rd 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, 3rd 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.

WHEREAS, said Decatur City Plan Commission recommended that such Conditional Use Permit be approved.

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 are hereby, received, placed on file and granted.

Section 2. That upon compliance with the conditions described herein, and in the site plan attached hereto and hereby made a part hereof as Exhibit A, said herein that a Conditional Use Permit be, and it is hereby, granted to ST. TERESA HIGH SCHOOL as the petitioner, and only to allow for a School: public, parochial or private in the B-2 Commercial District.

1. The uses permitted for this site shall include a School: public, parochial, or private; and all ancillary uses.
2. Sign permits must be obtained from the Community Development Department before signage can be installed.

Section 3. That said Conditional Use Permit granted hereby, be, and it is hereby, made subject to the applicable provisions and requirements of Ordinance No. 3512, as amended, the same being the Zoning Ordinance of the City of Decatur, Illinois, and that the Zoning Map of said City be amended to show the granting and existence of this Conditional Use Permit.

PRESENTED, PASSED, APPROVED AND RECORDED this 21st day of January, 2020.

JULIE MOORE WOLFE, MAYOR

ATTEST:

KIM ALTHOFF, CITY CLERK



St. Teresa High School

Sign to go here.

N Water St

EXHIBIT A