

STAFF REPORT
Decatur City Plan Commission

COMMON NAME: 1920 North Oakland Avenue

GENERAL INFORMATION

Hearing Date January 5, 2017
Calendar No. 17-02
Property Location 1920 North Oakland Avenue
Requested Action Rezoning from B-1 Neighborhood Shopping District to B-2 Commercial District
Petitioner Decatur House of Prayer
Representative Kim Robinson

LAND USE AND ZONING

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Vacant Commercial Building	B-1	Retail
North	Billboard	B-1	Retail
South	Commercial	B-1	Retail
East	Single Family Residential	R-3	Retail
West	Cemetery	R-3	Open Space

BACKGROUND

1. The subject site is approximately 0.81 acres and is located at 1920 North Oakland Avenue. The subject site is the former location of Plaza TV and Appliance.

PROJECT DESCRIPTION

1. The petitioner proposes to rezone from B-1 Neighborhood Shopping District to B-2 Commercial District which would allow for all those uses permitted in the B-2 Commercial District.

STAFF ANALYSIS

1. The surrounding zoning includes B-1 Neighborhood Shopping District to the north and south and R-3 Single Family Residence District to the east and west. There is also a significant B-2 Commercial District in the area along North Oakland Avenue beginning directly north of Grant Avenue. The Macon County and Decatur Comprehensive Plan shows this area as Retail. The permitted uses in the B-2 Commercial District are consistent and compatible with retail as shown in the Comprehensive Plan. The proposed zoning is compatible with adjacent uses to the north and south.
2. North Oakland Avenue, a state route, is one of the more heavily traveled corridors in the City. A more intensive commercial zoning district fronting a state route is appropriate for this site.

STAFF RECOMMENDATION

1. Staff recommends approval of the rezoning.

PLAN COMMISSION ACTION

1. Section XXIX. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing on a rezoning request, and then forward its report and recommendation to the City Council for final approval. A motion to forward Calendar Number 17-02 to the City Council with a recommendation for approval is suggested.

The above report constitutes the testimony and recommendation of the Planning and Sustainability Division, Department of Planning and Building Services, City of Decatur.

Suzan Stickle
Senior Planner

ATTACHMENTS

1. Petition
2. Site Map



City of Decatur, Illinois

PETITION FOR REZONING

Petition before the Mayor, City Council and Members of the Plan Commission of Decatur, Illinois

Economic and Urban Development Department

One Gary K. Anderson Plaza

Decatur, Illinois 62523-1196

424-2793

FAX 424-2728

Please Type

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION

Petitioner	Decatur House of Prayer				
Address	1920 N. Oakland Ave.				
City	Decatur	State	IL.	Zip	62526
Telephone	217-433-0486	Fax		E-mail	kjac39@aol.com
Property Owner	Decatur House of Prayer				
Address	1920 N. Oakland Ave				
City	Decatur	State	IL.	Zip	62526
Telephone	217-433-0486	Fax		E-mail	kjac39@aol.com
Representative	Kim Robinson				
Address	10 Lake pointe				
City	Decatur	State	IL.	Zip	62526
Telephone	217-433-0486	Fax		E-mail	kjac39@aol.com

SECTION TWO: SITE INFORMATION

Street Address	1920 N. Oakland Ave., Decatur, IL. 62526					
Legal Description	See attached Deed					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input checked="" type="checkbox"/> NO
	<input checked="" type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Please list all improvements on the site:						
Size of Tract	35,324	<input checked="" type="checkbox"/> SF	<input type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION

Rezone Property To:	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Will this property be a Planned Unit Development? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input checked="" type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1	
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Other:						

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
To change the use of present retail business to a gathering place for individuals to pray and worship.	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
We purchased 1920 N. Oakland Ave. on November 16, 2016. We are planning on remodeling said property for the purpose of gathering together many Decatur and surrounding area citizens to pray for Decatur, its' government, law enforcement, firefighter's, business prosperity and citizens. We seek to provide a place to worship and pray for all persons regardless of race, creed or religious affiliations.

SECTION FIVE: CERTIFICATION	
	To be placed on the agenda of the regular meeting on the first Thursday of the month at 3:00 PM in the City Council Chambers, petition must be received on the first Thursday of the preceding month. Failure of the petitioner or the petitioner's representative to attend the Plan Commission hearing may result in items being tabled. Incomplete or erroneous petitions may delay items being heard by the Plan Commission.
Petitioner's Signature	<i>Sam Robinson</i>
Date	December 2, 2016

NOTES:	
1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. Please make checks payable to the City of Decatur. See Schedule "A" for fees.	
2. Signature of this petition grants permission to City staff to place a sign, indicating a request for zoning action, on the subject property at least 10 days prior to the Decatur City Plan Commission hearing. Said sign will be removed within 15 days of final action by City Council.	
3. In the event a petition for rezoning is denied by the Council, another petition for a change to the same district shall not be filed within a period of one year from the date of denial, except upon the initiation of the City Council or the City Plan Commission after showing a change of circumstances which would warrant a renewal.	
4. All petitions before the Decatur City Plan Commission are reviewed through the Development Technical Review (DTR) Process. Please consult the DTR Brochure for information related to this process.	

OFFICE USE ONLY	
Date Filed	
By	

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Legal Description:

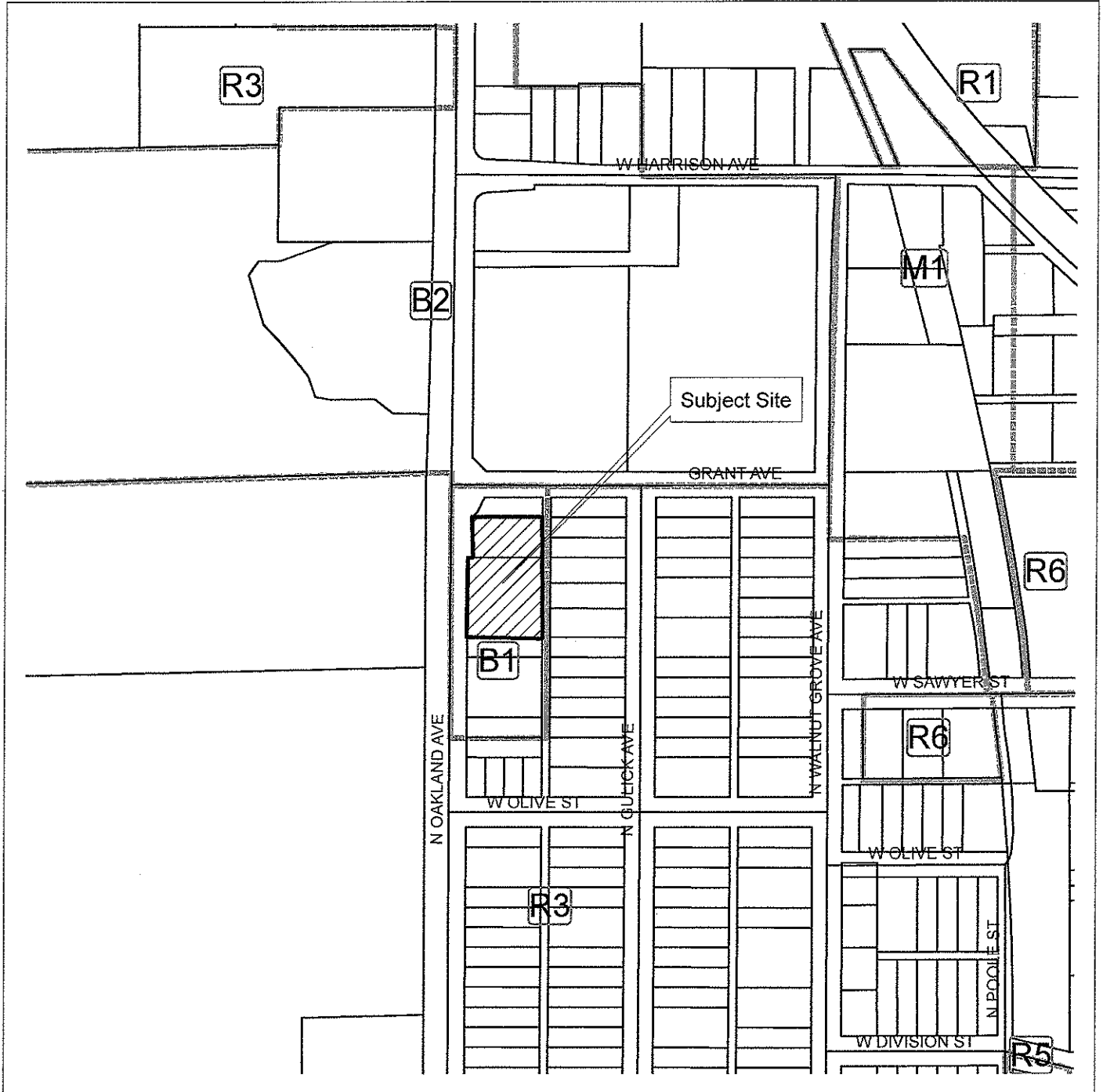
Parcel 1: Lot Twenty-four (24) in Block Three (3) of H. A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, as per Plat recorded in Book 22, Page 600 of the records in the Recorder's Office of Macon County, Illinois. EXCEPT that part deeded to the State of Illinois for Highway Purposes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

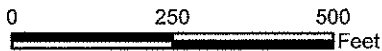
Parcel 3: Lots Twenty-eight (28) and Twenty-nine (29) in Block Three (3) of H. A. Wood's Walnut Grove Addition of Out Lots to the City of Decatur, as per Plat recorded in Book 22, Page 600 of the Records in the Recorder's Office of Macon County, Illinois, EXCEPT the following described parcel: Beginning 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 degrees 25 minutes 45 seconds to the right Southerly for 80.06 feet; thence deflect 89 degrees 34 minutes 45 seconds to the right Westerly on the South line of said Lot 28 for 8.32 feet; thence deflect 90 degrees 14 minutes 30 seconds 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.

Decatur City Plan Commission

1920 North Oakland Avenue



Cal. No.: 17-02
Date: January 5, 2017
Petition of: Decatur House of Prayer
Requested Action: Rezone to B-2 Commercial District



Legend

- Decatur Roads
- ▨ subject site
- Decatur Parcel data
- ▭ Decatur Zoning