

STAFF REPORT
Decatur City Plan Commission

Hearing Date December 3, 2020
Case No. 20-43
Property Location 2220 North Longwood Drive
Request Conditional Use Permit (CUP) in the R-3 Single-Family Residence District to allow for a Day Care Home, Large in an existing residence
Petitioner Carisa Lamb
Representative

BACKGROUND

The subject site is located at 2220 North Longwood Drive and is currently zoned R-3 Single-Family Residence District. It is approximately 8,333 square feet (0.19 acres) and is currently developed as a single-family residence.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Single-Family Residence	R-3	Residential-Low Density
North	Single-Family Residence	R-3	Residential-Low Density
South	Single-Family Residence	R-3	Residential-Low Density
East	Single-Family Residence	R-3	Residential-Low Density
West	Single-Family Residence	R-3	Residential-Low Density

PROJECT DESCRIPTION

The subject petition requests a conditional use permit to allow the operation of a large home daycare. The daycare would accommodate the maximum number of children allowed by the State of Illinois. A large home daycare located in the R-3 District requires a Conditional Use Permit.

The petitioner has enough parking in the driveway to accommodate two vehicles to drop off and pick up children, there is also on street parking that would allow for drop off and pick up of children from the proposed home daycare along Longwood Drive. There is adequate room for the children to play in the side and rear yard once fencing is complete. The hours of operation will be from 6:00 a.m. to 6:00 p.m.

STAFF ANALYSIS

According to Section XXII.A.3. there are three standards which must be met in order to grant a Conditional Use Permit. The first standard requires that the use be “necessary for the public convenience at the location.” The proposed Large Day Care Home requires a Conditional Use Permit (CUP) within the R-3 District. The surrounding uses are single-family residences to the north, south, east and west. In keeping with the Comprehensive Plan, the recommended use for the subject site and area is residential use with low density is also compatible with the Large Day Care Home. However, the Future Land Use: Planning District 6, which includes the subject site

does not identify any specific strategy for this area. It serves the daycare needs of families in the area.

The second standard is “designed, located, and proposed to be operated that the public health, safety and welfare will be protected.” The subject property is located on an arterial street with easy accessibility. The proposed use will also meet the second standard since there are two employees (one (1) full time and one (1) part time) to help care for these children. At this time, the petitioner has not obtained a State License but is planning to in the near future. This daycare is located and designed to be operated in a manner in which the public health, safety and welfare will be protected.

The third standard is the proposed “will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.”. The daycare use will be required to meet all applicable City building and Fire codes, as well as all requirements imposed by the State in the issuance of a home day care license. The petitioner also plans on constructing a fence (in December) on the east side of the property (Area B-1) in order to protect and allow the children to have more outdoor activities.

STAFF RECOMMENDATION

1. Staff recommends approval of the conditional use permit as submitted with the following conditions:
 - a. That the proposed operation will not be allowed to exceed the maximum number of children allowed by the State of Illinois.
 - b. The hours of operation will be Monday through Friday 6:00 a.m. to 6:00 p.m.
 - c. That the proposed operation be in compliance with applicable provisions of the City’s adopted Building Codes, including obtaining a building permit to perform any proposed or required improvements to the existing dwelling.
 - d. That the proposed daycare be appropriately licensed by the State of Illinois at all times. The petitioner shall supply the City with a copy of the daycare license.

PLAN COMMISSION ACTION

Section XXII.A.2. requires the Plan Commission to hold a public hearing on a Conditional Use Permit request, and then forward its report and recommendation to the City Council for final approval. A motion to forward Case 20-43 to City Council by the Plan Commission with a recommendation is warranted.

This report constitutes the testimony and recommendation of the Planning and Development Division, Community Development Department, City of Decatur.

Joselyn Stewart
Planner

ATTACHMENTS

1. Petition
2. Location and Zoning 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	Carisa Lamb				
Address	2220 N Longwood				
City	Decatur	State	Illinois	Zip	62521
Telephone	2174125867	Fax		E-mail	
Property Owner					
Address					
City		State		Zip	
Telephone		Fax		E-mail	
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION						
Street Address	2220 N Longwood					
Legal Description	Ravina Park Manor 1st ADD Lot 28 04BK3527/960 IRREG 96BK2657/960 03BK3286/335					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input checked="" 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 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	8,333	<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 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:	Conditional use for home daycare					

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
Conditional use for home day care	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
There is a need for home day care services for working parents. I have the room, required certifications and training to provide for and meet those needs. I have 2 staff members: 1 full time and 1 part time.

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>Louisa Lamb</i>
Date	<i>11-4-2020</i>

NOTES:	
<ol style="list-style-type: none"> 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	



A = loading + unloading of children

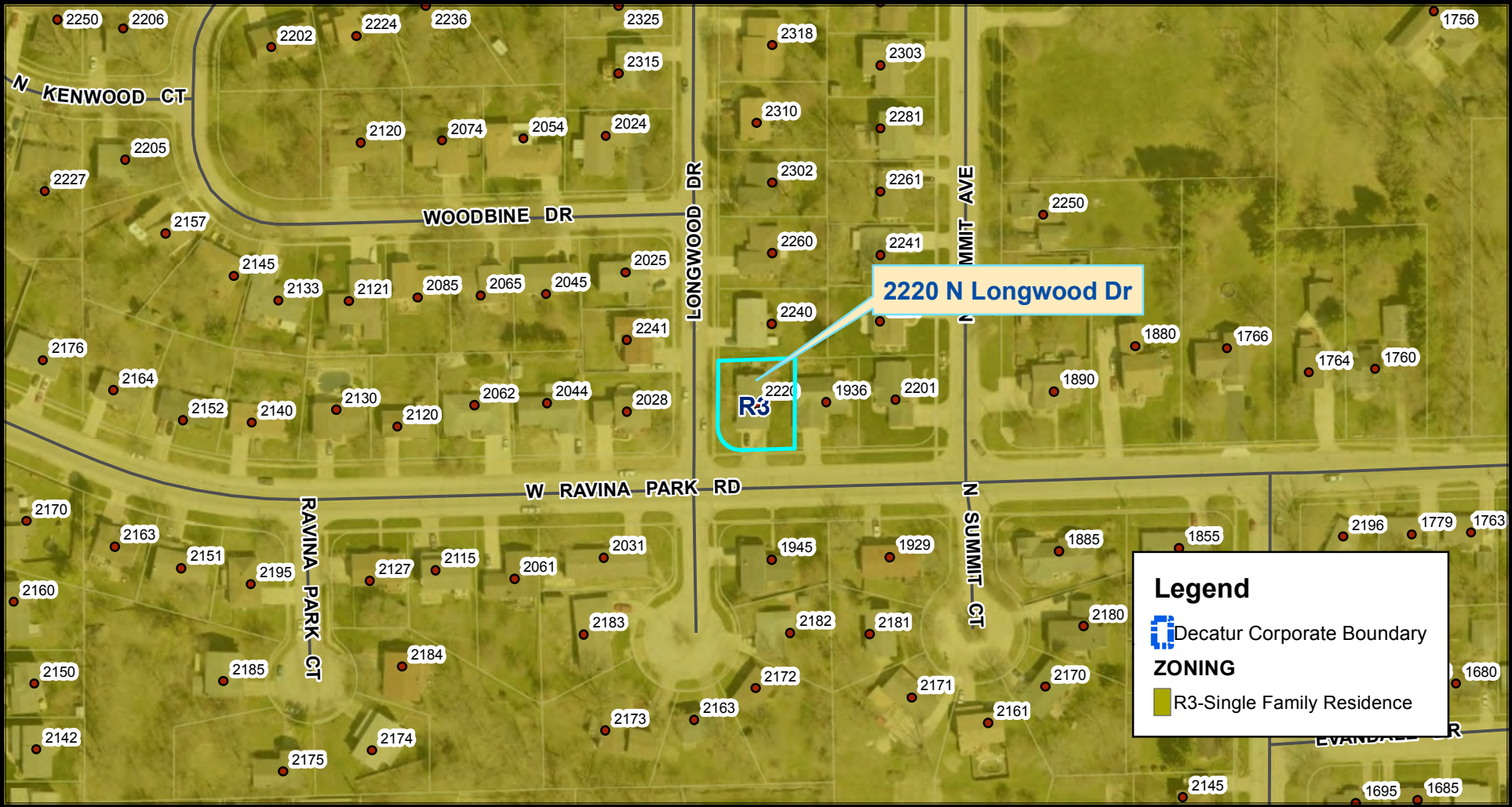
B = play areas for kids

BI = play area once fencing is complete

X = fencing.

Decatur City Plan Commission

2220 North Longwood Drive



Legend

- Decatur Corporate Boundary
- ZONING**
- R3-Single Family Residence

Case No: 20-43
Date: December 3, 2020
Petition of: Carisa Lamb
Requested Action: Conditional Use Permit - Day Care Home, Large in R-3 District

