

STAFF REPORT
Decatur City Plan Commission

Hearing Date April 1, 2021
Case No. 21-02
Property Location 2692, 2696, and 2698 North Church Street
Request Approve Development Plan for the construction of a maintenance/office building as an ancillary use to Decatur Memorial Hospital located at 2692, 2696 and 2698 North Church Street within the I-OL Institutional Overlay District.
Petitioner Decatur Memorial Hospital (DMH)
Representative Chastain & Associates LLC

BACKGROUND

The subject petition requests to approve the Development Plan for the construction of a maintenance/office building as an ancillary use to Decatur Memorial Hospital within the I-OL Institutional Overlay District.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Vacant, Undeveloped	R-3, B-2, I-OL	Residential – Low Density
North	Single Family Residence	R-3	Residential – Low Density
South	Single Family Residence	R-3, I-OL	Residential – Low Density
East	Vacant, Undeveloped	B-2	Heavy Commercial
West	Health Care: Cancer Care Center	R-3, I-OL	Institutional

PROJECT DESCRIPTION

Decatur Memorial Hospital is in need of a nearby facility for their ground’s maintenance crew and associated equipment. The proposed structure is ancillary to the daily function of the Hospital as it will serve as the headquarters to the maintenance crew who will meticulously work to maintain and improve the institution’s campus grounds.

The structure, approximately 4,300 feet in area, is designed to have two (2) offices, two (2) parts storage areas, two (2) ADA compliant bathrooms, a break room and two (2) garage bays. Additionally, the site will host four (4) parking spaces which include one (1) ADA space, detention areas for runoff, a screened refuse area accessed off the alley, and a buffer yard to the south to protect the existing residential uses. Landscaping will be provided. The proposed layout meets all the requirements of the Zoning Ordinance, including the I-OL District and no variances are being requested with this petition.

STAFF ANALYSIS

The intent of the I-OL Institutional Overlay District is to provide standards for regional and community-wide institutions that serve the general good of the public, such as hospitals, colleges and universities. The I-OL District is designed to meet the special needs of these uses while providing safeguards to the surrounding neighborhoods.

All development within the I-OL District shall be reviewed by the Plan Commission and approved by the City Council, unless all of the following conditions apply:

1. The property to be developed is at least one-half (1/2) acre for parcels contiguous to the developed institutional campus; allow the property to be developed if it is at least one (1) acre in size and within the Overlay District boundaries.
2. The property is within the Overlay District boundary and is a natural expansion of the campus.
3. None of the property under development is contiguous to a one- or two-family property on more than two sides of said one- or two-family property.

Since the Development Plan is unable to meet all of the above standards it must be reviewed by Plan Commission and approved by City Council. Staff believes the Development Plan to be a logical expansion of the DMH Campus.

STAFF RECOMMENDATION

Staff recommends approval of the Development Plan Review with the following condition:

1. Final site, landscaping and lighting plans shall be submitted to and approved by the Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

PLAN COMMISSION ACTION

Section XXI. requires the Plan Commission to hold a public hearing in order to review the Development Plan request, and then forward its report and recommendation to the City Council for a final decision. A motion to forward Case 21-02 to City Council by the Plan Commission with a recommendation is warranted.

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

Joselyn Stewart
Planner

ATTACHMENTS

1. Petition
2. Site Plan
3. Location & 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	Decatur Memorial Hospital, Wayne Longwill				
Address	2300 N Edward Street				
City	Decatur	State	Illinois	Zip	62526
Telephone	217-867-8121	Fax		E-mail	Longwill.Wayne@mhsil.
Property Owner	Decatur Memorial Health Foundation, Julie Bilbrey				
Address	2300 N Edward Street				
City	Decatur	State	Illinois	Zip	62526
Telephone	217-867-2146	Fax		E-mail	Bilbrey.Julie@mhsil.com
Representative	Chastain & Associates LLC, Stephanie Brown, AICP				
Address	5 N Country Club Road				
City	Decatur	State	Illinois	Zip	62521
Telephone	217-422-8544	Fax		E-mail	sbrown@chastainengin

SECTION TWO: SITE INFORMATION

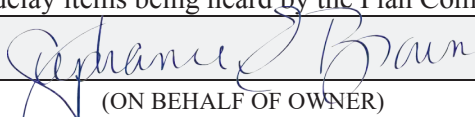
Street Address	2692, 2696, and 2698 N Church Street					
Legal Description	PYTHIAN HOME ADD OF O L, LTS 18, 19, and 20 of BLK 5 16N, 2E, S03					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input checked="" type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> 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 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		
Please list all improvements on the site:						
Size of Tract	.044	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC	Construction of a 4,300 square foot maintenance/office building an ancillary use to the		

SECTION THREE: REQUESTED ACTION

Rezoned 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:	Located in I-OL Institutional Overlay District					

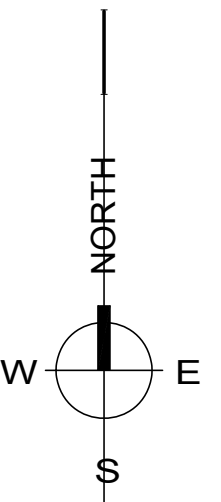
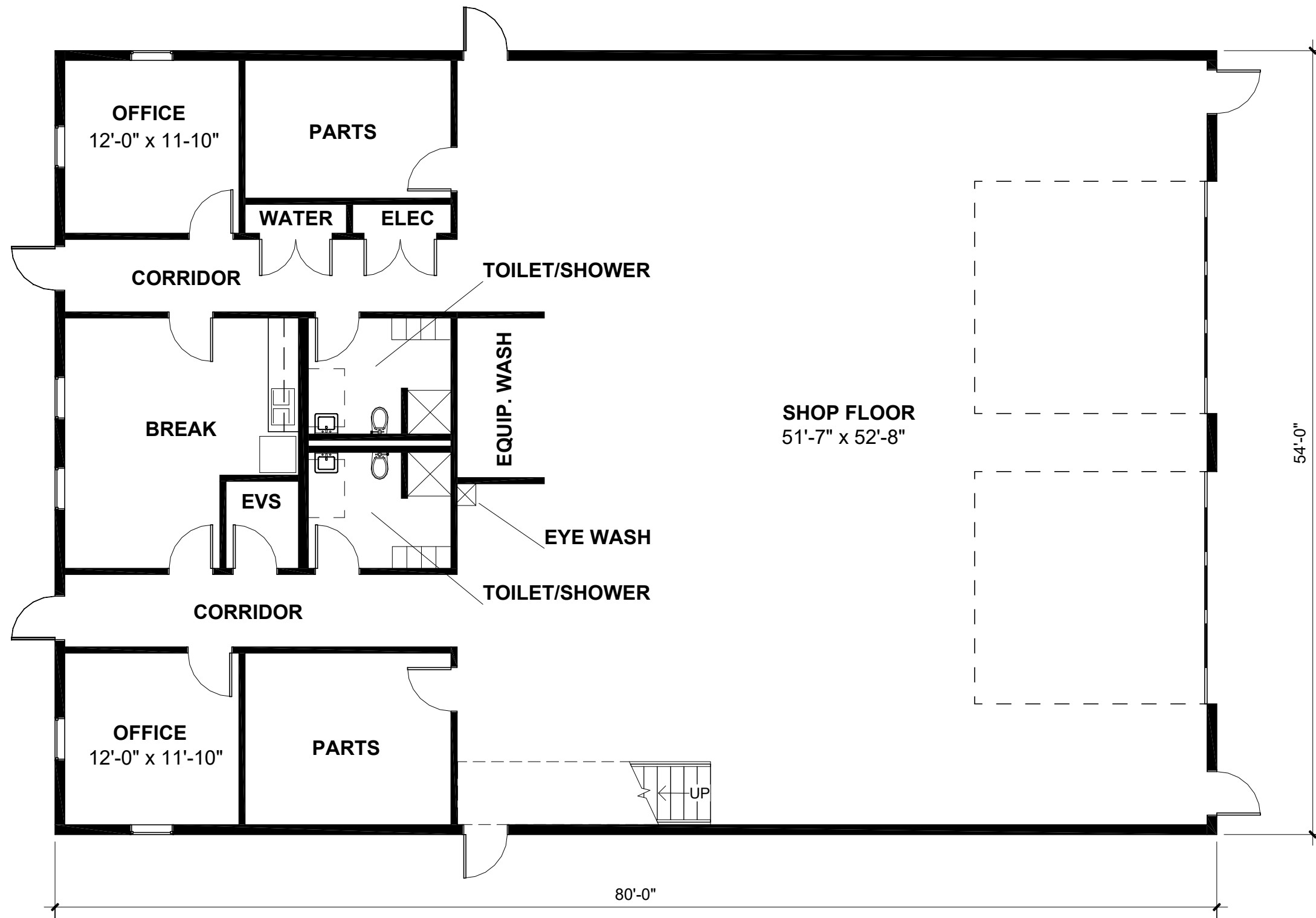
<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
The subject properties are located in the I-OL Institutional Overlay District and therefore required to be reviewed and approved by the Decatur Plan Commission and the Decatur City Council.	

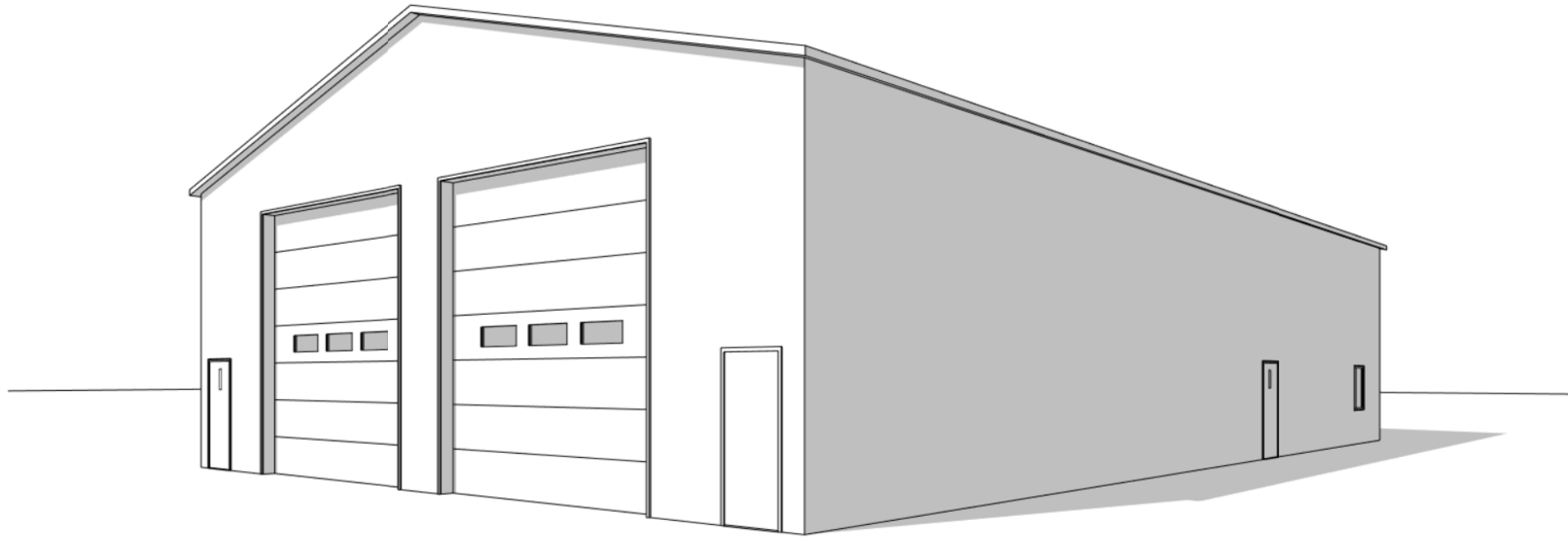
SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
Decatur Memorial Hospital is in need of a nearby facility for their grounds maintenance crew and associated equipment. The proposed structure is ancillary to the daily function of the Hospital as it will serve as the headquarters to the maintenance crew who will meticulously work to maintain and improve the institution's campus grounds. The structure, approximately 4,300 feet in area, is designed to have two (2) offices, two (2) parts storage areas, two (2) ADA compliant bathrooms, a break room and two (2) garage bays. Additionally, the site will host four (4) parking spaces which include one (1) ADA space, detention areas for runoff, a screened refuse area accessed off the alley, and a buffer yard to the south protect the existing residential uses. Landscaping will be provided. The proposed layout meets all the requirements of the Zoning Ordinance, including the I-OL District and no variances are being requested with this petition.

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		Date	03.03.2021
	(ON BEHALF OF OWNER)		

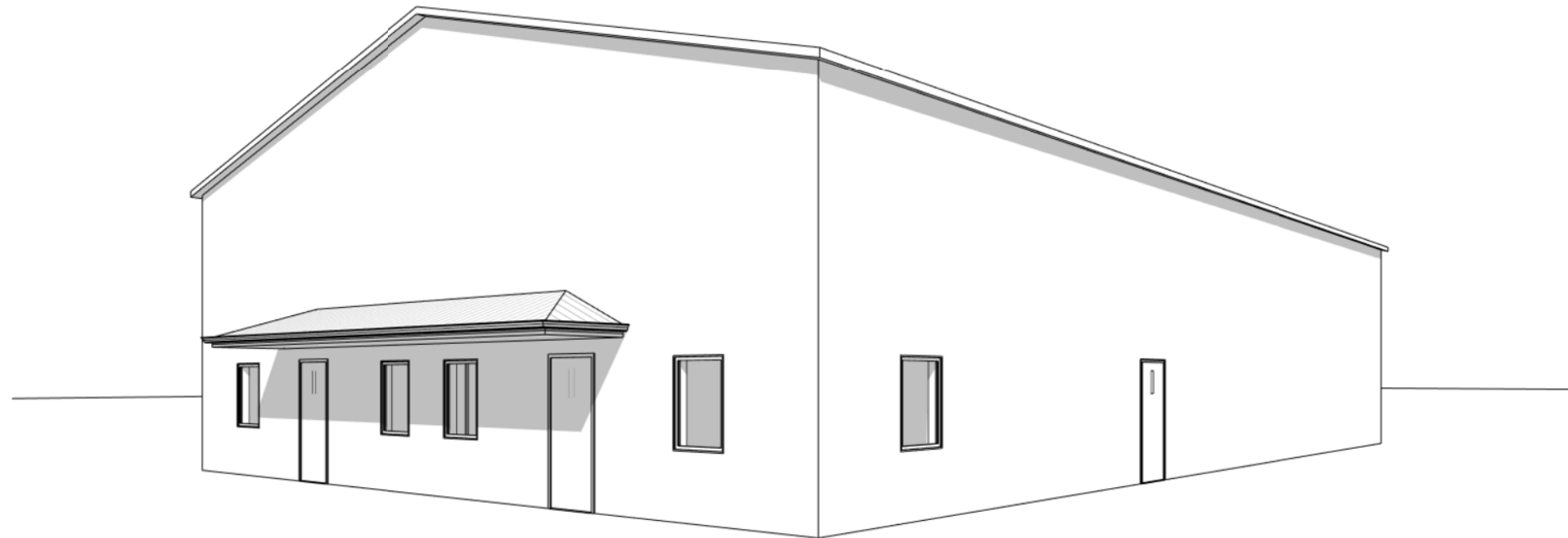
NOTES:	
<ol style="list-style-type: none"> 1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. Please make checks payable to the City of Decatur. See Schedule "A" for fees. 2. Signature of this petition grants permission 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	





② NORTHEAST PERSPECTIVE



① SOUTHWEST PERSPECTIVE

