

**STAFF REPORT**  
**Decatur City Plan Commission**

**Hearing Date** May 6, 2021  
**Calendar No.** 21-05  
**Property Location** 3550 E. Chestnut Ave.  
**Request** Conditional Use Permit to allow for a government building, the construction of a Fire Station, in the R-2 Single Family Residence District  
**Petitioner** City of Decatur  
**Representative** Jon Kindseth, Deputy City Manager

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**BACKGROUND**

The subject site contains a single-family residence and an attached garage on an approximately 0.85 acre site. This subject site is zoned R-2 Single Family Residence District.

**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-2	Residential - Low Density
North	ROW/US Route 36	County	ROW
South	Single Family Residence	R-2	Residential - Low Density
East	Commercial	B-2	Retail
West	Single Family Residence	R-2	Residential - Low Density

**PROJECT DESCRIPTION**

The subject petition is a request for a Conditional Use Permit to allow for the construction of a fire station in the R-2 district. The purpose is to replace the existing Fire Station #7 located at the Decatur Airport. The current station is too small to meet the needs of our fire department and is no longer geographically located where needed.

The Fire Department selected the proposed location based on a fire service study recommendation. Over the past couple of decades, the city has been growing and development has been increasing south of US 36. The property at 36th St. & Route 36 is more geographically centered within the current and projected service area of the Decatur Fire Department, east of Lake Decatur.

The proposed 2-bay, one-story building has a floor area of 7,700 square feet. The parking lot will be setback ten (10) feet from the west property line.

A driveway serving the proposed fire station is to be on Chestnut Avenue. A total of nine (9) parking spaces will be provided on site including a handicap space.

Landscaping meeting the City's Zoning Ordinance will also be provided on the site, particularly to the west abutting residential use which is currently vacant and owned by the City of Decatur.

### **STAFF ANALYSIS**

Staff supports the proposed Conditional Use Permit, as a relocated, newly constructed fire station, replacing the existing Fire Station #7, that will help to better serve the eastern part of the community.

According to Section XXIII.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 use is generally compatible with the surrounding area and the proposed fire station will provide a fire protection service for area residents and businesses in the eastern part of the community.

The proposed use also meets the second standard. The facility is located and designed to be operated in a way the public health, safety and welfare will be protected. The proposed relocation of Fire Station #7 will help to better serve those heavily residential and commercial areas in the eastern part of our community and south of US Route 36 with better response times. The City will study whether Chestnut Avenue needs to be widened for sufficient Fire Station turning radius and, if so warranted, will improve Chestnut Avenue from South 36<sup>th</sup> Street to the Fire Station driveway.

Last, the improvement to the property should not cause injury to the value of other properties in the areas meeting the third standard.

### **STAFF RECOMMENDATION**

Staff recommends approval of the petition with the following conditions:

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

### **PLAN COMMISSION ACTION**


Section XXIII.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 a final decision. A motion to forward Calendar 21-05 to City Council by the Plan Commission with a recommendation for approval is suggested.

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

Greg Crowe, AICP  
Planning and Development Manager

**ATTACHMENTS**

1. Petition
2. Location and Zoning Map
3. Concept Plan

	<b>City of Decatur, Illinois</b>				
	<b>PETITION FOR REZONING</b>				
	<i>Petition before the Mayor, City Council and Members of the Plan Commission of Decatur, Illinois</i>				
Economic and Urban Development Department					
One Gary K. Anderson Plaza					
Decatur, Illinois 62523-1196					
				424-2793	
				FAX 424-2728	

**Please Type**


<b>SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION</b>					
<b>Petitioner</b>	City of Decatur				
<b>Address</b>	#1 Gary K. Anderson Plaza				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62523
<b>Telephone</b>		<b>Fax</b>		<b>E-mail</b>	
<b>Property Owner</b>	Angela and David Brown				
<b>Address</b>	3550 E Chestnut Ave				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62521
<b>Telephone</b>		<b>Fax</b>		<b>E-mail</b>	
<b>Representative</b>	Jon Kindseth, Deputy City Manager				
<b>Address</b>	#1 Gary K. Anderson Plaza				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62523
<b>Telephone</b>	217-424-2801	<b>Fax</b>		<b>E-mail</b>	jkindseth@decaturil.gov

<b>SECTION TWO: SITE INFORMATION</b>						
<b>Street Address</b>	3550 E Chestnut Ave					
<b>Legal Description</b>						
<b>Present Zoning</b>	<input type="checkbox"/> R-1	<input checked="" 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 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		
<b>Please list all improvements on the site:</b>				Single Family Residential Structure		
<b>Size of Tract</b>	.85	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

<b>SECTION THREE: REQUESTED ACTION</b>						
<b>Rezone Property To:</b>	<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		
<b>Other:</b>	Conditional Use Permit for Government Building					

<i>Section Three Continued</i>	
<b>Purpose</b>	<i>Please state the purpose of the proposed rezoning.</i>
The purpose of the proposed Conditional Use Permit is to allow for the construction of a Government Building (Fire Station).	

<b>SECTION FOUR: JUSTIFICATION</b>	
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>	
The construction of a government building (Fire Station) at this location would provide better emergency coverage to the community's residents and businesses. The construction of a new Fire Station would mean the building would meet all current standards for new construction and development.	

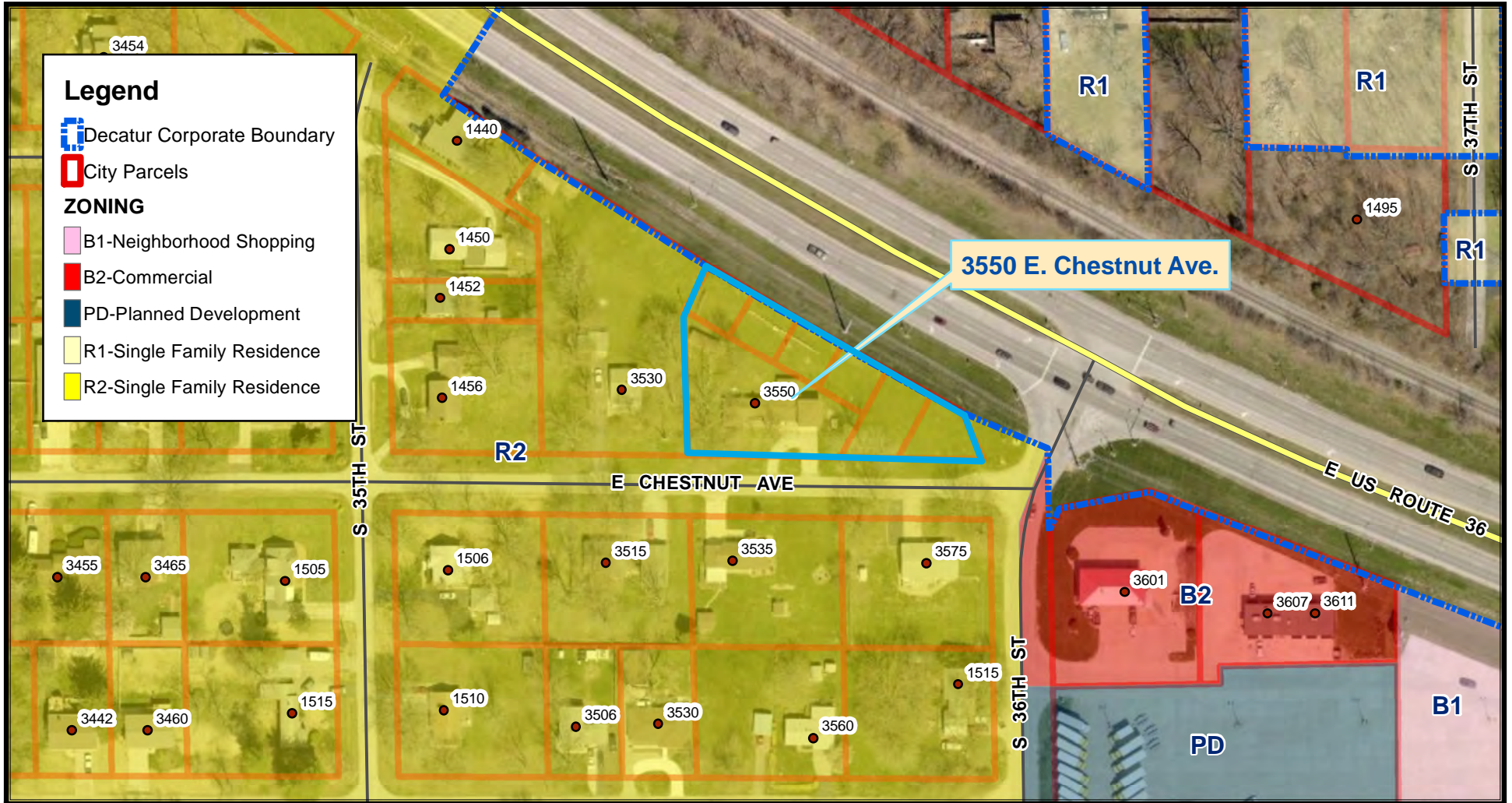
<b>SECTION FIVE: CERTIFICATION</b>	
	To be placed on the agenda of the regular meeting on the first Thursday of the month at 3:00 PM in the City Council Chambers, petition must be received on the first Thursday of the preceding month. Failure of the petitioner or the petitioner's representative to attend the Plan Commission hearing may result in items being tabled. Incomplete or erroneous petitions may delay items being heard by the Plan Commission.
<b>Petitioner's Signature</b>	
<b>Date</b>	April 8, 2021

<b>NOTES:</b>	
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	

<b>OFFICE USE ONLY</b>	
Date Filed	
By	

# City of Decatur Plan Commission

## 3550 E. Chestnut Ave.



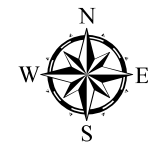
**Legend**

- - - Decatur Corporate Boundary
- City Parcels

**ZONING**

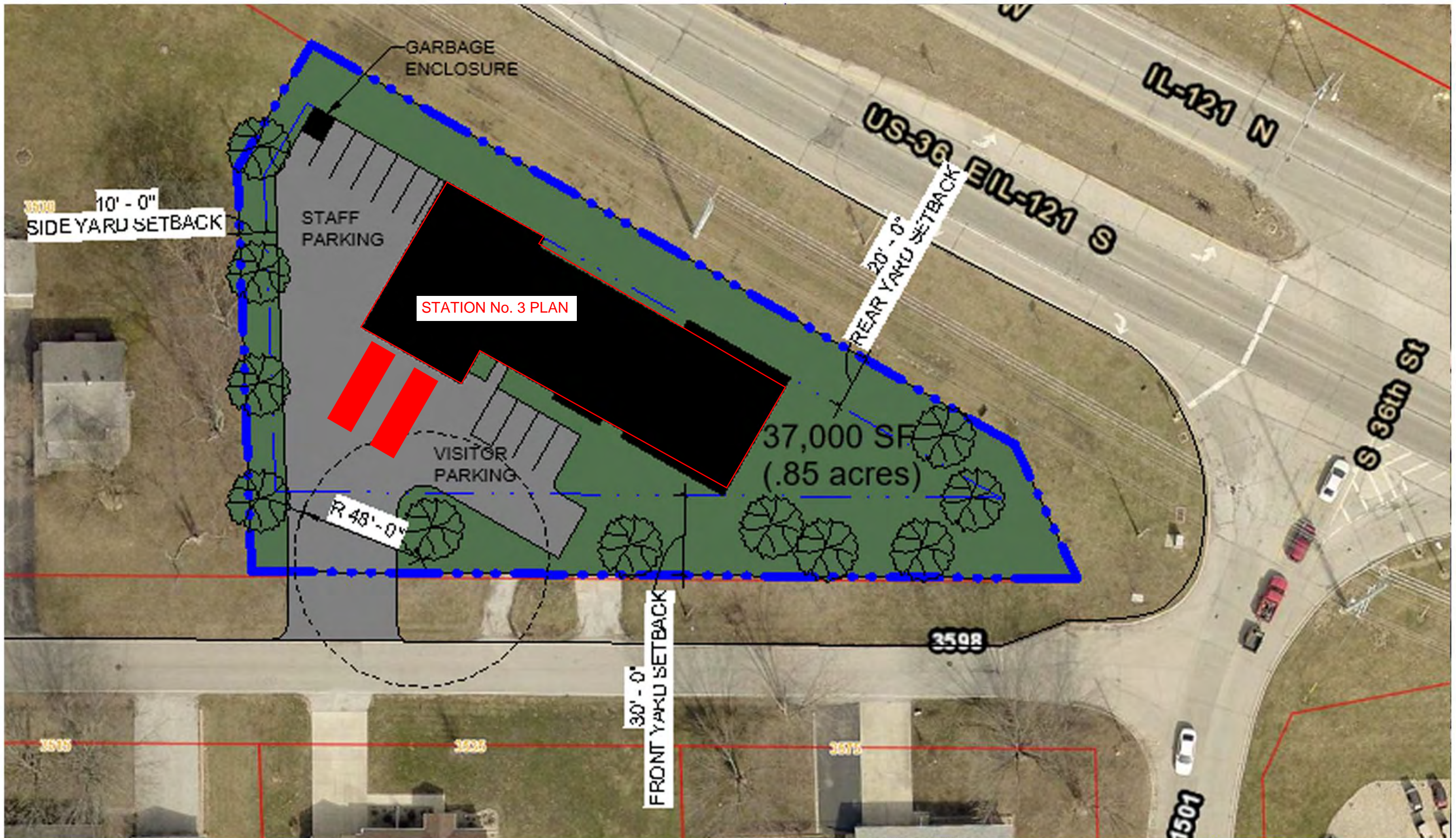
- B1-Neighborhood Shopping
- B2-Commercial
- PD-Planned Development
- R1-Single Family Residence
- R2-Single Family Residence

Case No: 21-05  
Date: May 6, 2021  
Petition of: City of Decatur  
Requested Action: Conditional Use Permit in the R-2 Single Family Residence District to allow for a government building



1 inch = 150 feet





DECATUR FIRE STATION 7

D

01/16/20

PROJECT NO. 50111233

