

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

**Hearing Date** September 2, 2021  
**Case No.** 21-11  
**Property Location** 1676 North Union Street  
**Request** Rezoning from R-5 Two Family Residence District to R-3 Single Family Residence District  
**Petitioner** Millard Goodman  
**Representative** N/A

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**BACKGROUND**

The subject site contains a single-family residence and a detached garage on an approximately 0.248-acre site. The subject site is currently zoned both R-3 Single Family Residence District (northern portion) and R-5 Two Family Residence District (southern portion).

**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, R-5	Residential – Low Density
North	Vacant	R-3	Residential – Low Density
South	Single-Family Residence	R-5	Residential – Low Density
East	Single-Family Residence	R-5	Residential – Low Density
West	Single-Family Residence	R-5	Residential – Low Density

**PROJECT DESCRIPTION**

The petitioner proposes to rezone the southern portion (approximately 6,500 square feet) of the site from R-5 Two-Family Residence District to R-3 Single-Family Residence District to create a uniform zoning district for the site.

**STAFF ANALYSIS**

The surrounding zoning districts include R-3 Single-Family Residence District to the north and R-5 Two-Family Residence District to the south, east and west. The Macon County and Decatur Comprehensive Plan shows this area as Residential – Low Density. The proposed R-3 zoning would be compatible and consistent with the surrounding zoning and uses. Also, rezoning the “R-5” District portion of the site to “R-3” District would bring uniformity in zoning for the entire site.

The subject site is located within a residential area and rezoning to R-3 Single-Family Residence District should have no adverse effect on the general area or the City as a whole.

**STAFF RECOMMENDATION**

Staff recommends approval of the rezoning request.

### **PLAN COMMISSION ACTION**

Section XXIX. 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 a final decision. A motion to forward Case 21-11 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, Economic and 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	<i>Mildred Goodson</i>				
Address	<i>1676 N Union St</i>				
City	<i>Decatur</i>	State	<i>IL</i>	Zip	<i>62526</i>
Telephone	<i>217-872-9508</i>	Fax		E-mail	<i>7776mail.com</i>
Property Owner	<i>same</i>				
Address					
City		State		Zip	
Telephone		Fax		E-mail	
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

**SECTION TWO: SITE INFORMATION**

Street Address	<i>1676 N Union</i>				
Legal Description	<i>Lot 10 and part of lot 9 in Thatcher subdivision</i>				
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input checked="" type="checkbox"/> R-5	<input type="checkbox"/> R-6
	<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	
Is this property a Planned Unit Development?					
<input type="checkbox"/> YES Approval Date: _____					
<input type="checkbox"/> NO					
Please list all improvements on the site:					
Size of Tract	<input 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 checked="" 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"/> B-1	<input type="checkbox"/> B-2	<input checked="" type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input type="checkbox"/> O-1		<input type="checkbox"/> YES
	<input type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1			<input type="checkbox"/> NO
Other:							

<i>Section Three Continued</i>	
<b>Purpose</b>	<i>Please state the purpose of the proposed rezoning.</i>
<p><i>to get the same zoning as the property to the north</i></p>	

<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>
<p><i>the property is currently used as single family</i></p>

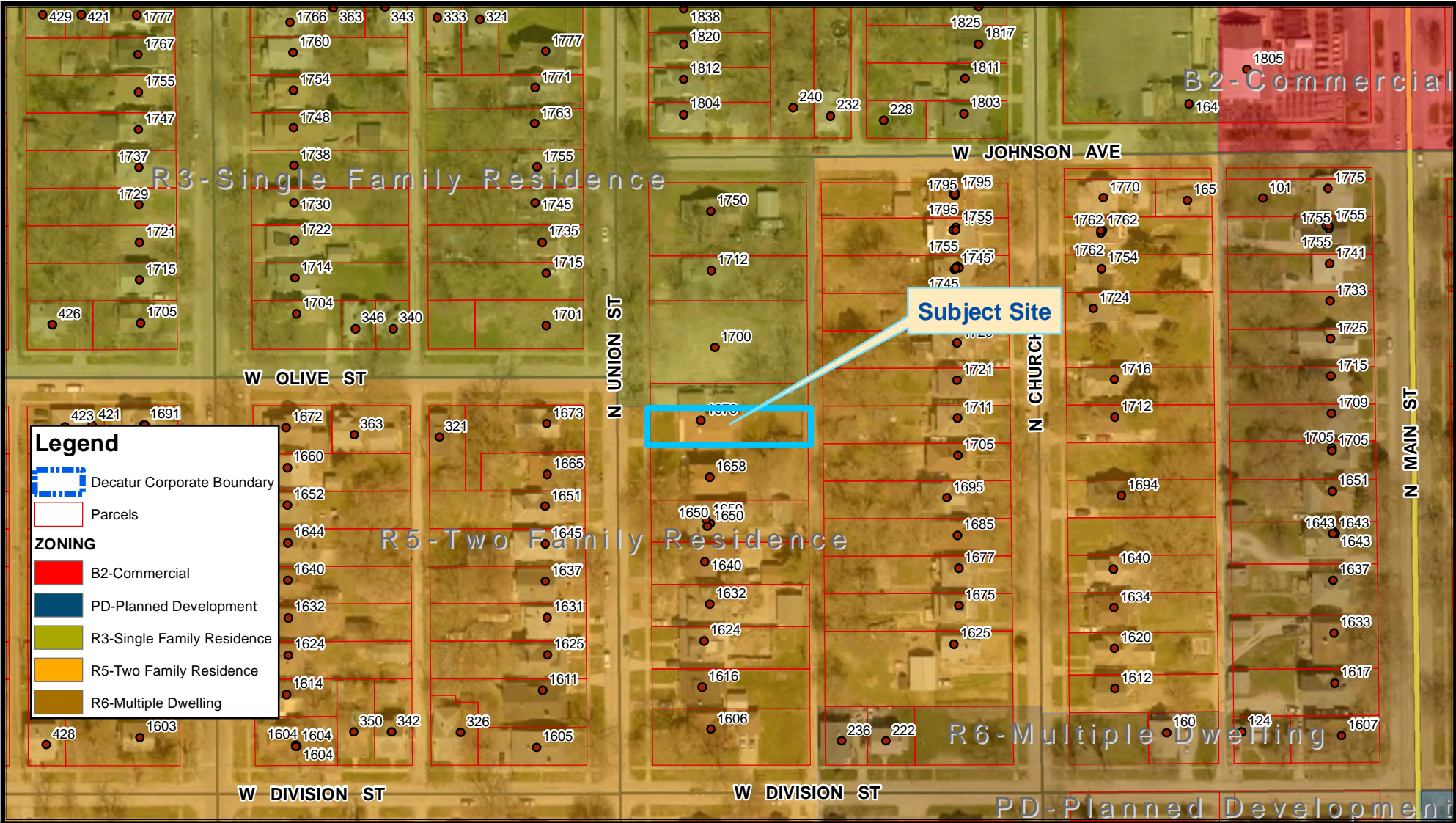
<b>SECTION FIVE: CERTIFICATION</b>	
	To be placed on the agenda of the regular meeting on the first Thursday of the month at 3:00 PM in the City Council Chambers, petition must be received on the first Thursday of the preceding month. Failure of the petitioner or the petitioner's representative to attend 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>	<i>Milford Stuber</i>
<b>Date</b>	<i>7-19-21</i>

- 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	

# City of Decatur Plan Commission

## 1676 N Union St



**Case No:** 21-11  
**Date:** September 2, 2021  
**Petition of:** Millard Goodman  
**Requested Action:** Rezone the subject site from R-5 Two-Family Residence District to R-3 Single Family Residence District

1 inch = 150 feet

