

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

**Hearing Date**                    O ctej 3, 2022  
**Case No.**                         22-02  
**Property Location**           805 East Johns Avenue  
**Request**                         Rezoning from O-1 Office District to R-6 Multiple Dwelling District  
**Petitioner**                     City of Decatur  
**Representative**               Jon Kindseth

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**BACKGROUND**

The subject site is located at 805 East Johns Avenue and is currently zoned O-1 Office District. It is approximately 0.85 acres (37,400 square feet) and is currently developed as a Multi-Family Structure.

**Surrounding Land Use and Zoning**

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Multi-Family Structure	O-1	Residential-Low Density
North	Single-Family Residence	R-5, R-6	Residential-Low Density
South	Single-Family Residence	R-5	Residential-Low Density
East	Vacant, Single-Family Residence	R-5	Residential-Low Density
West	Single-Family Residence	R-6	Residential-Low Density

**PROJECT DESCRIPTION**

The petitioner proposes to rezone the site from to O-1 Office District to R-6 Multiple Dwelling District to create a uniform zoning district for the site and surrounding area.

**STAFF ANALYSIS**

The surrounding zoning districts include R-5 Two Family Residence District to the north, south and east and R-6 Multiple Dwelling District to the north and west. The Macon County and Decatur Comprehensive Plan shows this area as Residential-Low Density. The proposed R-6 zoning would be compatible and consistent with the current site and the surrounding zoning and uses.

The subject site is located within a mixed-use area and rezoning to R-6 Multiple Dwelling 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 22-02 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**

<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>	Flora Bank & Trust Trust Number 105				
<b>Address</b>	R.R. 2, Box 34				
<b>City</b>	Flora	<b>State</b>	IL	<b>Zip</b>	62839
<b>Telephone</b>		<b>Fax</b>		<b>E-mail</b>	
<b>Representative</b>	Jon D. Kindseth				
<b>Address</b>	#1 Gary K. Anderson Plaza				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62523
<b>Telephone</b>	217-424-2727	<b>Fax</b>		<b>E-mail</b>	cpatrick@decaturil.gov

**SECTION TWO: SITE INFORMATION**

<b>Street Address</b>	805 East Johns Avenue					
<b>Legal Description</b>	Lot 4 in Block Two (2) of William Martin's 2nd Addition of out lots to Decatur, as per Plat recorded in Book 17 on Page 364 of the records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois. PIN: 04-12-14-330-010					
<b>Present Zoning</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	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 checked="" 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>						
<b>Size of Tract</b>	0.849	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

**SECTION THREE: REQUESTED ACTION**

<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 checked="" 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>						

*Section Three Continued*

**Purpose** *Please state the purpose of the proposed rezoning.*

The proposed rezoning from O-1 to R-6 is more compatible with the surrounding properties and the residential neighborhood.

**SECTION FOUR: JUSTIFICATION**

*The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):*

The proposed down zoning from O-1 to R-6 will allow for the property to be used as a multifamily residential housing unit as it was purposefully built for. Through a partnership with Dove, the City will renovate and rehabilitate the property to be used by Dove for emergency transitional/permanent housing needs in Decatur. Without City intervention and a rezoning this property will likely continue to sit unoccupied due to the fact that even the previous use is no longer permitted by right. A rezoning to residential is supported by the current property owners, due to the fact that this building is best suited to be used for multifamily residential housing needs.

**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**

1/6/22

**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.

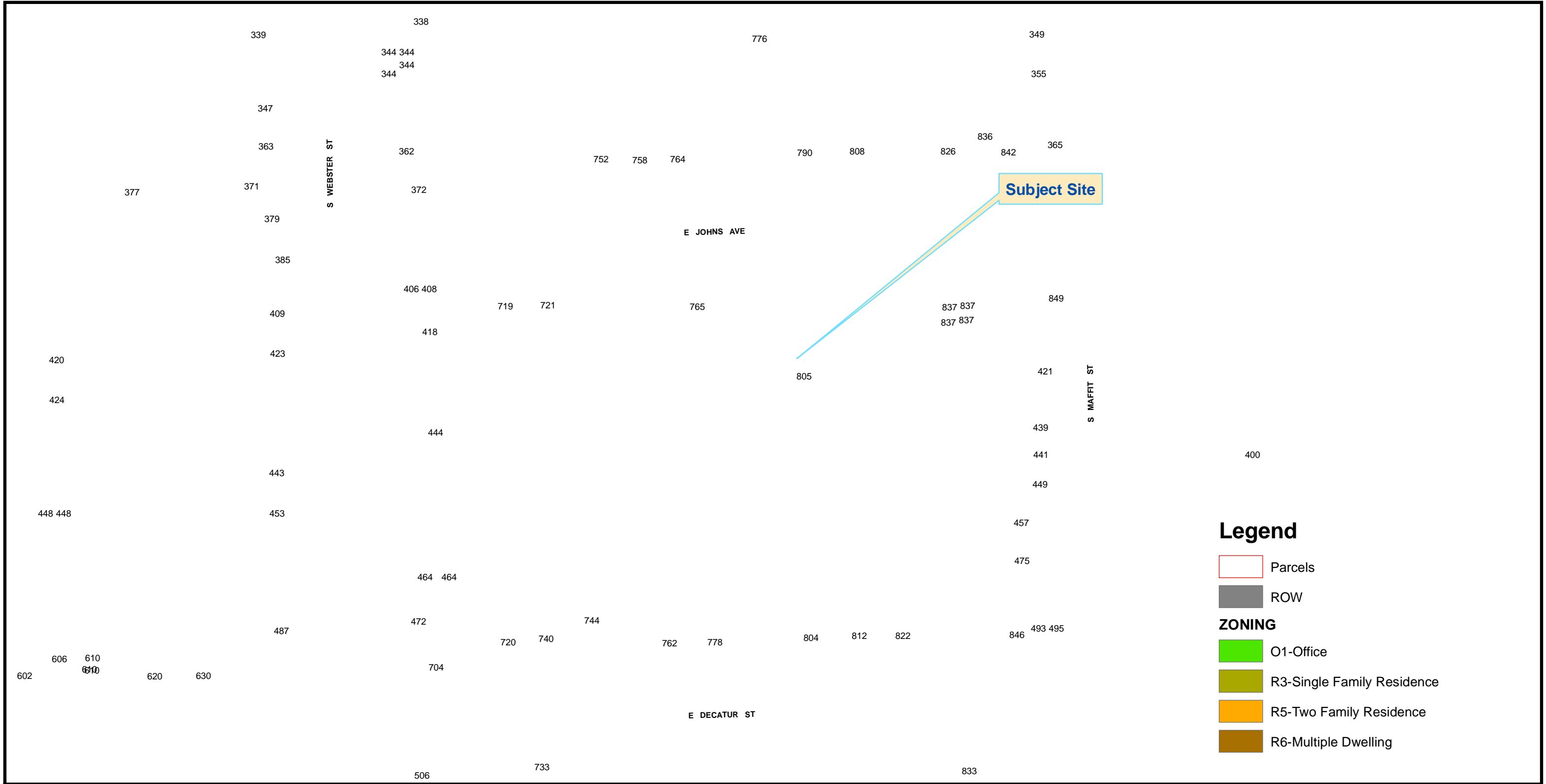
**OFFICE USE ONLY**

Date Filed

By

# City of Decatur Plan Commission

## 805 E Johns Ave



Case No: 22-02  
Date: March 03, 2022  
Petition of: City of Decatur  
Requested Action: Rezone from O-1 Office District to R-6 Multiple Dwelling District



1 inch = 100 feet