

STAFF REPORT
Decatur City Plan Commission

Hearing Date March 2, 2023
Case No. 23-01
Property Location 888 South 16th Street
Request Rezoning from O-1 Office District to PD Planned Development District
Petitioner John Lewis
Representative SKS Engineers, LLC

BACKGROUND

The subject site is located at 888 South 16th Street and is currently zoned O-1 Office District. It is approximately 0.33 acres (14,400 square feet) and is currently developed with a 1-story building with a basement.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	1-story building	O-1	Retail
North	Commercial	B-1	Retail
South	Single-Family Residence	R-3	Residential-Low Density
East	Single-Family Residence	R-3	Residential-Low Density
West	CVS	B-3	Retail

PROJECT DESCRIPTION

The petitioner proposes to rezone the site from O-1 Office District to PD Planned Development District to allow for retail in the existing building such as a convenience store, cell phone kiosk, and similar small retail stores.

STAFF ANALYSIS

The surrounding zoning districts include B-1 Neighborhood Shopping District to the north, R-3 Single-Family Residence to the south and east, and B-3 Planned Shopping Center District to the west. The Macon County and Decatur Comprehensive Plan shows this area as Retail. The proposed PD zoning allows for the B-1 Neighborhood Shopping District uses which would be compatible and consistent with the current site and the surrounding zoning and uses, while excluding animal clinic or hospital, automobile repair and service, and minor, automobile service station. Additionally no license will be allowed for liquor or gaming in this PD.

The subject site is located within a mixed-use area and rezoning to PD Planned Development District with exclusions should have no adverse effect on the general area or the City as a whole. Since the site is adjacent to a residential property to the East, any development on this site will need to include a landscaped buffer yard in accordance with the City's Zoning Ordinance.

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 23-01 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.

David Silver
Planning and Development Manager

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	John Lewis				
Address	3675 N. Meadowlark				
City	Decatur	State	IL	Zip	62526
Telephone	217-412-3555	Fax	none	E-mail	jdough677@gmail.com
Property Owner	John Lewis				
Address	3675 N. Meadowlark				
City	Decatur	State	IL	Zip	62526
Telephone	217-412-3555	Fax	none	E-mail	jdough677@gmail.com
Representative	SKS Engineers, LLC				
Address	2900 N. Martin Luther King Jr. Drive				
City	Decatur	State	IL	Zip	62526
Telephone	217-877-2100	Fax	217-877-4816	E-mail	info@sksengineers.com

SECTION TWO: SITE INFORMATION

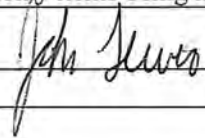
Street Address	888 S. 16th Street, Decatur, IL 62521					
Legal Description	S.R. Laughlins Addition, All of Lot 4 (160' x 90')					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input 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 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		
Please list all improvements on the site:						
Size of Tract	14,400	<input checked="" type="checkbox"/> SF	<input type="checkbox"/> AC	existing 1-story building with a basement and asphalt paved parking lot		

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 checked="" type="checkbox"/> YES <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		
Other:	PD Zoning, B-1 uses with exclusions noted on the attached sheet C201.					

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
Proposed use of the existing building for retail such as a convenience store, cell phone kiosk, barber shop/cosmetology service and similar small retail stores.	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
The current zoning, O-1, does not allow for the owners intended use. The existing building will be improved on the interior to better suit the new use and the exterior will be improved to meet all current zoning requirements, including landscape screening between the owners lot and the residential lot to the east.
The property to the north is currently zoned B1 and abuts the R-1 district to the east and north. The lots to the west, across 16th Street, are currently zoned B3 and abut the R-1 district to the west and south.

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 2-1-23

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	

City of Decatur Plan Commission

888 South 16th Street



Case No.:	23-01		Legend — Decatur Roads □ Decatur Zoning ▨ Subject Site
Date:	March 2 nd 2023		
Petition of:	JOHN LEWIS		
Requested Action:	REZONING FROM O-1 TO PD		

0 40 80 100 Feet