

STAFF REPORT
Decatur City Plan Commission

Hearing Date May 2, 2024
Case No. 24-07
Property Location 726 North Main Street and 701-725 North Water Street
Request Rezoning from M-2 Heavy Industrial District to M-1 Intense Commercial – Light Industrial District
Petitioner Douglas Royer

BACKGROUND

The subject site contains an existing structure and vacant parcels on an approximately 1.39-acre site. The subject site is currently zoned M-2 Heavy Industrial District.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Industrial	M-2	Mixed-Use Commercial/Residential
North	Industrial, Vacant	M-1	Mixed-Use Commercial/Residential
South	Railroad, Industrial	M-1	Mixed-Use Commercial/Residential
East	Vacant	M-1, M-2	Mixed-Use Commercial/Residential
West	Industrial	M-2	Employment

PROJECT DESCRIPTION

The petitioner owns several properties in between North Main Street and North Water Street including the properties located at 726 North Main Street and 701-725 North Water Street and would like to combine all his lots under one Parcel ID. He would also like them all to be in the same zoning district.

STAFF ANALYSIS

The surrounding zoning districts include M-1 Intense Commercial – Light Industrial District to the north, south and east, and Heavy Industrial District to the east and west. The Macon County and Decatur Comprehensive Plan shows this area as Mixed-Use Commercial/Residential and Employment. The proposed M-1 zoning would be compatible and consistent with the surrounding zoning and uses.

The subject site is located within an Industrial area and downzoning to M-1 Intense Commercial – Light Industrial 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 No. 24-07 to the 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
Senior Transportation and Land Use Planner

ATTACHMENTS

1. Petition
2. Location 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	Douglas Royer				
Address	P.O. Box 830				
City	Decatur	State	IL	Zip	62525
Telephone	217-520-4227	Fax		E-mail	dgr@ersequipment.com
Property Owner	Douglas Royer				
Address	726 N. Water Street, 750 N. Water Street				
City	Decatur	State	IL	Zip	62525
Telephone	217-520-4227	Fax		E-mail	
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION

Street Address	726 N. Main Street, 701-725 N. Water Street					
Legal Description	See attached 04-12-10-484-002, 04-12-10-484-010, 04-12-10-484-006, 04-12-10-484-005					
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 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 checked="" type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Please list all improvements on the site:						
Size of Tract	1.39 approx: <input type="checkbox"/> SF <input checked="" type="checkbox"/> AC					

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 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 checked="" type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Other:						

Section Three Continued

Purpose Please state the purpose of the proposed rezoning.

I would like all of my properties to be zoned under one zoning district.

SECTION FOUR: JUSTIFICATION

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

To combine all of my lots under one Parcel ID.

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

3/1/24

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	

EXHIBIT A

Legal Description

PARCEL 1:

LOT THREE (3) OF WATER/GREEN ADDITION, A SUBDIVISION OF A PART OF LOT 1 AND LOT 4 IN BLOCK 1 OF DURFEE'S ADDITION (Q/679), AS PER PLAT RECORDED MAY 21, 2012 AS DOCUMENT 1834188 AND IN BOOK 5000, PAGE 142 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOT TWO (2) AND THE NORTH FORTY-TWO FEET OF LOT THREE (3) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 3:

ALL OF LOT THREE (3) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THE NORTH 42 FEET THEREOF.

PARCEL 4:

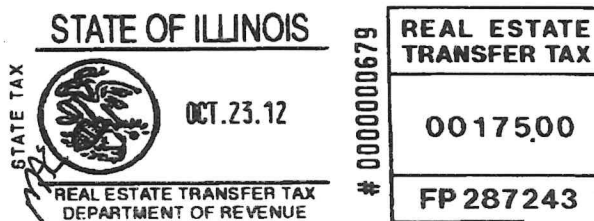
THE NORTH 60 FEET OF LOT 6 IN BLOCK 1 OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 5:

TWENTY FEET IN WIDTH OFF OF THE ENTIRE SOUTH SIDE OF LOT SIX (6) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 6:

LOT SEVEN (7) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THE WEST FORTY-NINE (49) FEET THEREOF.



PARCEL 7:

THE WEST 49 FEET OF LOT SEVEN (7) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT A PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 58.85 FEET, THENCE EAST 13.95 FEET, THENCE SOUTH 4.83 FEET, THENCE EAST 5.35 FEET, THENCE SOUTH 54.07 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7 WHICH IS 19 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT, THENCE WESTERLY TO THE POINT OF BEGINNING.

PARCEL 8:

BEGINNING AT A DRILL HOLE IN A CONCRETE WALL, SAID HOLE BEING AT THE SOUTHWEST CORNER OF LOT SEVEN (7) IN BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT SEVEN (7) A DISTANCE OF 58.85 FEET; THENCE EAST A DISTANCE OF 19.3 FEET TO A POINT; THENCE SOUTHERLY A DISTANCE OF 58.9 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT SEVEN (7), 19.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT SEVEN; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT SEVEN (7) TO THE POINT OF BEGINNING; EXCEPT THE NORTH 4.83 FEET OF THE EAST 5.35 FEET THEREOF.

PARCEL 9:

LOT EIGHT (8) AND 7 FEET OFF THE SOUTH SIDE OF LOT FIVE (5) OF BLOCK ONE (1) OF DURFEE'S ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK Q, PAGE 679 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT EIGHT (8), THENCE WEST 17 FEET, THENCE IN A STRAIGHT LINE IN A NORTHEASTERLY COURSE TO A POINT ON THE WEST LINE OF NORTH WATER STREET, SAID POINT BEING 115 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING; ALSO EXCEPT PART OF LOT EIGHT (8) DESCRIBED AS: BEGINNING AT A POINT 17 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT EIGHT (8), THENCE WEST 160 FEET TO THE SOUTH WEST CORNER OF SAID LOT EIGHT (8), THENCE NORTH 42.5 FEET, THENCE EAST 62.75 FEET, THENCE NORTH 7 1/2 FEET, THENCE EAST 104.65 FEET TO THE WEST SIDE OF WATER STREET, THENCE SOUTH WESTERLY 50.55 FEET TO THE PLACE OF BEGINNING.

726 NORTH MAIN STREET AND 701-725 NORTH WATER STREET

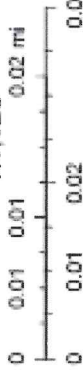


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Roads (small scale)
 <all other values>

State Route or U.S. Highway
 County Highway
 Railroad Tracks
 Addresses

1:1,128



Interstate Highway
 Residential
 Override 1
 Decatur City Limits

Parcels (from Macon County GIS)

726 NORTH MAIN STREET AND 701-725 NORTH WATER STREET



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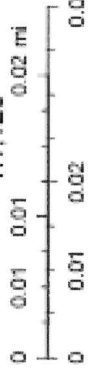
Roads (small scale)

- Interstate Highway
- State Route or U.S. Highway
- Arterial
- <small>call other values>
- Residential

- County Highway
- Railroad Tracks
- Override 1

- Parcels (from Macon County GIS)
- Addresses
- Decatur City Limits

1:1,128



City of Decatur, IL