

STAFF REPORT
Decatur City Plan Commission

Hearing Date May 2, 2024
Case No. 24-08
Property Location 1950-1990 North 35th Street
Request Rezoning from R-3 Single Family Residence District to M-1 Intense Commercial – Light Industrial District
Petitioner Archer-Daniels-Midland Company
Representative Jeff Deright

BACKGROUND

The subject site is currently three (3) vacant undeveloped parcels on an approximately 1.49-acre site (0.42-acre, 0.42-acre, and 0.65-acre). The subject site is currently zoned R-3 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	Vacant Undeveloped	R-3	Residential-Low Density
North	ADM Railyard	M-2	Residential-Low Density
South	Vacant, Single-Family Residence	R-3	Residential-Low Density
East	ADM	M-2	Employment
West	Vacant, Single-Family Residence	R-3	Residential-Low Density

PROJECT DESCRIPTION

The petitioner is seeking to rezone these lots that are adjacent to the soybean plant to use them as additional parking for employees and contractors as well as a staging area for semis during harvest.

This parking area will help reduce traffic during harvest around the plat by allowing a small staging area for trucks as well as a more convenient parking situation for employees to enter and exit the plant reducing traffic around the facility particularly during construction of the Faries/Brush College overpass.

STAFF ANALYSIS

The surrounding zoning districts include M-2 Heavy Industrial district to the north and east and R-3 Single Family Residence District to the south and west. The Macon County and Decatur Comprehensive Plan shows this area as Residential-Low Density and Employment. The proposed M-1 zoning would be compatible and consistent with the surrounding zoning and uses and has been for several years.

The subject site is located within a mixed-use area and re-zoning to M-1 Intense Commercial – Light Industrial District should have no adverse effect on the general area or the City as a whole.

Site plans will need to be submitted to the City of Decatur for review and approval prior to development. The plans shall include buffer yard landscape screening for any portion of the property adjacent to residential zoning districts and/or residential uses.

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. 24-08 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	Archer-Daniels-Midland Company				
Address	4666 E Faries Parkway				
City	Decatur	State	IL	Zip	62526
Telephone	217-791-8715	Fax	N/A	E-mail	Justin.Onken@adm.cor
Property Owner	Archer-Daniels-Midland Company				
Address	4666 E Faries Parkway				
City	Decatur	State	IL	Zip	62526
Telephone	217-791-8715	Fax	N/A	E-mail	Justin.Onken@adm.cor
Representative	Jeff Deright				
Address	4666 E Faries Parkway				
City	Decatur	State	IL	Zip	62526
Telephone	217-451-2497	Fax	N/A	E-mail	deright@adm.com

SECTION TWO: SITE INFORMATION


Street Address	3515 E. Faries PKWY					
Legal Description	See attached for Legal Descriptions PIN #'s - 04-13-07-202-001 04-13-07-202-002 04-13-07-202-003					
Present Zoning	<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	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 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:			None			
Size of Tract	.42 .42 .65	<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 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 checked="" type="checkbox"/> M-1	<input type="checkbox"/> M-2	<input type="checkbox"/> M-3	<input type="checkbox"/> PMR-1		
Other:						

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
ADM is seeking to rezone these lots that are adjacent to the soybean plant to use them as additional parking for employees and contractors as well as a staging area for semis during harvest.	

SECTION FOUR: JUSTIFICATION	
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>	
This parking area will help reduce traffic during harvest around the plant by allowing a small staging area for trucks as well as a more convenient parking situation for employees to enter and exit the plant reducing traffic around the facility particularly during construction of the Faries/Brush College overpass.	

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	04/04/024

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	

Rezoning Petition Legal Descriptions

The West ½ of Lot Fifteen (15) of Garden Place, an Addition of Outlots to the City of Decatur, Illinois, as per Plat recorded in Book 335, Page 592 of the Records in the Recorder's Office of Macon County, except the South 2 feet thereof, and except that part deeded to the City of Decatur by Deed recorded in Book 2016, Page 401 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

PIN: 04-12-07-202-001

The East Half of Lot Fifteen (15) of Garden Place, an Addition of Outlots to the City of Decatur, Illinois as per Plat recorded in Book 335, Page 592 of the Records in the Recorder's Office of Macon County, Illinois, EXCEPT the South 2 feet thereof AND ALSO EXCEPT that part more particularly described as follows: Beginning at the Northeast corner of Lot 15m thence South a distance of 15.00 feet along the East line of said Lot 15, thence Northwesterly a distance of 12.73 feet to a point 6.00 feet South and 9.00 West of the Northeast Corner of said Lot 15, thence West a distance of 96.00 feet along a line parallel to the North line of said Lot 15, thence North a distance of 6.00 feet along a line parallel to the East line of said Lot 15, thence East 105.00 feet along the North lone of said Lot 15 to the point of beginning., Situated in Macon County, Illinois.

PIN: 04-12-07-202-002

The South Two (2) feet of Lot Fifteen (15) AND all of Lot Sixteen (16), EXCEPT the South 44 ½ feet thereof, of Garden Place, an Addition of OutLots to the City of Decatur, Illinois, as per Plat recorded in Book 335 Page 592 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.

PIN: 04-12-07-202-003

1950 - 1990 NORTH 35TH STREET



4/25/2024, 3:03:40 PM

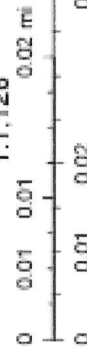
Roads (small scale)

- Interstate Highway
- State Route or U.S. Highway
- Arterial
- Residential

Parcels (from Macon County GIS)

- County Highway
- Railroad Tracks
- Override 1
- Addresses
- Decatur City Limits

1:1,128



1950 - 1990 NORTH 35TH STREET



4/25/2024, 3:05:58 PM

Roads (small scale)

Interstate Highway

State Route or U.S. Highway

Arterial

Residential

County Highway

Railroad Tracks

Override 1

Decatur City Limits

Parcels (from Macon County GIS)

Addresses

1:1,128

0 0.01 0.01 0.02 0.02 mi

0 0.01 0.01 0.02 0.04 km

City of Decatur, IL

City of Decatur, IL
 Illinois State Geological Survey (ISGS, 1981)