

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

**Hearing Date** May 2, 2024  
**Case No.** 24-09  
**Property Location** 1750 North 35<sup>th</sup> Street to 3504 East Division Street  
**Request** Rezoning from R-3 Single Family Residence and R-6 Multiple Dwelling District to M-1 Intense Commercial – Light Industrial District  
**Petitioner** Archer-Daniels-Midland Company  
**Representative** Jeff Deright

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**BACKGROUND**

The subject site is currently six (6) vacant undeveloped parcels on an approximately 0.65-acre site. The subject site is currently zoned R-3 Single-Family Residence District and R-6 Multiple Dwelling 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, R-6	Residential-Low Density
North	Single-Family Residence, Vacant	R-3	Residential-Low Density
South	ADM	M-2	Employment
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 south and east and R-3 Single Family Residence District to the north 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. 24-09 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**

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

**SECTION TWO: SITE INFORMATION**


<b>Street Address</b>	3515 E. Faries PKWY					
<b>Legal Description</b>	See attached for Legal Descriptions PIN #'s - 04-13-07-202-012, 04-13-07-202-013, 04-13-07-202-014, 04-13-07-202-017, 04-13-07-202-018, 04-13-07-202-019					
<b>Present Zoning</b>	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input checked="" type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input checked="" 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		
<b>Please list all improvements on the site:</b>			None			
<b>Size of Tract</b>	All < .65	<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 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		
<b>Other:</b>						

<i>Section Three Continued</i>	
<b>Purpose</b>	<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.	

<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>
This parking area will help reduce traffic around the plant by allowing for employees to enter and exit the plant away from the overpass area reducing traffic around the facility particularly during construction of the Faries/Brush College overpass.

<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>	
<b>Date</b>	04/04/24

<b>NOTES:</b>	
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	

<b>OFFICE USE ONLY</b>	
Date Filed	
By	

## Rezoning Petition Legal Descriptions

Lot Twenty-One (21 ) Except the West 52-1/2 feet and Except the East 80 feet 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: 04-13-07-202-018

The West 52-1 /2 feet of Lot Twenty-One (21 ) of Garden Place, a n Addition of Outlets 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: 04-12-07-202-017

The South 441/2 feet of Lot Nineteen (19) 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.

PIN: 04-12-07-202-012

The North 44 1 /2 feet of Lot Twenty (20) of Garden Place, an Addition of Outlets to the City of Decatur, 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: 04-12-07-202-013

GARDEN PLACE Addition of OutLots South 133.5 LOT 20

PIN: 04-12-07-202-014

The East Eighty (80) feet of Lot Twenty-One (21) 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: 04-12-07-202-019

# 1750 NORTH 35TH STREET TO 3504 EAST DIVISION STREET



4/25/2024, 3:16:57 PM

Roads (small scale)

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

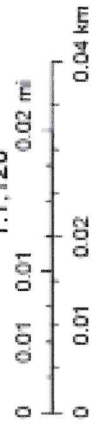
County Highway

- Railroad Tracks
- Override 1

Parcels (from Macon County GIS)

- Addresses
- Decatur City Limits

1:1,128



# 1750 NORTH 35TH STREET TO 3504 EAST DIVISION STREET



4/25/2024, 3:21:14 PM

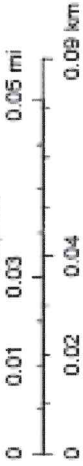
Roads (small scale)

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

Parcels (from Macon County GIS)

- Railroad Tracks
- Addresses
- Decatur City Limits

1:2,257



City of Decatur, IL