

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

**Hearing Date** May 2, 2024  
**Case No.** 24-10  
**Property Location** Northeast corner of Mound Road and Brush College Road  
**Request** Rezoning from R-1 Single Family Residence to M-1 Intense Commercial – Light Industrial District  
**Petitioner** C3M Trust  
**Representative** TWM, Inc.

**BACKGROUND**

The subject site is approximately 37.29 acres and is located at the Northeast corner of Mound Road and Brush College Road. The site is currently agriculture and is currently scheduled to be considered by the Decatur City Council for annexation on May 20, 2024. This petition for rezoning would be considered by the City Council after approval of the annexation.

If annexed into the City, the petitioner proposes to rezone the site from R-1 Single Family Residence District to M-1 Intense Commercial – Light Industrial District to construct an approximately 611,000 square foot warehouse site.

**Surrounding Land Use and Zoning**

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Agriculture	R-1	Employment
North	Agriculture, County	County	Employment
South	Industrial	M-1	Employment
East	Agriculture, County	County	Employment
West	Industrial, Agriculture, County	R-1, County	Employment

**PROJECT DESCRIPTION**

If annexed into the city, the petitioner proposes to rezone the site from R-1 Single Family Residence District to M-1 Intense Commercial – Light Industrial District to construct an approximately 611,000 square foot warehouse site.

**STAFF ANALYSIS**

The surrounding zoning and existing land uses are a combination of undeveloped land and commercial and industrial uses. The Macon County and Decatur Comprehensive Plan shows this area as Employment. The proposed M-1 zoning would be compatible and consistent with the surrounding zoning and existing and future land uses.

The subject site is located within an Industrial area and rezoning 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. 24-10 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	C3M Trust				
Address	5002 Cundiff Road				
City	Decatur	State	IL	Zip	62526
Telephone	(217) 706-5039	Fax		E-mail	colt@mcleodexpress.cc
Property Owner	C3M Trust				
Address	5002 Cundiff Road				
City	Decatur	State	IL	Zip	62526
Telephone	(217) 706-5039	Fax		E-mail	colt@mcleodexpress.cc
Representative	TWM, Inc.				
Address	204 Evergreen Lane, Unit B				
City	Glen Carbon	State	IL	Zip	62034
Telephone	(618) 656-4040	Fax		E-mail	jvenvertloh@twm-inc.cc

SECTION TWO: SITE INFORMATION						
Street Address	NE Corner of N Brush College Road & East Mound Road					
Legal Description	See attached.					
Present Zoning	<input checked="" 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
AG-Agricultural	<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:						
Size of Tract	37.29	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC	611,000+/- sf warehouse, asphalt/PCC parking lot with 224 spaces including trailer spaces, retention		

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>	
<b>Purpose</b>	<i>Please state the purpose of the proposed rezoning.</i>
Property to go from an agricultural field to a 611,000 +/- sf warehouse site.	

<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>
The site will be annexed to the City of Decatur and will be need to be rezoned to match the surrounding areas. The site is to be zoned as M1-Intense Commercial/Light Industrial.

<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>	<table border="1"> <tr> <td><i>Busby Bank Trustee by Allen Fitchu</i></td> <td><b>Date</b></td> <td><i>03/27/2024</i></td> </tr> </table>	<i>Busby Bank Trustee by Allen Fitchu</i>	<b>Date</b>	<i>03/27/2024</i>
<i>Busby Bank Trustee by Allen Fitchu</i>	<b>Date</b>	<i>03/27/2024</i>		

<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	

BUSEY BANK, as Trustee of the MCLEOD 2021 DYNASTY TRUST, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey to BUSEY BANK, as Trustee of the C3M TRUST, the following described real estate:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-nine (29), Township Seventeen (17) North, Range Three (3) East of the Third Principal Meridian, EXCEPT that part dedicated to public Right of Way for Brush College Road and Mound Road; said property also described as:

Commencing at the Northwest corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 29, Township 17 North, Range 3 East of the 3rd Principal Meridian; thence N 88 degrees 59 minutes 30 seconds E. (Assumed Bearing) along the North line of the said SW ¼, SW ¼ of Section 29, 65.01 feet to a point on the East Right of Way line of Brush College Road, said point also being the point of beginning; thence continuing N 88 degrees 59 minutes 30 seconds E along the said North line of the SW ¼, SW ¼ of Section 29, 1257.75 feet to the Northeast corner of the said SW ¼, SW ¼ of Section 29; thence S 00 degrees 05 minutes 30 seconds East along the East line of the said SW ¼, SW ¼ of Section 29, 1287.71 feet to a point on the North Right of Way line of Mound Road; thence S 86 degrees 58 minutes 23 seconds W along the said North Right of Way line of Mound Road, 89.15 feet; thence S 88 degrees 44 minutes 02 seconds W along the said North Right of Way line of Mound Road, 1125.00 feet; thence N 48 degrees 30 minutes 33 seconds W along said North Right of Way line of Mound Road, 58.92 feet to a point on the said East Right of Way line of Brush College Road; thence N 00 degrees 04 minutes 45 seconds W along the said East Right of Way line of Brush College Road, 1256.10 feet to the point of beginning, as per Plat of Survey dated December 29, 2003, and revised January 31, 2006, by Phillip W. Cochran Illinois Professional Land Surveyor No. 2458. Situated in Macon County, Illinois.

PIN: 18-08-29-300-008

# NORTHEAST CORNER OF EAST MOUND ROAD AND NORTH BRUSH COLLEGE ROAD



4/25/2024, 3:59:01 PM

Roads (small scale)

<all other values>

Interstate Highway

County Highway

State Route or U.S. Highway

Arterial

Railroad Tracks

Override 1

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

# NORTHEAST CORNER OF EAST MOUND ROAD AND NORTH BRUSH COLLEGE ROAD



4/25/2024, 4:01:53 PM

- Roads (small scale)
- State Route or U.S. Highway
  - Interstate Highway
  - Arterial
  - Residential
- Zoning
- R1
  - M2
  - M1
  - AG-Agriculture District
- Other
- Decatur City Limits
  - Railroad Tracks
  - Override 1

City of Decatur, IL