STAFF REPORT
Decatur Zoning Board of Appeals

Hearing Date	November 5, 2018
Case No.	18-05
Property Location	928 East Eldorado Street
Request	Variance to reduce the front yard setback from twenty-five 25 feet to twenty (20) feet on the southern property line for the construction of an automobile repair and service facility in the M-1 Intense Commercial – Light Industrial District
Petitioner	Speed Lube 10 Minute Oil Change Shops
Representative	Mary Cave, Chastian & Associates LLC

BACKGROUND

The subject site located at 928 East Eldorado Street is currently zoned M-1 Intense Commercial – Light Industrial District on approximately 0.46-acre lot.

Surrounding Land Use and Zoning

Direction	*Existing Land Use*	*Zoning*	*Comprehensive Plan*
Subject Property	Automobile Repair Shop	M-1	Employment
North	Automobile Repair Shop	M-1	Employment
South	Automobile Repair Shop, Retail	M-1, B-2	Retail
East	Commercial, Offices	M-1	Employment
West	Commercial, Retail	M-2	Mixed-Use Commercial/Residential

REQUEST

The petitioner is requesting a variance from the provisions of the Zoning Ordinance to allow for the construction of a fourth automobile repair facility in this same area. The proposed new automobile repair facility would maintain a twenty (20) foot in lieu of the required twenty-five (25) feet front yard setback facing East Eldorado Street.

STAFF ANALYSIS

According to the City of Decatur Zoning Ordinance, a variance must meet three standards in order to be granted. The first standard requires the applicant to show that the property in question is in harmony with the general purpose and intent of both City of Decatur Comprehensive Plan and regulations of the Zoning Ordinances. The property in question meets the desired future land use classification of "Employment" in accordance with the Comprehensive Plan. The variance, if granted, would be in harmony with the general purpose and intent of the Zoning Ordinance, subject to meeting the other two standards.

The second standard requires the applicant to demonstrate the existence of practical difficulties or a non-economic hardship. It is noted that the existing buildings on neighboring properties to the east and west were developed with a reduced setback. In staff's opinion, the proposed automobile repair facility would have a compatible setback as the neighbors' buildings. By allowing the reduced front yard setback, the proposed building would be closer to a uniform building line looking eastward down East Eldorado Street.

The third standard requires the applicant to show that the variance, if granted, would not alter the essential character of the locality or have a negative impact on the surrounding properties. Granting a variance for reduced front yard setback, should not alter the essential character of the locality. A major portion the front façade of the building will meet the required front yard setback. By reducing the front yard setback for five (5) feet of the corner area for the proposed automobile repair facility should not impair the adequate supply of light and air to adjacent properties. Landscaping will be added to complement the existing landscaped area. Therefore, staff believes that the third standard can be met.

STAFF RECOMMENDATION

Staff recommends the requested variance for a reduced five (5) foot front yard setback.

ZBA ACTION

The Zoning Board can approve the variance request as presented, deny the variance request or modify the request as appropriate.

This report constitutes the testimony and recommendation of the Planning and Sustainability Division, Economic and Community Development Department.

Scott Dedert
Senior Planner

ATTACHMENTS

1. Petition
2. Site Plan
3. Location Map

City of Decatur, Illinois

PETITION FOR VARIANCE

Zoning Board of Appeals

Economic and Urban Development Department
One Gary K. Anderson Plaza
Decatur, Illinois 62523-1196

424-2781
FAX 424-2728

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION					
Petitioner	Speed Lube 10 Minute Oil Change Shops c/o Mark Allen				
Address	928 E. Eldorado St.				
City	Decatur	State	IL	Zip	62521
Telephone	217-620-4183	Fax		E-mail	mark@speedlube.net
Property Owner	Speed Lube 10 Minute Oil Change Shops c/o Mark Allen				
Address	928 E. Eldorado St.				
City	Decatur	State	IL	Zip	62521
Telephone	217-620-4183	Fax		E-mail	mark@speedlube.net
Representative	Chastian & Associates LLC, Mary Cave				
Address	5 N. Country Club Road				
City	Decatur	State	IL	Zip	62521 mcave@
Telephone	217-422-8544	Fax	217-422-0398	E-mail	chastainengineers.com

SECTION TWO: SITE INFORMATION						
Street Address	928 E. Eldorado St. Decatur, IL					
Legal Description	Lot 1 of Speedlube Center Addition as per plat recorded in Book 5000 on Page 309 of the Records in the Recorder's Office of Macon County, Illinois.					
Present Zoning	☐ R-1	☐ R-2	☐ R-3	☐ R-5	☐ R-6	Is this property a Planned Unit Development?
	☐ B-1	☐ B-2	☐ B-3	☐ B-4	☐ O-1	☐ YES Approval Date: _____
	☑ M-1	☐ M-2	☐ M-3	☐ PMR-1		☑ NO
Please list all improvements on the site:	Pavement removal, earthwork, installation of building & associated utilities.					
Size of Tract	0.51 ☐ SF ☑ AC					

SECTION THREE: REQUESTED ACTION

Check One:	☑ Variation of Specified Site Requirements (e.g. setbacks)	☐ Variation of Parking & Loading Requirements	☐ Other - classification of use, off-street parking in an "R" zone, special circumstances, etc.
Description	*Please state the reason for exception, variation or appeal to the Zoning Board of Appeals. Be as specific as possible, detailing the circumstances that make an appeal necessary. Additional descr iption pages may be attached.*		

This request is to allow the southwest corner of the proposed building to encroach into the required building setback by 5'. This would make the building approximately 20' from the south property line at the closest building corner. We are requesting that the front yard be varied by 5' from 25' to 20'.

Most buildings along Eldorado Street have reduced setbacks from the front yard property line. Many were built prior to current zoning requirements. However, Dollar General at 969 E. Eldorado was constructed within the last 3 years and it is setback less than 25 feet as well.

Chastain & Associates has contacted the Illinois Department of Transportation and has verified that they do not review nor approve setback variances on private property. They only are concerned with driveway locations and their construction onto State Right-of-way. We have also confirmed that they have never provided feedback for requested setback variances.

SECTION FOUR: ATTACHMENTS

Description	*Please list any attachments and/or supporting documents below:*
	C-4 Site Plan, GIS Aerial Exhibit

Attachments to this petition should include a scaled sketch plan of your proposal showing property lines, lot dimensions, buildi ng dimensions, all buildings on the property, setbacks, requested changes in the requirements and other necessary information. Please label this sketch plan as "Exhibit A" and other supporting documents accordingly. Architectural or engineering drawings are preferred, but not required.

SECTION FIVE: CERTIFICATION

	To be placed on the agenda of the regular meeting on the second Thursday of the month at 4:00 PM in the City Council Chamber, petition must be received on the first Thursday of the prior month. Petitioner or a representative must be present to make statements to the Board and to answer questions. Incomplete or erroneous petitions may delay items being heard by the Zoning Board of Appeals.		
Petitioner's Signature	Mary E Carl	**Date**	10-04-18

NOTES:

1. Please forward this completed form and attachments to the Economic and Urban Development Department, Third Floor, Decatur Civic Center. A filing fee of **$150.00** is charged for all requests for property in the R-1, R-2, R-3 and R-5 districts, and **$250.00** for property in all other districts. Please make checks payable to the City of Decatur.

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 Zoning Board of Appeals hearing. Said sign will be removed within 15 days of the Zoning Board hearing.

Decatur Zoning Board of Appeals

928 East Eldorado Street

Case No.:	18-05
Date:	November 1, 2018
Petition of:	Speed Lube 10 Minute Oil Change Shops
Requested Action:	Reduced front yard setback from 25' to 20' in the M-1 Intensive Commercial/ Light Industrial District.

N

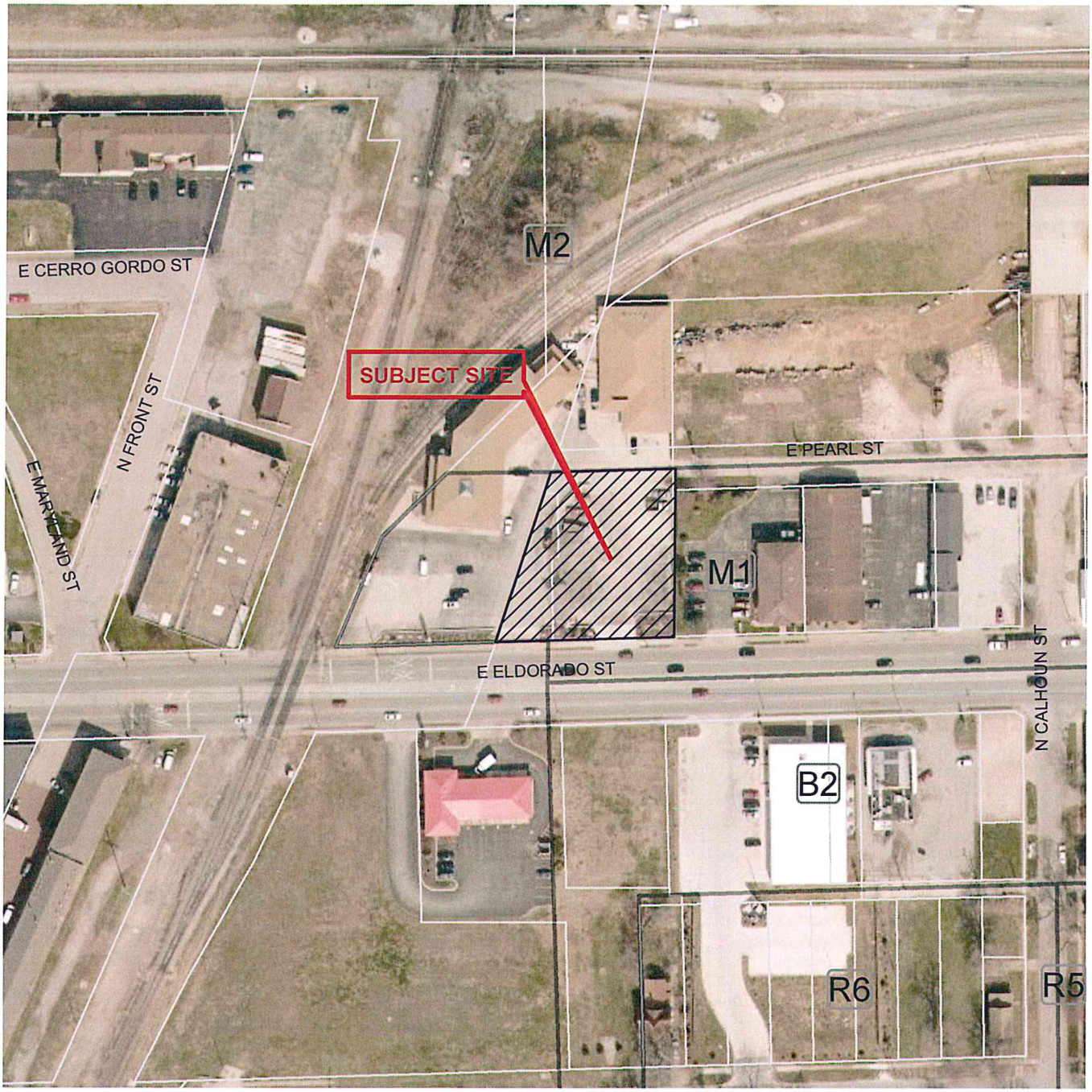
Legend

- Decatur Roads
- SubjectSite
- Decatur Zoning
- Decatur Parcels

0 62.5 125 250 375 Feet

Decatur Zoning Board of Appeals

928 East Eldorado Street



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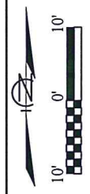
LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAILS)
- (5) PARKING SPACE COUNTS
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- FH EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- E PROPOSED ELECTRIC
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- G PROPOSED GAS LINE
- A PROPOSED AERIAL ELECTRIC
- PROPOSED POWER POLE
- PROPOSED MANHOLE
- PROPOSED INLET
- M.E. MATCH EXISTING GRADE
- 100 EXISTING CONTOUR
- •100 EXISTING SPOT SHOT
- XXX.XX PROPOSED ELEVATION
- 1.0% PROPOSED SLOPE
- 100 PROPOSED CONTOUR
- PROPOSED WATER COURSE



BUMPER BLOCKS (TYP.) (BY OTHERS)
PAVEMENT PATCH
CONNECT PROPOSED WATER SERVICE TO EXISTING (COORDINATE LOCATION WITH OWNER)
CONNECT PROPOSED SANITARY SERVICE TO EXISTING (COORDINATE LOCATION WITH OWNER)
PEARL S
312.46'
24'
31.3'
9'
115.86' S88° 31' 58"W
2" WATER SERVICE, 37 LF
6" SANITARY SERVICE, 20 LF
BUMPER BLOCKS (TYP.)
18'
18'
21.3'
5'
85'
325.28' A
BUMPER BLOCKS (TYP.)
672.87FF
40.8'
9'
1.94%
673.45 ME
71'
673.80
1.4%
18'
1.22%
673.58 ME
18'
PROPOSED BUILDING
10,635 SF
FFE=673.80'
111'
157.28'
S00° 42' 19"E
3,639.44' R
N1° 38' 58"E CH BRG
167.20'
23.7'
9'
32.4'
22'
30'
40'
18'
24'
9'
115'
5'
6.3'
10.1'
25' BUILDING SETBACK
18'
60°
35.6'
20'
PROPOSED LANDSCAPING WALL (MATCH EXISTING), 41 LF
168.52' S88° 17' 15"W
EXISTING FIRE HYDRANT, 116 LF FROM PROPOSED BUILDING
B6.24 CURB & GUTTER, 42 LF
B6.24 CURB & GUTTER, 18 LF
E. ELDORADO ST.

LEGAL DESCRIPTION

LOTS 9 AND A PART OF LOT 10 IN BLOCK 2 AND LOTS 9, 10, 11, AND 12 IN BLOCK 3 ALL IN GATLING'S ADDITION TO THE CITY OF DECATUR.

TO BE KNOWN AS LOT 1 OF SPEED LUBE CENTER ADDITION.

NOTES:

1. SITE ACREAGE: 0.51 AC.
2. PROPERTY ZONING: M-1, INTENSE COMMERCIAL - LIGHT INDUSTRIAL
   SECTION: XVI.A.6
   PROPOSED USE(S): AUTOMOBILE AND REPAIR, MAJOR AND MINOR USE
3. CONSTRUCTION TYPE: IIA
   OCCUPANCY TYPE: S-1
4. PARKING REQUIREMENTS:
   A. EXISTING OFFICE - 3,988 SF AT 1 SPACE PER 300 SF = 14 SPACES
   B. EXISTING WAREHOUSE - 4,626 SF AT 1 SPACE PER 2 EMPLOYEES - 0 EMPLOYEES = 0 SPACES
   C. EXISTING WAREHOUSE - 6,145 SF AT 1 SPACE PER 2 EMPLOYEES - 0 EMPLOYEES = 0 SPACES
   D. PROPOSED OFFICE - 1,225 SF AT 1 SPACE PER 300 SF = 5 SPACES
   E. PROPOSED AUTO SERVICE WITH 10 SERVICE BAYS - 3 SPACES PER BAY = 30 SPACES
   F. PROPOSED AUTO SERVICE WITH 7 EMPLOYEES - 1 SPACE PER 3 EMPLOYEES = 3 SPACES

   SPACES REQUIRED: 52 (INCLUDES 3 ACCESSIBLE)
   SPACES PROVIDED: 52 (INCLUDES 3 ACCESSIBLE) (16 ON SITE + 36 OFFSITE)

   ADDITIONAL PARKING STALL REQUIREMENTS PER RECIPROCAL PARKING AGREEMENT BETWEEN SPEED LUBE 10 MINUTE OIL CHANGE SHOPS LOCATED AT 924 AND 928 E. ELDORADO STREET.
5. SIGNAGE SHALL MEET REQUIREMENTS OF SECTION XXV.F OF THE CITY OF DECATUR ZONING ORDINANCE. SIGN PERMITS SHALL BE APPLIED FOR IN ACCORDANCE WITH THE CITY OF DECATUR ZONING ORDINANCE. ALL SIGNS SHALL BE LOCATED A MINIMUM OF 5 FEET FROM PROPERTY LINE. ALL SIGN DETAILS SHALL BE SUBMITTED WITH SIGN PERMIT.
6. CONTRACTOR SHALL REFERENCE GENERAL NOTES AND SPECIFICATIONS SHEET FOR NOTES AND SPECIFICATIONS RELATING TO PAVEMENT, SIDEWALKS, CURB & GUTTER, PAVEMENT STRIPING, WATER SERVICE, SANITARY SERVICE, AND OTHER UTILITY RELATED CONSTRUCTION.
7. ALL EARTHWORK, STORM SEWER MATERIALS, PAVING MATERIALS, AND ASSOCIATED WORK TO BE DONE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) LATEST STANDARD SPECIFICATIONS, ALL OTHER ITEMS TO BE DONE IN ACCORDANCE WITH CITY OF DECATUR CONSTRUCTION STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS TO WORK IN PUBLIC RIGHT-OF-WAY. ALL WORK IN PUBLIC RIGHT-OF-WAY MUST BE DONE BY A CONTRACTOR WHO IS LICENSED AND BONDED BY THE CITY OF DECATUR. THE APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE THE APPROVAL FOR THE CONTRACTOR TO DO WORK IN THE PUBLIC RIGHT-OF-WAY WITHOUT SAID PERMITS.
9. DIMENSIONS FOR RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED. ALL OTHER DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
10. ALL CUTS IN EXISTING ASPHALT, CONCRETE OR CURB SHALL BE SAW CUT.
11. TOTAL LAND DISTURBED = 0.51 AC. NO LAND DISTURBANCE PERMIT REQUIRED.
12. ALL TRENCHES WITHIN 2 FEET OF PAVED SURFACE SHALL BE GRANULAR BACKFILLED WITH CA-6 MATERIAL, UNLESS IN RIGHT OF WAY THEN USE FLOWABLE FILL.
13. ALL PAVEMENT MARKINGS SHALL BE PAINT PAVEMENT MARKING. ALL PARKING SPACE STRIPING SHALL BE PAINT PAVEMENT MARKING, 4" LINE.
14. FIRE FLOW REQUIRED FOR TYPE IIA CONSTRUCTION TYPE, 10,635 SF BUILDING PER 1,500 GPM. MINIMUM NUMBER OF HYDRANTS = 1 @ 250 FT MAX. DISTANCE.
15. CONTRACTOR SHALL REFERENCE TOPO PLAN FOR BENCHMARK DATA.
16. NO STORM DETENTION REQUIRED. NO INCREASE IN IMPERVIOUS AREA.
17. LENGTH OF SANITARY SEWER IS FROM THE CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDES ALL FITTINGS, TEES, OR WYE'S.
18. CLEANOUTS SHALL BE INSTALLED ON ALL DRAIN LINES WITHIN 5 FT OF THE BUILDING OR IN CHANGES OF DIRECTION GREATER THAN 45 DEGREES. WHERE TEE'S AND WYE'S ARE USED THE CLEANOUT SHALL BE PLACED UPSTREAM OF THE PROPOSED FITTING.
19. CONTRACTOR SHALL REFERENCE THE MEP PLANS FOR ALL PROPOSED UTILITIES ENTERING/LEAVING THE BUILDING PRIOR TO THEIR INSTALLATION OUTSIDE OF BUILDING, TO VERIFY REVISIONS HAVE NOT BEEN COMPLETED SINCE FINAL COORDINATION OF UTILITIES.
20. CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH THE APPROPRIATE UTILITY PROVIDER.
21. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL PRIOR TO PROCEEDING WITH WORK.
22. NO NEW LIGHTING IS PROPOSED AT THIS TIME.
23. BUMPER BLOCKS ARE REQUIRED FOR ALL PARKING STALLS FRONTING A BUILDING.

BY	DATE	REVISION/ISSUED
JWO	06/06/2018	CITY COMMENTS

PROJECT NO.	6902
FIELD BOOK NO.	XXX
START DATE	APRIL 16, 2018
DRAWN BY	CJH
CHECKED BY	MEC
C&A REF. NO.	N/A
PWC REF. NO.	11025, 1035, 0175
FILE LOCATION	A\DEVELOPERS

CHASTAIN & ASSOCIATES LLC
CONSULTING ENGINEERS
DECATUR (217) 422-8544
SCHAUMBURG (773) 714-0050
ROCKFORD (815) 489-0050
184-001397

STATE OF ILLINOIS
MARY E. CAVE
062-060331
PROFESSIONAL ENGINEER
EXP. 11/30/19

SITE / UTILITY / GRADING PLAN

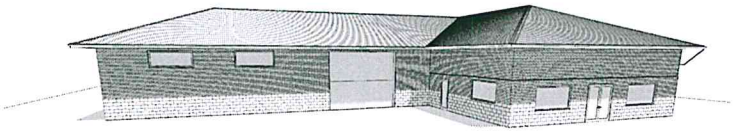
SPEED LUBE
928 E. ELDORADO ST.
DECATUR, IL

sheet no. C-4

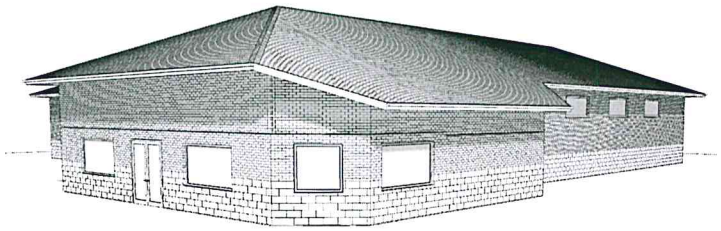
project no. 6902

SEPT 27 REVIEW SET NOT FOR CONSTRUCTION

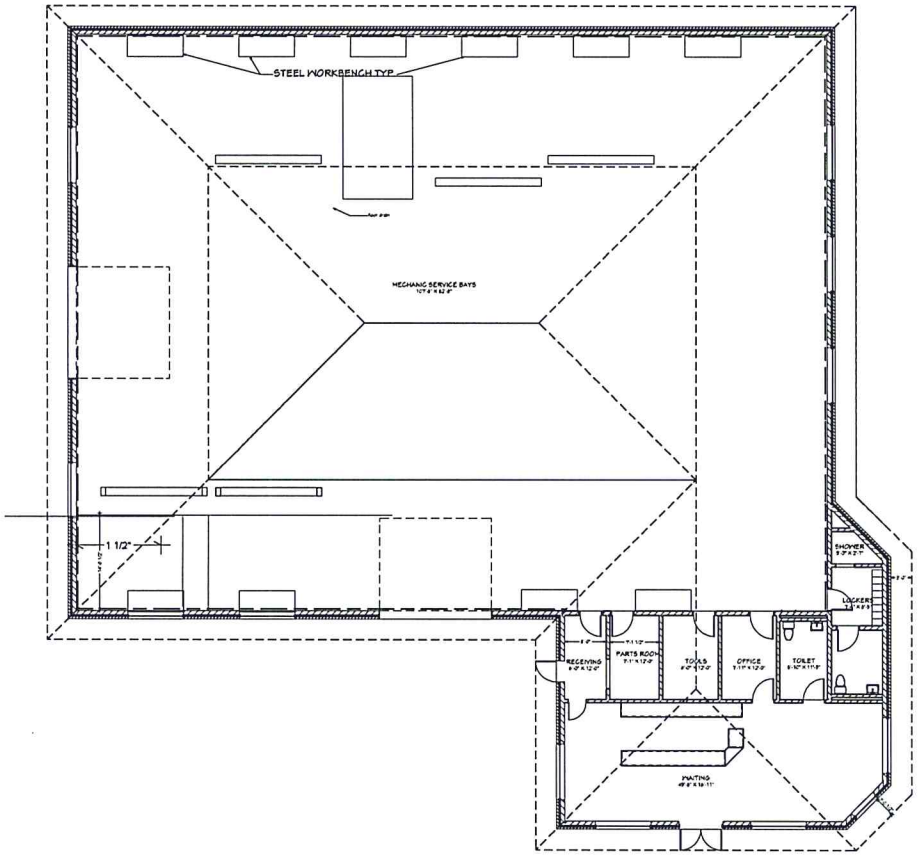
PROPOSED NEW SPEED LUBE COMPLETE AUTO CARE
EAST ELDORADO - DECATUR, ILLINOIS



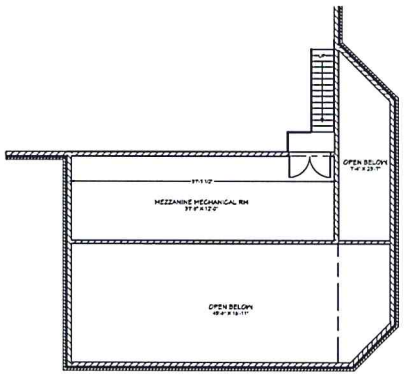
Camera 13



Camera 21



GROUND FLOOR PLAN
Scale: 1/8" = 1'-0"



2nd Floor

REVISION TABLE

NUMBER	DATE	BY	DESCRIPTION
2	9/27/2018		Rev plan w/ details

SPEED LUBE
COMPLETE AUTO CARE
924 E ELDORADO ST
DECATUR, IL

DRAWINGS PROVIDED BY:
LIFESTYLE DESIGN
JOHN DRAYTON ARCHITECT

DATE:
9/27/2018

SCALE:

SHEET:
P-1