

STAFF REPORT
Decatur City Plan Commission

Hearing Date March 7, 2019
Case No. 19-11
Property Location South of 800 Block of West Green Street
Request Alley Vacation, 800 Block West King Street
Petitioner Mercer Rentals, LLC c/o David Tyrolt
Representative Mary Cave, Chastain and Associates LLC

BACKGROUND

The petitioner is requesting vacation of the alley located on the southside of 800 Block of West Green Street between North Van Dyke and North Pine Street. The alley has a width of 16-feet and has a trapezoidal shape. This alley was first vacated in 1973, and this last portion is the remaining. The petitioner recently demolished three commercial buildings for the storage of materials outdoor on this property and further south.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Alley	M-1	Employment
North	Self-service storage facility, or mini-warehouse, Single-family residences	M-1, R-6	Employment
South	Outdoor storage of material, Railroad line	M-1, M-2	Employment
East	Manufacturing	M-2	Employment
West	Outdoor storage of material	M-1	Employment

STAFF ANALYSIS

The alley has a width of 16-feet and has a trapezoidal shape with a total of 395.33-square feet. The property to the south, the petitioner owns, and further south is a railroad line. The City of Decatur has no future plans for the subject site, the alley does not have access to anything, and Department of Public Works has no issue with this vacation. The vacation will enable the petitioner to control the improved alley and utilize the area as part of the property. An easement should be maintained for utilities.

An appraisal was conducted on the 395.33 square foot alley. The proposed vacated alley has an unofficial estimated market value of \$173.94 which will be paid to the City. It is unofficial because the certified appraiser has yet to complete the report. A second appraisal is not required.

STAFF RECOMMENDATION

Staff recommends approval of the alley vacation with the following conditions:

1. An easement for the vacated alley shall be maintained for utilities.

2. The alley must be maintained in a condition consistent with the remainder of the property.

PLAN COMMISSION ACTION

The Administrative Policy and Procedure Manual of the City of Decatur requires that property vacation requests be submitted to the Plan Commission for a public hearing. Although a Plan Commission recommendation is not required, a motion to forward the vacation request to the City Council with a recommendation for City Council's consideration is suggested.

Scott Dedert
Senior Planner

ATTACHMENTS

1. Petition
2. Location Maps



CITY OF DECATUR, ILLINOIS
ECONOMIC AND URBAN DEVELOPMENT DEPARTMENT
Planning and Economic Development Division
REQUEST FOR VACATION
Utility Easement of Public Right of Way
 (please Type)

To: The Mayor and City Council
 Members of the City Plan Commission

Date: 2-6-19

The undersigned, David Tyrold, hereby request the vacation of the following: EASEMENT VACATION ROW VACATION legally described as follows

(See Attachment A)

Located at: 800 Block of W. Green Street

Address and phone number of petitioner/owner
 (Fax number, e-mail address)

Mercer Rentals, LLC & Pine Street Rentals, LLC
c/o David Tyrold
724 N. Mercer Street Decatur, IL 62522
Telephone: 217-429-4444
Email: david.tyrold@dunnco.com

Address and phone number of representative
 (Fax number, e-mail address)

Chastain & Associates LLC
Mary Cave
5 N. Country Club Road
217-422-8544
mcave@chastainengineers.com

PETITIONER REQUIREMENTS:

1. Plat of area proposed for vacation. * Vacation plat to be submitted.
2. All appropriate utility companies and franchise holders will be contacted regarding the requested vacation. Please provide copies of the utility company responses.
3. All property owners with land abutting the property to be vacated shall be served proper notice by letter delivered by certified mail. Please provide copies of documentation.

UTILITY EASEMENTS ONLY

4. If compensation is required (due to the individual nature of each request) an approved recent appraisal, at the expense of the owner, will be required.

PUBLIC PROPERTY/ROW VACATIONS ONLY

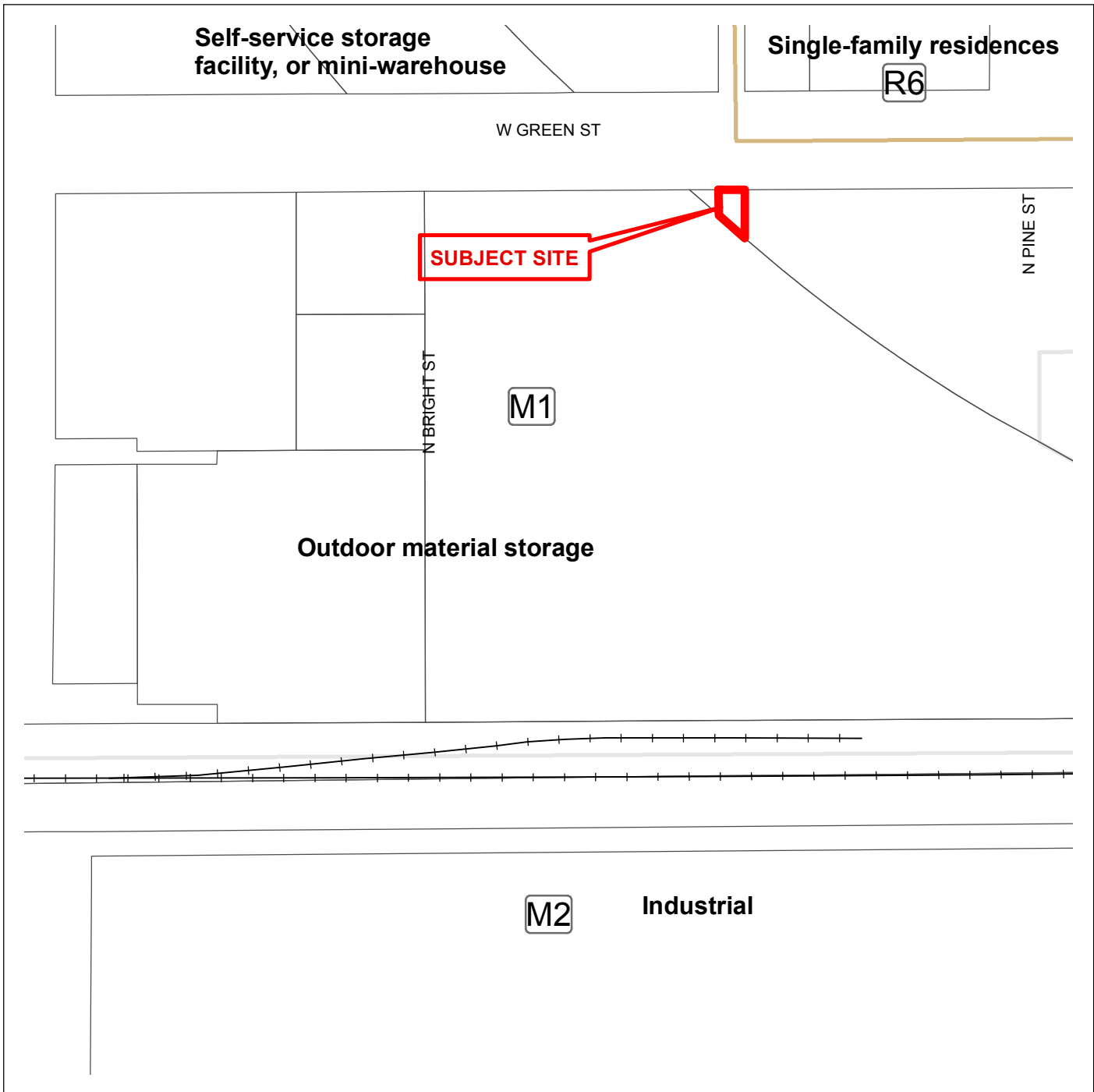
4. Compensation shall be required based upon an approved recent appraisal at the expense of the petitioner. Whenever any appraisal indicates compensation to be paid in excess of \$2000, a second appraisal (at the expense of the City) will be commissioned; the higher appraisal of the two will be utilized to determine compensation paid to the City.
5. All requests for property vacation should be submitted to the Plan Commission for public hearing.

Signature of Petitioner

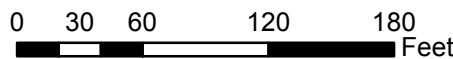
Mary Cave for Mercer Prop. c/o D Tyrold

City of Decatur

Mercer Rentals, LLC c/o David Tyrolt



Case No: 19-08
Date: March 7, 2019
Petition of: Mercer Rentals, LLC
c/o David Tyrolt

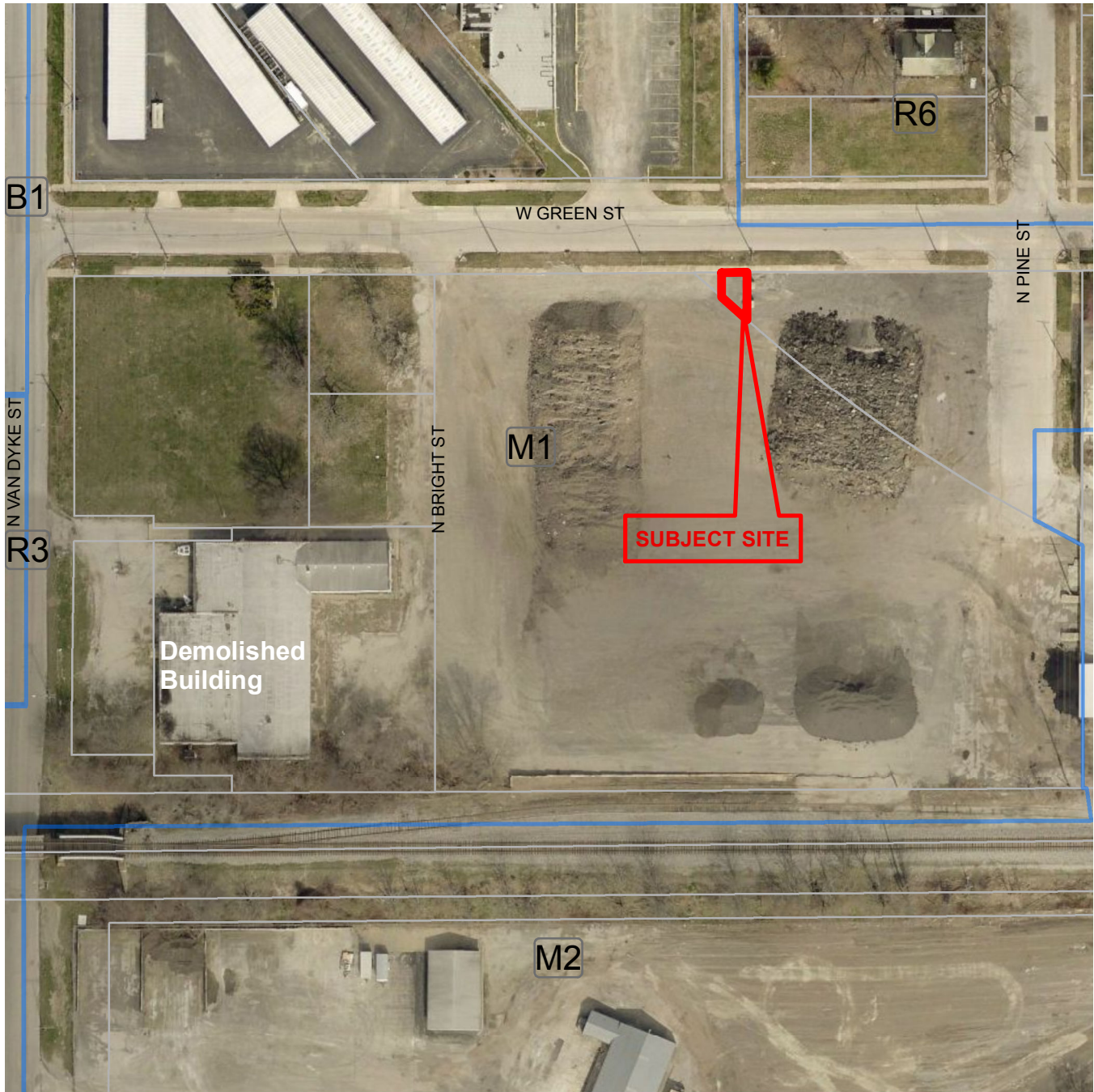


Legend

- Subject Site
- Parcels
- Zoning**
- R6-Multiple Dwelling
- M1-Intense Commercial /Light Industrial
- M2-Heavy Industrial

City of Decatur

Mercer Rentals, LLC c/o David Tyrolt



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c/o David Tyrolt

0 62.5 125 250 Feet



Legend

-  Alleyway
-  Decatur Zoning
-  Parcels

