

STAFF REPORT
Decatur Zoning Board of Appeals

Hearing Date June 13, 2019
Case No. 19-04
Property Location 111/135 East Main Street
Request A variance to reduce the minimum front yard parking setback from five (5) feet to zero (0) feet along East Main Street and South Water Street, and to reduce the minimum parking aisle width required of the one-way, 60-degree angled parking spaces from eighteen (18) feet to sixteen (16) feet for the redesign and reconstruction of an existing parking lot at 111/135 East Main Street in the B-4 Central Business District.
Petitioner Main Place Properties LLC
Representative Mary Cave and Jonas Ozier, Chastain & Associates, LLC

BACKGROUND

The subject site is located at the southeast corner of East Main St. and South Water Street within downtown. Currently, there is an existing parking lot on the property. The petitioner’s intent is to expand the number of stalls from 43 existing parking stalls to 67 by redesigning and reconstructing the parking layout. The existing parking lot currently serves a two-story office building to the west. This building used to be a bank with a drive-through facility between the building and the parking lot. The drive-through lane has remained to date.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Parking lot	B-4	Retail
North	Mixed Use	B-4	Retail
South	Office	B-4	Retail
East	Office	B-4	Retail
West	Office	B-4	Retail

REQUEST

As a result of the proposed redesign of the parking lot layout, the petitioner is requesting a variance to reduce the minimum front yard parking setback from five (5) feet to zero (0) feet along East Main Street and South Water Street, and to reduce the minimum parking aisle width required of the one-way, 60-degree angled parking spaces from eighteen (18) feet to sixteen (16) feet in order to gain twenty-four (24) extra parking stalls from forty-three (43) to sixty-seven (67).

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 Ordinance. Per the City of Decatur Comprehensive Plan, the Future Land Use: Planning District 6 identifies the property in question as “Retail.” Key development strategies #4 and #5 are for properties within the downtown near this project, but do not translate well into the implementation for this project. Key development strategy #4, for property closest to this project, reads, “Redevelop underutilized downtown parking area to accommodate a major hotel and event center bounded on the south by a reconstructed road which connects Williams and Prairie.” This project is one block south of this area, and the petitioner does not intend to redevelop the parking lot into a hotel. Key development strategy #5 is to construct a greenway on Jackson Street, which does not apply to this project.

Currently, there are 43 parking stalls in the existing parking lot, serving the adjacent office building, which is two stories with 19,900 total square feet. The Zoning Ordinance requires professional offices to have a one (1) parking space for every 300 square feet. Thus, 67 parking stalls are required. The parking lot currently is not meeting this ordinance requirement, because the building was built before the adoption of the current Zoning Ordinance.

As shown on the proposed site plan, on the east side of the property line, a continuous curb is to be constructed instead of using parking blocks. Constructing a curb at the eastern property line would diminish the required eighteen (18) feet for the depth of angled parking spaces. While sixteen and three-quarters (16.75) feet is shown for the depth of the parking stalls to the east, the request is for sixteen (16) feet which, if approved, the redesign would be in compliance of this ordinance. This extra three quarters of a foot gives room to place parking blocks, a curb and fence along the parking limits. The petitioner has agreed to constructing a fence along north and east with openings at the property lines. This would provide a physical barrier to prevent vehicles from overhanging into the right-of-way or sidewalk. The petitioner’s request for a front yard parking setback of zero (0) feet in lieu of the feet (5) feet will be in harmony with the general purpose and intent of the Zoning Ordinance.

The second standard requires the applicant to demonstrate the existence of practical difficulties or a non-economic hardship. The representative mentioned it is difficult to find off-street parking during business hours. They also mentioned that the reduced front yard parking setback and a reduced parking aisle would allow maximum number of parking stalls be provided. Staff recognizes the representative that this area of downtown is very busy and parking availability is limited at peak hours. In staff’s opinion, a practical difficulty does exist as far as parking is concerned. As a result, the second standard can be met.

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. Also, this variance, if granted, should not impair the supply of light or air to adjacent properties.

Staff believes granting a variance for reduced front yard parking setback and a reduced parking aisle width should not alter the essential character of the locality. The proposed sixteen (16) feet in lieu of the required eighteen (18) feet parking aisle width would narrow the aisle for traffic circulation within the parking lot. Nevertheless, the Institute of Transportation Engineers (ITE) recommends a minimum aisle width of sixteen (16) feet at a 60-degree angled parking stall. Other cities such as Bloomington, IL, Urbana, IL and Forsyth, IL allow the same minimum width. City of Decatur Engineering staff agree that sixteen (16) feet is a sufficient aisle width for a one-way circulation parking layout. Given review feedback from Engineering and Planning staff, research result of other cities, and the ITE support an aisle width of sixteen (16) feet between parking stalls on a 60-degree angle, therefore staff believes that the third standard can be met.

STAFF RECOMMENDATION

Staff recommends approval of the reduction of the front yard parking setback from five (5) feet to zero (0) feet, and the reduction of the minimum parking aisle width required of the one-way, 60-degree angled parking spaces from eighteen (18) feet to sixteen (16) feet subject to the following conditions:

1. Construct a continuous curb of minimum six (6) inch in width and height along the eastern property line and install parking blocks.
2. Install a rod-iron fence at minimum two and half (2.5) feet in height along the north and east property lines with openings for pedestrians.

ZBA ACTION

The Zoning Board can approve the variance request as presented, deny the variance request or modify the request as deemed 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	Main Place Properties, LLC				
Address	101 South Main Street, Suite 800				
City	Decatur	State	IL	Zip	62523
Telephone	(217) 422-3330	Fax	(217) 422-3332	E-mail	
Property Owner	Main Place Properties, LLC				
Address	101 South Main Street, Suite 800				
City	Decatur	State	IL	Zip	62523
Telephone	(217) 422-3330	Fax	(217) 422-3332	E-mail	
Representative	Mary Cave, Chastain & Associates LLC				
Address	5 N. Country Club Rd.				
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	111/135 E. Main Street					
Legal Description	See attached.					
Present Zoning	<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	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 checked="" 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	1.06	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION

<i>Check One:</i>	<input checked="" type="checkbox"/> Variation of Specified Site Requirements (e.g. setbacks)	<input type="checkbox"/> Variation of Parking & Loading Requirements	<input type="checkbox"/> Other - classification of use, off-street parking in an "R" zone, special circumstances, etc.
Description	<i>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 description pages may be attached.</i>		

1. Reduction in parking lot setback to 0' - The owner of property owns multiple properties throughout the downtown area that are zoned B-4. Off-street parking is not required in the B-4 district. This parking lot is used by patrons of 111 E. Main and several other adjacent properties. The owner wishes to expand the number of parking stalls in the lot as on-street parking is difficult to find in the vicinity during daytime business hours. Installing parking on the property line, therefore no parking lot setback, will maximize the parking stalls that can be produced.

2. Reduction in drive aisle width from 18' to 16'. Similar to item 1, the owner is trying to maximize the number of parking stalls in the off-street parking lot. The current City of Decatur requirements call for 18' aisles for one-way, 60-degree parking. If the aisles were reduced to 16', an additional 7 stalls could be built. A 16' aisle width is not unheard of. In fact, the Village of Forsyth, requires only 16' aisles for 60-degree parking.

SECTION FOUR: ATTACHMENTS

Description	<i>Please list any attachments and/or supporting documents below:</i>
<i>Attachments to this petition should include a scaled sketch plan of your proposal showing property lines, lot dimensions, building 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.</i>	

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	<i>Mary Carol J. Reynolds</i>	Date	<i>4/15/19</i>

NOTES:

- 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.
- 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.

City of Decatur

Main Place Properties, LLC



Case No: 19-04
Date: June 13, 2019
Petition of: Main Place Properties, LLC



Legend

 Subject Site

 Parcels

Zoning

 B-4 Central Business District

City of Decatur

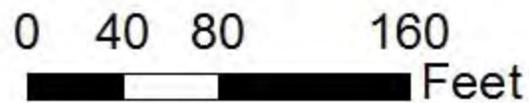
Main Place Properties, LLC



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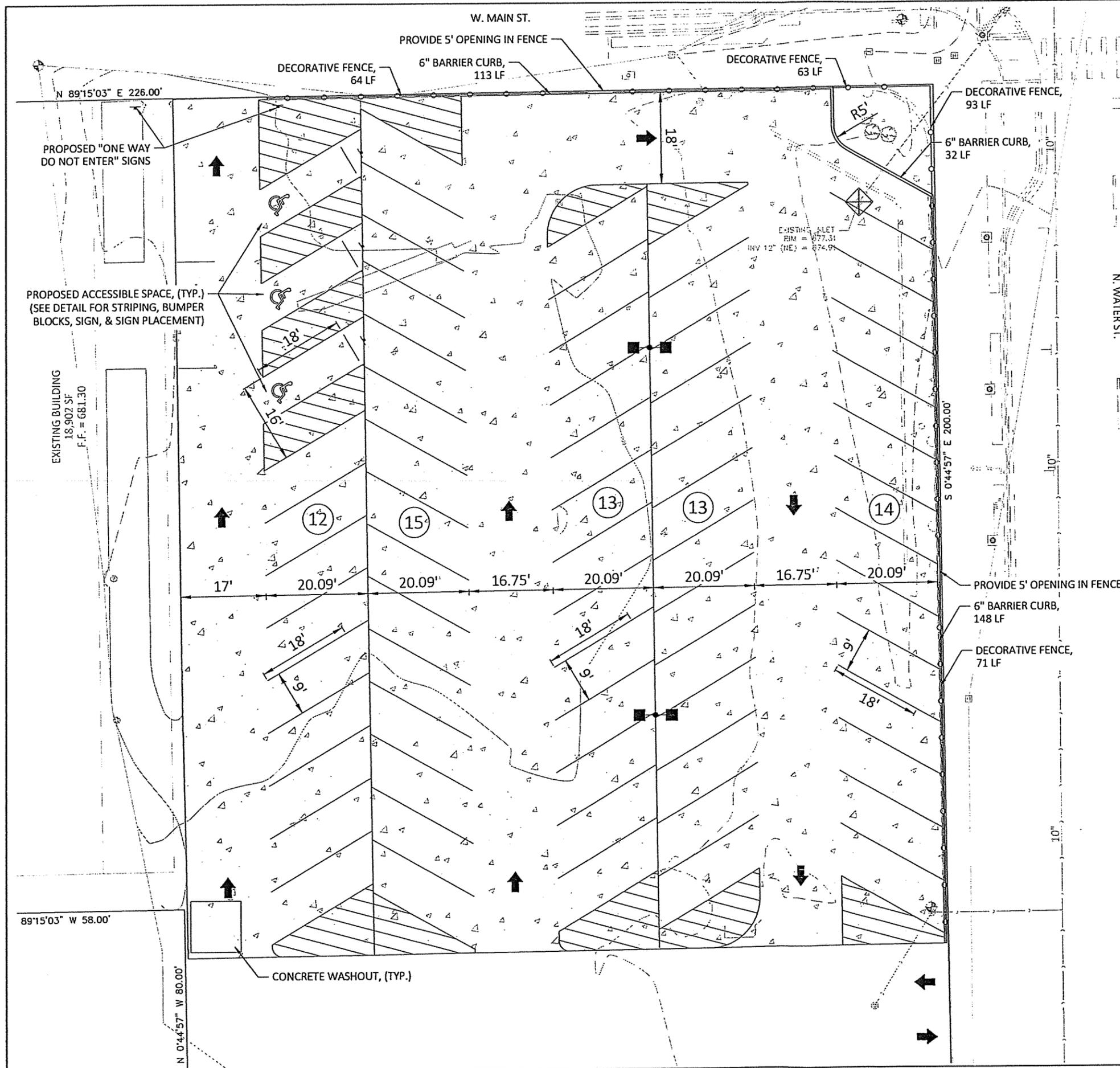


Legend

-  Subject Site
-  Parcels

Zoning

-  Central Business District



NOTES:

1. SITE ACREAGE: 1.06 AC.
2. PROPERTY ZONING: B4 - CENTRAL BUSINESS DISTRICT
SECTION: XIV
PROPOSED USE(S): PARKING LOT
3. CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B, COMMERCIAL OFFICE
4. PARKING REQUIREMENTS:
A. OFFICE - 1 SPACE PER 300 SF = 18,902 / 300 = 63 SPACES
EXISTING SPACES: 43 (INCLUDES 2 ACCESSIBLE)
PROPOSED SPACES: 67 (INCLUDES 3 ACCESSIBLE)
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, AND PAVEMENT STRIPING.
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. CONTRACTOR SHALL REFERENCE SITE LIGHTING SHEET C-7 FOR INFORMATION RELATING TO SITE LIGHTING AND SITE PHOTOMETRICS.
10. DIMENSIONS FOR RADII ARE TO THE BACK OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT.
11. ALL OTHER DIMENSIONS ARE TO FACE OF CURB, OR EDGE OF PAVEMENT IF NO CURB IS PRESENT.
12. ALL CUTS IN EXISTING ASPHALT, CONCRETE OR CURB SHALL BE SAW CUT.
13. TOTAL LAND DISTURBED = 0.60 AC. NO LAND DISTURBANCE PERMIT REQUIRED.
14. 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.
15. ALL PAVEMENT MARKINGS SHALL BE PAINT PAVEMENT MARKING.
16. ALL PARKING SPACE STRIPING SHALL BE PAINT PAVEMENT MARKING, 4" LINE.
17. ALL CURB & GUTTER SHALL BE CONSTRUCTED WITH A REVERSE FLAG, UNLESS NOTED AS A STANDARD CURB & GUTTER.
18. EROSION CONTROL SHALL BE FURNISHED (SEE DETAIL SHEET C-8).

CONSTRUCTION SEQUENCE:

1. INSTALL SEDIMENT & EROSION CONTROL MEASURES.
2. PAVEMENT REMOVAL
3. ROUGH GRADING
4. UNDERGROUND UTILITY INSTALL
5. FINE GRADING
6. PAVEMENT CONSTRUCTION
7. LANDSCAPE & SITE STABILIZATION
8. REMOVAL OF SEDIMENT & EROSION CONTROL

LEGEND

- STANDARD DUTY PAVEMENT (SEE DETAILS)
- PROPOSED LIGHTS
- PARKING SPACE COUNTS
- INLET / PIPE PROTECTION
- CONCRETE WASHOUT
- PROPOSED DECORATIVE FENCE



PROJECT NO. 6582 PH 5	FIELD BOOK NO. 505-B	START DATE MARCH 2019	DRAWN BY CH/NO	CHECKED BY MEC	P&E REF. NO. 5590	FILE LOCATION 704
CHASTAIN & ASSOCIATES LLC CONSULTING ENGINEERS 184-001897						
SITE / SWPP PLAN PARKING LOT 111 E MAIN DECATUR, IL						
sheet no. C 4						
project no. 6852_PH 5						