

STAFF REPORT
Decatur City Plan Commission

Hearing Date July 8, 2021
Case No. 21-06
Property Location Southwest corner of Mound Road and Brush College Road
Request Rezoning from R-1 Single Family Residence District to M-1 Intense Commercial – Light Industrial District
Petitioner Scannell Properties, LLC
Representative SpaceCo, Inc.

BACKGROUND

The subject site is approximately 37.648 acres and is located at the southwest corner of Mound Road and Brush College Road. The site is currently undeveloped and is currently scheduled to be considered by the Decatur City Council for annexation on July 19, 2021. This petition for rezoning would be considered by the City Council after approval of the annexation.

If the property is annexed into the City, it automatically comes into the City zoned R-1 Single Family Residence District.

The site is currently in the County and zoned M-1 Light Industrial District.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Undeveloped	County Zoning, M-1	Employment
North	Single Family Residence, Industrial	M-1, County	Employment
South	Industrial, Undeveloped	M-2	Employment
East	Undeveloped	M-1	Employment
West	Industrial	M-1	Employment

PROJECT DESCRIPTION

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 Industrial Distribution Facility. Rezoning to M-1 Intense Commercial – Light Industrial District would allow for any of the permitted uses listed in the M-1 Intense Commercial – Light Industrial District section of the Zoning Ordinance.

STAFF ANALYSIS

The surrounding zoning districts include M-1 Intense Commercial – Light Industrial District and County M-1 Industrial District to the north, M-2 Heavy Industrial District to the south and M-1 Intense Commercial – Light Industrial District to the east and west. 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 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 21-06 to City Council by the Plan Commission with a recommendation is warranted.

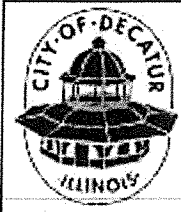
This report constitutes the testimony and recommendation of the Planning and Development Division, Economic and Community Development Department, City of Decatur.

Joselyn Stewart
Planner

ATTACHMENTS

1. Petition
2. Location Map

21-06



City of Decatur, Illinois	
PETITION FOR REZONING	
<i>Petition before the Mayor, City Council and Members of the Plan Commission of Decatur, Illinois</i>	
Economic and Urban Development Department	
One Gary K. Anderson Plaza	424-2793
Decatur, Illinois 62523-1196	FAX 424-2728

Please Type

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION					
Petitioner	Scannell Properties, LLC				
Address	8801 River Crossing Blvd Suite 300				
City	Indianapolis	State	IN	Zip	46202
Telephone		Fax		E-mail	
Property Owner	Burnell Kraft				
Address	7139 E. Belmont Ave.				
City	Paradise Valley	State	AZ	Zip	85253
Telephone		Fax		E-mail	
Representative	SpaceCo, Inc.				
Address	9575 W. Higgins Road, Suite 700				
City	Rosemont	State	IL	Zip	60018
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION						
Street Address	Southwest Corner of Mound Road and Brush College Road					
Legal Description	THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 3RD P.M., AND THE EAST 20 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 3RD P.M. EXCEPT THOSE PORTIONS DEDICATED FOR PUBLIC ROAD PURPOSES BY DEDICATION DATED MAY 23, 1956 AND RECORDED JUNE 29, 1956 IN BOOK 1239 ON PAGE 356 AS DOCUMENT NO. 618623, AND DEDICATION DATED MARCH 8, 1995 AND RECORDED APRIL 4, 1995 IN BOOK 2586 ON PAGE 703 AS DOCUMENT NO. 1408363 AND DEDICATION DATED MARCH 2, 1999 AND RECORDED MARCH 15, 1999 IN BOOK 2870 ON PAGE 272 AS DOCUMENT NO. 1508074. SITUATED IN MACON COUNTY, ILLINOIS.					
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
	<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:				None		
Size of Tract	37.648	<input type="checkbox"/> SF	<input checked="" type="checkbox"/> AC			

SECTION THREE: REQUESTED ACTION						
Rezoned 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:						

Section Three Continued

Purpose Please state the purpose of the proposed rezoning.

To construct an industrial distribution facility.

SECTION FOUR: JUSTIFICATION

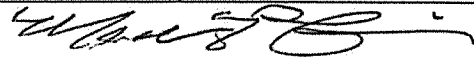
The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):

The property will need to be rezoned once it is annexed into the city in order to build an industrial distribution facility.

SECTION FIVE: CERTIFICATION

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.

**Petitioner's
Signature**



Date 6/1/2021

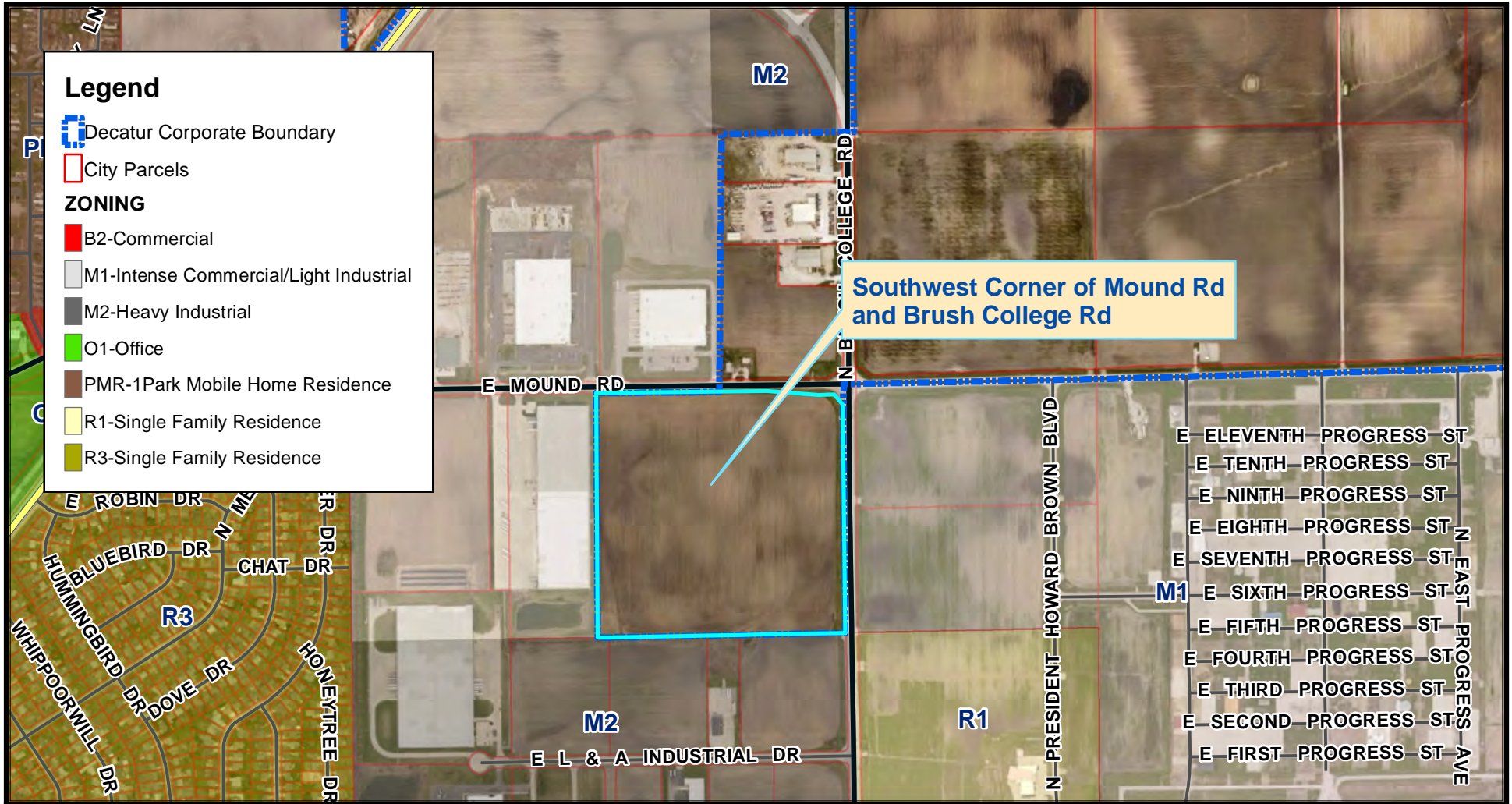
NOTES:

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.
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.
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.
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.

OFFICE USE ONLY	
Date Filed	
By	

City of Decatur Plan Commission

Southwest Corner of Mound Rd and Brush College Rd



Legend

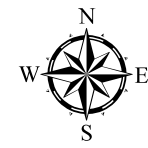
- Decatur Corporate Boundary
- City Parcels

ZONING

- B2-Commercial
- M1-Intense Commercial/Light Industrial
- M2-Heavy Industrial
- O1-Office
- PMR-1 Park Mobile Home Residence
- R1-Single Family Residence
- R3-Single Family Residence

Southwest Corner of Mound Rd and Brush College Rd

Case No: 21-06
Date: July 8, 2021
Petition of: City of Decatur
Requested Action: Rezone the property from R-1 Single Family Residence District to M-1 Light Industrial District



1 inch = 800 feet

PETITION FOR ANNEXATION

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF DECATUR,
ILLINOIS:

The undersigned, under oath, respectfully represent as follows:

1. That he/she is an owner of record of all the property herein described.
2. That there are no electors who reside on the property herein described.
3. That the property herein described is not within the corporate limits of any municipality.
4. That the property herein described is contiguous (adjacent) to the City of Decatur.
5. That the petitioner(s) request(s) that the City of Decatur, annex the property commonly described as Southwest Corner of Mound Road and Brush College Road, and legally described as follows:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 3RD P.M., AND THE EAST 20 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 17 NORTH, RANGE 3 EAST OF THE 3RD P.M. EXCEPT THOSE PORTIONS DEDICATED FOR PUBLIC ROAD PURPOSES BY DEDICATION DATED MAY 23, 1956 AND RECORDED JUNE 29, 1956 IN BOOK 1239 ON PAGE 356 AS DOCUMENT NO. 618623, AND DEDICATION DATED MARCH 8, 1995 AND RECORDED APRIL 4, 1995 IN BOOK 2586 ON PAGE 703 AS DOCUMENT NO. 1408363 AND DEDICATION DATED MARCH 2, 1999 AND RECORDED MARCH 15, 1999 IN BOOK 2870 ON PAGE 272 AS DOCUMENT NO. 1508074. SITUATED IN MACON COUNTY, ILLINOIS. (LEGAL DESCRIPTION AS SHOWN BY A TITLE POLICY ISSUED BY CENTRAL ILLINOIS TITLE COMPANY, TITLE INSURANCE RLE NO. CT: 38.)

PIN # 18-08-31-200-004

WHEREFORE, petitioner(s) request(s) the above described property be annexed to the City of Decatur, in accordance with the Statutes in such case made and provided.

<u>SIGNATURE</u>	<u>PRINTED NAME</u>	<u>STREET ADDRESS, CITY, STATE</u>
<i>Burnell Kraft</i>	Burnell Kraft	7139 E. Belmont Ave., Paradise Valley AZ 85253
_____	_____	_____
_____	_____	_____

Signed and sworn to before me 29th day of May, 20 21

[Signature]

 Notary Public

(Rev. 1/2019)

