

STAFF REPORT
Decatur City Plan Commission

Hearing Date July 8, 2021
Case No. 21-07
Property Location 271 East Grand Avenue
Request Rezoning from R-6 Multiple Dwelling District to O-1 Office District
Petitioner Daniel Block/Bloch Eigentum, LLC
Representative N/A

BACKGROUND

The subject site is located at 271 East Grand Avenue and is currently zoned R-6 Multiple Dwelling District. It is approximately 5,455 square feet (0.123 acres) and is currently undeveloped.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Undeveloped	R-6	Mixed-Use Commercial/Residential
North	Heritage Development	O-1	Residential – Low Density
South	Undeveloped, Parking Lot	R-6	Mixed-Use Commercial/Residential
East	Parking Lot	R-6	Mixed-Use Commercial/Residential
West	Office	O-1	Mixed-Use Commercial/Residential

PROJECT DESCRIPTION

The petitioner proposes to rezone the site from R-6 Multiple Dwelling District to O-1 Office District to create a uniform zoning district for the site (and area to the west).

STAFF ANALYSIS

The surrounding zoning districts include O-1 Office District to the north and west and R-6 Multiple Dwelling District to the south and east. The Macon County and Decatur Comprehensive Plan shows this area as Mixed-Use Commercial/Residential. The proposed O-1 zoning would be compatible and consistent with the surrounding zoning and uses. Also, rezoning the “R-6” District to “O-1” District would bring uniformity in zoning for the entire site, i.e. O-1 District.

The subject site is located within a mixed-use area and rezoning to O-1 Office 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 21-07 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, Community Development Department, City of Decatur.

Joselyn Stewart
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	DANIEL BLOCK / Block Eigentum LLC				
Address	928 Olson Spring Close				
City	Belvidere	State	IL	Zip	61008
Telephone	815-980-0664	Fax		E-mail	danblock317@gmail.com
Property Owner	Block Eigentum LLC				
Address	928 Olson Spring Close				
City	Belvidere	State	IL	Zip	61008
Telephone	815-980-0664	Fax		E-mail	danblock317@gmail.com
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION

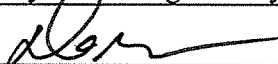
Street Address	271 E. Grand Ave					
Legal Description	04-12-1(-30)-012 Lot 6 of Block 2 of Higgins Addition					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input checked="" type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input 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:						
Size of Tract	<input type="checkbox"/> SF <input 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 type="checkbox"/> NO
	<input type="checkbox"/> B-1	<input type="checkbox"/> B-2	<input type="checkbox"/> B-3	<input type="checkbox"/> B-4	<input checked="" type="checkbox"/> O-1	
	<input 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>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
Consistent zoning for parcels same ownership.	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
Office is appropriate for the neighborhood. Adjacent lot is zoned office & under same ownership.

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	6/8/2021

- 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.

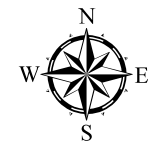
OFFICE USE ONLY	
Date Filed	
By	

City of Decatur Plan Commission

271 E Grand Ave



Case No: 21-07
Date: July 8, 2021
Petition of: City of Decatur
Requested Action: Rezone the property from R-6 Multiple Dwelling District to O-1 Office District



1 inch = 100 feet