

STAFF REPORT
Decatur City Plan Commission

Hearing Date March 7, 2024
Case No. 24-04
Property Location 4210 East Lakewood Avenue
Request Rezoning from R-1 Single-Family District to R-3 Single-Family Residence District
Petitioner Timothy and Christy Wilderman

BACKGROUND

The subject site contains a detached garage on an approximately 0.42-acre site. The subject site is currently zoned R-1 Single-Family Residence District.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Garage	R-1	Residential – Low Density
North	Railroad	County	Transportation/Utility
South	Single-Family Residence District	R-3	Residential – Low Density
East	Single-Family Residence District	R-3	Residential – Low Density
West	Single-Family Residence District	R-3	Residential – Low Density

PROJECT DESCRIPTION

The petitioner owns both 4210 and 4230 East Lakewood Avenue (which are adjacent to one another) and would like to combine the two lots by doing a Zoning Lot but the lots must be in the same zoning district.

STAFF ANALYSIS

The surrounding zoning districts include County Zoning to the north and R-3 Single-Family Residence District to the east, south, and west. The Macon County and Decatur Comprehensive Plan shows this area as Residential-Low Density and Transportation/Utility. The proposed R-3 zoning would be compatible and consistent with the surrounding zoning and uses.

The subject site is located within a Residential-Low Density area and rezoning to R-3 Single-Family Residence 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.



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	TIM WILDERMAN + CHRISTY WILDERMAN				
Address	4230 E. LAKEWOOD AVE				
City	DECATUR	State	ILLINOIS	Zip	62526
Telephone	217-620-9852	Fax		E-mail	T.WILDERMAN@COMCAST.NET
Property Owner	TIM WILDERMAN + CHRISTY WILDERMAN				
Address	4230 E. LAKEWOOD AVE				
City	DECATUR	State	ILLINOIS	Zip	62526
Telephone	217-620-9852	Fax		E-mail	T.WILDERMAN@COMCAST.NET
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION

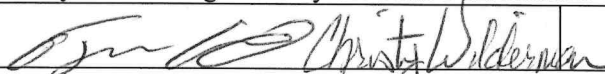
Street Address	4210 E. LAKEWOOD AVE DECATUR, IL, 62526					
Legal Description	L CIADDIS 1ST ADDITION + LOTS 9, 10, 11 02 BK 3171/482 135x135 95 BK 2601/19 16,000					
Present Zoning	<input checked="" type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input 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

Rezoning Property To:	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input checked="" 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 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.
I WANT TO SIMPLY JOIN 4210 E. LAKEWOOD INTO MY PRIMARY RESIDENCE 4230 E. LAKEWOOD.	

SECTION FOUR: JUSTIFICATION	
The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):	
I OWN BOTH PARCELS AND WISH TO MAKE THEM ONE.	

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	1-21-2024

- 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.

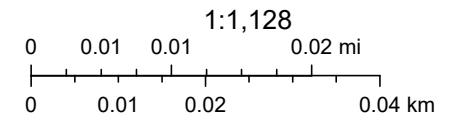
OFFICE USE ONLY	
Date Filed	
By	

4210 EAST LAKEWOOD AVENUE

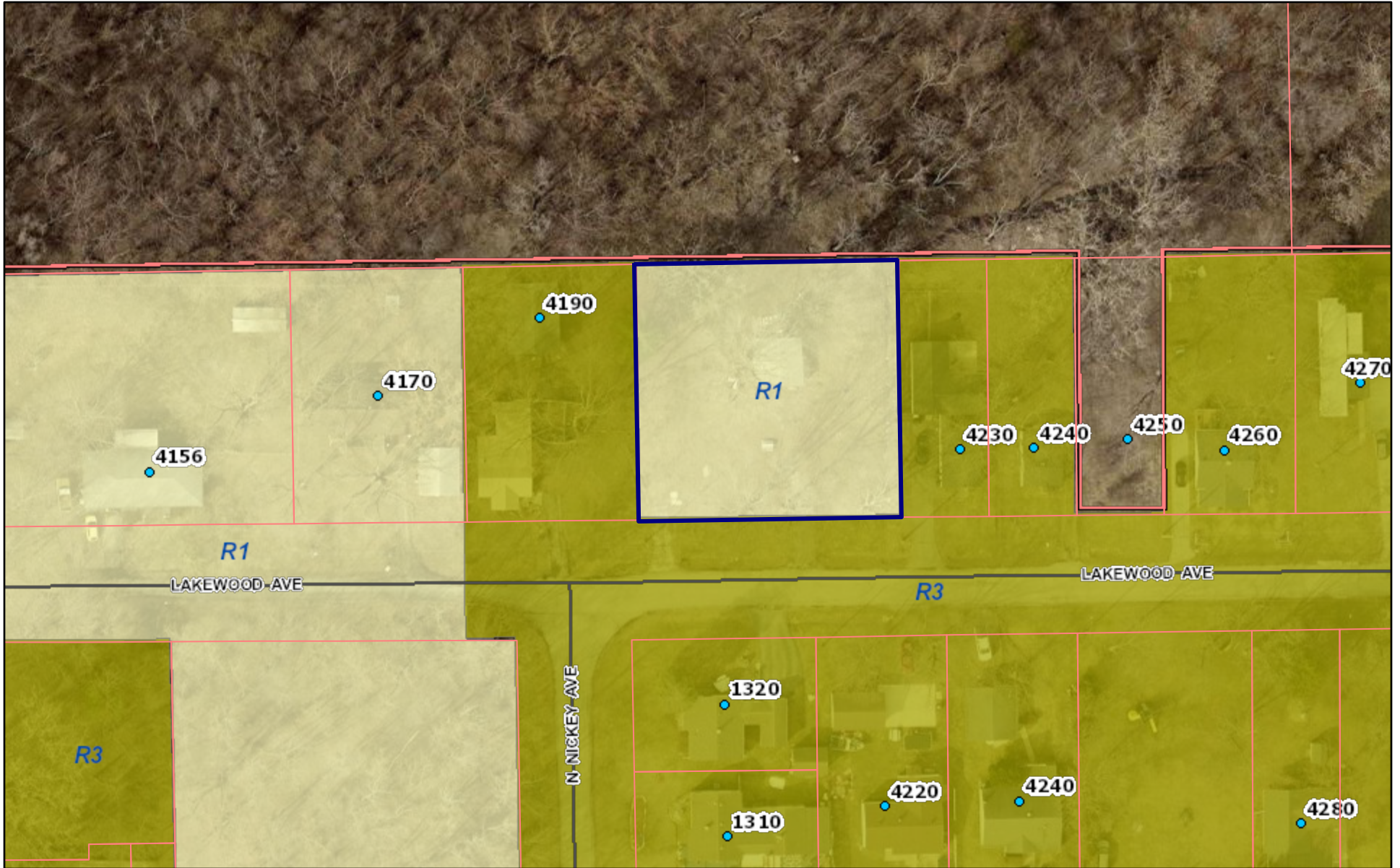


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|---------------------|-----------------------------|-----------------|---------------------------------|
| Roads (small scale) | State Route or U.S. Highway | County Highway | Parcels (from Macon County GIS) |
| <all other values> | Arterial | Railroad Tracks | Addresses |
| Interstate Highway | Residential | Override 1 | Decatur City Limits |



4210 EAST LAKEWOOD AVENUE



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- | | | | |
|---------------------|-----------------------------|-----------------|---------------------------------|
| Roads (small scale) | State Route or U.S. Highway | County Highway | Parcels (from Macon County GIS) |
| <all other values> | Arterial | Railroad Tracks | Addresses |
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