

**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**

<b>Petitioner</b>	St. Teresa High School				
<b>Address</b>	2710 N Water Street				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62526
<b>Telephone</b>	2178757950	<b>Fax</b>		<b>E-mail</b>	kch@stteresa.org
<b>Property Owner</b>	St. Teresa High School				
<b>Address</b>	2710 N Water Street				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62526
<b>Telephone</b>	2178757950	<b>Fax</b>		<b>E-mail</b>	kch@stteresa.org
<b>Representative</b>	Kenneth C. Hendriksen				
<b>Address</b>	2710 N Water Street				
<b>City</b>	Decatur	<b>State</b>	IL	<b>Zip</b>	62526
<b>Telephone</b>	2178757950	<b>Fax</b>		<b>E-mail</b>	kch@stteresa.org

**SECTION TWO: SITE INFORMATION**

<b>Street Address</b>	2710 N Water Street					
<b>Legal Description</b>	Lot 1 of St. Teresa Addition, as per Plat recorded in Book 5000, Page 90. Formerly known as: A part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 16 North, Range 2 East of the 3rd Principal Meridian. See attached for more:					
<b>Present Zoning</b>	<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	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		
<b>Please list all improvements on the site:</b>						
<b>Size of Tract</b>	<input type="checkbox"/> SF <input type="checkbox"/> AC					

**SECTION THREE: REQUESTED ACTION**

<b>Rezone Property To:</b>	<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 checked="" 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		
<b>Other:</b>	Conditional Use Permit					

Section Three Continued

**Purpose** *Please state the purpose of the proposed rezoning.*

To allow an additional sign for our campus and potential future expansion, while also bringing the property zoning more compatible with surrounding commercial use.

**SECTION FOUR: JUSTIFICATION**

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

To ensure proper installation of a new electronic messaging system on our property and to allow for potential expansion of our school in the future, should the opportunity arise.

**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**

*Kenneth C. Hendrickson*

**Date**

*12-6-19*

**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

Lot 1 of St. Teresa Addition, as per Plat recorded in Book 5000, Page 90.

Formerly known as:

A part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 2, Township 16 North, Range 2 East of the 3rd Principal Meridian.

Beginning at a point, said point being the intersection of the East Right of Way line of North Water Street with the North Right of Way line of the Illinois Terminal Railroad, said point also being 5.71 chains (376.86 feet) North of and 40.00 feet East of the Southwest corner of the said NW ¼ of Sec. 2, T16N. R2E, 3<sup>rd</sup> P.M.; thence N 00° 00' 06" E (Assumed Bearing) along the said East Right of Way line of North Water Street, 1292.29 feet to the intersection of said East Right of Way line of North Water Street with the South Right of Way line of Van Buren Avenue; thence N 88° 39' 03" E along the said South R.O.W. line of Van Buren Avenue, 498.51 feet; thence S 00° 43' 05" E, 155.78 feet; thence N 88° 30' 13" E, 1071.30 feet to a point on the said North R.O.W. line of the Illinois Terminal Railroad; thence S 89° 17' 22" W along the said North R.O.W. line of the Illinois Terminal Railroad, 704.69 feet to the point of beginning, containing 19.87 acres, more or less



## STAFF REPORT

### Decatur City Plan Commission

<b>Hearing Date</b>	January 2, 2020
<b>Case No.</b>	20-03
<b>Property Location</b>	2710 North Water Street
<b>Request</b>	Rezone from R-3 Single Family Residence District to B-2 Commercial District with a Conditional Use Permit (CUP) to allow for a School: public, parochial or private.
<b>Petitioner</b>	St. Teresa High School
<b>Representative</b>	Kenneth C. Hendriksen

---

### BACKGROUND

The subject site is approximately 21.0 acres in size, zoned R-3 Single Family Residence District and currently occupied by St. Teresa High School. While this high school is a permitted use in the R-3 District, only one freestanding sign including electronic message unit sign is allowed per street frontage.

Per the current Zoning Ordinance, except for the B-1 Neighborhood Shopping District in which only one freestanding sign is allowed, up to three freestanding signs per street frontage in all other Business and Industrial zoning districts could be permitted on a subject property depending on the linear street frontage, e.g. B-2 Commercial District. Specifically, in those other districts, only one (1) freestanding sign is typically allowed; however, properties that have 500 feet of linear frontage or more are permitted two (2) freestanding signs and properties with 800 feet of linear frontage or more are permitted three (3) freestanding signs.

A Zoning Ordinance text amendment proposal (Case #20-02) is currently pending, which, if approved, would allow “School: public, parochial or private” as a Conditional Use in the B-1 and B-2 Districts respectively. Accordingly, St. Teresa High School, the petitioner for Case No. 20-03 would then be qualified to be considered for the rezoning from R-3 District to B-2 District with a Conditional Use Permit.

### Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	School	R-3	Schools – Public & Private
North	Commercial, Northgate Shopping Mall	B-2	Retail
South	Industrial	M-2	Employment
East	Industrial, Utility Facilities	M-1	Employment
West	Commercial	M-1	Retail, Heavy Commercial

### PROJECT DESCRIPTION

The petitioner proposes the current R-3 Single Family Residence District zoning of the subject site be changed to B-2 Commercial District with a CUP in order to allow for a School: public, parochial

or private. The school's primary intent is to add an additional electronic message unit sign to their campus along North Water Street which has approximately 1,300 feet of linear street frontage. There are no plans for school expansion in the immediate future. Details of the proposed electronic message unit sign are not required presently and thus have not been provided. If this request for rezoning with a C.U.P. is approved, details of the new signs must be provided with any of the sign permit applications. Future expansion of the school, if proposed in the future, will be subject to pertinent B-2 regulations.

### **STAFF ANALYSIS**

Staff supports the requested rezoning for the B-2 District with a Conditional Use Permit for a School: public, parochial or private. As the subject site is surrounded by properties in the "B-2" District, "M-1" District, and "M-2" District, the school would be compatible with the surrounding zoning and fit in this mixed-use location.

According to Section XXII.A.3. there are three standards which must be met in order to grant a Conditional Use Permit. The first standard requires that the use be "necessary for the public convenience at the location." The continued use of such a parochial school on this property is generally compatible with the area. The school has been at this location for several years and seems to have fit in perfectly with the surrounding mixed uses.

The second standard is that the proposed "conditional use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected." This parochial school is located and designed to be operated in a way the public health, safety and welfare will be protected.

The third standard is the proposed use "will not cause substantial injury to the value of other property in the neighborhood in which it is to be located." The existing school should not cause injury to the value to the value of other properties in the areas. The school has been at this location for several years and it seems to have not had an adverse effect on the area.

### **STAFF RECOMMENDATION**

Staff recommends approval of the requested rezoning (subject to approval of text amendment Case No. 20-02) and a Conditional Use Permit with the following conditions for the subject site:

1. The uses permitted for this site shall include a School: public, parochial, or private; and all ancillary uses.
2. A maximum of two (2) freestanding signs shall be allowed along North Water Street frontage.
3. Sign permits must be obtained from the Economic and Community Development Department before signage can be installed.

### **PLAN COMMISSION ACTION**

Section XXIX. requires the Plan Commission to hold a public hearing of the rezoning and Conditional Use Permit request, and then forward its report and recommendation to the City

Council for a final decision. A motion to forward Case 20-03 to City Council by the Plan Commission with a recommendation is warranted.

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

Joselyn Stewart  
Transportation Planner

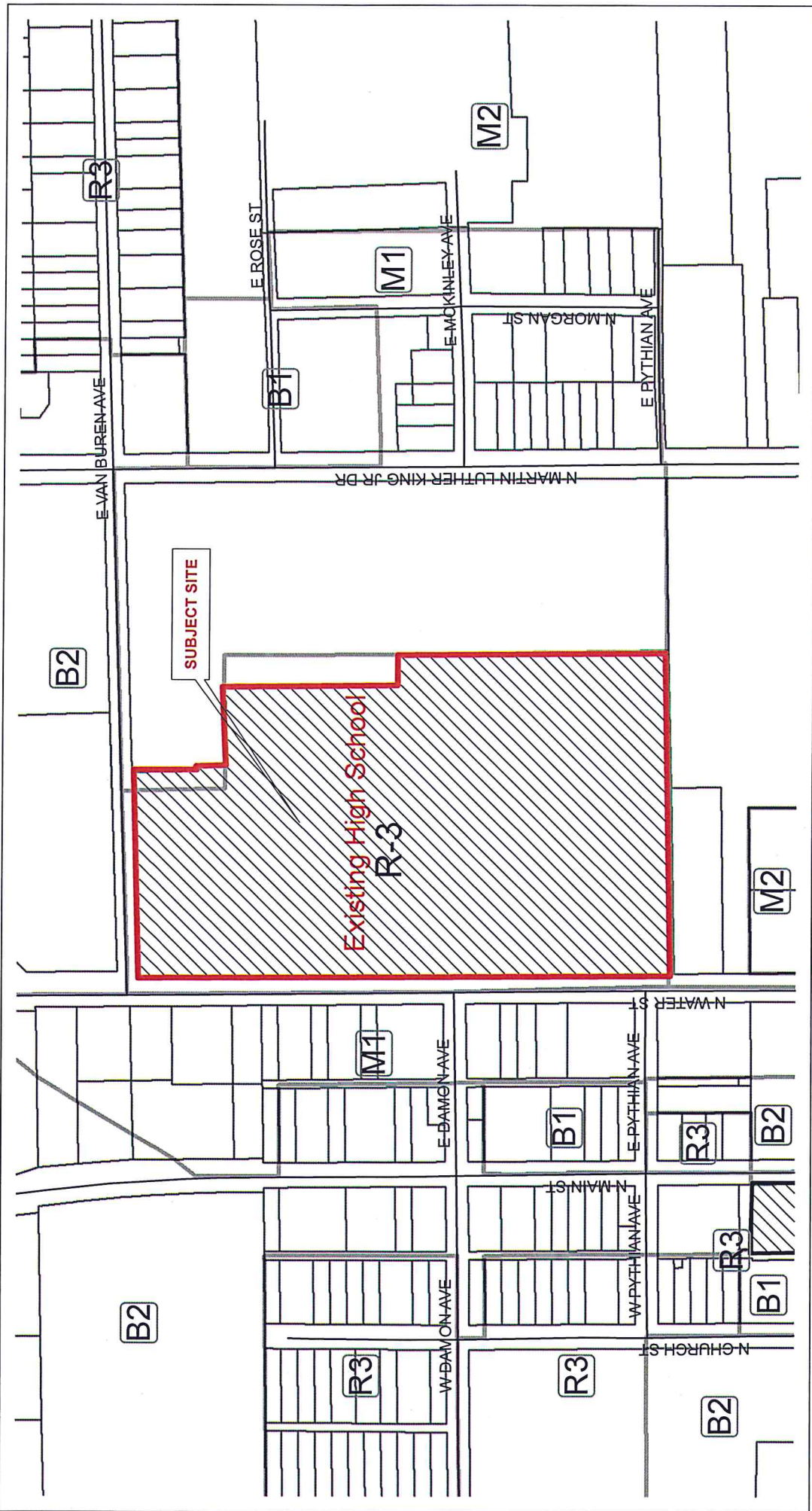
**ATTACHMENTS**

1. Petition
2. Location Maps
3. Site Plan



# Decatur City Plan Commission

2710 North Water Street



Case No.: 20-03  
Date: January 2, 2020  
Petition of: St. Teresa High School  
Requested Action: Rezoning from R-3 to B-2

**Legend**

- Decatur Roads
- Decatur Zoning
- Subject Site

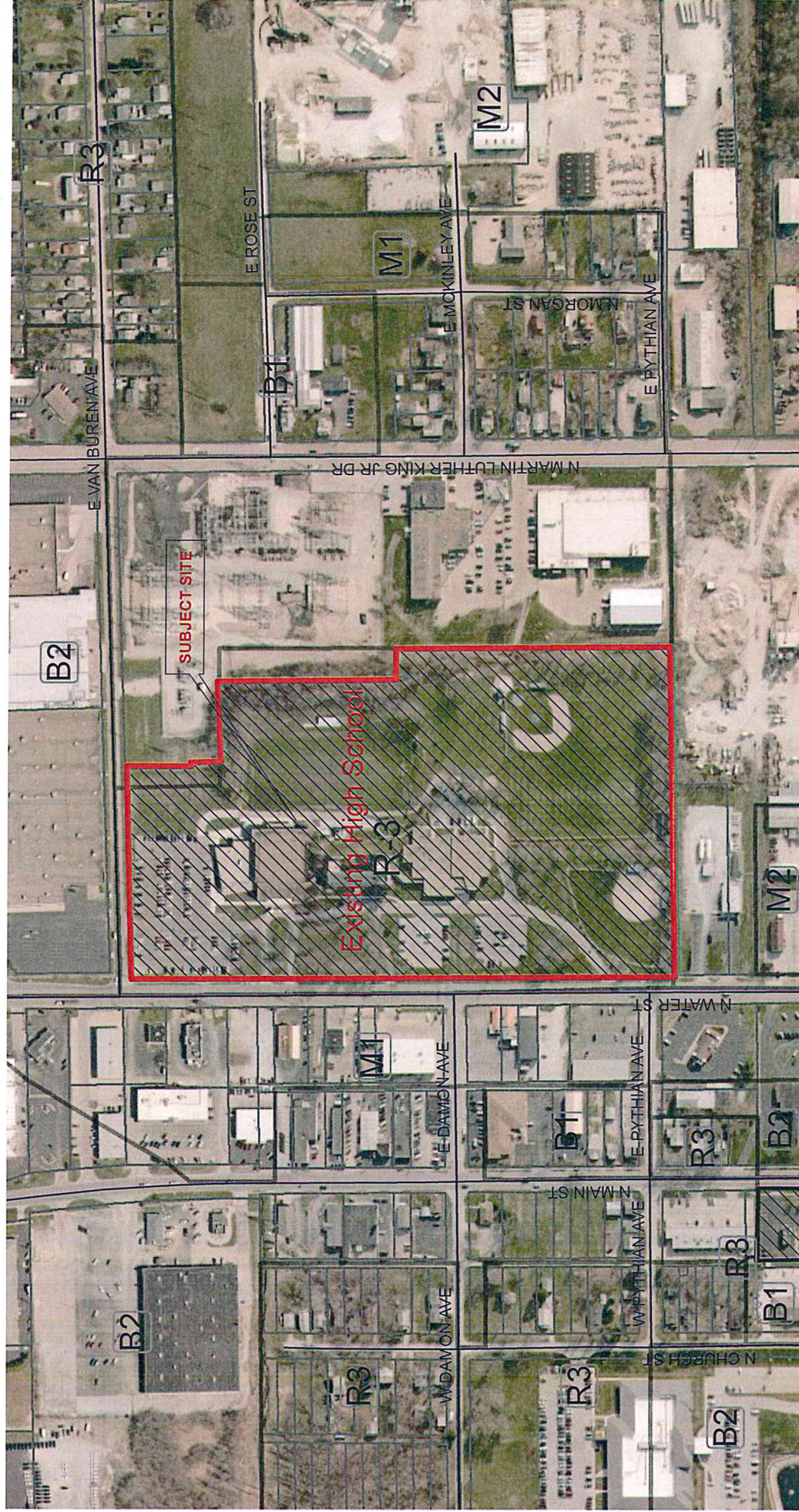
N

0 195 390 780 Feet



# Decatur City Plan Commission

2710 North Water Street



Case No.: 20-03

Date: January 2, 2020

Petition of: St. Teresa High School

Requested Action: Rezoning from R-3 to B-2



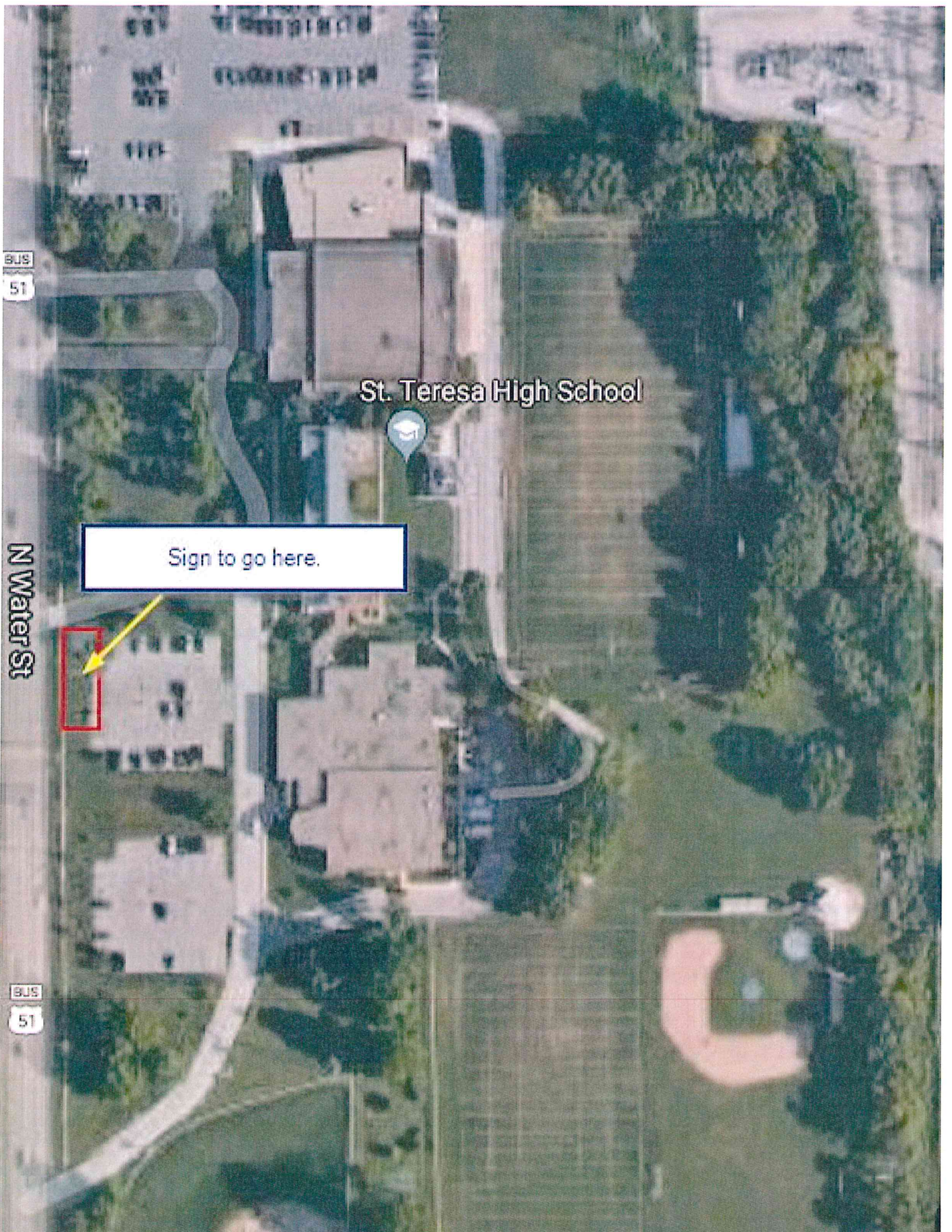
## Legend

— Decatur Roads

□ Decatur Zoning

▨ Subject Site





St. Teresa High School



Sign to go here.

N Water St

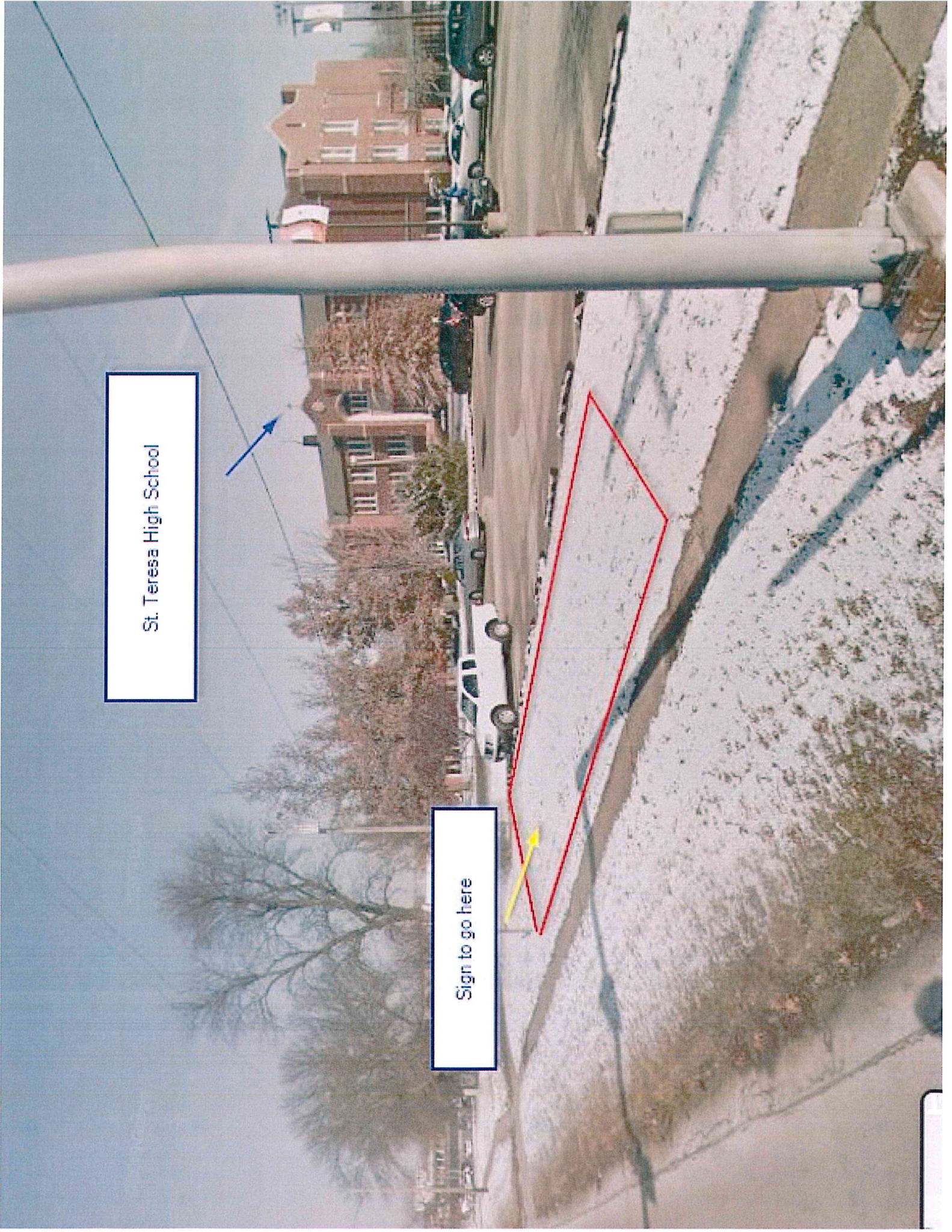
BUS  
51

BUS  
51



St. Teresa High School

Sign to go here







Quantity: One (1) single sided pylon sign  
 Full color EMC: 3'-5"H x 9'-3"W  
 Steel: Two (2) 8" Square painted dark gray  
 Overall sign is 15'H



**Bendsen**  
Signs & Graphics, Inc.

1506 E. McBride  
 Decatur, Illinois  
 62526  
 Phone: 217.877.2345  
 Fax: 217.877.2347  
 www.bsg1946.com

**Project:**  
 St. Teresa High School

**Address:**  
 Decatur, IL

**Account Manager:**  
 Steve Miller

**Designer:**  
 J.K.

**Scale:** N.T.S.

**Design No.** STHS\_103

**Date:** 10-10-19

**Revisions:**  
 N/A

**-APPROVALS-**

ACCT. MANAGER	DATE
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
DESIGNER	DATE
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>
CUSTOMER	DATE
<div style="border: 1px solid black; height: 20px; width: 100%;"></div>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendsen Signs & Graphics, Inc. It is not to be shown or described to other nor is it to be used, reproduce, copied or exhibited in any fashion.

Note: The colors depicted here are a graphics representation. Actual color may vary. See color specifications.





Quantity: One (1) single sided monument sign  
 EMC: 3'-5"H x 9'-3"W

**Bendsen**  
Signs & Graphics, Inc.

2901 North Woodford  
Decatur, Illinois  
62526  
Phone: 217.877.2345  
Fax: 217.877.2347  
[www.bsg1946.com](http://www.bsg1946.com)

Project:  
 St. Teresa High School

Address:  
 Decatur, IL

Account Manager:  
 Matt Roush

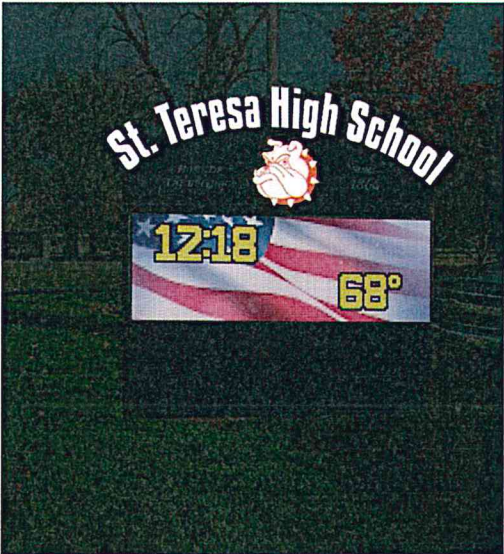
Designer:  
 J.K.

Scale: N.T.S.

Design No. STHS\_100

Date: 11-21-16

Revisions:  
 N/A



-APPROVALS-	
ACCT. MANAGER	DATE
DESIGNER	DATE
CUSTOMER	DATE

This is an original unpublished drawing confidentially submitted for your personal use in connection with a project being planned for you by Bendsen Signs & Graphics, Inc. It is not to be shown or described to other nor is it to be used, reproduce, copied or exhibited in any fashion.

Note: The colors depicted here are a graphics representation. Actual color may vary. See color specifications.



**Excerpts from Plan Commission Meeting of January 2, 2020:**

**Case No. 20-03      Petition of ST. TERESA HIGH SCHOOL, to rezone the property located at 2710 NORTH WATER STREET from R-3 Single Family Residence District to B-2 Commercial District with a Conditional Use Permit in the B-2 Commercial District to allow for a school: public, parochial or private.**

It was moved and seconded (Peoples/Clevenger) to forward Case No. 20-03 to the City Council with a recommendation of approval as set forth in the staff report.

Mr. Lai discussed and presented slides of the site and surrounding properties (available for viewing upon request) along with staff's recommendation for approval of the petition based on the staff report distributed to the Plan Commission prior to the meeting (staff report is on file and is available for reviewing by request).

Mr. Steve Kline asked if there would be a size limit on the sign they would install if the rezoning is approved by City Council. Mr. Lai said St. Teresa would have to comply with the Zoning Ordinance when they apply for a sign permit. The Zoning Ordinance regulates the size, brightness, etc. for electronic message units.

There were no objectors present.

Upon call of the roll, Commission members Mike Peoples, Tom Brinkoetter, Bill Clevenger, Jason Drake, Bruce Frantz, Steve Kline and Chairman Susie Peck voted aye. Chairman Peck declared the motion carried.