



## 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	IGLESIA DE CRISTO MUEL				
Address	3434 EAST WABASH STREET				
City	DECATUR	State	ILLINOIS	Zip	62521
Telephone		Fax		E-mail	
Property Owner	IGLESIA DE CRISTO MUEL				
Address	3434 EAST WABASH STREET				
City	DECATUR	State	ILLINOIS	Zip	62521
Telephone		Fax		E-mail	
Representative	Josue Perales				
Address	1305 Mandeville Ln				
City	Decatur	State	IL	Zip	62526
Telephone	(217) (20-1878)	Fax		E-mail	

#### SECTION TWO: SITE INFORMATION

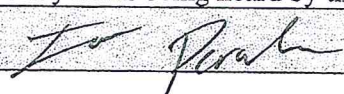
Street Address	3434 EAST WABASH STREET					
Legal Description	PARCEL 13-07-456-024 207 47, 48, AND 50 HOMELAND PLACE AN ADDITION OF OUTLOTS RECORDED IN BOOK 300 PAGE 116					
Present Zoning	<input type="checkbox"/> R-1	<input type="checkbox"/> R-2	<input type="checkbox"/> R-3	<input type="checkbox"/> R-5	<input type="checkbox"/> R-6	Is this property a Planned Unit Development? <input type="checkbox"/> YES Approval Date: _____ <input 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		
Please list all improvements on the site:						
Size of Tract	.65 <input type="checkbox"/> SF <input checked="" type="checkbox"/> AC					

#### SECTION THREE: REQUESTED ACTION

Rezoned Property To:	<input type="checkbox"/> R-1	<input checked="" 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 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	
<b>Purpose</b>	Please state the purpose of the proposed rezoning.
RE-ZONE PARCEL 13-07-456-024 FROM ZONE B2 TO ZONE R2 TO MATCH PARCEL 13-07-456-012. THIS PARCEL IS ZONED R2 AND OWNED BY THE CHURCH. THE BOARD OF THE CHURCH IS ATTEMPTING TO CONSTRUCT AN ADDITION INTO EXISTING CHURCH ON PARCEL 13-07-456-024.	

<b>SECTION FOUR: JUSTIFICATION</b>
The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):
EGLÉSIA DE CRISTO MIEL WANTS TO ADD A COMMUNITY ROOM 40'0" WEST OF THE EXISTING STRUCTURE. TO DO SO, THE CURRENT ZONING, B2, RESTRICT THE DISTANCE OFF OF A RESIDENTIAL PROPERTY OF 40'0". EGLÉSIA DE CRISTO MIEL WOULD LIKE TO REZONE SUCH PROPERTY TO A ZONE R2, WHICH IS ALLOWED FOR CHURCHES, ALLOWING ADEQUATE SPACE FOR THE PROPOSED ADDITION.

<b>SECTION FIVE: CERTIFICATION</b>			
		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.	
<b>Petitioner's Signature</b>		<b>Date</b>	10-29-19

<b>NOTES:</b>	
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	

<b>OFFICE USE ONLY</b>	
Date Filed	
By	



**STAFF REPORT**  
**Decatur City Plan Commission**

**Hearing Date** January 2, 2020  
**Case No.** 20-04  
**Property Location** 3434 East Wabash Avenue  
**Request** Rezoning at 3434 East Wabash Avenue from B-2 Commercial District to R-3 Single Family Residence.  
**Petitioner** Iglesia De Cristo Miel  
**Representative** Josue Perales

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**BACKGROUND**

The subject site located at 3434 East Wabash Avenue is currently zoned B-2 Commercial District. It consists of approximately 0.65 acres and is currently developed with a church.

**Surrounding Land Use and Zoning**

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Church	B-2	Residential – Low Density
North	Single Family Residences	R-3	Residential – Low Density
South	Commercial	B-2	Residential – Low Density
East	Commercial	B-2	Residential – Low Density
West	Church Parking Lot, Single Family Residence	R-3	Residential – Low Density

**PROJECT DESCRIPTION**

The petitioner proposes to rezone the subject site from B-2 Commercial District to R-3 Single Family Residence District with the intent to construct an addition to their existing church. The proposed addition will be 2,000 square feet. A preliminary Site Plan is not required for a straight rezoning request such as the current petition and was not submitted.

**STAFF ANALYSIS**

The surrounding zoning includes R-3 Single Family Residence District to the north and west and B-2 Commercial District to the south and east. Per the Macon County and Decatur Comprehensive Plan, the Future Land Use: Planning District 5 shows this area as Residential – Low Density. Since the site is proposed to be down- zoned from B-2 to R-3 which would permit less intensive uses, staff believes the requested R-3 zoning is reasonable and consistent and compatible with the surrounding properties in the R-3 and B-2 Districts.

The subject site is located within a mixed-use area and down-zoning 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 petition.

## **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 20-04 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 Map

# Decatur City Plan Commission

3434 East Wabash Avenue



**Case No.:** 20-04

**Date:** January 2, 2020

**Petition of:** Iglesia De Cristo Miel

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

**Legend**

- Decatur Roads
- Decatur Zoning
- Subject Site

0 45 90 180 Feet



# Decatur City Plan Commission

3434 East Wabash Avenue



Case No.: 20-04

Date: January 2, 2020

Petition of: Iglesia De Cristo Miel

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



## Legend

- Decatur Roads
- Decatur Zoning
- ▨ Subject Site



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

**Case No. 20-04      Petition of IGLESIA DE CHRISTO MIEL, to rezone the property located at 3434 EAST WABASH STREET from B-2 Commercial District to R-3 Single Family Residence District.**

It was moved and seconded (Peoples/Frantz) to forward Case No. 20-04 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. Brian Bottom, representative for the petitioner, was sworn in by Mrs. Poland.

Mr. Bottom stated the petitioner is asking for the rezoning so the church is allowed to construct an addition to the existing church.

There were no questions and 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.