



**Tuesday, January 2, 2018
5:30 PM**

CITY COUNCIL AGENDA

I. Call to Order

1. Roll Call
2. Pledge of Allegiance

II. Appearance of Citizens

Policy relative to Appearance of Citizens:

A 15 minute time period is provided for citizens to appear and express their views before the City Council. Each citizen who appears will be limited to 3 minutes. No immediate response will be given by City Council or City staff members. Citizens are to give their documents to the Police Officer for distribution to the Council.

III. Approval of Minutes

Approval of Minutes of December 18, 2017 City Council Meeting

IV. Unfinished Business

V. New Business

1. Ordinance Granting Conditional Use Permit Construction of a Government Building (Fire Station) 330 West Mound Road
2. Ordinance Rezoning Property R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District, R-5 Two-Family Residence District to PD Planned Development District 125 West Ash Avenue, 112, and 130 West Oak Lane, 4173 and 4183 North Water Street

VI. Other Business

VII. Adjournment

CITY COUNCIL MINUTES
Monday, December 18, 2017

On Monday, December 18, 2017, the City Council of the City of Decatur, Illinois, met in Regular Meeting at 5:30 p.m., in the Council Chambers, One Gary K. Anderson Plaza, Decatur, Illinois.

Mayor Julie Moore Wolfe presided, together with her being Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory and David Horn. Seven members present. Mayor Julie Moore Wolfe declared a quorum present.

City Manager Tim Gleason attended the meeting as well.

Mayor Julie Moore Wolfe led the Pledge of Allegiance to the Flag.

Mayor Julie Moore Wolfe called for Appearance of Citizens:

Pastor Mark Cooper of Four Square Church asked Council's permission to use the sidewalk in front of Lincoln Square Theater, located at 127 N. Main Street, beginning on Saturday, March 10, 2018, from 1:00 p.m. – 3:00 p.m., on a weekly basis to offer public members to receive prayer.

Don Carmichael provided a handout for Council regarding the decrease of the insect population. Mr. Carmichael stated that the City needs more native prairie biodiversity on public and private property.

Carlotta Witherspoon spoke about the Rural King rabies clinic. She took her dog to Rural King to get rabies shots and later received a fine from the City for not registering her pet. City Manager Tim Gleason took Ms. Witherspoon's information and stated staff would reach out to her on Tuesday morning.

The minutes of the December 4, 2017, Council meeting were presented. Councilman Pat McDaniel moved the minutes be approved as written; seconded by Councilwoman Dana Ray, and on call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

This being the time set aside for Unfinished Business and there being none, Mayor Julie Moore Wolfe called for New Business.

R2017-147 Resolution Authorizing Payment of 2018 Central Illinois Regional Dispatch Center Invoice – User Fees for the Decatur Police Department and Decatur Fire Department, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Councilman Charles Kuhle asked what the advantages or savings were since the new arrangement. City Manager Tim Gleason stated the City might have savings if there are additional users from the rural counties and the possibility of constructing a new communication center. Internally it reduces staff time in dealing with personnel issues and having additional City employees. Councilman Bill Faber asked what generates the \$2 million dollar user fee. City Manager Tim Gleason stated approximately 70% is personnel costs and between 25% - 30% are other related costs.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

R2017-148 Resolution Authorizing a Water Service Agreement for 3968 West Division Street, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

R2017-149 Resolution Adopting Policy Prohibiting Sexual Harassment, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

R2017-150 Resolution Authorizing Amendment to Employment Agreement, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Councilman David Horn motioned to table the Resolution until after the Council had their evaluation of the City Manager in January and Council had discussed the City Manager's subsequent two year term and then an annual raise; seconded by Councilman Bill Faber.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Lisa Gregory, and Mayor Julie Moore Wolfe voted nay. Councilmen Bill Faber and David Horn voted aye. Five nays and two ayes. Mayor Julie Moore Wolfe declared the motion failed.

Mayor Julie Moore Wolfe called for roll of the original motion. Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Lisa Gregory and Mayor Julie Moore Wolfe voted aye. Councilmen Bill Faber and David Horn voted nay. Five ayes and two nays. Mayor Julie Moore Wolfe declared the motion carried.

2017-55 Ordinance Levying Property Taxes for the City of Decatur, Illinois, was presented. Councilman Pat McDaniel moved the Ordinance do pass; seconded by Councilwoman Dana Ray.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, David Horn and Mayor Julie Moore Wolfe voted aye. Councilman Lisa Gregory voted nay. Six ayes and one nay. Mayor Julie Moore Wolfe declared the motion carried.

2017-56 Ordinance Appropriating Additional Funds for Certain Funds in Fiscal Year Ending December 31, 2017, was presented. Councilman Pat McDaniel moved the Ordinance do pass; seconded by Councilwoman Dana Ray.

Councilman Charles Kuhle asked Finance Director Gregg Zientara to explain the unforeseen expenses of the Police Pension and Municipal Band funds. Mr. Zientara stated the additional expenses for the Municipal Band was primarily for sheet music. He stated it is within the fund balance of cash the Municipal Band has available. Mr. Zientara stated we had underestimated the Police Pension expenses that would occur during 2017 related to payouts of retiring officers. Also, an officer went to work for another jurisdiction and he desired to transfer his pension from one fund to another fund and we underestimated what the pension outflow would be. All of this is being paid out of the existing fund balance. It is not any new cash or monies that are draining funds of the City. Councilman Bill Faber asked Mr. Zientara when the City was aware of the \$1 million dollar shortfall. Mr. Zientara responded it was at different stages throughout the year. Councilman Bill Faber requested that Council be made of aware of these storms developing throughout the year.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Mayor Julie Moore Wolfe called for Consent Calendar Items A through M and asked if any Council member wished to have an item removed from the Consent Calendar. Councilman Pat McDaniel requested Items C and M be removed. Councilman Chuck Kuhle requested Item L be removed. Councilman Bill Faber requested Item D be removed. The Clerk read Items A – B and E - K:

- A. Receiving and Filing of Minutes of Boards and Commissions
- B. R2017-151 Resolution Approving Appointment – Public Building Commission
- E. 2017-57 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois General Obligation 2013 Series Bonds
- F. 2017-58 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois General Obligation 2014 Series Bonds
- G. 2017-59 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois General Obligation 2015 Series Bonds
- H. 2017-60 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois General Obligation 2016 Series Bonds

- I. 2017-61 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois for General Obligation 2010 Series A Bonds
- J. 2017-62 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois for General Obligation 2010 Series B Bonds
- K. 2017-63 Ordinance Abating the Property Tax Levy for the City of Decatur, Illinois for General Obligation 2010 Series C Bonds

Councilman Pat McDaniel moved Items A – B and E - K be approved by Omnibus Vote; seconded by Councilwoman Dana Ray, and on call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Item C., R2017-152 Resolution Accepting the Bid and Authorizing the Execution of a Purchase Order Furnishing Water Treatment Chemicals, was presented. Councilwoman Dana Ray moved the Resolution do pass; seconded by Councilman Pat McDaniel.

Councilman Pat McDaniel stated this item is over \$71,000 and he would like it brought before Council in New Business instead of in the Consent Calendar. Councilman David Horn asked if any of the vendors were from Decatur or Macon County and were they successful. Councilman David Horn asked how close the vendors were to the successful bids. City Manager Tim Gleason stated there were no successful local businesses.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Item D., R2017-153 Resolution Approving and Determining the Need for Confidentiality of Minutes of Closed Meetings, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Councilman Bill Faber stated Council had a responsibility to review the closed meeting minutes and make their own recommendations as to whether these minutes should be released or withheld. Councilman Charles Kuhle asked if Council could get some general parameters as to what the process is to determine what minutes are open or not. Corporation Counsel Wendy Morthland stated that the law requires the closed minutes to be reviewed twice a year and for Council to approve. Generally, the common exemptions for non-release are for strategies of litigation that are discussed. Once the litigation is resolved the minutes can be released. Another exemption is collective bargaining.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Councilman Bill Faber voted nay. Six ayes and one nay. Mayor Julie Moore Wolfe declared the motion carried.

Item L., R2017-154 Resolution Authorizing Execution and Amendment of FY 2018 Transit Operating Assistance Grant Agreement with the Illinois Department of Transportation, was presented. Councilman Pat McDaniel moved the Resolution do pass; seconded by Councilwoman Dana Ray.

Councilman Charles Kuhle asked where the State was on paying Transportation this year. Finance Director Gregg Zientara stated this grant request covers July 1, 2017 to June 30, 2018. The City is actually six months into the grant and asking for Council's approval now. We have been waiting for consent from the Illinois Department of Transportation to bring this to Council for approval.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Item M., R2017-155 Resolution Authorizing the City of Decatur to provide an Interfund Cash Advance to the Decatur Public Transit System Fund, was presented. Councilwoman Dana Ray moved the Resolution do pass; seconded by Councilman Pat McDaniel.

Councilman Pat McDaniel wanted the public to know that we are dealing with the State on this. Councilman Pat McDaniel asked what the City provides as the matching amount. Finance Director Gregg Zientara stated 65% is Transit and 35% is City's. Council members shared their comments about interfund cash advance procedures.

Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Councilman Bill Faber voted nay. Six ayes and one nay. Mayor Julie Moore Wolfe declared the motion carried.

Mayor Julie Moore Wolfe called for Other Business.

Councilman Charles Kuhle stated that next month Council will be dealing with the possibility of rezoning Ash Avenue and Rt. 51 and he has received a lot of emails and phones calls and he was wondering if there was something that Council should be looking at now. Much of the information he had received was about the speed limit. One person stated that semi-trucks are going from the Walgreens on Ash Avenue down Ash to MacArthur to the other Walgreens so maybe we need to put no semi-trucks on Ash Avenue. Another citizen requested a three way stop at Buckingham and Ash. Councilman Charles Kuhle asked what Council could do now because there is a problem now. City Manager Tim Gleason stated enforcement of the existing speed limit is a potential remedy, just need to find the resources to do the enforcement. City Manager Tim Gleason stated that when this item goes before Council in January, it could be approved with additional provisions if Council feels it rises to that level. Economic & Community Development Director Raymond Lai stated the proposed developer's traffic study believed the proposed development wouldn't add any traffic burdens at that location. Council discussed doing a traffic count. Interim Public Works Director Matt Newell stated that the City and State had already done traffic counts in that area.

City Manager Tim Gleason reported that the demolition at Grand Avenue is nearly complete. He stated the City had an opportunity to work with an operator's union apprenticeship program out of Springfield as a training opportunity and City workers hauled the debris off. This is not property the City owns.

Councilman David Horn asked how the City could develop a Blue Ribbon Committee to analyze the City's violence and make recommendation. Mayor Julie Moore Wolfe stated she had met briefly with Dr. Jeanelle Norman and she had not had an opportunity to discuss it with the City Manager at this time.

With no other business, Mayor Julie Moore Wolfe called for a motion to recess to Study Session for the 2017 Street Projects Summary. Councilman Pat McDaniel motioned to recess to Study Session; seconded by Councilwoman Dana Ray. Upon call of the roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

Public Works Engineer Griffin Enyart gave a Power Point presentation on the 2017 road work wrap up and thanked the contractors and workers for their work. Mr. Enyart responded to Council's questions regarding local motor fuel tax projects

Councilman Pat McDaniel moved the Council meeting be adjourned; seconded by Councilman Charles Kuhle, and on call of roll, Councilmen Charles Kuhle, Pat McDaniel, Dana Ray, Bill Faber, Lisa Gregory, David Horn and Mayor Julie Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the Council meeting adjourned at 7:14 p.m.

Approved _____
Debra G. Bright
City Clerk

Economic & Community Development

DATE: 12/20/2017

MEMO: No. 18-02

TO: Honorable Mayor Julie Moore Wolfe and City Council

FROM: Tim Gleason, City Manager
Raymond Lai, AICP, Economic and Community Development Director
Joselyn A. Stewart, Transportation Planner

SUBJECT:

Conditional Use Permit at 330 West Mound Road to allow for the construction of a government building (fire station) in the R-3 Single Family Residence District

SUMMARY RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the construction of a government building (fire station) with the following conditions: 1. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released; 2. Greenridge Drive shall be improved. Improvements shall extend from Mound Road north to the point where fire trucks will stop to back into the station; and 3. Parking shall be restricted on the east side of North Greenridge Drive from West Mound Road to the northern property line of the proposed Fire Station and on the west side of North Greenridge Drive directly across from the proposed Fire Station's driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway. The City Plan Commission voted 7-0 to recommend approval of this petition at the December 7, 2017 meeting; the relevant minutes of the meeting are attached.

BACKGROUND:

The subject petition is a request for a Conditional Use Permit to allow for the construction of a government building (fire station) in the R-3 district. The purpose is to replace the existing Fire Station #5 located on Christine Drive. This existing fire station was built in 1962 but a large section of the dorm room ceiling in Station #5 collapsed without warning in 2015 and has since been repaired.

The Fire Department selected the proposed location based on previous studies and because it would meet their current need to provide better coverage to the northern areas of Decatur.

The proposed 2-bay, one-story building has a first floor area of 5,450 square feet and a basement of 3,050 square feet in area. The building will be twelve (12) feet from the west property line and twelve (12) feet from the north property line.

A driveway serving the proposed fire station is to be on Greenridge Drive. A total of eight (8) parking spaces will be provided on site including a handicap space. Some parking along Greenridge Drive will be removed because of the proposed development.

Landscaping will also be provided on the site, particularly to the north and east abutting residential uses.

Staff supports the proposed Conditional Use Permit, as a relocated, newly constructed fire station, replacing the existing Fire Station #5, will help to better serve the northern part of the community.

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 proposed use is generally compatible with the surrounding area and the proposed fire station will provide a fire protection service for area residents and businesses in the northern part of the community.

The proposed use also meets the second standard. The facility is located and designed to be operated in a manner in which the public health, safety and welfare will be protected. The proposed relocation of Fire Station #5 will help to better serve those heavily residential and commercial areas in the northern part of our community with better response times, and the proposed site layout would be efficient.

Lastly, the facility should not cause injury to the value of other properties in the areas as stated by the third standard.

POTENTIAL OBJECTIONS: There were objectors at the Plan Commission Meeting, expressing concerns related to on-street parking removal and a traffic accident.

INPUT FROM OTHER SOURCES:

The petition has been reviewed by the City’s Technical Review Committee; Planning, Engineering and Fire.

STAFF REFERENCE: Any additional questions may be forwarded to Joselyn Stewart at 424-2782 or at jstewart@decaturil.gov.

BUDGET/TIME IMPLICATIONS: None

ATTACHMENTS:

Description

Ordinance

Supporting Documentation

Type

Ordinance

Backup Material

ORDINANCE NO. _____

**ORDINANCE GRANTING CONDITIONAL USE PERMIT
CONSTRUCTION OF A GOVERNMENT BUILDING (FIRE STATION)
- 330 WEST MOUND ROAD -**

WHEREAS, on the 7th day of December, 2017, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of the Jeff Abbott, Fire Chief, on behalf of the City of Decatur for a Conditional Use Permit under the provisions of Section XXII.A.2 of the Zoning Ordinance to allow for the construction of a Government Building (Fire Station) in the R-3 Single Family Residence District on property located in the City of Decatur, Illinois and legally described as follows:

Lot One (1) of Mound View Addition to the City of Decatur, Illinois as per Plat recorded in Book 1405, Page 66 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois; and,

WHEREAS, said Decatur City Plan Commission recommended that such Conditional Use Permit be approved.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the recommendation and report of the Decatur City Plan Commission be, and the same are hereby, received, placed on file and granted.

Section 2. That upon compliance with the conditions described herein, and in the site plan attached hereto and hereby made a part hereof as Exhibit A, said herein that a Conditional Use

Permit be, and it is hereby, granted to Jeff Abbott, Fire Chief on behalf of the City of Decatur as the petitioner, and only to Jeff Abbott, Fire Chief on behalf of the City of Decatur to allow for the construction of a Government Building (Fire Station) in the R-3 Single Family Residence District.

1. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.
2. Greenridge Drive shall be improved. Improvements shall extend from Mound Road north to the point where fire trucks will stop to back into the station
3. Parking shall be restricted on the east side of North Greenridge Drive from West Mound Road to the northern property line of the proposed Fire Station and on the west side of North Greenridge Drive directly across from the proposed Fire Station's driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway.

Section 3. That said Conditional Use Permit granted hereby, be, and it is hereby, made subject to the applicable provisions and requirements of Ordinance No. 3512, as amended, the same being the Zoning Ordinance of the City of Decatur, Illinois, and that the Zoning Map of said City be amended to show the granting and existence of this Conditional Use Permit.

PRESENTED, PASSED, APPROVED AND RECORDED this 2nd day of January, 2018.

JULIE MOORE WOLFE, MAYOR

ATTEST:

CITY CLERK

	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 Decatur, Illinois 62523-1196				
					424-2793 FAX 424-2728

Please Type

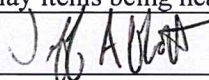
SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION					
Petitioner	Jeff Abbott, Fire Chief on behalf of the City of Decatur				
Address	#1 Gary K. Anderson Plaza				
City	Decatur	State	Illinois	Zip	62523
Telephone	217-424-2811	Fax		E-mail	jabbott@decaturil.gov
Property Owner	Estate of Betty Lou Moore				
Address	See attached				
City		State		Zip	
Telephone		Fax		E-mail	
Representative					
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION						
Street Address	330 West Mound Road					
Legal Description	Lot One (1) of Mound View Addition to the City of Decatur, Illinois as per Plat recorded in Book 1405, Page 66 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois.					
Present Zoning	☐ R-1	☐ R-2	☒ R-3	☐ R-5	☐ R-6	Is this property a Planned Unit Development? ☐ YES Approval Date: _____ ☒ NO
	☐ B-1	☐ B-2	☐ B-3	☐ B-4	☐ O-1	
	☐ M-1	☐ M-2	☐ M-3	☐ PMR-1		
Please list all improvements on the site:				Single Family Residential Structure		
Size of Tract	0.52	☐ SF	☒ AC			

SECTION THREE: REQUESTED ACTION						
Rezone Property To:	☐ R-1	☐ R-2	☐ R-3	☐ R-5	☐ R-6	Will this property be a Planned Unit Development? ☐ YES ☒ NO
	☐ B-1	☐ B-2	☐ B-3	☐ B-4	☐ O-1	
	☐ M-1	☐ M-2	☐ M-3	☐ PMR-1		
Other:	Conditional Use Permit					

Section Three Continued	
Purpose	Please state the purpose of the proposed rezoning.
The purpose of the proposed Conditional Use Permit is to allow for the construction of a Government Building (Fire Station).	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
The construction of a government building (Fire Station) at this location would provide better emergency coverage to the community's residents and businesses. The construction of a new Fire Station would mean the building would meet all current standards for new construction and development.

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	October 17, 2017

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	

Property Owners- 330 West Mound Road

The Estate of Betty Lou Moore

Timothy M. Moore, Executor and Heir

3395 Zangle Drive

Decatur, Illinois 62521

The Estate of Betty Lou Moore

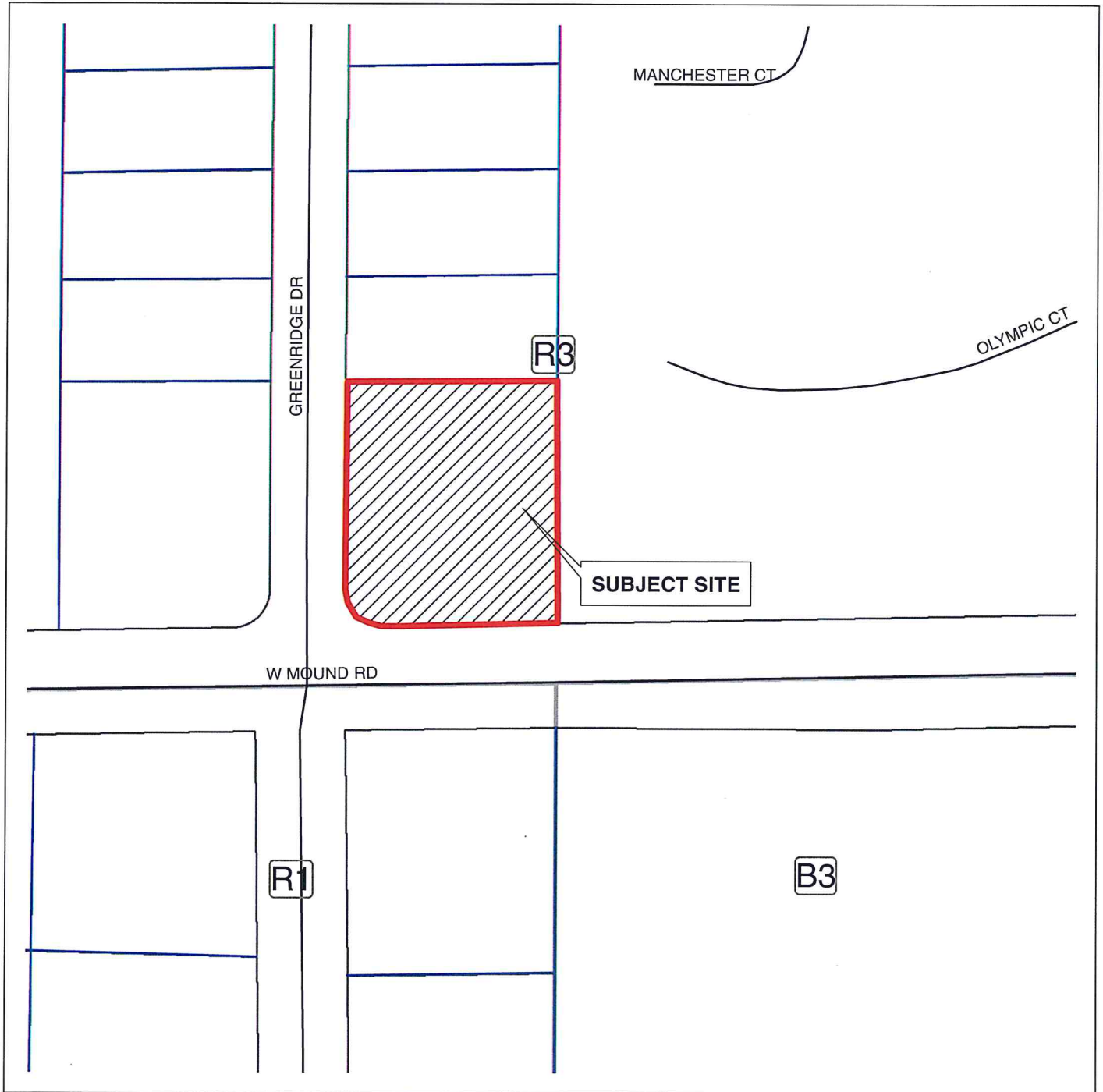
Mary M. Ellis, Heir

5614 Timberlake Lane

Decatur, Illinois 62521

Decatur City Plan Commission

330 West Mound Road



Cal. No.: 17-44
Date: December 7, 2017
Petition of: Jeff Abbott, Fire Chief
Requested Action: Conditional Use Permit

0 70 140 280 Feet



Legend

- Decatur Roads
- Decatur Zoning
- ▨ Subject Site

Decatur City Plan Commission

330 West Mound Road



Cal. No.: 17-44
Date: December 7, 2017
Petition of: Jeff Abbott, Fire Chief
Requested Action: Conditional Use Permit

0 70 140 280 Feet



Legend

- Decatur Roads
-  Decatur Zoning
-  Subject Site

STAFF REPORT
Decatur City Plan Commission

Hearing Date December 7, 2017
Calendar No. 17-44
Property Location 330 West Mound Road (at Greenridge Drive)
Request Conditional Use Permit to allow for the construction of a Fire Station in the R-3 Single Family Residence District
Petitioner Jeff Abbott, Fire Chief on behalf of the City of Decatur
Representative N/A

BACKGROUND

The subject site contains a single-family residence and an attached garage on an approximately 0.52 acre site. This subject site is zoned R-3 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	Single Family Residence	R-3	Residential - Low Density
North	Single Family Residence	R-3	Residential - Low Density
South	Single Family Residence	R-1	Residential - Low Density
East	Multiple Dwelling Residence	R-3	Residential - Low Density
West	Single Family Residence	R-3	Residential - Low Density

PROJECT DESCRIPTION

The subject petition is a request for a Conditional Use Permit to allow for the construction of a fire station in the R-3 district. The purpose is to replace the existing Fire Station # 5 located on Christine Drive. This existing fire station was built in 1962 but a large section of the dorm room ceiling in Station # 5 collapsed without warning in 2015 and has since been repaired.

The Fire Department selected the proposed location based on previous studies and because it would meet their current need to provide better coverage to the northern areas of Decatur.

The proposed 2-bay, one-story building has a first floor area of 5,450 square feet and a basement of 3,050 square feet in area. The building will be twelve (12) feet from the west property line and twelve (12) feet from the north property line.

A driveway serving the proposed fire station is to be on Greenridge Drive. A total of eight (8) parking spaces will be provided on site including a handicap space. Some parking along Greenridge Drive will be removed because of the proposed development.

Landscaping will also be provided on the site, particularly to the north and east abutting residential uses.

STAFF ANALYSIS

Staff supports the proposed Conditional Use Permit, as a relocated, newly constructed fire station, replacing the existing Fire Station # 5, will help to better serve the northern part of the community.

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 proposed use is generally compatible with the surrounding area and the proposed fire station will provide a fire protection service for area residents and businesses in the northern part of the community.

The proposed use also meets the second standard. The facility is located and designed to be operated in a manner in which the public health, safety and welfare will be protected. The proposed relocation of Fire Station #5 will help to better serve those heavily residential and commercial areas in the northern part of our community with better response times. On the east side of Greenridge, parking will be restricted from Mound Road to the northern property line of the proposed Fire Station which is approximately 190 feet north of the edge of Mound Road. On the west side, parking will be restricted directly across from the fire station’s driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway. This adds up to approximately 80 feet of “No Parking” on the west side of the street.

Last, the facility should not cause injury to the value of other properties in the areas as stated by the third standard.

The Conditional Use Permit application has been reviewed by the City’s Technical Review Committee, with Planning and Sustainability Division, Engineering Division, and Fire Inspection Division have all approved the proposed fire station site plan.

STAFF RECOMMENDATION

Staff recommends approval of the petition with the following conditions:

1. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.
2. Greenridge Drive shall be improved. Improvements shall extend from Mound Road north to the point where fire trucks will stop to back into the station.
3. Parking shall be restricted on the east side of North Greenridge Drive from West Mound Road to the northern property line of the proposed Fire Station and on the west side of North Greenridge Drive directly across from the proposed Fire Station’s driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway.

PLAN COMMISSION ACTION

Section XXII.A.2. requires the Plan Commission to hold a public hearing on a Conditional Use Permit request, and then forward its report and recommendation to the City Council for a final

decision. A motion to forward Calendar 17-44 to City Council by the Plan Commission with a recommendation for approval is suggested.

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
3. Site Plan

Excerpts from Plan Commission Meeting of December 7, 2017:

Cal. No. 17-44

Petition of JEFF ABBOTT, FIRE CHIEF, ON BEHALF OF THE CITY OF DECATUR for a Conditional Use Permit in the R-3 Single Family Residence District to allow for a government building located at 330 WEST MOUND ROAD.

Mrs. Joselyn Stewart was sworn in by Mrs. Janet Poland.

Mrs. Stewart presented the recommendation of staff:

The subject site contains a single-family residence and an attached garage on an approximately 0.52 acre site. This subject site is zoned R-3 Single Family Residence District.

The subject petition is a request for a Conditional Use Permit to allow for the construction of a fire station in the R-3 district. The purpose is to replace the existing Fire Station # 5 located on Christine Drive. This existing fire station was built in 1962 but a large section of the dorm room ceiling in Station # 5 collapsed without warning in 2015 and has since been repaired.

The Fire Department selected the proposed location based on previous studies and because it would meet their current need to provide better coverage to the northern areas of Decatur.

The proposed 2-bay, one-story building has a first floor area of 5,450 square feet and a basement of 3,050 square feet in area. The building will be twelve (12) feet from the west property line and twelve (12) feet from the north property line.

A driveway serving the proposed fire station is to be on Greenridge Drive. A total of eight (8) parking spaces will be provided on site including a handicap space. Some parking along Greenridge Drive will be removed because of the proposed development.

Landscaping will also be provided on the site, particularly to the north and east abutting residential uses.

Staff supports the proposed Conditional Use Permit, as a relocated, newly constructed fire station, replacing the existing Fire Station # 5, will help to better serve the northern part of the community.

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 proposed use is generally compatible with the surrounding area and the proposed fire station will provide a fire protection service for area residents and businesses in the northern part of the community.

The proposed use also meets the second standard. The facility is located and designed to be operated in a manner in which the public health, safety and welfare will be protected. The proposed relocation of Fire Station #5 will help to better serve those heavily residential and commercial areas in the northern part of our community with better response times.

On the east side of Greenridge, parking will be restricted from Mound Road to the northern property line of the proposed Fire Station which is approximately 190 feet north of the edge of Mound Road. On the west side, parking will be restricted directly across from the fire station’s driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway. This adds up to approximately 80 feet of “No Parking” on the west side of the street.

Last, the facility should not cause injury to the value of other properties in the areas as stated by the third standard.

The Conditional Use Permit application has been reviewed by the City’s Technical Review Committee, with Planning and Sustainability Division, Engineering Division, and Fire Inspection Division have all approved the proposed fire station site plan.

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

Staff recommends approval of the petition with the following conditions:

1. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.
2. Greenridge Drive shall be improved. Improvements shall extend from Mound Road north to the point where fire trucks will stop to back into the station.
3. Parking shall be restricted on the east side of North Greenridge Drive from West Mound Road to the northern property line of the proposed Fire Station and on the west side of North Greenridge Drive directly across from the proposed Fire Station's driveway including an extra 20 feet north of said driveway and 17 feet south of said driveway.

Section XXII.A.2. requires the Plan Commission to hold a public hearing on a Conditional Use Permit request, and then forward its report and recommendation to the City Council for a final decision. A motion to forward Calendar No. 17-44 to City Council by the Plan Commission with a recommendation for approval is suggested.

Fire Chief Jeff Abbott, on behalf of the City of Decatur as the petitioner, was sworn in by Mrs. Poland.

Chief Abbott stated that Decatur has not built any fire stations to the north since 1962. Fire coverage has been extended to the north as several properties have been annexed into the City. The ceiling at Fire Station #5 has collapsed twice and there are water issues that cannot be fixed. In 2015 consultants were hired to study all the fire stations. Station #5 was ranked the worst. Currently, there is an eight (8) to ten (10) million-dollar project to bring all fire stations up to current codes. There are four (4) stations that are being remodeled and three (3) stations will be replaced. Stations #5 is one to be replaced. The proposed site will lower the response times to the north. This location seems to be the most feasible.

Discussion was held on fire protection coverage for the area to the south of the current station if the newly proposed site is located further north. There was also discussion of traffic control for vehicles traveling east and west on Mound Road.

Mr. Bruce Frantz asked what would happen to the existing firehouse if this petition is approved by City Council. Chief Abbott said there has been no discussion on what the City will do with the existing firehouse.

Public Comments:

- 1) Mrs. Sharon Colbeck was sworn in by Mrs. Poland.

Mrs. Colbeck stated she lives diagonal of the proposed site and their property suffered several thousand dollars' worth of damage from a wreck that happened at the intersection on Thanksgiving evening. There are many accidents at this corner and she feels this is a major safety concern for the neighborhood.

- 2) Mr. Brad Altevogt was sworn in by Mrs. Poland.

Mr. Altevogt said this new development will only allow him one parking space on the road. They only have a single driveway at their residence. Ms. Suzy Stickle stated the City is not required to provide on-street parking because a residential driveway is not large enough to accommodate their personal vehicles.

It was moved and seconded (Jeffery/Smith) to forward Calendar No. 17-44 to the City Council with a recommendation for approval as presented by staff. Motion carried unanimously.

Economic & Community Development

DATE: 1/2/2018

MEMO: No. 18-01

TO: Honorable Mayor Julie Moore Wolfe and City Council

FROM: Tim Gleason, City Manager
Raymond Lai, AICP, Economic and Community Development Director

SUBJECT:

Rezone 125 West Ash Avenue, 112 West Oak Lane, 130 West Oak Lane, 4173 North Water Street and 4183 North Water Street from R-1, R-2, R-3 Single-Family Residence Districts and R-5 Two-Family Residence District to PD Planned Development District

SUMMARY RECOMMENDATION:

Based on review and analysis of the revised site plan and traffic impact summary memorandum submitted by the petitioner's consultants (Attachment 1) subsequent to Plan Commission meeting on December 7th, 2017, staff recommends approval of the rezoning to PD Planned Development District with the following conditions:

1. The development will be permitted to have no more than two (2) freestanding monument style signs along the frontage of North Water Street (US 51) only. Each sign is not to exceed ten (10) feet in height and 100 square feet in area. Electronic message unit (EMU) signage, if proposed, shall be permitted on the freestanding monument style signage proposed to be located near the northeast corner of the development only, subject to the requirements of the Zoning Ordinance for EMUs. An electronic message unit shall be permitted on the menu/order board for the drive-through facility. All other signage within the development will be prohibited from having EMUs.
2. A public sanitary sewer runs through the property where the buildings are proposed. The sewer will have to be relocated around the building with a new permanent easement surrounding the sewer.
3. Provide parking and internal traffic signage on the site plan as follows:
 - a. "EMPLOYEE THRU TRAFFIC ONLY" Signage off West Ash Avenue entrance.
 - b. Angled parking on south, one-way aisle to be employee parking only.
 - c. Potential right-out only. If traffic is found to be backing up on West Oak Lane, only "right-out" of the westbound traffic from the eastern drive aisle heading south shall be allowed.
4. West Oak Lane shall be improved from Water Street to the west side of the developed

entrance on West Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on West Oak Lane.

5. The access on West Oak Lane shall have signage posted for no right turns exiting the development.
6. The developer shall provide and remove striping as necessary for the vehicular movements and parking on West Ash Avenue as recommended by the Traffic Impact Study.
7. A one (1) lot subdivision plat will be required to be submitted, approved and recorded prior to a formal site plan being approved.
8. The only permitted uses for this Planned Development are retail; two (2) restaurants but no more than one (1) freestanding restaurant with a drive-through facility; medical and professional offices.
9. Hours of operation shall only be permitted between the hours of 6:00 AM and 11:00 PM.
10. No outside speakers shall be permitted except for the drive-through facility with the restaurant.
11. The combined total square footage of all buildings shall not exceed 11,000 square feet.
12. All lights facing the west and south shall be shielded.
13. Building elevations and construction materials primarily of masonry shall be as approved by the Economic and Community Development Department in conjunction with the final site plan review.
14. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

The City Plan Commission voted 5-2 to recommend approval of this petition at the December 7, 2017 meeting with certain conditions. The materials presented by the petitioner are in Attachment 2. The relevant minutes of the meeting are attached. (Attachment 3)

Subsequent to the Plan Commission meeting, the petitioner submitted a revised site plan and a memorandum on the traffic impact summary, indicating minor changes to the site layout and requesting elimination of recommended draft conditions by Plan Commission regarding an agreement for potential improvements near the intersection of West Ash Avenue and North Water Street, improvements along West Oak Lane, and a one-way internal circulation pattern for eastern parking area. On review, staff is of the opinion the said agreement is not warranted based on the memorandum provided by the traffic engineer of the petitioner, but that the improvements along West Oak Lane should be imposed due to the commercial traffic to be generated on this residential street. With the proposed parking and traffic signage, staff believes one-way circulation is not warranted and two-way internal circulation can be allowed.

BACKGROUND:

The subject site has four (4) single family residential structures and three (3) accessory structures on five (5) parcels totaling approximately 1.6 acres. The site is located at the southwest corner of West Ash Avenue and North Water Street (US 51) with frontage on West Oak Lane.

In 2015, a petition to rezone the subject site in conjunction with the abutting property located at 156 West Oak Lane to PD Planned Development District to allow for a grocery store was denied by the City Council.

The petitioner proposes to rezone the subject site from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District, and R-5 Two-Family Residence District to PD Planned Development District in order to construct a commercial center which includes two (2) retail stores and two (2) restaurants. One (1) of the restaurants will be freestanding and have a drive-through.

The petitioner proposes to construct 10,400 square feet of commercial center consisting of two (2) buildings with 82 parking spaces.

Access to the commercial center is proposed via two bi-directional curb cuts, one (1) on West Ash Avenue and another on West Oak Lane. The curb cut on West Oak Lane is designed for right-in and left-out vehicular turning movements.

Landscaping meeting the requirements of the Zoning Ordinance will be required at the time of final site plan review with the building permit application. Landscaping is proposed for the frontage and parking areas as well as the required buffer yard along the west side of the development.

Two (2) freestanding monument-styled signs are proposed for the development. One (1) is to be located near the northeast corner of the development and the other sign near the southeast corner of the development. The proposed signs will not exceed 10 feet in height nor 100 square feet in area.

The façade for the proposed center will be a mix of building materials including brick, stone, cement board and EIFS (also referred to as synthetic stucco).

The petitioner will be required to submit a subdivision plat, to consolidate all five (5) parcels into one (1) lot, to the City for review and approval and the final site plan will not be approved until the plat has been approved by the City and recorded with Macon County.

The City of Decatur Zoning Ordinance provides standards for reviewing applications for planned developments. An analysis of the review standards is discussed as follows:

1. *Compatibility with the character of the surrounding neighborhood and general area.*
The proposed development is compatible with the character of the area to the east. The site is located on a major, heavily travelled corridor in the City and is across from a large well-established commercial development. With the special development conditions that can be imposed via the PD Planned Development District zoning, compatibility with the nearby residential uses will be ensured. Hours of operation will be permitted only between the hours of 6:00 AM and 11:00 PM to allow for restaurants to serve their customers as well as helping the development be more compatible with the neighboring residences.
2. *Effect on area.* The proposed development will increase traffic to the area when changing from single family residential use to commercial use, however, a traffic impact

study was conducted and the development has been designed to meet the needs of the area based on the recommendations of that study. West Oak Lane shall be improved from North Water Street to the west side of the developed entrance on West Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on Oak Lane. Parking will be removed along both sides of West Ash Avenue. Approximately 6 parking spaces will need to be removed along the north side of West Ash Avenue while 8 parking spaces will need to be removed from the south side of the street. The bus stops along West Ash Avenue will be relocated to be more compatible with the design of the proposed development. The bus stop on the north side of West Ash Avenue will be moved near the first utility pole west of its current location. The bus stop on the south side of West Ash Avenue will be relocated approximately 40 feet east of the proposed entrance to the development.

3. *Design and amenities.* The proposed development will be designed to meet the standards of landscaping as required by the Zoning Ordinance including alternative compliance. The façade of the proposed development will consist of a mixture of building materials including brick, stone, cement board and EIFS (also referred to as synthetic stucco).
4. *Consistency with comprehensive plan.* The 2009 Comprehensive Plan defines the area as being Residential Low Density, however, actual future land uses are sometimes decidedly different than what is defined in the plan based in part on ever-changing development patterns. As an example, the land that currently encompasses the new Midwest Inland Port Intermodal Ramp was defined by the Comprehensive Plan as being Open Space, Retail and Residential-Low Density, however, today's highest and best use was determined to be industrial.
5. *Traffic capacity.* The intersections of West Ash Avenue with North Water Street and West Ash Avenue with Huston Hills Road currently have adequate capacity to accommodate the traffic projected to be generated by the proposed retail and restaurants according to a traffic study reviewed from KLOA consultants. The City has for some time encouraged commercial development in this segment of the city in order to support critical services and to improve the local quality of life with additional commercial services and development both at Ash Avenue and U.S. 51 and Mound Road and U.S. 51. North Water Street/US 51 is either at or approaching capacity between Ash Avenue and Mound Road according to the 2010 Long Range Transportation Plan (LRTP) 2040 with could be addressed through additional traffic or roadway improvements if necessary.
6. *Adequacy of utilities.* Proposed utilities and infrastructure will be adequate to serve the proposed land use. The public sanitary sewer will have to be relocated in a new permanent easement to allow for the buildings to be constructed at the proposed location.
7. *Integration.* The proposed development will be developed in accordance with an overall design plan.
8. *Adequacy of parking facilities.* The required number of parking spaces is 76; 82

spaces have been provided on site, so the minimum parking requirement has been exceeded. The parking setbacks have been reduced along West Ash Avenue, North Water Street (US 51) and West Oak Lane, the petitioner will utilize alternative compliance to have the reduced front yard setbacks for the parking lot. The petitioner will provide the required 120% of landscaping points to compensate for the reduced setbacks.

POTENTIAL OBJECTIONS: There were multiple objectors at the Plan Commission Meeting, commenting on traffic, on-street parking, net sales tax increase, safety, future of businesses, and buffer zone.

INPUT FROM OTHER SOURCES:

The petition has been reviewed and approved by the City’s Technical Review Committee; Planning, Engineering and Fire.

STAFF REFERENCE: Any additional questions may be forwarded to Raymond Lai at 424-2727 or at rlai@decaturil.gov.

BUDGET/TIME IMPLICATIONS: None

ATTACHMENTS:

Description	Type
Ordinance	Ordinance
Memo Attachment 1	Presentation
Memo Attachment 2	Presentation
Supporting Documentation	Backup Material

ORDINANCE NO. _____

**ORDINANCE REZONING PROPERTY
R-1 SINGLE FAMILY RESIDENCE DISTRICT,
R-2 SINGLE FAMILY RESIDENCE DISTRICT,
R-3 SINGLE FAMILY RESIDENCE DISTRICT,
R-5 TWO-FAMILY RESIDENCE DISTRICT TO
PD PLANNED DEVELOPMENT DISTRICT
- 125 WEST ASH AVENUE, 112, and 130 WEST OAK LANE-
-4173 and 4183 NORTH WATER STREET -**

WHEREAS, on the 7th day of December, 2017, upon due notice, the Decatur City Plan Commission held a public hearing upon the petition of GMX Real Estate Group, LLC, to rezone premises legally described as:

Lot One (1) of Mayflower Addition to the City of Decatur, as per Plat recorded in Book 536, Page 272 of the Records in the Recorder's Office of Macon County, Illinois, Except that part deeded to the State of Illinois in Warranty Deed recorded in Book 1699, Page 244 as Document No. 897628 and Except that part deeded to the City of Decatur in Warranty Deed recorded in Book 1817, Page 664 as Document No. 965165. Situated in Macon County, Illinois.

AND

Lot Two (2) of Mayflower Addition to the City of Decatur, as per Plat recorded in Book 536, Page 272 of the Records in the Recorder's Office of Macon County, Illinois, Except beginning at the Southeast corner of said Lot 2; thence measure South 88°22'06" West along the South line of said Lot 2 for 20.41 feet; thence North 06°44'10" West for 86.24 feet to the North line of said Lot 2; thence North 88°28'55" East for 30.19 feet to the North line of said Lot 2; thence South 0°13'25" East along the East line of said Lot 2 for 85.86 feet to the place of beginning. Situated in Macon County, Illinois.

AND

Lot Three (3) of Mayflower Addition to the City of Decatur, as per Plat recorded in Book 536, Page 272 of the Records in the Recorder's Office of Macon County, Illinois, Except that part deeded to the State of Illinois for highway purposes by deed recorded in Book 1711, Page 360 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois;

from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District and R-5 Two-Family Residence District to PD Planned Development District; and,

WHEREAS, the Decatur City Plan Commission did report its findings and did recommend that said Planned Development District as requested be authorized; and,

WHEREAS, the petitioner submitted a revised site plan and a memorandum on traffic impact summary subsequent to the Plan Commission meeting on December 7, 2017, with minor changes to the site layout and addressing concerns on road improvements recommended.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF DECATUR, ILLINOIS:

Section 1. That the report and recommendation of the Decatur City Plan Commission be, and the same is hereby, received and placed on file.

Section 2. That upon compliance with the conditions described herein as recommended by staff, and in the revised site plan attached hereto and hereby made a part hereof as Exhibit A, said herein described premises be, and they are hereby, rezoned from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District and R-5 Two-Family Residence District to PD Planned Development District.

1. The development will be permitted to have no more than two (2) freestanding monument style signs along the frontage of North Water Street (US 51) only. Each sign is not to exceed ten (10) feet in height and 100 square feet in area. Electronic message unit (EMU) signage, if proposed, shall be permitted on the freestanding monument style signage proposed to be located near the northeast corner of the development only, subject to the requirements of the Zoning Ordinance for EMUs. An electronic message unit shall be permitted on the menu/order board for the drive-through facility. All other signage within the development will be prohibited from having EMUs.
2. A public sanitary sewer runs through the property where the buildings are proposed. The sewer will have to be relocated around the building with a new permanent easement surrounding the sewer.
3. Provide parking and internal traffic signage on the site plan as follows:
 - a. "EMPLOYEE THRU TRAFFIC ONLY" Signage off West Ash Avenue entrance.
 - b. Angled parking on south, one-way aisle to be employee parking only.

- c. Potential right-out only. If traffic is found to be backing up on West Oak Lane, only "right-out" of the westbound traffic from the eastern drive aisle heading south shall be allowed.
4. West Oak Lane shall be improved from Water Street to the west side of the developed entrance on West Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on West Oak Lane.
5. The access on West Oak Lane shall have signage posted for no right turns exiting the development.
6. The developer shall provide and remove striping as necessary for the vehicular movements and parking on West Ash Avenue as recommended by the Traffic Impact Study.
7. A one (1) lot subdivision plat will be required to be submitted, approved and recorded prior to a formal site plan being approved.
8. The only permitted uses for this Planned Development are retail; two (2) restaurants but no more than one (1) freestanding restaurant with a drive-through facility; medical and professional offices.
9. Hours of operation shall only be permitted between the hours of 6:00 AM and 11:00 PM.
10. No outside speakers shall be permitted except for the drive-through facility with the restaurant.
11. The combined total square footage of all buildings shall not exceed 11,000 square feet.
12. All lights facing the west and south shall be shielded.
13. Building elevations and construction materials primarily of masonry shall be as approved by the Economic and Community Development Department in conjunction with the final site plan review.
14. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

Section 3. That the Districts hereinabove mentioned are those districts set forth and defined in Ordinance No. 3512 of the City of Decatur, Illinois, commonly known as the Zoning Ordinance, and all the provisions, regulations, restrictions and requirements therein set forth shall apply to the premises described herein.

Section 4. That the zoning of said premises as set out herein shall be shown and verified on the Zoning District Map as in such Ordinance No. 3512 provided and said Districts be, and they are hereby, amended and changed as herein set forth.

PRESENTED, PASSED, APPROVED AND RECORDED this 2nd day of January, 2018.

JULIE MOORE WOLFE, MAYOR

ATTEST:

CITY CLERK

MEMORANDUM TO: Andrew Goodman
GMX Real Estate, LLC

FROM: Brendan May
Consultant

Luay R. Aboona, PE
Principal

DATE: December 19, 2017

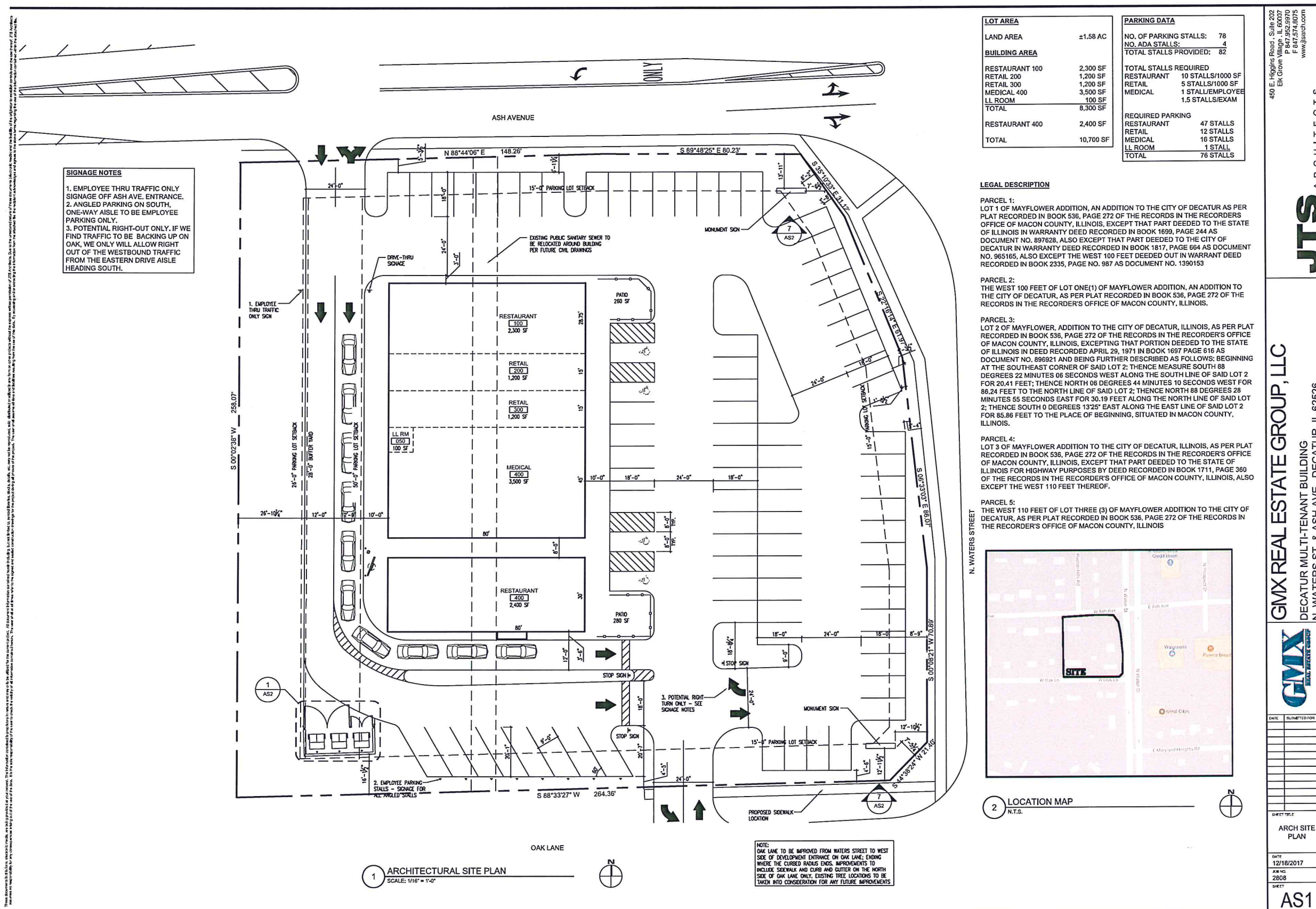
SUBJECT: Proposed Retail Development
Traffic Impact Summary
Decatur, Illinois

This memorandum is prepared in response to the City of Decatur's request to allocate funds for potential roadway improvements to accommodate future traffic increases as a result of the proposed retail development to be located in the southwest quadrant of the intersection of Water Street with Ash Avenue. Based on the traffic study prepared by KLOA, Inc. dated November 14, 2017, the concerns that have been raised by the City are not warranted based on the following:

- As can be seen from the results of the capacity analyses, the intersection of Water Street with Ash Avenue overall and all of the approaches are projected to operate at level of service (LOS) D or better during the peak hours with increases in delay of less than four seconds. It should be noted that this projected condition includes, in addition to the traffic that will be generated by the proposed development, a five percent increase in background growth which translates to approximately 180 additional trips during the evening peak hour.
 - The proposed development-generated traffic is only projected to increase the volume of traffic traversing the intersection of Water Street with Ash Avenue by two percent or less during the peak hours.
- The results of the capacity analyses indicate that the Huston Hills Road and proposed access drive approaches at Ash Avenue are projected to operate at LOS C or better during the peak hours.
- In conjunction with the proposed development, the stacking area provided for the eastbound lanes on the west leg of Ash Avenue at its intersection with Water Street will be increased from 95 feet to 285 feet. Additionally, a westbound left-turn lane will be provided on Ash Avenue at the proposed access drive that will provide 125 feet of storage. The results of the capacity analyses show that the 95th percentile queues for the eastbound approach will be approximately 200 feet and the 95th percentile queues for the westbound left-turns will be one to two vehicles (25 to 50 feet) only.

- The results of the analyses show that the northbound left-turning movement from Water Street onto Ash Avenue will operate at LOS B during the peak hours with 95th percentile queues of approximately 40 feet which can be easily accommodated by the provided storage length of 130 feet.
- In the future, if a follow up study determines that left-turns from the proposed development onto Ash Avenue will operate at LOS F upon full occupancy of the proposed development, these movements can be restricted via signage during the peak hours.
- Should the southbound left-turning movements from Huston Hills Road experience increases in delay, the traffic can utilize an alternative route via Regina Road, located 900 feet to the west, to turn left onto Ash Avenue.

In conclusion, the proposed retail development-generated traffic will have a limited impact on the traffic operations of Ash Avenue and its intersections with Water Street, Huston Hills Road and the proposed access drive and as such no additional roadway improvements or signal modifications will be required. If a future traffic impact study is deemed necessary, this study should be completed one year after full occupancy of the proposed retail development, should limit the evaluation of the impact to the movements that will experience increases in traffic resulting from the proposed development only and should take into account traffic fluctuations/increases not attributed to the proposed development-generated traffic.



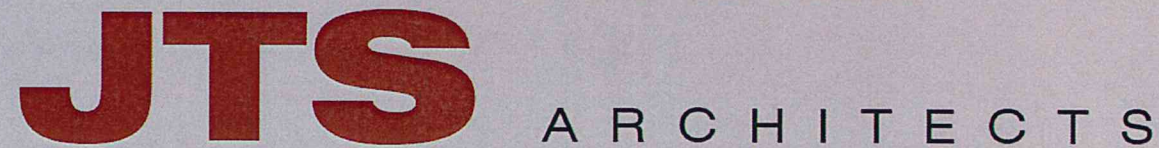
Decatur Marketplace



JTS ARCHITECTS

GMX
REAL ESTATE GROUP

Development Team



Developer Background

GMX Real Estate Group, LLC is a Midwest-based commercial real estate company with a successful track record of completed projects, including:

- Approximately 4.0 million square feet of development and acquisition projects since 2004
- Company executives with over 80 years of professional experience in the shopping center industry
- Company executives with over 8.0 million square feet of projects; and,
- Project history includes nearly \$1.0 billion of investment around the United States

Current Projects

Current projects for 2018 planned restaurant and store openings include those in the following municipalities:

- Bradley, IL
- Danville, IL
- Decatur, IL
- Homewood, IL
- Lockport, IL
- Davenport, IA
- DeForest, WI
- Lake Geneva, WI

Economic Benefits

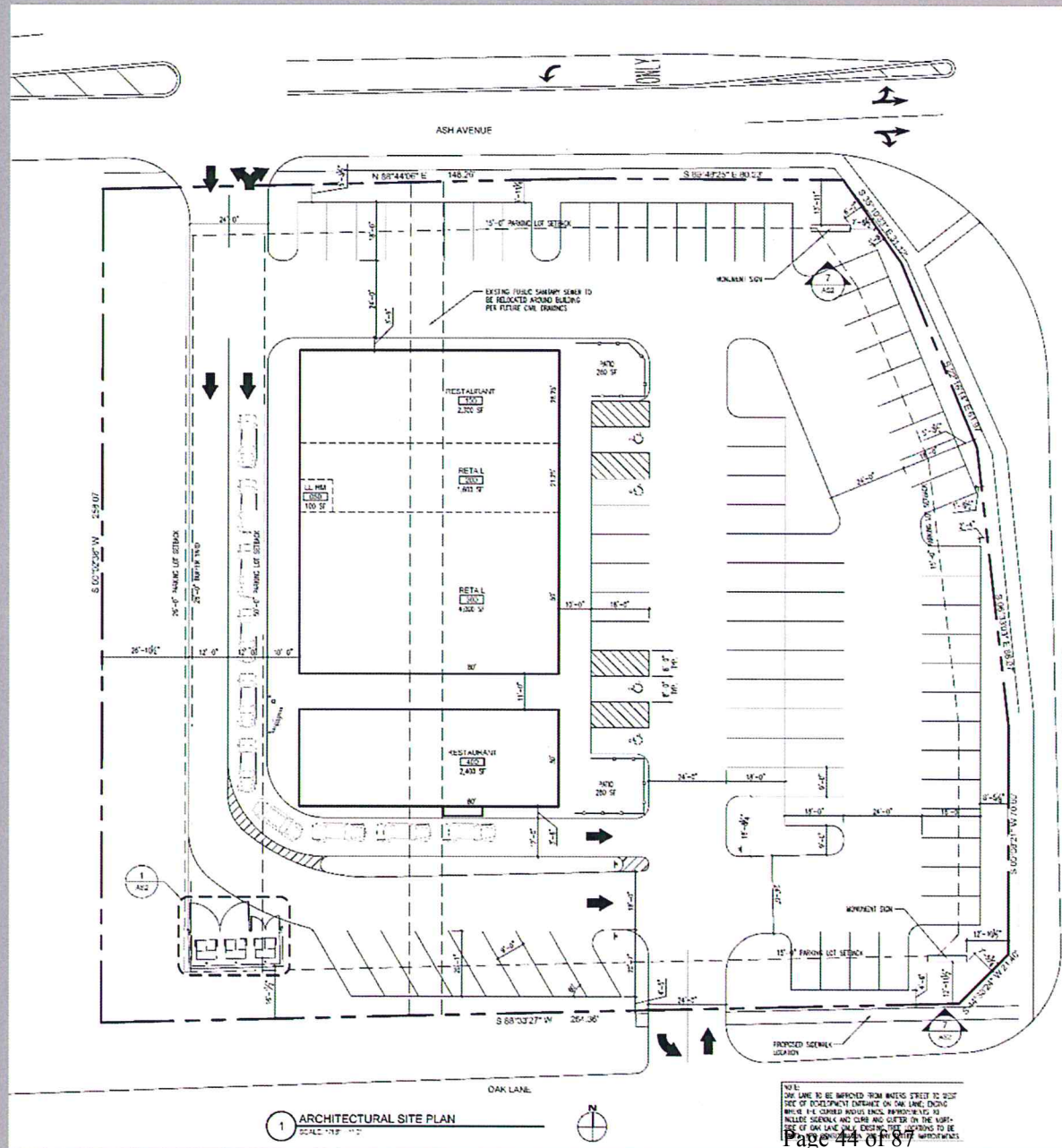
Below are some estimated economic benefits for our proposed redevelopment project:

- \$3.0 MM - \$4.5MM of project annual sales revenues;
- \$20,000 - \$30,000 of projected annual real estate taxes;
- 15-30 full-time employees;
- New businesses to the Decatur Commercial Corridor;
- Local construction jobs for local contractors; and,
- Projected store and restaurant openings in 2018.

Assessment Growth



Site Plan

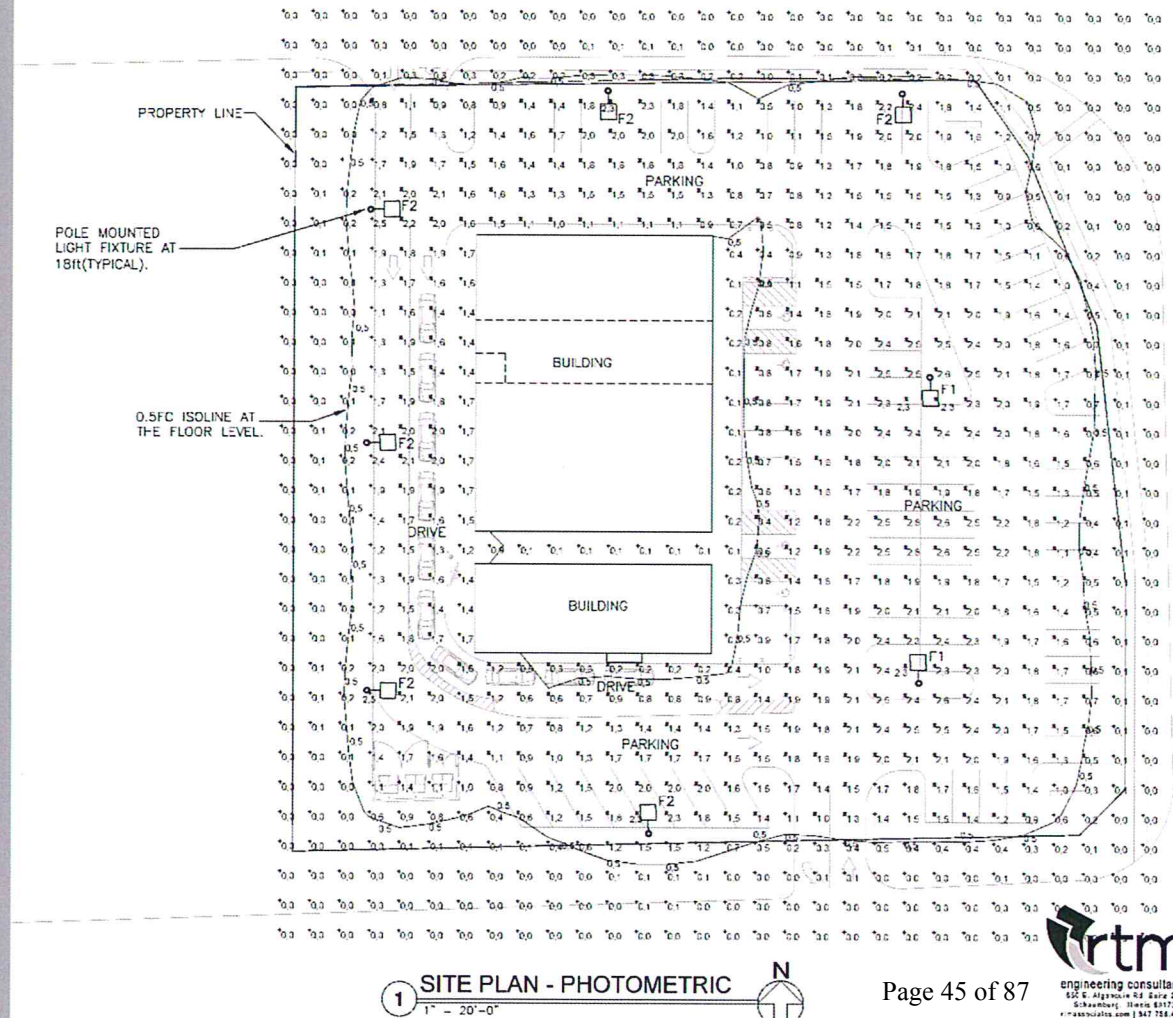


Photometric Plan

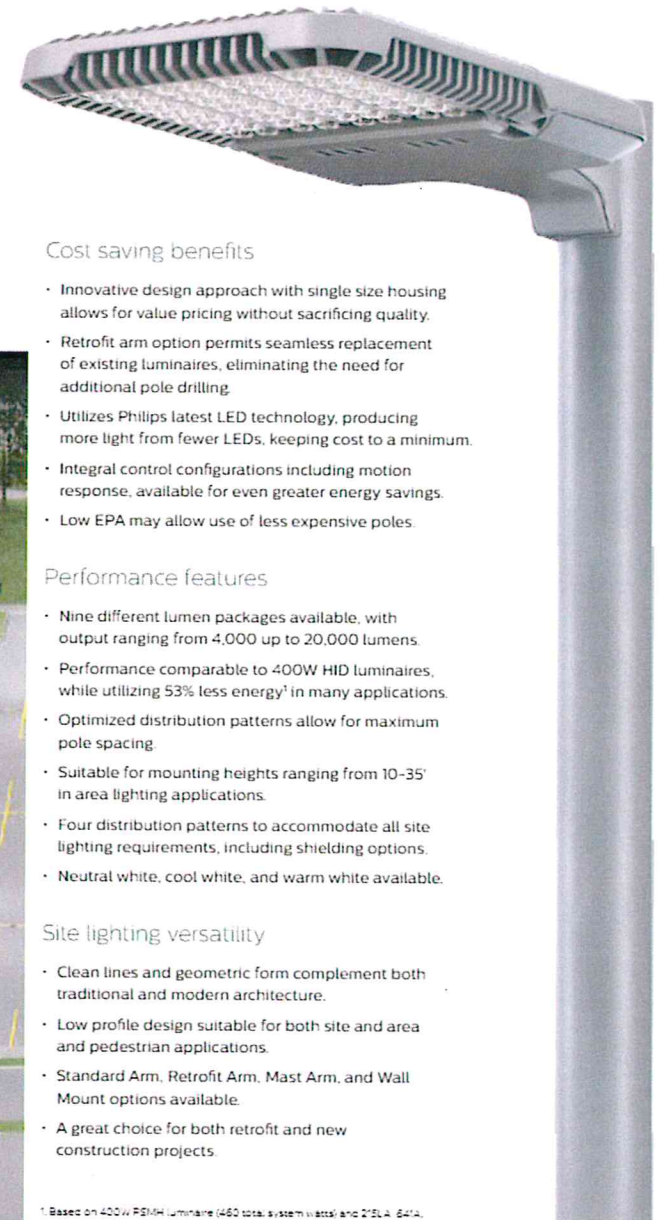
LIGHTING FIXTURE SCHEDULE							
FIXTURE TAG	SYMBOL	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING
F1	☉	PHILIPS	ECF-APD-MR-1-3-2124A-NP-UNV-BL- MR-A-27V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTURER FOR OWNER FINAL SELECTION)	LED 20874LM/EAQ- 4000K-7000	120V-277V	210W	POLE
F2	☉	PHILIPS	ECF-APD-MR-1-4-75A-NP-UNV-BL- MR-A-27V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTURER FOR OWNER FINAL SELECTION)	LED 30961LM/EACH 4000K	120V-277V	77W	POLE

PARKING AREA STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING	1.6fc	2.6fc	0.4fc	6.5:1	4.0:1
DRIVE	1.2fc	2.0fc	0.2fc	10.0:1	4.0:1
ALL SITE	0.6fc	2.6fc	0.0fc	N/A	N/A



Light Fixture



Cost saving benefits

- Innovative design approach with single size housing allows for value pricing without sacrificing quality.
- Retrofit arm option permits seamless replacement of existing luminaires, eliminating the need for additional pole drilling
- Utilizes Philips latest LED technology, producing more light from fewer LEDs, keeping cost to a minimum.
- Integral control configurations including motion response, available for even greater energy savings.
- Low EPA may allow use of less expensive poles.

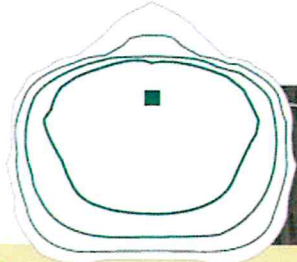
Performance features

- Nine different lumen packages available, with output ranging from 4,000 up to 20,000 lumens.
- Performance comparable to 400W HID luminaires, while utilizing 53% less energy¹ in many applications.
- Optimized distribution patterns allow for maximum pole spacing.
- Suitable for mounting heights ranging from 10-35' in area lighting applications.
- Four distribution patterns to accommodate all site lighting requirements, including shielding options.
- Neutral white, cool white, and warm white available.

Site lighting versatility

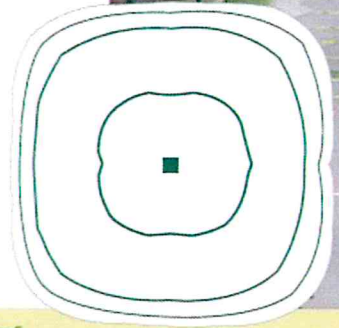
- Clean lines and geometric form complement both traditional and modern architecture.
- Low profile design suitable for both site and area and pedestrian applications.
- Standard Arm, Retrofit Arm, Mast Arm, and Wall Mount options available.
- A great choice for both retrofit and new construction projects.

¹ Based on 400W PSH luminaire (460 total system wattal) and 215LA-641A.



Type 4
Type 4 is suitable for applications where light is primarily required forward, and minimal backlight is desired. Typical installations include perimeter poles.

Site perimeter
LED Array: 215LA-641A Pole Height: 20ft
Optic: Type 4 Fc Min: 0.5

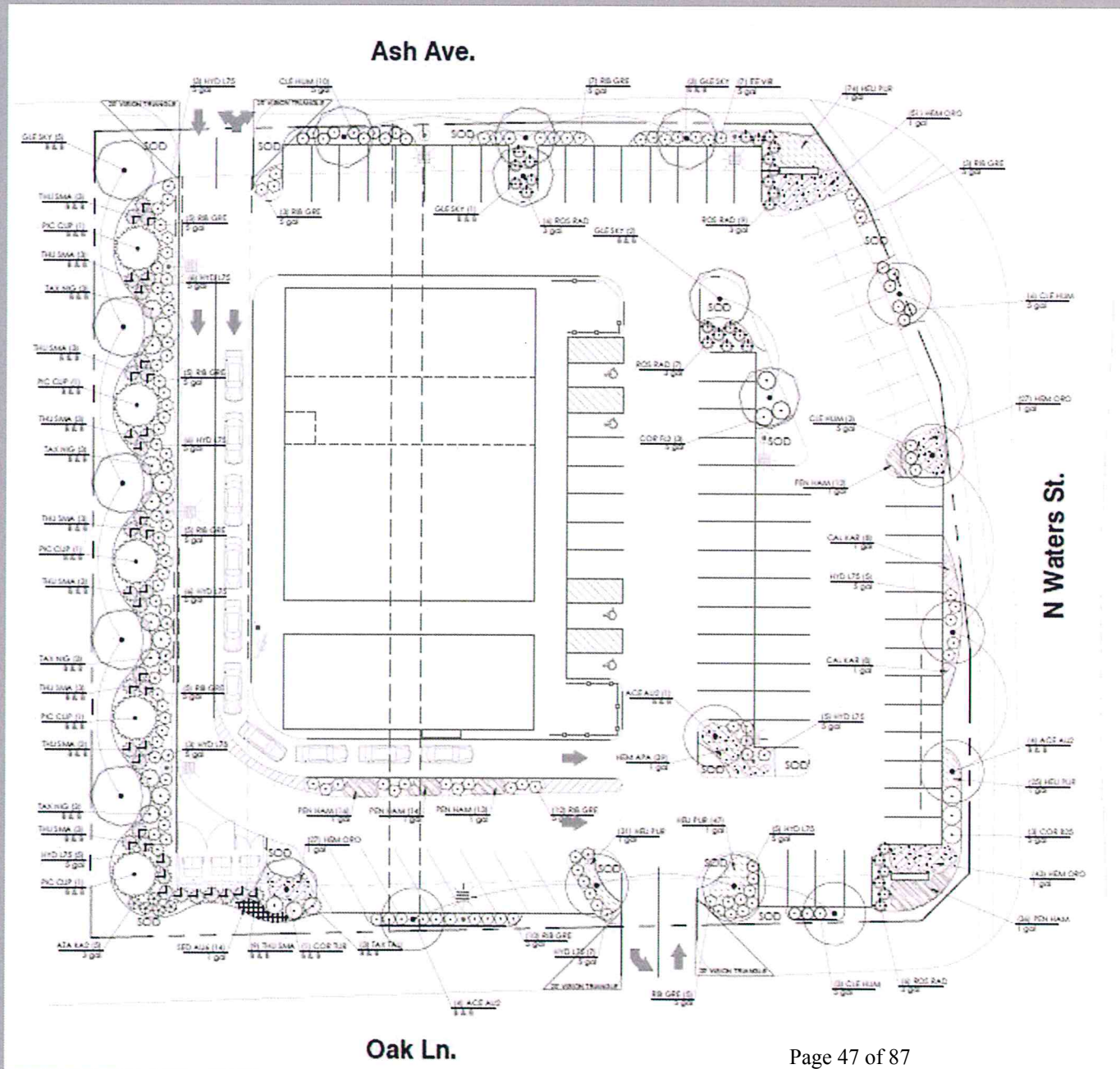


Type 5
Type 5 optics produce a symmetrical square pattern that distributes light equally on all sides of the luminaire. Type 5 luminaires are often applied in parking lot interiors.

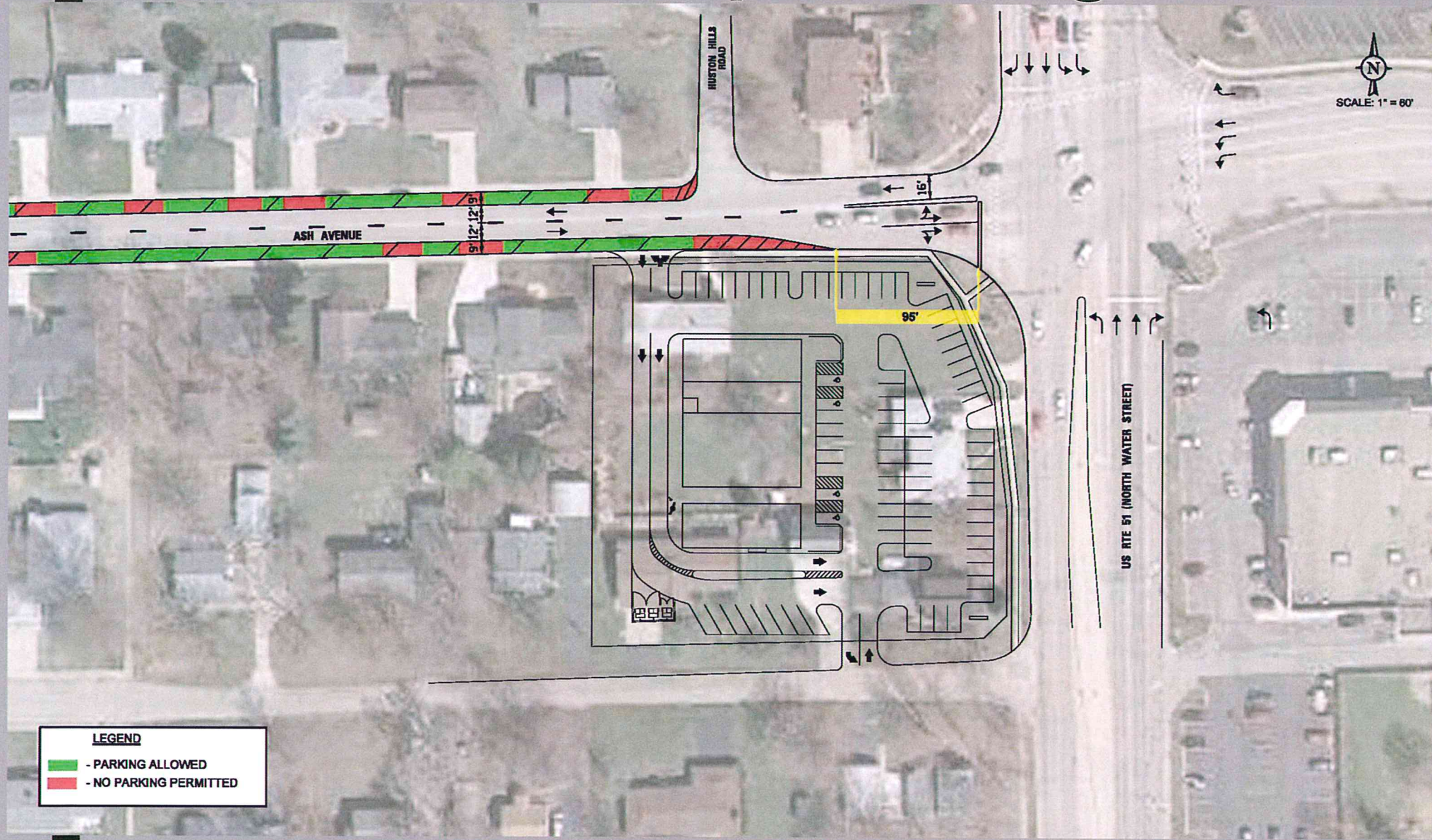
Parking lot
LED Array: 215LA-641A Pole Height: 120 x 120ft
Optic: Type 5 Fc Min: 0.5



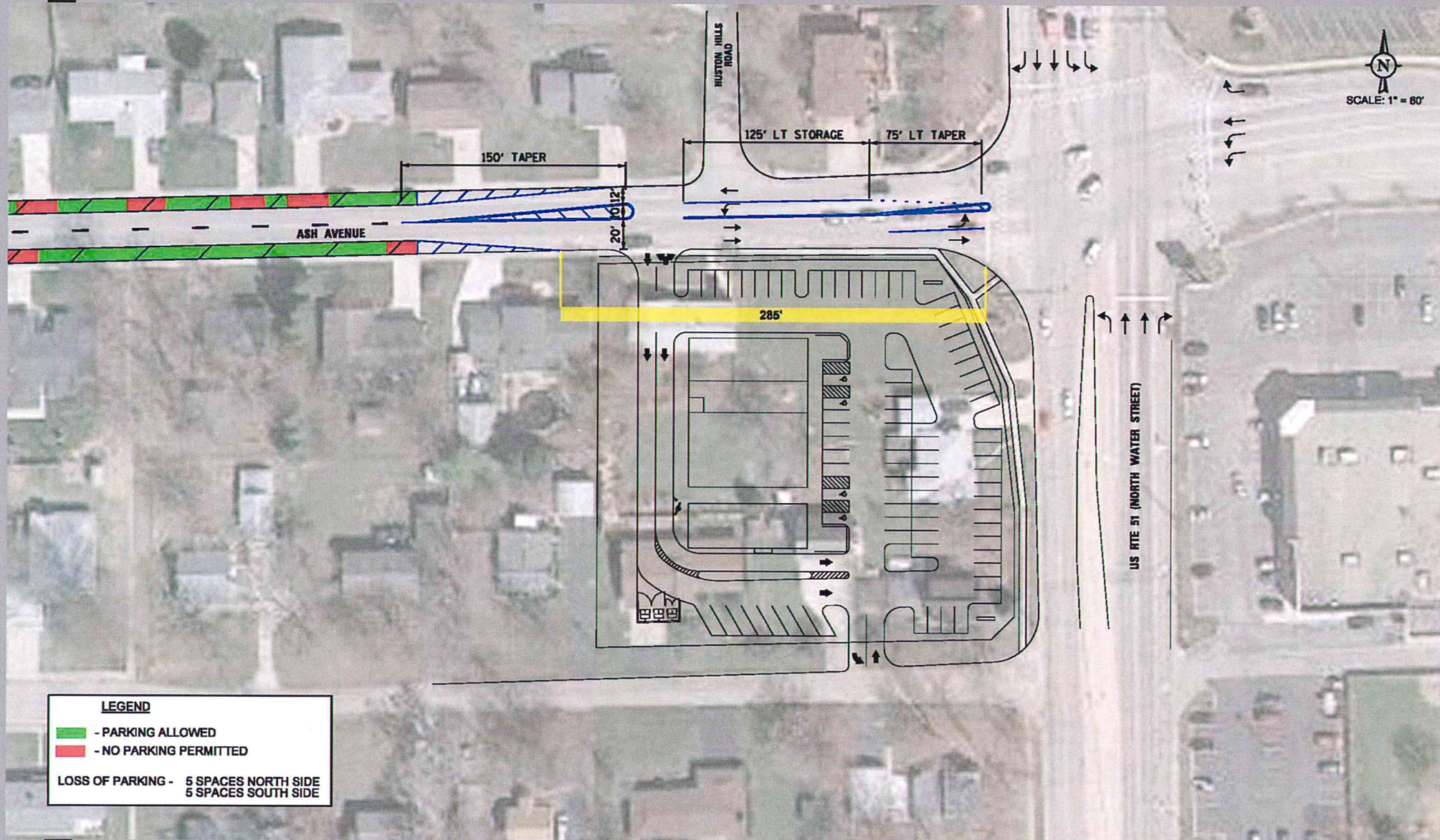
Landscape Plan



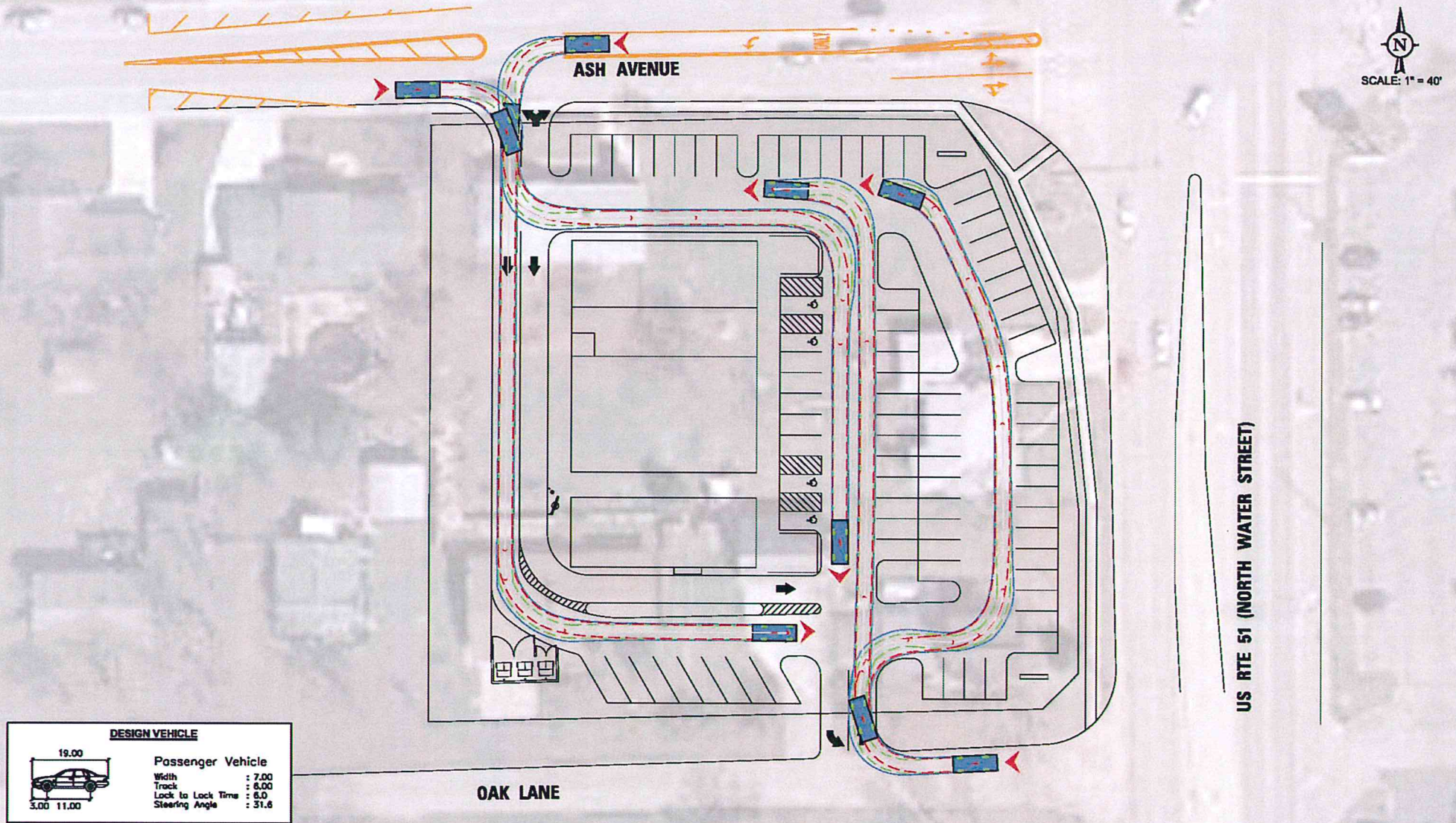
Traffic Study – Existing



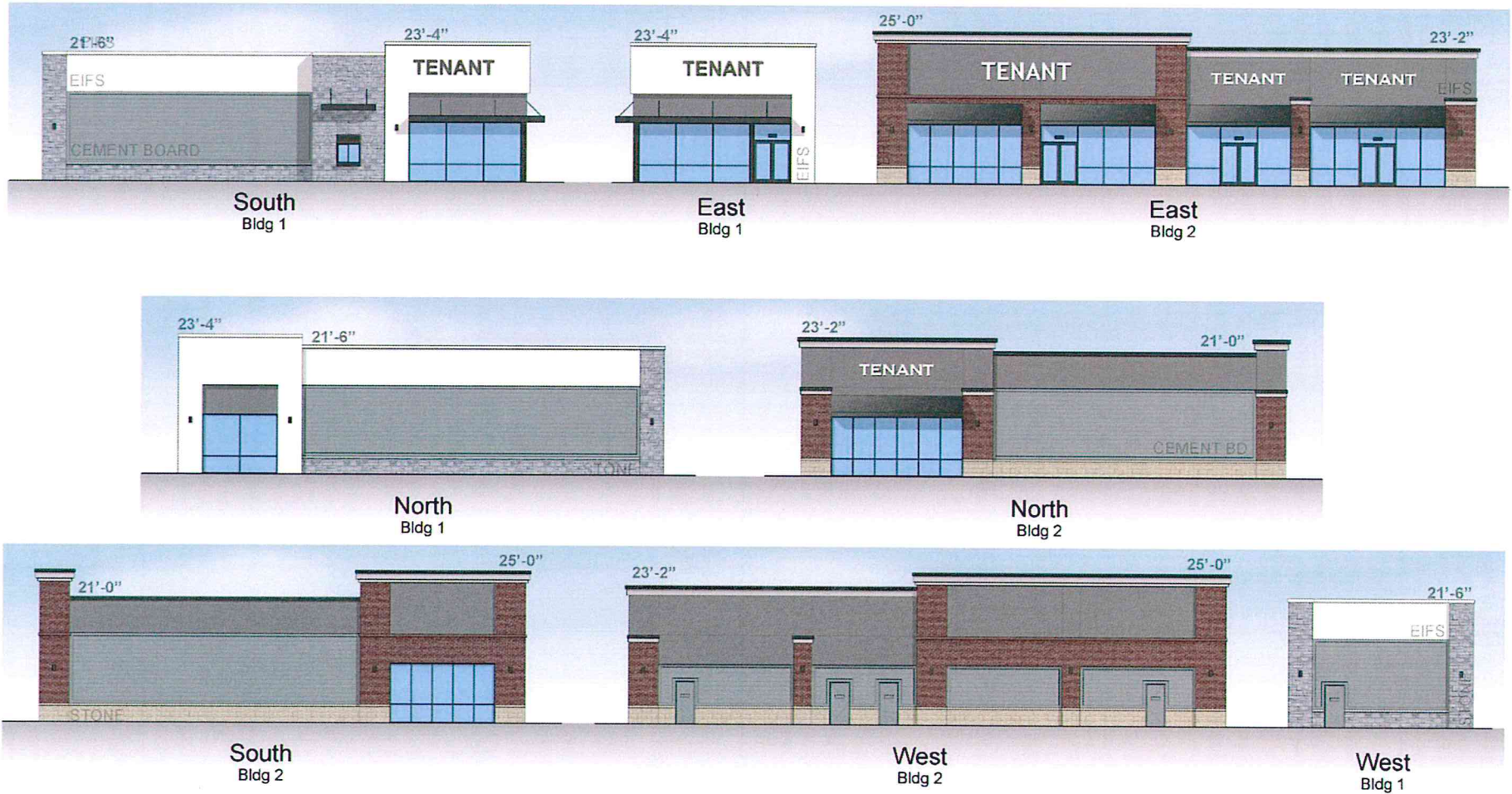
Traffic Study – Proposed



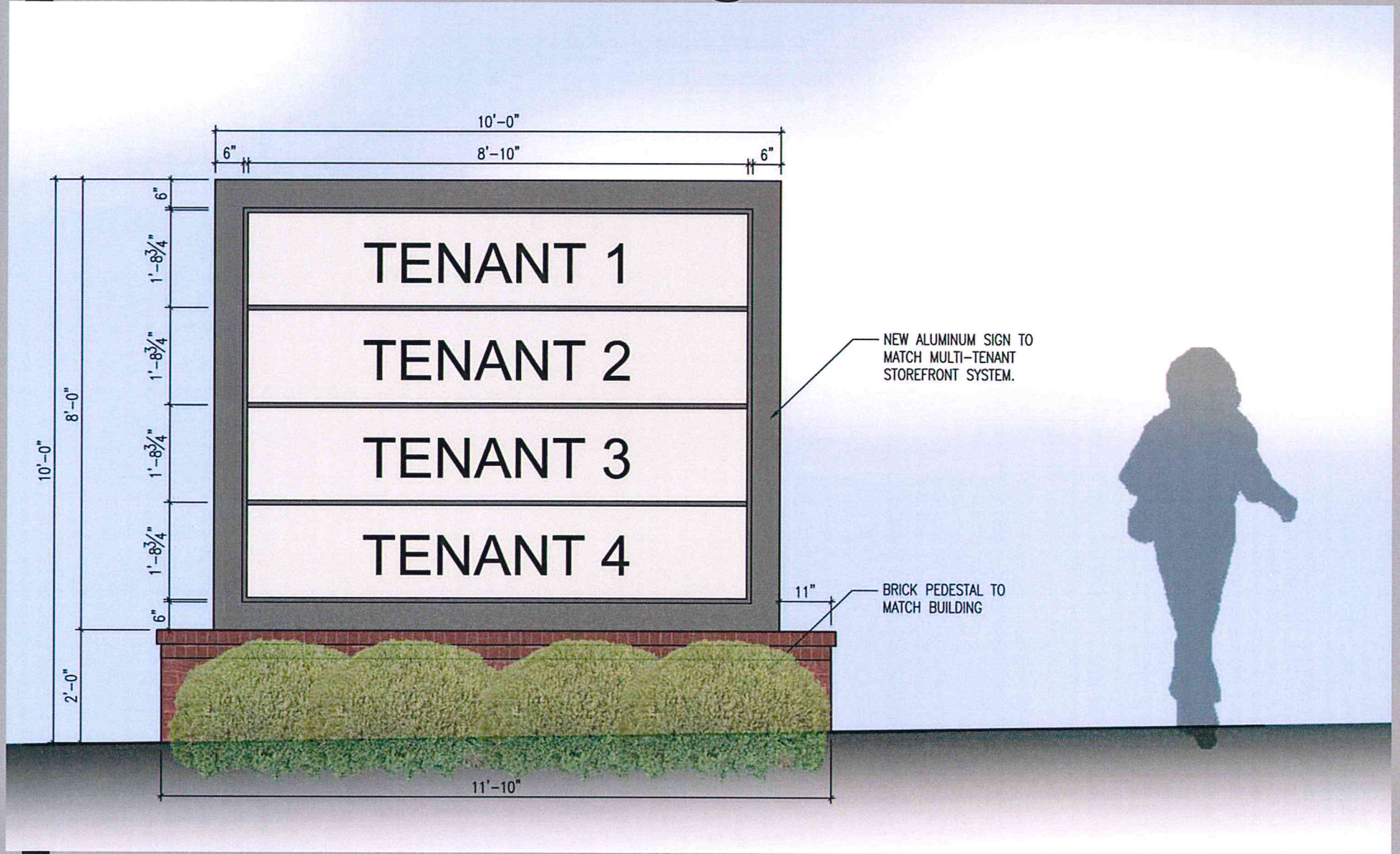
Traffic Study – Inbound



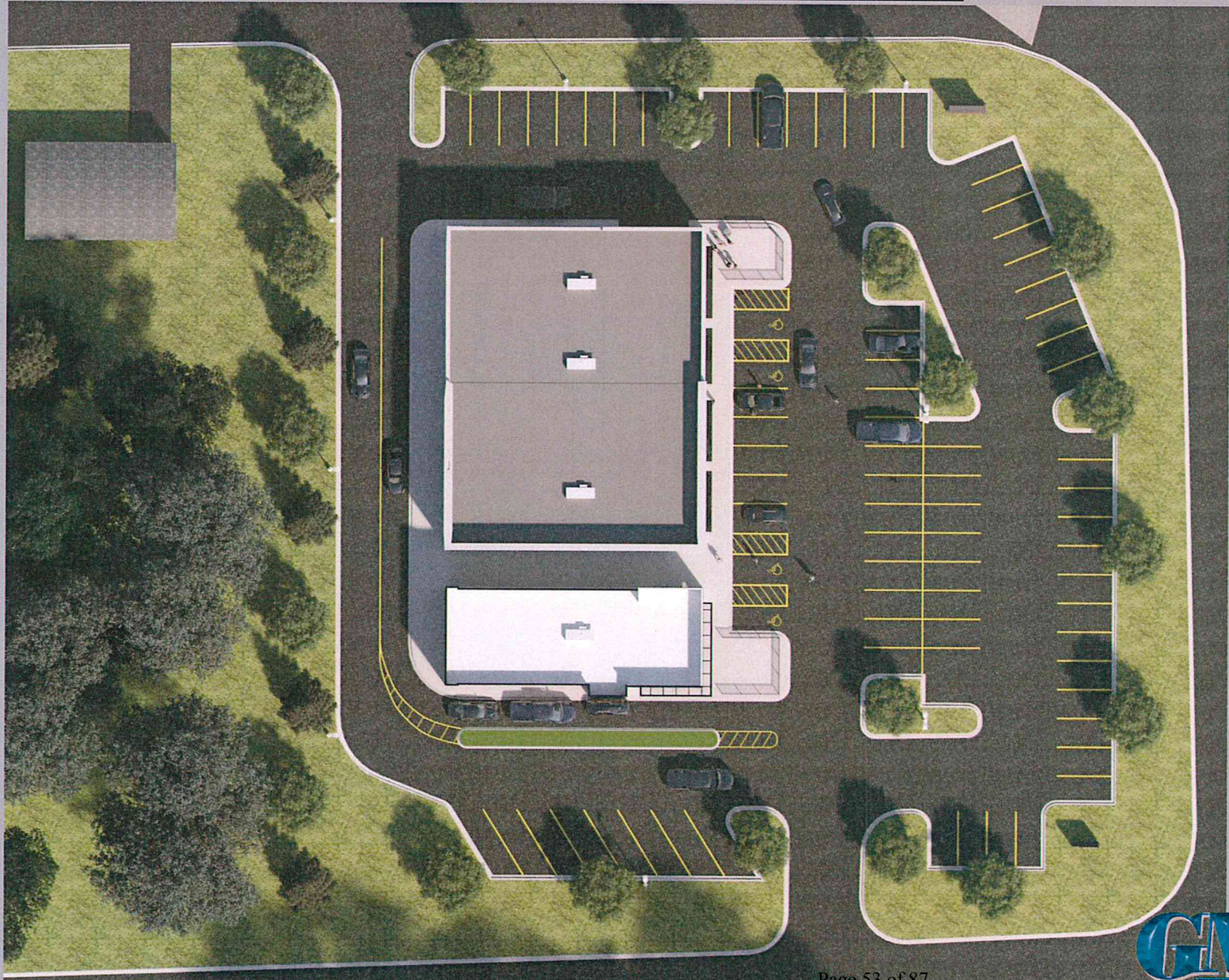
Building Elevations



Monument Sign Elevations



Rendered Site Plan



Rendering



Decatur Marketplace



JTS ARCHITECTS

GMX
REAL ESTATE GROUP

	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 Decatur, Illinois 62523-1196				
					424-2793 FAX 424-2728

Please Type

SECTION ONE: PETITIONER / OWNER / REPRESENTATIVE INFORMATION					
Petitioner	GMX Real Estate Group, LLC				
Address	3000 Dundee Road #408				
City	Northbrook	State	IL	Zip	60062
Telephone	847-680-8600	Fax	847-480-0033	E-mail	asg@gmxre.com
Property Owner	Five (5) Property Owners at SWC Route 51 & Ash Avenue				
Address	4173 & 4183 N Water Street, 112 & 130 W. Oak Lane and 125 W. Ash Avenue				
City	Decatur	State	IL	Zip	62526
Telephone	See Above	Fax	See Above	E-mail	See Above
Representative	See Petitioner Information				
Address					
City		State		Zip	
Telephone		Fax		E-mail	

SECTION TWO: SITE INFORMATION						
Street Address	4173 & 4183 N Water Street, 112 & 130 W. Oak Lane and 125 W. Ash Avenue					
Legal Description	See attached ALTA Survey.					
Present Zoning	☒ R-1 ☐ B-1 ☐ M-1	☒ R-2 ☐ B-2 ☐ M-2	☒ R-3 ☐ B-3 ☐ M-3	☒ R-5 ☐ B-4 ☐ PMR-1	☐ R-6 ☐ O-1	Is this property a Planned Unit Development? ☐ YES Approval Date: _____ ☒ NO
Please list all improvements on the site:				Five residential homes/lots.		
Size of Tract	+/- 1.6 ☐ SF ☒ AC					

SECTION THREE: REQUESTED ACTION						
Rezone Property To:	☐ R-1 ☐ B-1 ☐ M-1	☐ R-2 ☐ B-2 ☐ M-2	☐ R-3 ☐ B-3 ☐ M-3	☐ R-5 ☐ B-4 ☐ PMR-1	☐ R-6 ☐ O-1	Will this property be a Planned Unit Development? ☒ YES ☐ NO
Other:						

<i>Section Three Continued</i>	
Purpose	<i>Please state the purpose of the proposed rezoning.</i>
Planned unit development for +/- 10,000 sf commercial project including retail and restaurant uses.	

SECTION FOUR: JUSTIFICATION
<i>The petitioner submits to the City Plan Commission and City Council the following facts (additional pages may be attached):</i>
The current zoning does not allow for us to develop a commercial project, which is why we are seeking a rezoning of the subject properties to planned unit development at one of the busiest intersections in the City of Decatur.

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	11/2/2017

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	

Owners for GMX Real Estate, LLC petition to rezone

Daniel R Miller & Christina Kingery
125 West Ash Avenue
Decatur, Illinois 62526

Mark S Ekiss
1712 Burning Tree Drive
Decatur, Illinois 62521

Alan D & Beverly J Gillespie
4173 North Water Street
Decatur, Illinois 62526

Helen Craig, Living Trust
130 West Oak Lane
Decatur, Illinois 62526

Carol S Ekiss
112 West Oak Lane
Decatur, Illinois 62526

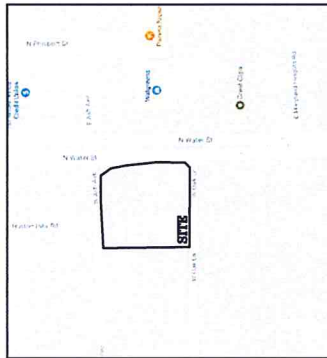
PARCEL 1: MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR AS PER PLAT RECORDED IN BOOK 536, PAGE 277 OF THE RECORDS IN THE CITY OF DECATUR, ALABAMA. UNLESS EXCEPT THAT PART DEED TO THE CITY OF DECATUR IN WARRANTY DEED RECORDED IN BOOK 1812, PAGE 244 AS DOCUMENT NO. 897628, ALSO EXCEPT THAT PART DEED TO THE CITY OF DECATUR IN WARRANTY DEED RECORDED IN BOOK 1812, PAGE 664 AS DOCUMENT NO. 965165, ALSO EXCEPT THE WEST 100 FEET DEEDED OUT IN WARRANT DEED RECORDED IN BOOK 2335, PAGE NO. 987 AS DOCUMENT NO. 1290153.

PARCEL 2:
THE WEST 100 FEET OF LOT ONE (1) OF MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF WAGON COUNTY, ILLINOIS.

[illegible]

PARCEL 4: WAYFLOWER ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 1711, PAGE 360 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, ALSO EXCEPT THE WEST 110 FEET THEREOF.

PARCEL 5:
THE WEST 110 FEET OF LOT THREE (3) OF MAYFLOWER ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.



LOCATION MAP

PROPERTY AREA
68,965 SQUARE FEET (1.514 ACRES), MORE OR LESS

P.I.N. NUMBERS (5 TOTAL)	
PARCEL 1:	07-27-430-012
PARCEL 2:	07-27-430-011
PARCEL 3:	07-27-430-005
PARCEL 4:	07-27-430-010
PARCEL 5:	07-27-430-009

BENCHMARKS (NAVD88) SURVEYOR SIGNATURE AND SEAL

SOURCE BENCHMARK:
 CONCRETE WITH P.O. 400551 FOUND IN GOOD
 CONDITION. SEE USE DATA SHEET FOR BENCHMARK LOCATION.

DATE SIGNED: JULY 31, 2017

ARROW POINT ON FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER
OF W. ASH AVENUE AND N. WATER STREET. ELEVATION=662.45

DATE SIGNED: JULY 31, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2018
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2019
 DATE OF TOPOGRAPHIC SURVEY: APRIL 20, 2017

ALTA/NSPS CERTIFICATION

TO: CMX REAL ESTATE ACQUISITIONS; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 13, 14, 16, 18 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 20, 2017.

DATE OF PLAT OR MAP: JULY 31, 2017

IL PROF LAND SURVEYOR #3520; EXP. NOVEMBER 30, 2018
DESIGN FIRM REG.#184.003510; EXP. APRIL 30, 2019
SEE SURVEYORS NOTES FOR DESCRIPTION AND LIMITATIONS

A circular professional seal for Michael S. Ulbarri, a Professional Land Surveyor in the State of Illinois. The seal features the text "MICHAEL S. ULBARRI" around the top inner edge and "STATE OF ILLINOIS" around the bottom inner edge. In the center, it reads "PROFESSIONAL LAND SURVEYOR" and "STATE OF ILLINOIS". The number "3520" is prominently displayed in the center.

A circular professional seal for Michael S. Ulbarri, a Professional Land Surveyor in the State of Illinois. The seal features the text "MICHAEL S. ULBARRI" around the top inner edge and "PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS" around the bottom inner edge. In the center, the number "3520" is prominently displayed.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2018
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2019
 DATE OF TOPOGRAPHIC SURVEY: APRIL 20, 2017

ARROW BOLT ON FIRE HYDRANT LOCATED ON THE SOUTHEAST CORNER OF W. ASH AVENUE AND N. WATER STREET.

ELEVATION=562.45

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ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL NUMBER 17T0100189, WITH A MAP EFFECTIVE DATE OF JUNE 7, 2017, THE SURVEYED PROPERTY LIES WITHIN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% FLOODING RATE. FLOODING ACCORDING TO THESE MAPS DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.



(IN FEET)

[illegible]

photon.solutions.com

ER PEOPLE COTN"
LUTIONS, INC.

WE GET CORNERS OTHER PEOPLE CAN'T
LAND SURVEYING, 3D MAPPING AND CONSTRUCTION
SIGHT ON SOLUTIONS,
21 RIDGEVIEW DRIVE, MCHENRY, ILLINOIS 60050
PHONE: 847.356.7539 FAX: 815.578.9647

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
W. CORNER OF W. ASH AVENUE & N. WATER STREET
DECATUR, ILLINOIS

SHEET
1 of 3

DECATUR, ILLINOIS

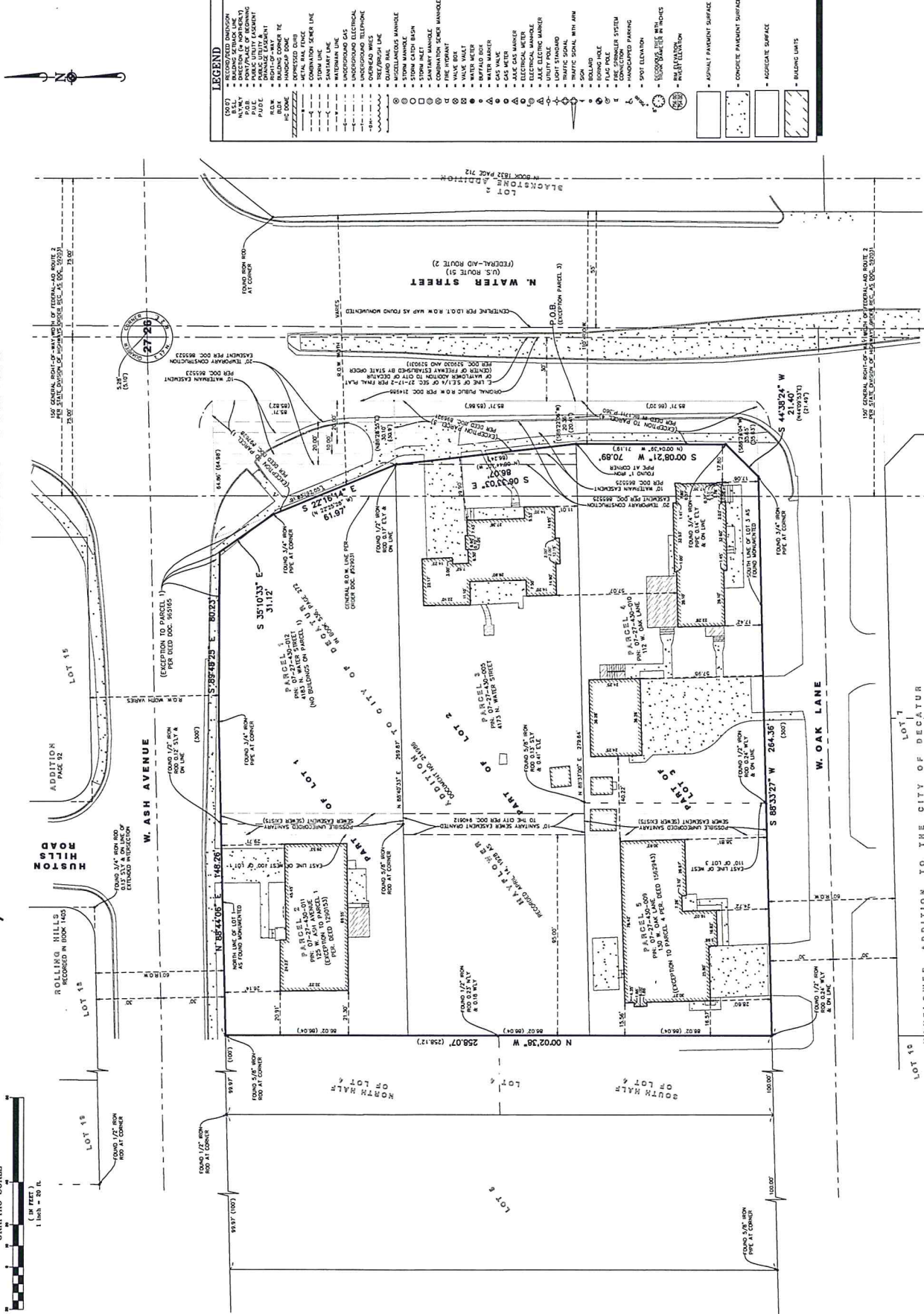
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LAND SURVEYING, 3D MAPPING AND CONSTRUCTION
WE GET CORNERS OTHER PEOPLE DON'T



STAKING INC.
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ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY

S.W. CORNER OF W. ASH AVENUE & N. WATER STREET

DECATUR, ILLINOIS

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LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING

SIGHT ON SOLUTIONS, INC.

721 RIDGEVIEW DRIVE, MCHEENY, ILLINOIS 60050

PHONE: 847.958.7539 FAX: 815.978.9847 WWW.SIGHTONSOLUTIONS.COM

Surveyor's email: msurvey@sightonsolutions.com

DATE: 12-20-2017

BY: [Signature]

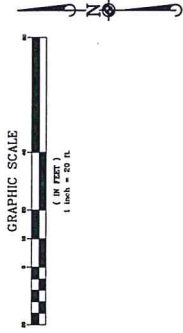
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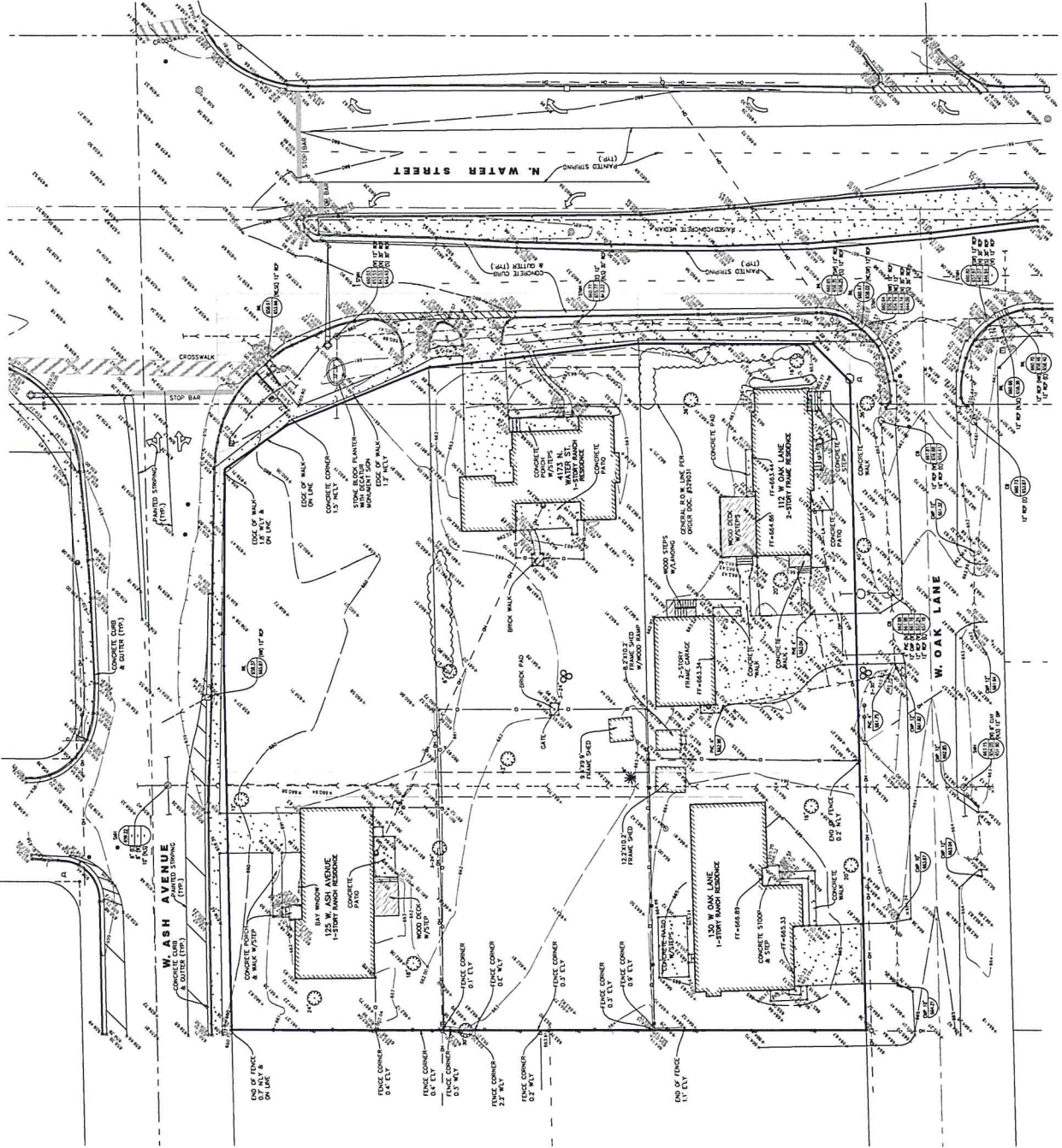
SHEET 3 of 3

1" = 20' (GRAPHIC SCALE)

1" = 20' (GRAPHIC SCALE)

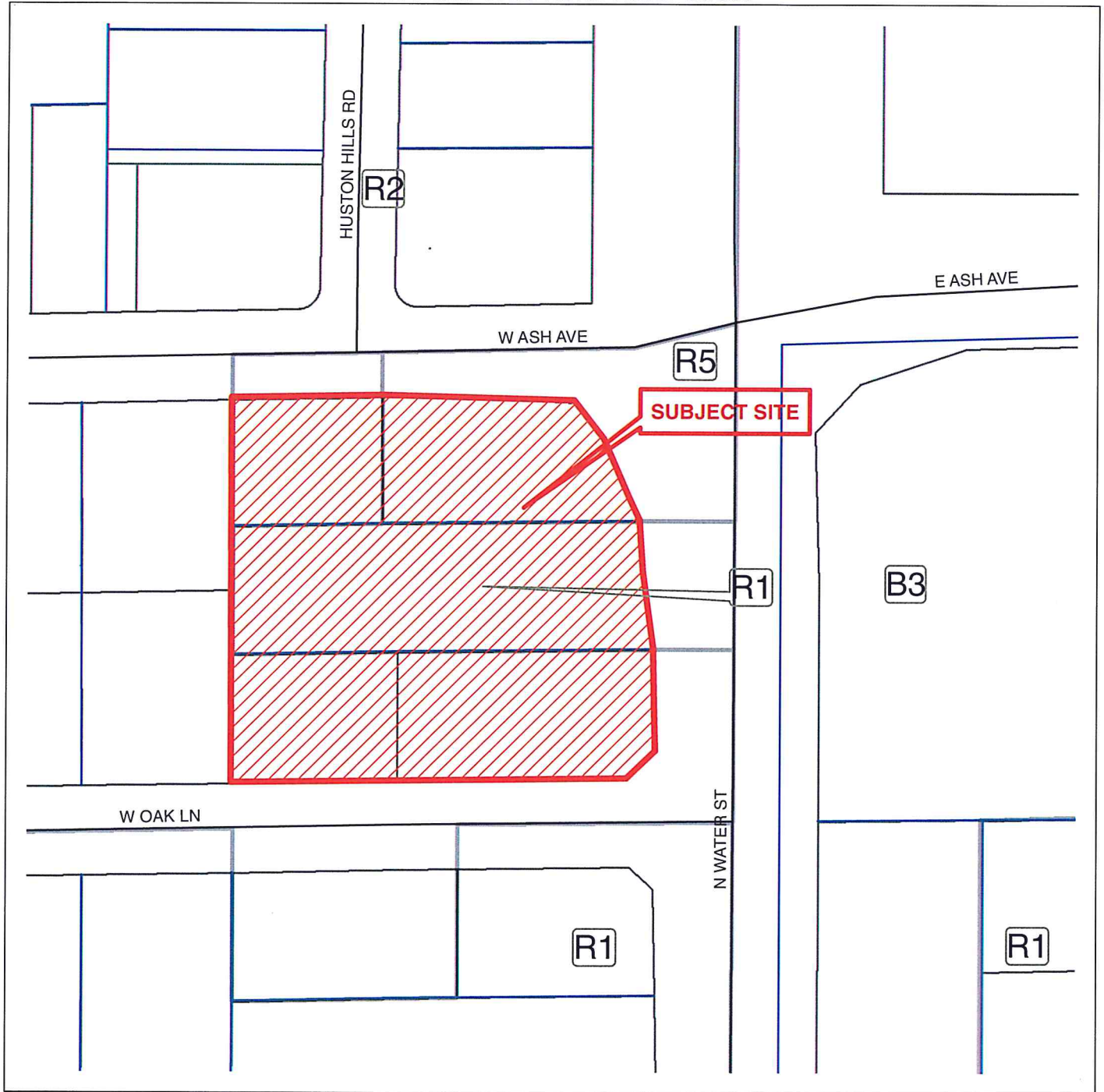


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ADDITIONAL NOTES:	
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Decatur City Plan Commission

125 West Ash Avenue, 112 and 130 West Oak Lane
4173 and 4183 North Water Street



Cal. No.: 17-52
Date: December 7, 2017
Petition of: GMX Real Estate Group, LLC
Requested Action: Rezone to PD Planned Development District

0 75 150 300 Feet

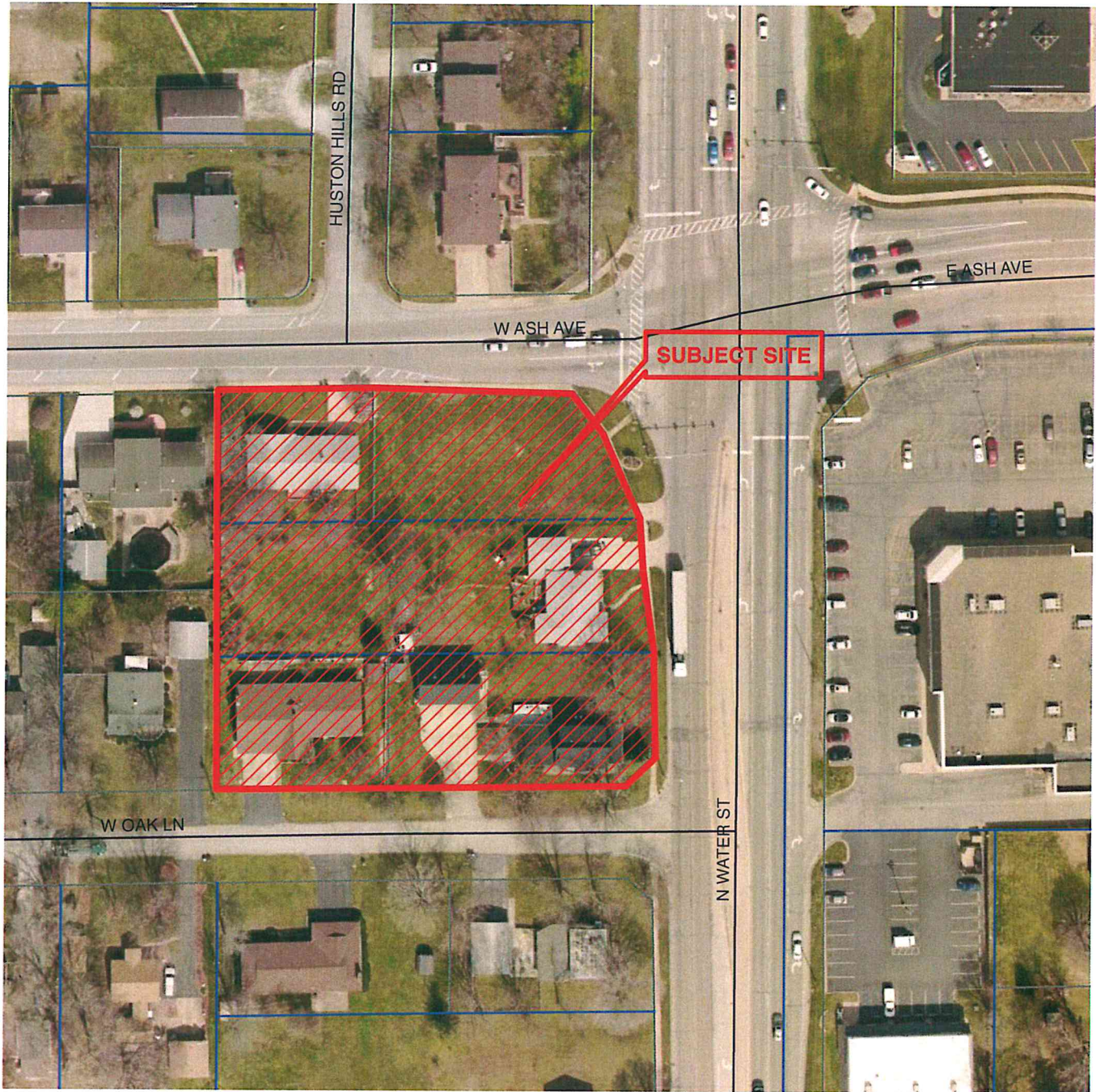


Legend

- Decatur Roads
- Decatur Zoning
- ▨ Subject Site

Decatur City Plan Commission

125 West Ash Avenue, 112 and 130 West Oak Lane
4173 and 4183 North Water Street



Cal. No.: 17-52
Date: December 7, 2017
Petition of: GMX Real Estate Group, LLC
Requested Action: Rezone to PD Planned Development District

0 75 150 300 Feet



Legend

- Decatur Roads
- Decatur Zoning
- ▨ Subject Site

STAFF REPORT
Decatur City Plan Commission

Hearing Date	December 7, 2017
Calendar No.	17-52
Property Location	125 West Ash Avenue, 112 West Oak Lane, 130 West Oak Lane, 4173 North Water Street and 4183 North Water Street
Requested Action	Rezone from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District and R-5 Two Family Residence District to PD Planned Development District
Petitioner	GMX Real Estate Group, LLC

BACKGROUND

The subject site has four (4) single family residential structures and three (3) accessory structures on approximately 1.6 acres. The site is located at the southwest corner of West Ash Avenue and North Water Street (US 51) with frontage on West Oak Lane.

In 2015, a petition to rezone the subject site in conjunction with the abutting property located at 156 West Oak Lane to PD Planned Development District to allow for a grocery store was denied by the City Council.

Surrounding Land Use and Zoning

<i>Direction</i>	<i>Existing Land Use</i>	<i>Zoning</i>	<i>Comprehensive Plan</i>
Subject Property	Single Family Residential/Vacant	R-1, R-2, R-3, R-5	Residential-Low Density
North	Single Family Residential	R-2	Residential-Low Density
South	Single Family Residential	R-1, R-2	Residential-Low Density
East	Commercial	B-3	Retail
West	Single Family Residential	R-2	Residential-Low Density

PROJECT DESCRIPTION

The petitioner proposes to rezone the subject site from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District, and R-5 Two Family Residence District to PD Planned Development District in order to construct a commercial center which includes two (2) retail stores and two (2) restaurants. One (1) of the restaurants will be freestanding and have a drive-through.

The petitioner proposes to construct 10,400 square feet of commercial center consisting of two (2) buildings with 82 parking spaces.

Access to the commercial center is proposed via two bi-directional curb cuts, one (1) on West Ash Avenue and another on West Oak Lane. The curb cut on West Oak Lane is designed for right-in and left-out vehicular turning movements.

Landscaping meeting the requirements of the Zoning Ordinance will be required at the time of final site plan review with the building permit application. Landscaping is proposed for the frontage and parking areas as well as the required buffer yard along the west side of the development.

Two (2) freestanding monument-styled signs are proposed for the development. One (1) is to be located near the northeast corner of the development and the other sign near the southeast corner of the development. The proposed signs will not exceed 10 feet in height nor 100 square feet in area.

The façade for the proposed center will be a mix of building materials including brick, stone, cement board and EIFS (also referred to as synthetic stucco).

The petitioner will be required to submit a subdivision plat, to consolidate all five (5) parcels into one (1) lot, to the City for review and approval and the final site plan will not be approved until the plat has been approved by the City and recorded with Macon County.

STAFF ANALYSIS

The City of Decatur Zoning Ordinance provides standards for reviewing applications for planned developments. An analysis of the review standards are discussed herein:

1. *Compatibility with the character of the surrounding neighborhood and general area.* The proposed development is compatible with the character of the area to the east. The site is located on a major, heavily travelled corridor in the City and is across from a large commercial development. With the special development conditions that can be imposed via the PD Planned Development District zoning, compatibility with the nearby residential uses can be ensured. Hours of operation will be permitted only between the hours of 6:00 AM and 11:00 PM to allow for restaurants to serve their customers as well as helping the development be more compatible with the neighboring residences.
2. *Effect on area.* The proposed development will increase traffic to the area when changing from a single family residential use to a commercial use, however, a traffic impact study was conducted and the development has been designed based on the recommendations of that study. Oak Lane shall be improved from Water Street to the west side of the developed entrance on Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on Oak Lane. Parking will be removed along both sides of West Ash Avenue. Approximately 6 parking spaces will need to be removed along the north side of West Ash Avenue while 8 parking spaces will need to be removed from the south side of the street. The bus stops along West Ash Avenue will be relocated to be more compatible with the design of the proposed development. The bus stop on the north side of West Ash Avenue will be moved near the first utility pole west of its current location. The bus stop on the south side of West Ash Avenue will be relocated approximately 40 feet east of the proposed entrance to the development.
3. *Design and amenities.* The proposed development will be designed to meet the standards of landscaping as required by the Zoning Ordinance including alternative compliance. The façade of the proposed development will consist of a mixture of building materials. In order to provide efficient on-site traffic circulation and to avoid internal bottle-neck ingress traffic near the West Oak Lane entrance, due to its short stacking distance from the first aisle to the south, a one-way angled-parking pattern is recommended.
4. *Consistency with comprehensive plan.* The proposed development is not consistent with the Comprehensive Plan as it currently calls for Residential Low-Density. However, the site is located

on a major corridor at a signaled intersection directly across from a major commercial development across North Water Street.

5. *Traffic capacity.* The City received and reviewed a traffic study performed by KLOA consultants. According to the traffic study, the intersections of Ash Avenue with Water Street and Ash Avenue with Huston Hills Road currently have adequate capacity to accommodate the traffic projected to be generated by the proposed retail and restaurants.
6. *Adequacy of utilities.* Proposed utilities and infrastructure will be adequate to serve the proposed land use. The public sanitary sewer will have to be relocated in a new permanent easement to allow for the buildings to be constructed at the proposed location.
7. *Integration.* The proposed development will be developed in accordance with an overall design plan.
8. *Adequacy of parking facilities.* The required number of parking spaces is 76; 82 spaces have been provided on site, so the minimum parking requirement has been exceeded. The parking lot has reduced front yard setbacks along West Ash Avenue, North Water Street (US 51) and West Oak Lane, the petitioner will utilize alternative compliance to have the reduced front yard setbacks for the parking lot. The petitioner will provide the required 120% of landscaping points to compensate for the reduced setbacks.

The PD plan has been reviewed and approved by the City's Technical Review Committee, Planning, Engineering and Fire.

STAFF RECOMMENDATION

Based on the analysis, staff recommends approval of the proposed PD Planned Development District petition with the following conditions:

1. The development will be permitted to have no more than two (2) freestanding monument style signs along the frontage of North Water Street (US 51) only. Each sign is not to exceed ten (10) feet in height and 100 square feet in area. Electronic message unit (EMU) signage, if proposed, shall be permitted on the freestanding monument style signage proposed to be located near the northeast corner of the development only, subject to the requirements of the Zoning Ordinance for EMUs. An electronic message unit shall be permitted on the menu/order board for the drive-through facility. All other signage within the development will be prohibited from having EMUs.
2. An agreement shall be in place, prior to a final site plan being approved, requiring the developer to make improvements to the intersections of Ash Avenue with Water Street and Ash Avenue with Huston Hills Road that are deemed necessary if traffic generated by the development hinders the operation of the intersection of Ash Avenue with Water Street.
3. A public sanitary sewer runs through the property where the buildings are proposed. The sewer will have to be relocated around the building with a new permanent easement surrounding the sewer.
4. Provide angled-parking along the east aisle and provide one-way traffic on the east aisle running from north to south.
5. Oak Lane shall be improved from Water Street to the west side of the developed entrance on Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on Oak Lane.

6. The access on West Oak Lane shall have signage posted for no right turns exiting the development.
7. The developer shall provide and remove striping as necessary for the vehicular movements and parking on West Ash Avenue as recommended by the Traffic Impact Study.
8. A one (1) lot subdivision plat will be required to be submitted, approved and recorded prior to a formal site plan being approved.
9. The only permitted uses for this Planned Development are retail; two (2) restaurants but no more than one (1) freestanding restaurant with a drive-through facility; medical and professional offices.
10. Hours of operation shall only be permitted between the hours of 6:00 AM and 11:00 PM.
11. No outside speakers shall be permitted except for the drive-through facility with the restaurant.
12. The combined total square footage of all buildings shall not exceed 10,400 square feet.
13. All lights facing the west and south shall be shielded.
14. Building elevations and construction materials primarily of masonry shall be as approved by the Economic and Community Development Department in conjunction with the final site plan review.
15. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

PLAN COMMISSION ACTION

Section XIX.G.2. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing to review the Planned Development plan and report its findings concerning the effect on the comprehensive plan and compliance with the standards of review to the City Council. A motion to forward Calendar Number 17-52 to the City Council with a recommendation for approval is suggested.

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

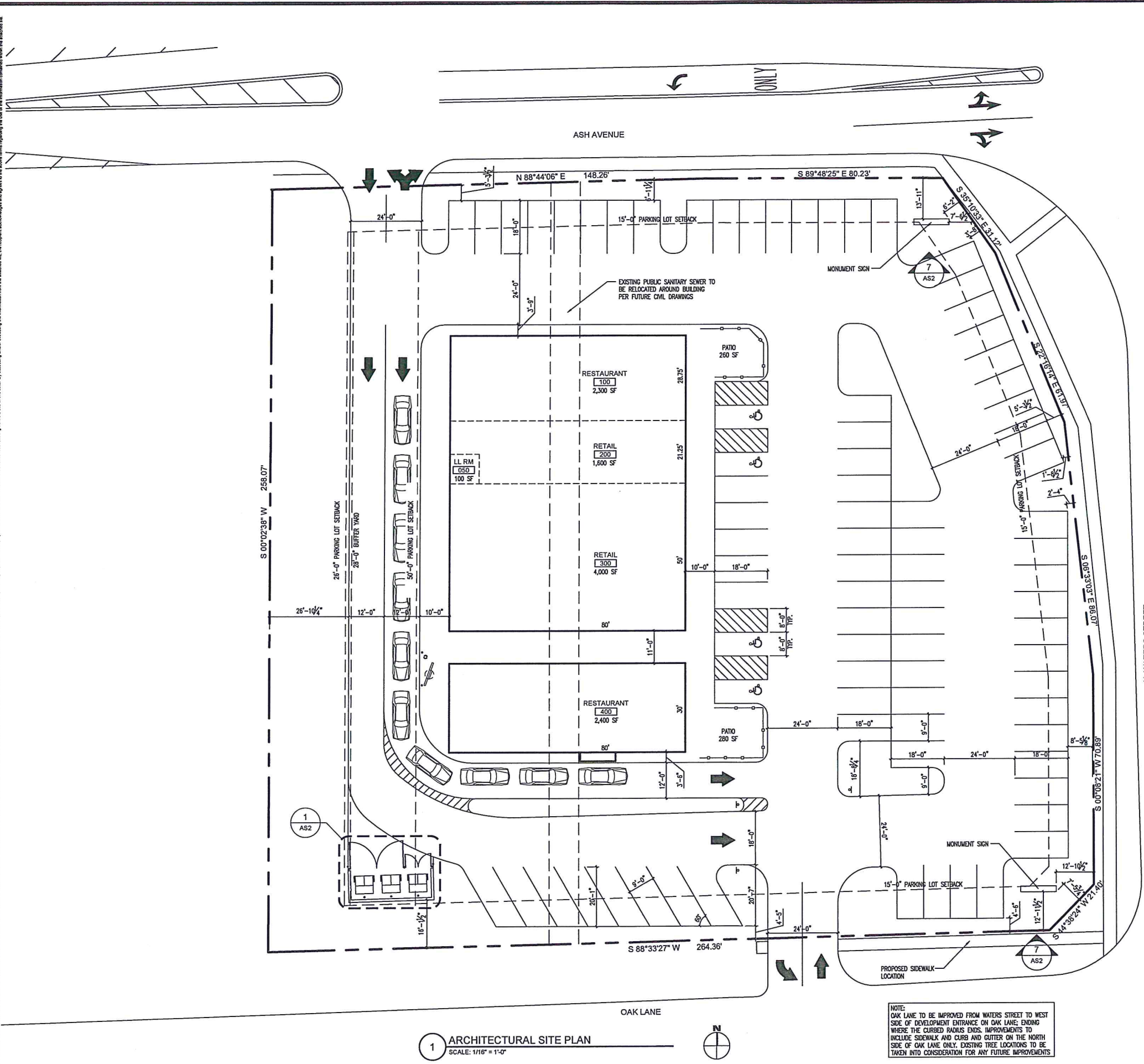
Suzan Stickle
Senior Planner

ATTACHMENTS

1. Petition
2. Site Plan
3. Location Map



These documents in this form, electronic media, are being provided as your request. The information contained is proprietary in nature and may only be used for the current project. All documents information contained herein is for the use of the user. It is the user's responsibility to check the validity of all information contained herein. The user shall at all times refer to the original and latest construction drawings for the project during all phases of the project. The user shall assume all risk and liability resulting from the use of this data. No warranty is made by the architect or engineer for the accuracy or completeness of the information provided. The user shall assume all risk and liability resulting from the use of this data. No warranty is made by the architect or engineer for the accuracy or completeness of the information provided.



1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1'-0"

NOTE:
OAK LANE TO BE IMPROVED FROM WATERS STREET TO WEST
SIDE OF DEVELOPMENT ENTRANCE ON OAK LANE, ENDING
WHERE THE CURBED RADIUS ENDS. IMPROVEMENTS TO
INCLUDE SIDEWALK AND CURB AND GUTTER ON THE NORTH
SIDE OF OAK LANE ONLY. EXISTING TREE LOCATIONS TO BE
TAKEN INTO CONSIDERATION FOR ANY FUTURE IMPROVEMENTS

LOT AREA	
LAND AREA	±1.58 AC
BUILDING AREA	
RESTAURANT 100	2,300 SF
RETAIL 200	1,600 SF
RETAIL 300	4,000 SF
LL ROOM	100 SF
TOTAL	8,000 SF
RESTAURANT 400	2,400 SF
TOTAL	10,400 SF

PARKING DATA	
NO. OF PARKING STALLS:	78
NO. ADA STALLS:	4
TOTAL STALLS PROVIDED:	82
TOTAL STALLS REQUIRED	
RESTAURANT	10 STALLS/1000 SF
RETAIL	5 STALLS/1000 SF
REQUIRED PARKING	
RESTAURANT	47 STALLS
RETAIL	28 STALLS
LL ROOM	1 STALL
TOTAL	76 STALLS

LEGAL DESCRIPTION

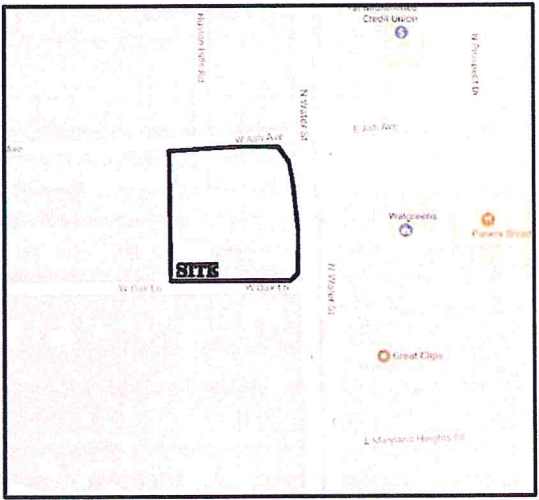
PARCEL 1:
LOT 1 OF MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDERS OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS IN WARRANTY DEED RECORDED IN BOOK 1699, PAGE 244 AS DOCUMENT NO. 897628, ALSO EXCEPT THAT PART DEEDED TO THE CITY OF DECATUR IN WARRANTY DEED RECORDED IN BOOK 1817, PAGE 664 AS DOCUMENT NO. 965165, ALSO EXCEPT THE WEST 100 FEET DEEDED OUT IN WARRANTY DEED RECORDED IN BOOK 2335, PAGE NO. 987 AS DOCUMENT NO. 1390153

PARCEL 2:
THE WEST 100 FEET OF LOT ONE(1) OF MAYFLOWER ADDITION, AN ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS.

PARCEL 3:
LOT 2 OF MAYFLOWER, ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PORTION DEEDED TO THE STATE OF ILLINOIS IN DEED RECORDED APRIL 29, 1971 IN BOOK 1697 PAGE 616 AS DOCUMENT NO. 896921 AND BEING FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE MEASURE SOUTH 88 DEGREES 22 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 20.41 FEET; THENCE NORTH 06 DEGREES 44 MINUTES 10 SECONDS WEST FOR 86.24 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 28 MINUTES 55 SECONDS EAST FOR 30.19 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13'25" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 85.86 FEET TO THE PLACE OF BEGINNING, SITUATED IN MACON COUNTY, ILLINOIS.

PARCEL 4:
LOT 3 OF MAYFLOWER ADDITION TO THE CITY OF DECATUR, ILLINOIS, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, EXCEPT THAT PART DEEDED TO THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 1711, PAGE 360 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS, ALSO EXCEPT THE WEST 110 FEET THEREOF.

PARCEL 5:
THE WEST 110 FEET OF LOT THREE (3) OF MAYFLOWER ADDITION TO THE CITY OF DECATUR, AS PER PLAT RECORDED IN BOOK 536, PAGE 272 OF THE RECORDS IN THE RECORDER'S OFFICE OF MACON COUNTY, ILLINOIS



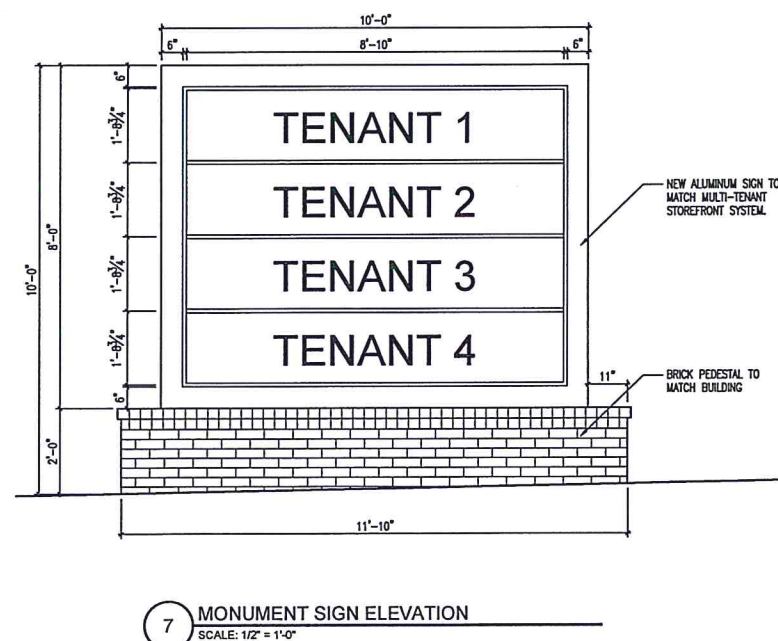
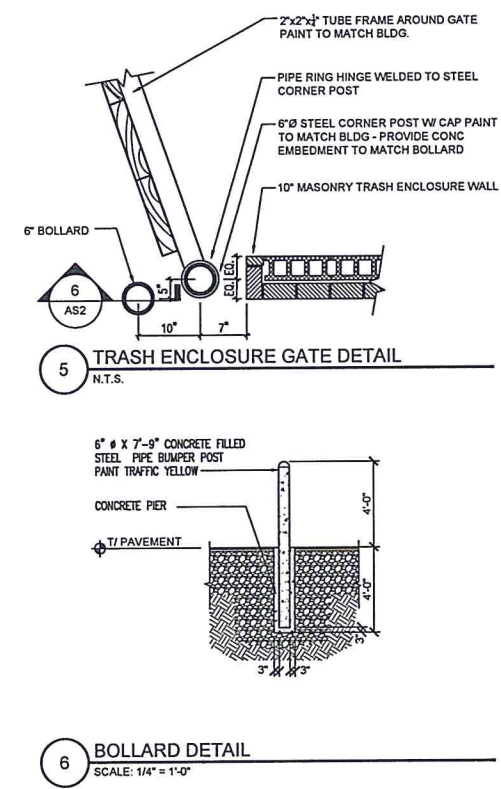
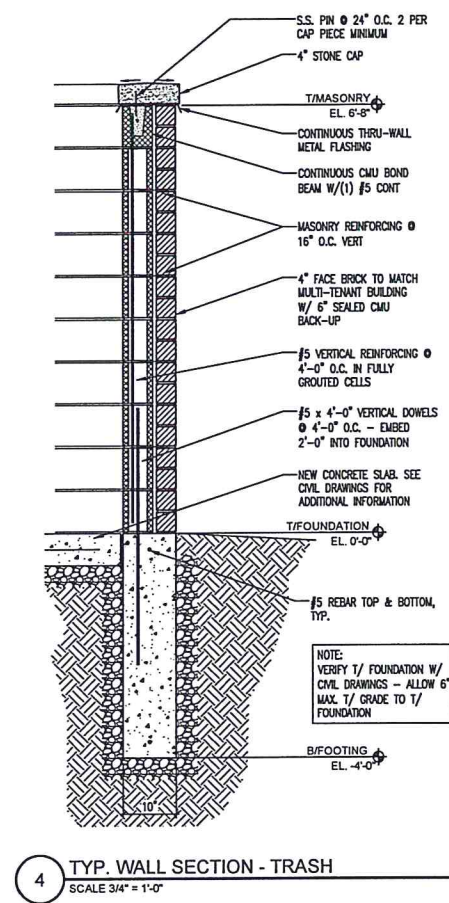
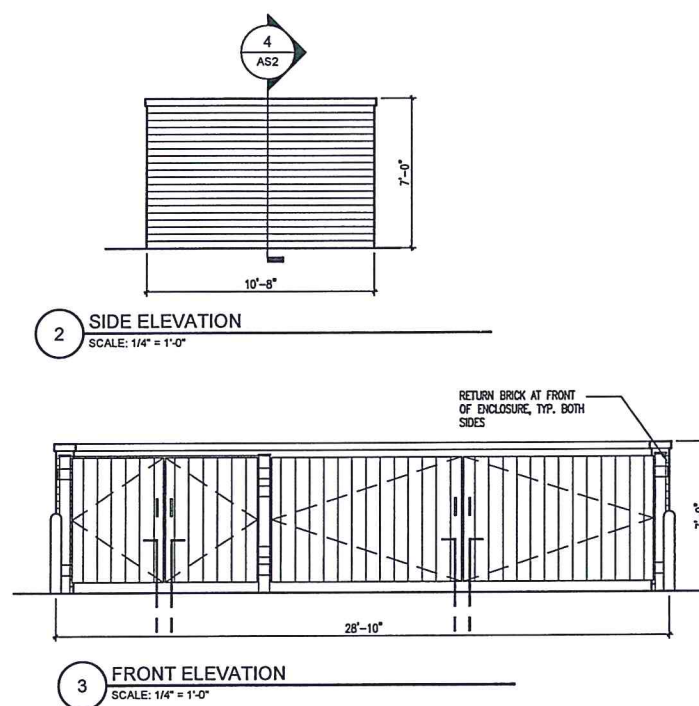
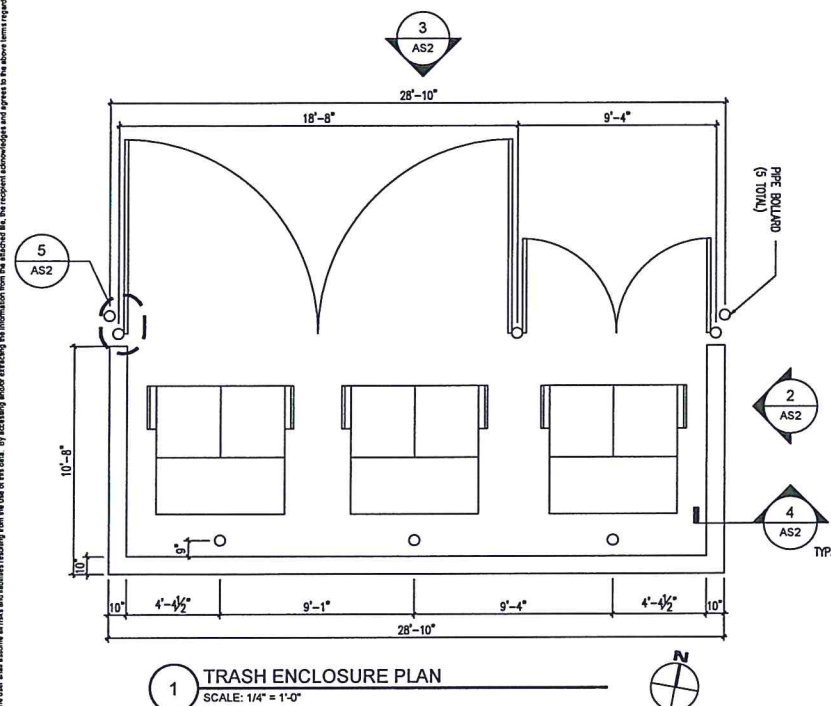
2 LOCATION MAP
N.T.S.

GMX REAL ESTATE GROUP, LLC
DECATUR MULTI-TENANT BUILDING
N. WATERS ST. & ASH AVE., DECATUR, IL 62526

DATE	SUBMITTED FOR
11/22/2017	
JOB NO.	2808
SHEET	AS1

450 E. Higgins Road, Suite 202
Elk Grove Village, IL 60007
P 847.952.9970
F 847.574.8075
www.jtsarch.com

JTS ARCHITECTS



OVERALL SITE LANDSCAPE REQUIREMENTS

- FRONT YARD REQUIREMENTS (0.5 POINTS PER 1 LF) (50% TREES, 50% SHRUBS) 660 LF = 330 POINTS (20% INCREASE)= 396 POINTS
SHADE TREE (198 POINTS) 11 REQUIRED
SHRUBS (198 POINTS) 99 REQUIRED
- BUFFER YARD REQUIREMENTS (1.5 POINTS PER 1 LF) (50% TREES, 50% SHRUBS) (50% EVERGREEN) 257 LF=384 POINTS
SHADE TREE (192 POINTS) 10 REQUIRED
EVERGREEN
DECIDUOUS
SHRUBS (192 POINTS) 80 REQUIRED
EVERGREEN
DECIDUOUS
- INTERIOR PARKING REQUIREMENTS (1.5 POINTS PER PARKING SPACE) (50% TREES, 50% SHRUBS) 87 SPACES= 131 POINTS (20% INCREASE)= 158 POINTS
SHADE TREE (79 POINTS) 5 REQUIRED
SHRUBS (79 POINTS) 39 REQUIRED

11 PROVIDED
99 PROVIDED

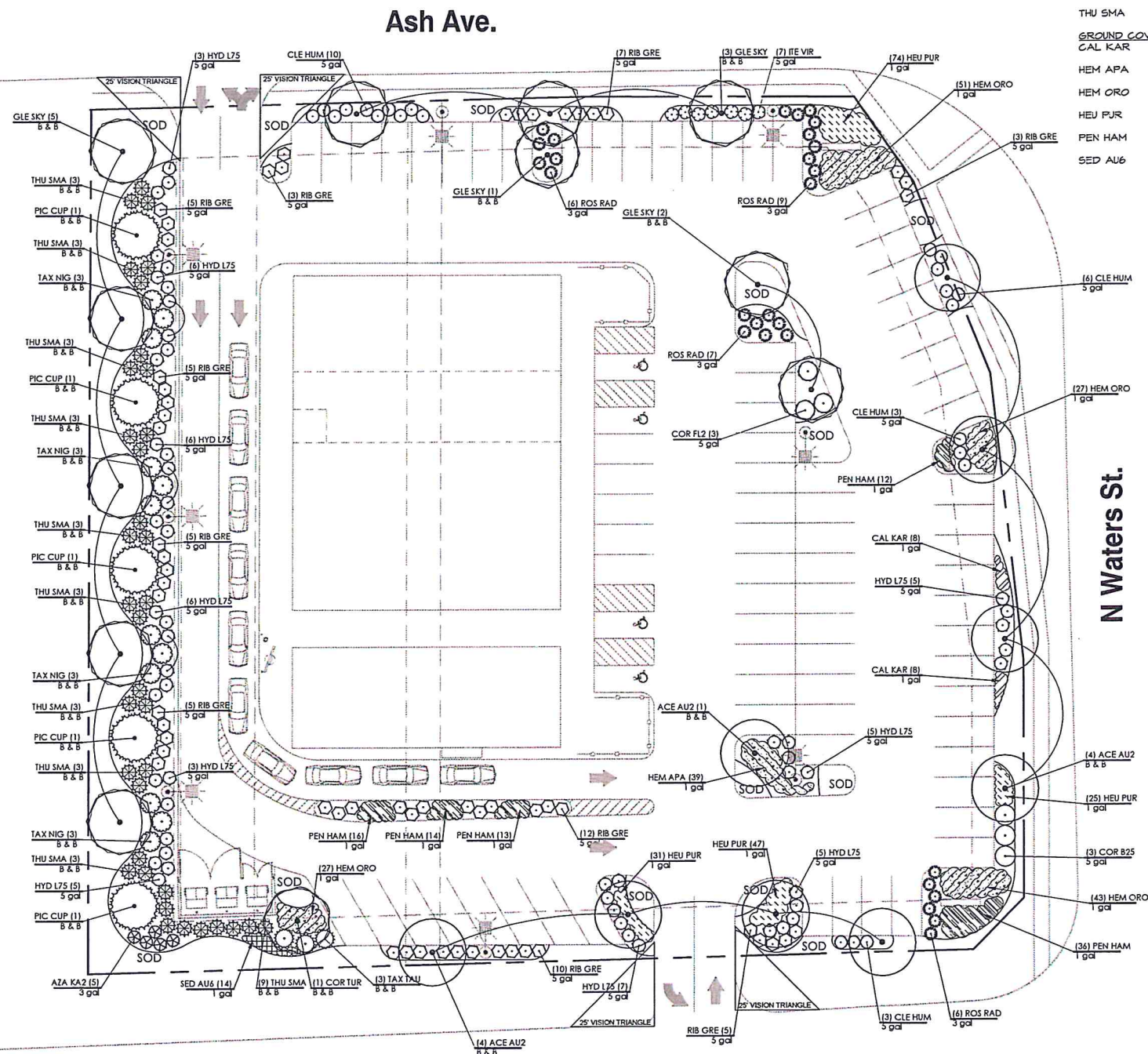
5 PROVIDED
5 PROVIDED

41 PROVIDED
49 PROVIDED

6 PROVIDED
39 PROVIDED

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY	
ACE AU2	Acer freemanii 'Autumn Blaze' / Autumn Blaze Maple	B & B	2' Cal		4	
COR TUR	Corylus colurna / Turkish Filbert	B & B	1.5"-2.0"		1	
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2" Cal		11	
PIC CUP	Picea abies 'Cupressina' / Norway Spruce	B & B		6' H.	5	
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	FIELD2	FIELD3	QTY	
AZA KA2	Azalea x 'Karen' / Azalea	3 gal	24" H.		5	
CLE HUM	Clethra alnifolia 'Hummingbird' / Summersweet	5 gal	24" H.		22	
COR B25	Cornus sericea 'Baileyi' / Red Twig Dogwood	5 gal	24" H.		3	
COR FL2	Cornus sericea 'Flaviramea' / Yellow Twig Dogwood	5 gal	24" H.		3	
HYD L75	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	5 gal	24" H.		51	
ITE VIR	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetpire	5 gal	24" H.		7	
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	5 gal	24" H.		60	
ROS RAD	Rosa x 'Knockout' TM / Rose	3 gal	24" H.		28	
TAX NIG	Taxus cuspidata 'Nigra' / Nigra Japanese Yew	B & B	4" H.		12	
TAX TAU	Taxus x media 'Tauntonii' / Tauntan Yew	B & B	4" H.		3	
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	4" H.		36	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	FIELD2	FIELD3	SPACING	QTY
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal			24" o.c.	16
HEM APA	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal			24" o.c.	34
HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal			24" o.c.	148
HEU PUR	Heuchera micrantha 'Palace Purple' / Palace Purple Coral Bells	1 gal			18" o.c.	177
PEN HAM	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 gal			24" o.c.	91
SED AU6	Sedum spectabile 'Autumn Joy' / Stonecrop	1 gal			24" o.c.	14



DECATUR SITE



1280 Iroquois Avenue
Suite 110
Naperville, Illinois 60563
Telephone: (630) 428-3134
Fax: (630) 428-3159
www.design-perspectives.net

REV.	COMMENT	DATE

SEAL:



DATE: 11/16/2017
JOB NO.: 17-378
DRAWN BY: CE
CHECKED BY: TS

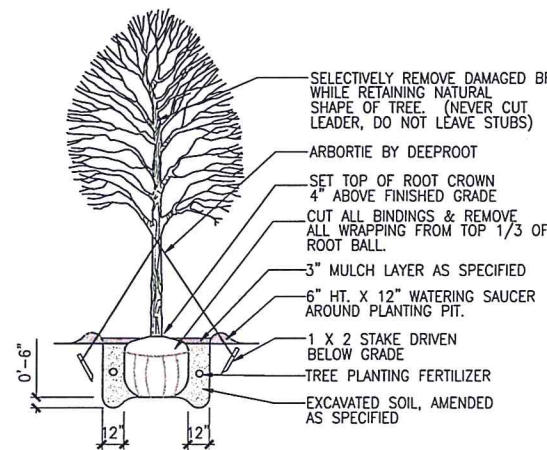
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SHEET NO.:
LP-100

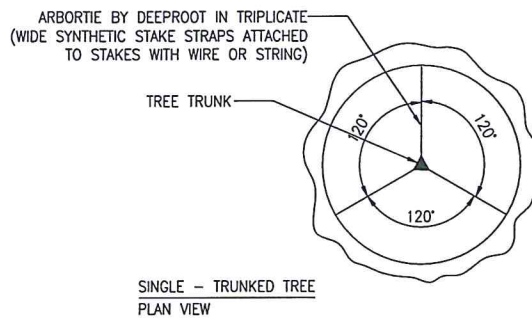
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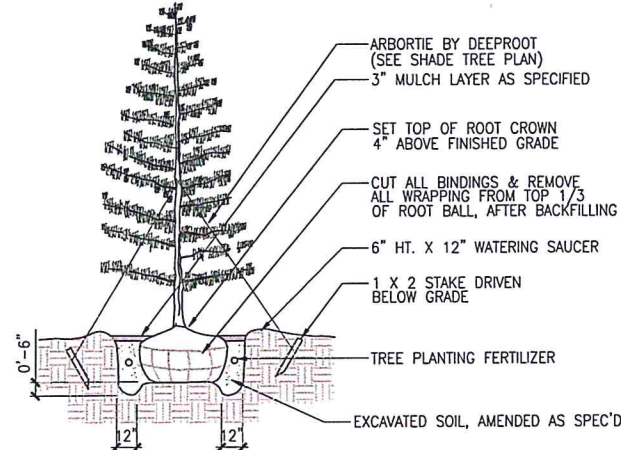
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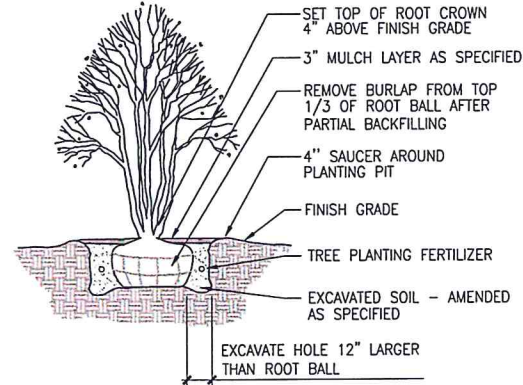
SHADE TREE PLANTING
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DT-tree-w-wire-gyn



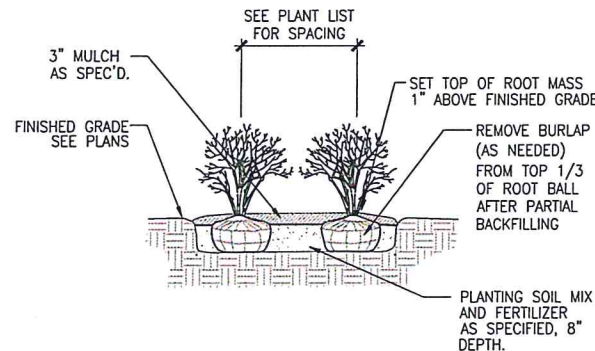
TREE GUYING DETAIL - SHADE TREE
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DT-tree-w-wire-gyn-plan



EVERGREEN TREE PLANTING
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DT-evergreen-gyn

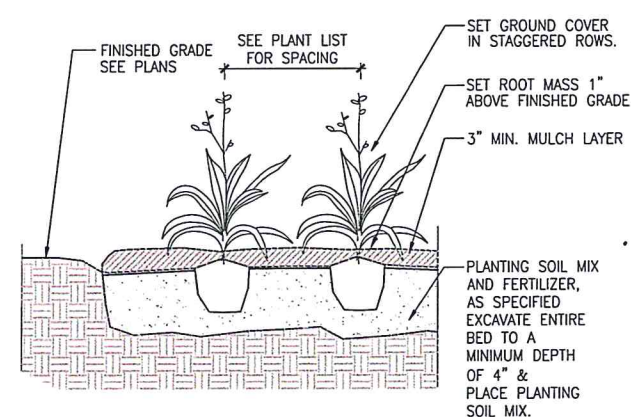


ORNAMENTAL TREE PLANTING
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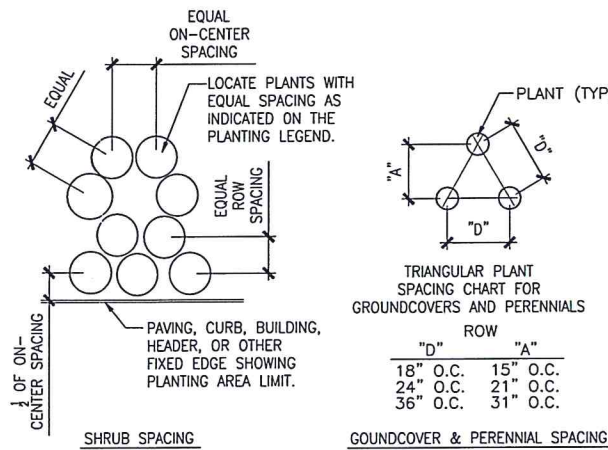


ALL PLANTS TO BE INSTALLED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON PLANS

SHRUB PLANTING DETAIL
SCALE: 1/2"=1'-0"
DT-shrub-gyn

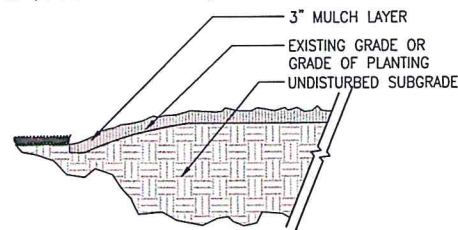


GROUNDCOVER PLANTING
SCALE: 1"=1'-0"
DT-groundcover-gyn



PLANT SPACING DETAIL
SCALE: 1/2"=1'-0"
DT-plantspc-gyn

- NOTES:
1. TRENCH EDGE DETAIL SHALL BE USED AT ALL LAWN EDGES AND AT EDGES OF MULCHED AREAS (FOR CONTAINMENT)
 2. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS, AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON PLANS)



TRENCH EDGE DETAIL
SCALE: 1"=1'-0"
DT-ts-trench-gyn

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.
2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.
5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:
- SHRUBS - LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.
- TREES - STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.
12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.
14. ALL MULCH TO BE SHREDDED HARDWOOD MULCH.
15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.
16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 4/1 - 6/15
2. FALL PLANTING: 9/1 - 11/1

PLANTING NOTES
SCALE: NTS
DT-plantnote-gyn

REV.	COMMENT	DATE

SEAL:



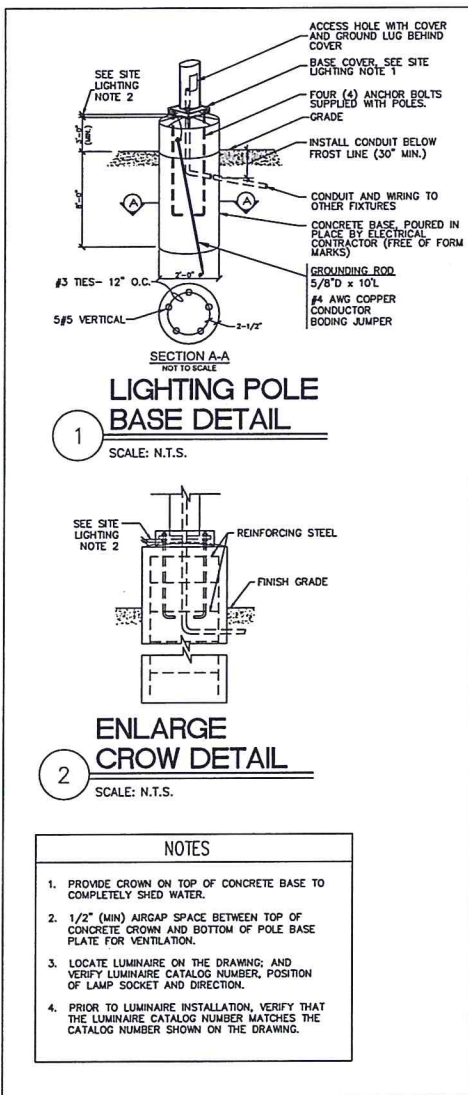
DATE: 11/16/2017
JOB NO.: 17-378
DRAWN BY: CE
CHECKED BY: TS

DRAWING TITLE:
**LANDSCAPE
DETAILS**

SHEET NO.:

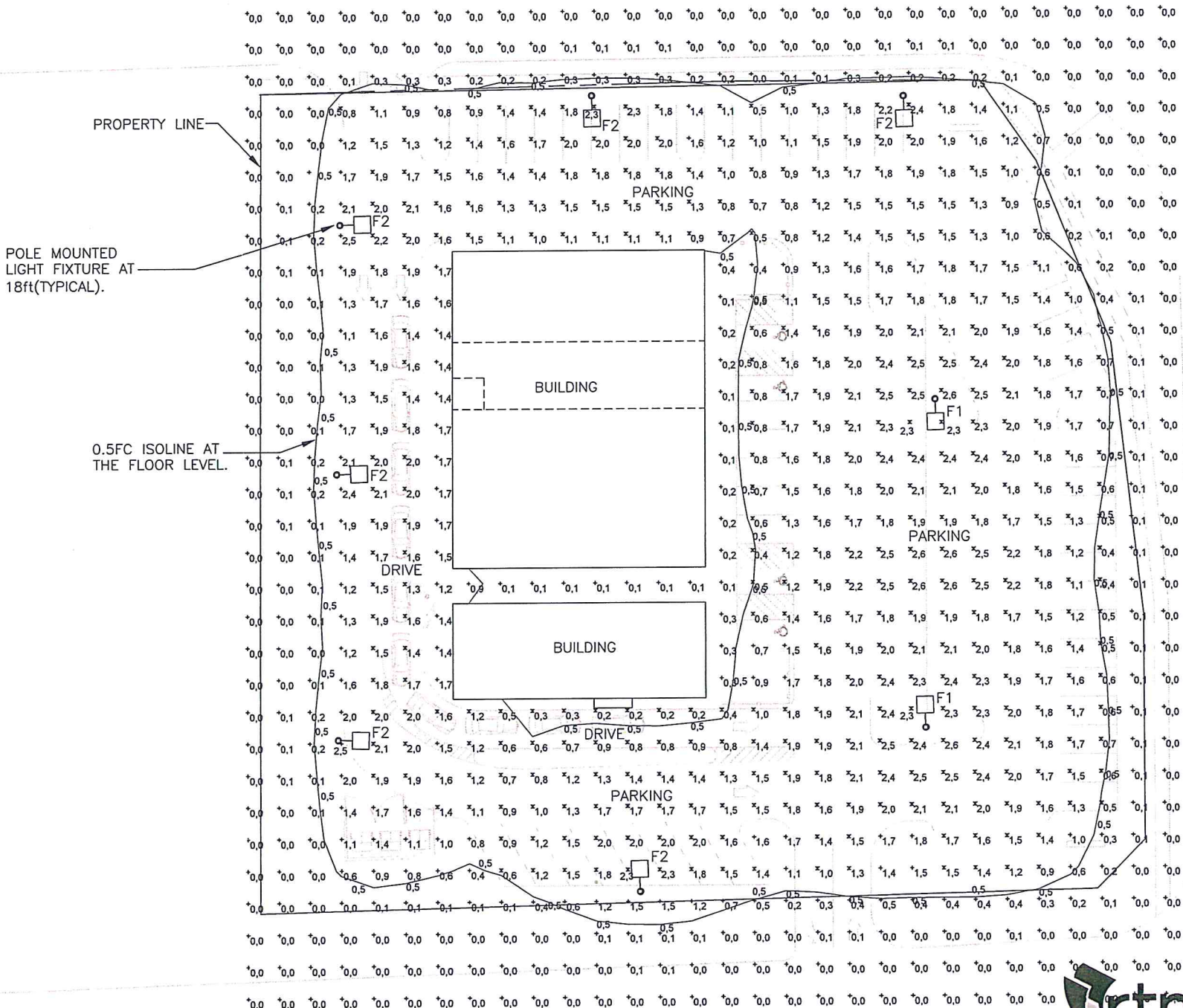
LP-500

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[illegible]

LIGHTING FIXTURE SCHEDULE								
FIXTURE TAG	SYMBOL	MANUFACTURER	MODEL NUMBER	LAMPS	VOLTAGE	WATTAGE	MOUNTING	NOTES
F1		PHILLIPS	ECF-APD-MRI-1-S-215LA-NW-UNV-BLP-MS-A-27V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTURER FOR OWNER FINAL SELECTION)	LED 20874L/EACH 4000K-70CRI	120V-277V	210W	POLE	(1) POLE LIGHT, 17FT POLE, WITH 1 POLE HEAD, DRILLING PATTERN AS REQUIRED BY POLE HEAD, BLACK OR BRONZE IN COLOR AS SELECTED BY OWNER (PROVIDE MANUFACTURER COLOR SAMPLE). PROVIDE 15FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 90M WIND
F2		PHILLIPS	ECF-APD-MRI-1-4-75LA-NW-UNV-BLP-MS-A-27V (PROVIDE POLE AND HEAD SAMPLE OF BLACK AND BRONZE COLORS FROM THE MANUFACTURER FOR OWNER FINAL SELECTION)	LED 9086LU/EACH 4000K	120V-277V	77W	POLE	(1) POLE LIGHT, 17FT POLE, WITH 1 POLE HEAD, DRILLING PATTERN AS REQUIRED BY POLE HEAD, BLACK OR BRONZE IN COLOR AS SELECTED BY OWNER (PROVIDE MANUFACTURER COLOR SAMPLE). PROVIDE 15FT POLE WITH VIBRATION DAMPERS AND GROUND LUG CONNECTION. POLE SHALL WITHSTAND WEIGHT AND E.P.A FOR 90M WIND

PARKING AREA STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING	1.6fc	2.6fc	0.4fc	6.5:1	4.0:1
DRIVE	1.2fc	2.0fc	0.2fc	10.0:1	4.0:1
ALL SITE	0.6fc	2.6fc	0.0fc	N/A	N/A



1 SITE PLAN - PHOTOMETRIC
1" = 20'-0"



rtm
engineering consultants
650 E. Algonquin Rd. Suite 250
Schaumburg, Illinois 60173
rtmsociales.com | 847.758.4180

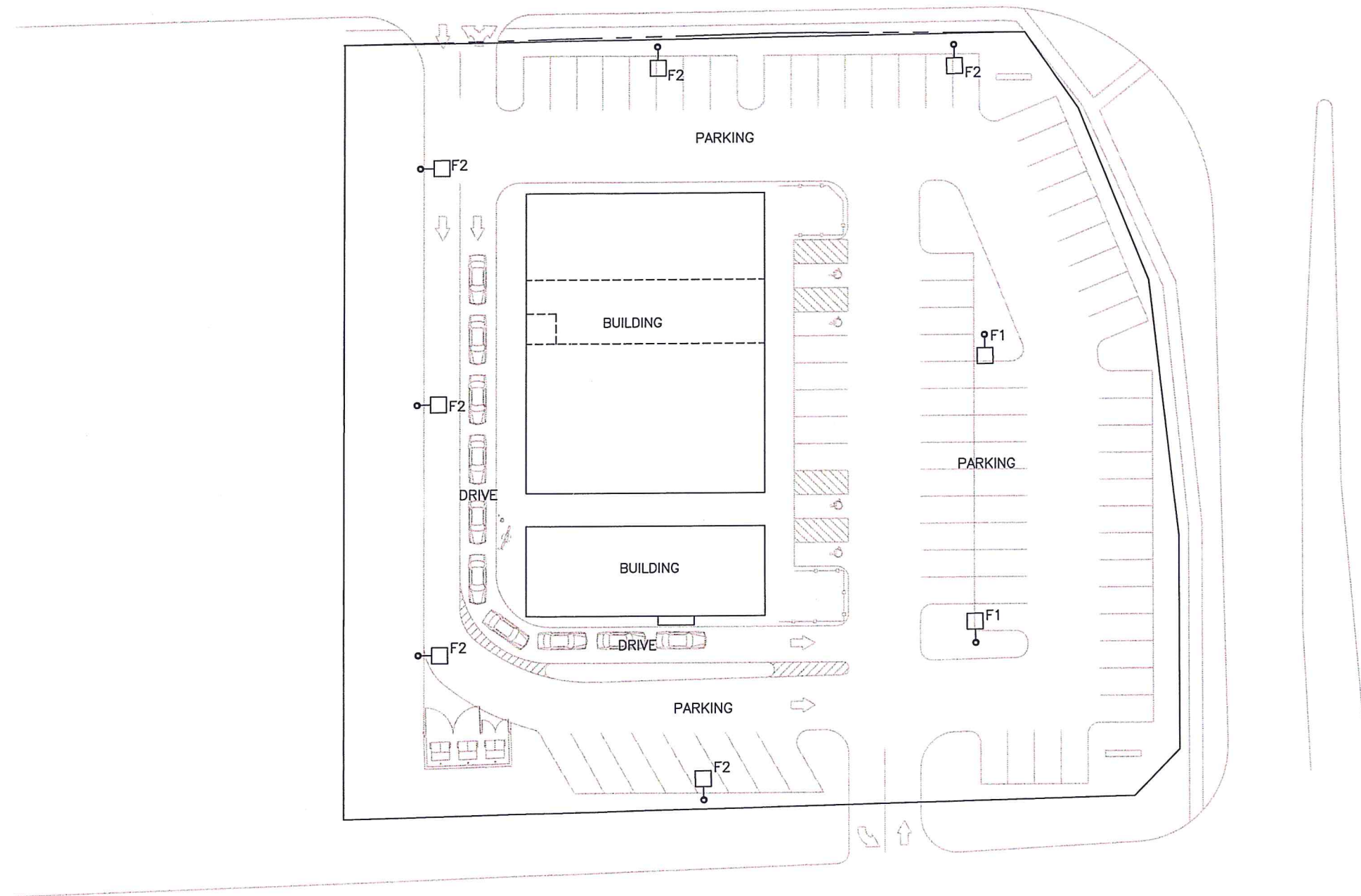
GMX REAL ESTATE GROUP, LLC
 DECATUR MULTI-TENANT BUILDING
 N. WATERS ST. & ASH AVE., DECATUR, IL 62526

CMX

[illegible]

450 E. Higgins Road . Suite 202
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P 847.952.9970
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JTS ARCHITECTS

[illegible]

1 SITE PLAN - ELECTRICAL
1" = 20'-0"



DATE	SUBMITTED
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SHEET TITLE
SITE PLAN
ELECTRIC

DATE	11/02/2017
JOB NO.	17.JTS.004
SHEET	

E1.

GMX REAL ESTATE GROUP, LLC
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ST

Excerpts from Plan Commission Meeting of December 7, 2017:

Cal. No. 17-52

Petition of GMX REAL ESTATE GROUP, LLC to rezone property located at 125 WEST ASH AVENUE, 112 WEST OAK LANE, 130 WEST OAK LANE, 4173 NORTH WATER STREET and 4183 NORTH WATER STREET from R-1, R-2 and R-3 Single Family Residence Districts and R-5 Two-Family Residence District to PD Planned Development District.

Ms. Suzy Stickle was sworn in by Mrs. Poland.

Ms. Stickle presented the recommendation of staff:

The subject site has four (4) single family residential structures and three (3) accessory structures on approximately 1.6 acres. The site is located at the southwest corner of West Ash Avenue and North Water Street (US 51) with frontage on West Oak Lane.

In 2015, a petition to rezone the subject site in conjunction with the abutting property located at 156 West Oak Lane to PD Planned Development District to allow for a grocery store was denied by the City Council.

The petitioner proposes to rezone the subject site from R-1 Single Family Residence District, R-2 Single Family Residence District, R-3 Single Family Residence District, and R-5 Two-Family Residence District to PD Planned Development District in order to construct a commercial center to include two (2) retail stores and two (2) restaurants. One (1) of the restaurants will be freestanding and have a drive-through.

The petitioner proposes to construct 10,400 square feet of commercial center consisting of two (2) buildings with 82 parking spaces.

Access to the commercial center is proposed via two bi-directional curb cuts, one (1) on West Ash Avenue and another on West Oak Lane. The curb cut on West Oak Lane is designed for right-in and left-out vehicular turning movements.

Landscaping meeting the requirements of the Zoning Ordinance will be required at the time of final site plan review with the building permit application. Landscaping is proposed for the frontage and parking areas as well as the required buffer yard along the west side of the development.

Two (2) freestanding monument-styled signs are proposed for the development. One (1) is to be located near the northeast corner of the development and the other sign near the southeast corner of the development. The proposed signs will not exceed 10 feet in height nor 100 square feet in area.

The façade for the proposed center will be a mix of building materials including brick, stone, cement board and EIFS (also referred to as synthetic stucco).

The petitioner will be required to submit a subdivision plat, to consolidate all five (5) parcels into one (1) lot, to the City for review and approval and the final site plan will not be approved until the plat has been approved by the City and recorded with Macon County.

The City of Decatur Zoning Ordinance provides standards for reviewing applications for planned developments. An analysis of the review standards is discussed as follows:

1. *Compatibility with the character of the surrounding neighborhood and general area.* The proposed development is compatible with the character of the area to the east. The site is located on a major, heavily travelled corridor in the City and is across from a large commercial

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

2. development. With the special development conditions that can be imposed via the PD Planned Development District zoning, compatibility with the nearby residential uses can be ensured. Hours of operation will be permitted only between the hours of 6:00 AM and 11:00 PM to allow for restaurants to serve their customers as well as helping the development be more compatible with the neighboring residences.
3. *Effect on area.* The proposed development will increase traffic to the area when changing from a single family residential use to a commercial use, however, a traffic impact study was conducted and the development has been designed based on the recommendations of that study. Oak Lane shall be improved from Water Street to the west side of the developed entrance on Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on Oak Lane. Parking will be removed along both sides of West Ash Avenue. Approximately 6 parking spaces will need to be removed along the north side of West Ash Avenue while 8 parking spaces will need to be removed from the south side of the street. The bus stops along West Ash Avenue will be relocated to be more compatible with the design of the proposed development. The bus stop on the north side of West Ash Avenue will be moved near the first utility pole west of its current location. The bus stop on the south side of West Ash Avenue will be relocated approximately 40 feet east of the proposed entrance to the development.
4. *Design and amenities.* The proposed development will be designed to meet the standards of landscaping as required by the Zoning Ordinance including alternative compliance. The façade of the proposed development will consist of a mixture of building materials. In order to provide efficient on-site traffic circulation and to avoid internal bottle-neck ingress traffic near the West Oak Lane entrance, due to its short stacking distance from the first aisle to the south, a one-way angled-parking pattern is recommended.
5. *Consistency with comprehensive plan.* The proposed development is not consistent with the Comprehensive Plan as it currently calls for Residential Low-Density. However, the site is located on a major corridor at a signaled intersection directly across from a major commercial development across North Water Street.
6. *Traffic capacity.* The City received and reviewed a traffic study performed by KLOA consultants. According to the traffic study, the intersections of Ash Avenue with Water Street and Ash Avenue with Huston Hills Road currently have adequate capacity to accommodate the traffic projected to be generated by the proposed retail and restaurants.
7. *Adequacy of utilities.* Proposed utilities and infrastructure will be adequate to serve the proposed land use. The public sanitary sewer will have to be relocated in a new permanent easement to allow for the buildings to be constructed at the proposed location.
8. *Integration.* The proposed development will be developed in accordance with an overall design plan.
9. *Adequacy of parking facilities.* The required number of parking spaces is 76; 82 spaces have been provided on site, so the minimum parking requirement has been exceeded. The parking lot has reduced front yard setbacks along West Ash Avenue, North Water Street (US 51) and West Oak Lane, the petitioner will utilize alternative compliance to have the reduced front yard setbacks for the parking lot. The petitioner will provide the required 120% of landscaping points to compensate for the reduced setbacks.

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

The PD plan has been reviewed and approved by the City's Technical Review Committee, Planning, Engineering and Fire.

Based on the analysis, staff recommends approval of the proposed PD Planned Development District petition with the following conditions:

1. The development will be permitted to have no more than two (2) freestanding monument style signs along the frontage of North Water Street (US 51) only. Each sign is not to exceed ten (10) feet in height and 100 square feet in area. Electronic message unit (EMU) signage, if proposed, shall be permitted on the freestanding monument style signage proposed to be located near the northeast corner of the development only, subject to the requirements of the Zoning Ordinance for EMUs. An electronic message unit shall be permitted on the menu/order board for the drive-through facility. All other signage within the development will be prohibited from having EMUs.
2. An agreement shall be in place, prior to a final site plan being approved, requiring the developer to make improvements to the intersections of Ash Avenue with Water Street and Ash Avenue with Huston Hills Road that are deemed necessary if traffic generated by the development hinders the operation of the intersection of Ash Avenue with Water Street.
3. A public sanitary sewer runs through the property where the buildings are proposed. The sewer will have to be relocated around the buildings with a new permanent easement surrounding the sewer.
4. Provide angled-parking along the east aisle and provide one-way traffic on the east aisle running from north to south.
5. Oak Lane shall be improved from Water Street to the west side of the developed entrance on Oak Lane, ending where the curbed radius ends. Improvements shall include increasing the road's strength to accommodate the increase in traffic, adding curb and gutter to both sides of the road with appropriate drainage structures, and extending sidewalk from Water Street through the developed entrance on Oak Lane.
6. The access on West Oak Lane shall have signage posted for no right turns exiting the development.
7. The developer shall provide and remove striping as necessary for the vehicular movements and parking on West Ash Avenue as recommended by the Traffic Impact Study.
8. A one (1) lot subdivision plat will be required to be submitted, approved and recorded prior to a formal site plan being approved.
9. The only permitted uses for this Planned Development are retail; two (2) restaurants but no more than one (1) freestanding restaurant with a drive-through facility; medical and professional offices.
10. Hours of operation shall only be permitted between the hours of 6:00 AM and 11:00 PM.
11. No outside speakers shall be permitted except for the drive-through facility with the restaurant.
12. The combined total square footage of all buildings shall not exceed 10,400 square feet.
13. All lights facing the west and south shall be shielded.
14. Building elevations and construction materials primarily of masonry shall be as approved by the Economic and Community Development Department in conjunction with the final site plan review.
15. Final site, landscaping and lighting plans shall be submitted to and approved by the Economic and Community Development Department, Public Works Department and the Fire Department prior to building permits being released.

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

Section XIX.G.2. of the City of Decatur Zoning Ordinance requires the Plan Commission to hold a public hearing to review the Planned Development plan and report its findings concerning the effect on the comprehensive plan and compliance with the standards of review to the City Council. A motion to forward Calendar Number 17-52 to the City Council with a recommendation for approval is suggested by staff.

Mr. Kent Newton asked if any changes were made to the development, such as signage or uses, would it have to come back to the Plan Commission for approval. Ms. Stickle said yes.

Mr. Andrew Goodman of GMX Real Estate Group, LLC, petitioner, was sworn in by Mrs. Poland.

Mr. Goodman stated they are excited about the development and presented slides related to the proposed development.

Mr. Goodman said GMX Real Estate Group, LLC, held a neighborhood meeting on November 27, 2017. One of the concerns from the neighbors was the decline of their property values. Mr. Goodman stated a study from 2014 to 2016 showed an increase in property values next to a new commercial development.

Mr. Goodman discussed the site plan for the location.

Mr. Scott DiGilio, RTM Engineering Consultants, was sworn in by Mrs. Poland.

Mr. DiGilio discussed the lighting plan for the proposed location. The light poles will be kept lower than a typical commercial development. The lights will be directed towards the east so there will be zero light spillage across the property line. Landscaping will also block the light.

Mr. Tod Stanton, Design Perspectives, was sworn in by Mrs. Poland.

Mr. Stanton said the landscaping plan meets the requirements of the Zoning Ordinance. There will be a wide buffer between the development and the residences to the west.

Mr. Louie Aboona, KOLA Traffic Consultants, was sworn in by Mrs. Poland.

Mr. Aboona stated a traffic study was performed as requested by staff. Ash Avenue will be restriped for a left turn lane into the development driveway which will be approximately three hundred feet west of the intersection of Route 51. This left turn lane will be one hundred and twenty-five feet long and will accommodate five (5) to six (6) vehicles waiting to turn into the site. The west bound lanes will not be changed. There will be a loss of five (5) on-street parking spaces on both sides of Ash Avenue. Oak Lane will be restricted to right turns in and left turns out. The restriction will be through signage. Truck delivery will be restricted to using Ash Avenue.

Mr. Michael Columbo, JTS Architects, was sworn in by Mrs. Poland.

Mr. Columbo discussed the materials to be used on the development and stated the mechanical systems would be covered.

Mr. Newton asked for an explanation of the gap in-between the two (2) buildings and asked if access will be controlled. Mr. Columbo stated it will be more of a landscape, pedestrian area. Mr. Goodman said no vehicles will be allowed.

Mr. Goodman stated they are very excited about the development and have every intention of being good neighbors.

The following individuals from the audience were sworn in by Mrs. Poland and expressed their comments:

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

- 1) Mr. Jeff Forbes, whose parents live one (1) house away from the development, is concerned about the compatibility with the neighborhood; increase in traffic; poor design of the entrance and drives; elimination of the on-street parking; creating a more dangerous intersection; the difference between infrastructure on the east side and west side of Route 51 on Ash Avenue; and the negligible differences in the net sales tax increase.

Mr. Jack Myatt asked Mr. Forbes, if turning right off of Route 51 onto Ash Avenue, would there be one hundred and fifty feet before turning into the driveway. Mr. Forbes said yes. Mr. Aboona said the distance between the edge of the pavement on Ash Avenue to the entrance is two hundred and twenty feet.

- 2) Ms. Macky Spurlock has lived in the area for forty-one years. Ms. Spurlock is concerned with traffic issues and the safety of pedestrians. Ms. Spurlock is not opposed to new development but she does not feel this is the right place for expansion.
- 3) Mr. Bobby Hoebalch stated two (2) years ago the Plan Commission approved a development in this area and the City Council voted it down. Nothing has changed or improved. This will not look good for the City of Decatur when this development is sitting empty in a few years. He hopes this is voted down.
- 4) Ms. Kathleen Arnold grew up and still lives in the neighborhood. Her concerns are the additional traffic this development will bring, as it is already congested. Oak Lane already has many vehicles exceeding the speed limit. Safety is also a big concern. The five (5) or six (6) vehicles that will be in the turn lane will not be enough space. Vehicles will be stuck out on Route 51 trying to turn left onto Ash Avenue. She would like to see this development come to Decatur but would like to see it in another location. She does not want to see her neighborhood change.
- 5) Ms. Sue Long said this used to be a safe area for children to walk and play and it is not any longer. The neighborhood is being eaten up by progress. This development will create more neighborhood traffic. The City has empty retail space all over and many of the strip malls are empty or have become a haven for video gaming venues. Chipotles will not create more tax money, it will only take away from nearby Mexican restaurants. The traffic study submitted does not reflect reality. Traffic is congested and vehicles already have to sit through several lights in order to get through the intersection. Traffic will go through the neighborhood in order to avoid Route 51.
- 6) Mr. Pat Donnelly stated the information he sent to the Plan Commission was incorrect on the changing of the westbound traffic. He said it was two (2) lanes and that is inaccurate. Mr. Donnelly's concerns include the current design of the intersection inadequate for pursuing commercial development; modifications must be made to accommodate the additional traffic; allowing traffic to exit and turn left on Ash Avenue is a serious safety issue; Oak Lane traffic is going to become very busy; noise from the development; and lighting. Mr. Donnelly believes planning should be done properly before the rezoning is approved.
- 7) Ms. Judy Hoebalch asked what will happen to this development if it is approved and the businesses close. She wonders what will go into the neighborhood then.
- 8) Mr. Thomas Brown Heckman lives in the Shadow Lane area and is concerned about the traffic. Traffic on Route 51 turning left on Ash Avenue will create a problem and clog the intersection.
- 9) Mr. Kevin Wood voiced concerns over the buffer zone; vehicles following the signage; safety issue; traffic; and the location of this proposed development does not mean success.

Excerpts from Plan Commission Meeting of December 7, 2017 continued:

It was moved and seconded (Myatt/Frantz) to forward Calendar No. 17-52 to the City Council with a recommendation for denial as presented by staff. Motion failed 2-5.

It was moved and seconded (Jeffery/Smith) to forward Calendar No. 17-52 to the City Council with a recommendation for approval as presented by staff. Motion approved 5-2 with Commissioners Myatt and Frantz voting nay.

5 Dec 2017

Decatur City Planning Commission,

As Decatur residents, we are submitting this letter in opposition of request for rezoning of his residential property on the corner of Ash Ave and Route 51 from residential to business to build a **"Strip Mall"**.

There is no need to rezone this upscale residential area into business property. This property has been denied rezoning for four previous times that we are aware of. Most recently last July 2016 for construction of a new business of Mr. Ekiss. It is just a way to get a foot in the door to start rezoning that entire area of a long established upscale neighborhood in Decatur and turn it into a business corridor. All reasons against this rezoning remain the same:

- Increase traffic flow in one of the most congested corners of Decatur.
- Ash is a two lane road and if a turn lane is added it will make it more difficult for residents to get in and out of their homes.
- There will be minimal parking and no safe egress for residents in front of their homes.
- No safe way to enter for any future business from either Ash Ave. or Bus. 51.
- This property is not a safe or viable site for any future office. Unlike the recently rezoned corner of Macarthur and Pershing Road currently under construction.
- Both Ash Ave, Bus. 51 and MacArthur would require extensive repairs and upgrades to support the additional traffic flow.
- Additional police would be required to respond to increased vehicle accidents in an already congested traffic flow area.

This is a Decatur city-wide issue not just for the property affected. We hope that all Planning Commissioners will take a common sense approach to **deny** this corner property rezoning. There seems to be a plan by City Leaders to rezone any long standing residential property available of this community for commercial use only with little regard of impact to the resident 'life, safety and property values. There is no indication of what type of business will be on this rezoned property. Decatur is filled with rezoned residential property that was never developed or lies empty from short lived businesses. This is not the image we want to project to our current or future residents. Perhaps this is part of the reason why people are leaving Decatur.

Looking forward to your support of this issue at the December 7thth Planning Commission Meeting.

Sincerely,

Edward/Leslie Dawson
260 Michael Ave.
Decatur, Ill 6252
(217) 791-5636

December 4, 2017

Decatur City Plan Commission
Decatur Planning Department
One Gary Anderson Plaza
Decatur, IL. 62523

Re: Rezoning 340 W Mound Rd for fire station #5

Objections to rezoning as follows:

1. Site is too small. Preliminary front view as presented during a neighborhood meeting on Oct 11 illustrates what appears to be a building for a flat lot. Proposed site is certainly not flat. The final plans will probably look different from the preliminary to be able to accommodate the significant north to south slope of this site. The large investment in a new building should be on a site that does not require a parking lot in front of the building. I believe parking in the front yard in a residential area is prohibited.

2. Visibility at this intersection is less than ideal due to a rise in the roadway between the Target traffic light and Greenridge Dr.

3. During informational meeting on Oct 11 the fire chief stated that no other sites were considered. This site was offered to the City of Decatur and plans were expedited due to a deadline on the purchase option. The size of the investment in a new fire station should only be made after a thorough study of all possible sites. Until that work is complete and options are presented to the public can an informed decision be made by anyone. There is vacant land 1 block east of the proposed site on the Northeast corner of the Target traffic light. Another open area is for sale on Martin Luther King Jr Dr behind Brettwood Village.

4. Site location 1 mile north of current fire station would result in approx. 2 minute slower response time to incidents along Pershing Rd, Decatur Memorial Hospital and nursing homes along Monroe Street one of which recently suffered a fire fatality!

The current fire station has had several major issues due site drainage but also a ceiling collapse with would have to be the result of not doing timely maintenance. The City of Decatur should not allow a rush to judgement which could result in different but new problems for a less than ideal site.

The residents & taxpayers of Decatur deserve a better fire station than the proposed site can provide !

John Munson
retired Professional Engineer
and residential contractor

12/06/2017

To Members of the City of Decatur Planning Commission,

My name is Patrick Donnelly. I reside at 396 W. Ash Ave. and would appreciate you taking time to review the following prior to the meeting on 12/07/17 regarding the Ash and Route 51 development proposal. Note: this letter was written prior to this mornings' release of the letter from GMX to Tim Dudley. With that said I decided to leave the letter in its original form and have added comments in red that address some of the issues. I fully understand the desire by city officials to find ways to increase tax revenue; particularly with a projected 3.2 million dollar shortfall projected in the upcoming budget. I also understand the desire for investors to develop commercial properties at an intersection that has one of the highest traffic counts in the city. It is apparent to me that, at some point, this property will be commercially developed.

Assuming that development is inevitable, I would like you to consider taking pause on this particular proposal and look at **needed improvements to the Ash Ave intersection** before entertaining further proposals from interested parties.

Existing traffic on Ash Ave:

I am not sure that much can be done about limiting/controlling the amount of traffic on Ash Ave. (Although I am confident all the neighbors would welcome this idea).

The following figures are based on a traffic study done in 2015 for the proposed Aldi development. I do not have the current study but assume there has not been significant change. Page six of the 2015 study conducted by the developers showed an average traffic count of 5500 vehicles going West and 7200 East. Assuming that there is minimal traffic on Ash Ave from 10:00 pm to 6:00 am (8 hour time span), there is approximately 7200 vehicles traveling East on Ash Ave every 16 hours or 450 per hour on average. Developers reported 343 or an average of approximately 115 vehicles per hour during a two day study of anticipated peak hours of operation. Extrapolating the same formula for West bound traffic of 5500 per 16 hours or 344 vehicles per hour, makes one make pause when compared to peak times of traffic flow found in the study. There are many times that East bound traffic backs up considerably (as many as twenty plus vehicles) during busy times. I am asking decision makers to consider inserting a south bound turn lane at the intersection. While this might have minor impact on the property being proposed for development and there would be costs involved in relocating/redesigning the traffic poles it would, in my opinion, help alleviate pressure on the intersection caused by backups.

The left hand turn lane for West bound traffic on Ash Ave:

I do not know what the current modifications proposed are for West bound traffic on Ash Ave; however the drawings have many similarities with the 2015 proposal, which makes sense because the traffic analyst is the same person for both projects. I encourage you to look at the current plans and see if the following verbiage applies to this development.

It is my understanding that Ash Ave. will have to be modified to allow for the proposed turn lane of 125 feet. This will be accomplished by removing sidewalks in front of existing homes near the development and widening the road. This alteration will result in a left turn lane and a West bound pass through lane; each lane approximately 11 feet wide. If this is correct, then I question how this will not become a safety issue. When considering modifications to a development the said alterations should be vetted in a fashion that considers a worst case scenario. According to the Business Insider, <http://www.businessinsider.com/best-selling-cars-trucks-vehicle-america-2016-2017-1/#3-ram-trucks-489418-87-18> and other publications, the top three vehicles sold in the United States are, in order of sales, the F-series Ford pickup, the Chevrolet Silverado, and the Dodge Ram pickup. The following references to clearance etc., are based on information gleaned from the Ford Manufacturing website for the F150 model. The F150 XLT with an 8' bed has an overall length of 227.9" or 19 feet long. This translates into a 125 foot turn lane that will be able to hold 6.25 F150 trucks stacked **bumper to bumper**. Obviously, the number would decrease considerably when accounting for proper spacing of vehicles found within the turn lane. If my calculations are correct then the question becomes: Is a 125 foot turn lane sufficient to handle the anticipated increase in traffic trying to reach the development? The 11 foot lane widths translates into 30 inches of clearance for two perfectly centered pickup trucks (width including mirrors 8-1/2 feet) within their respective lanes. To further demonstrate the 11 foot lane width and how it applies to the funneling of traffic at the intersection I ask you to visualize the following:

Take 4 yardsticks and lay them end to end to represent the lane width. Step back from them and envision 5500 vehicles (weighing from 3000 to 8000 lbs. each) per day every day driving through this space. The drivers of each vehicle will have to negotiate with the traffic travelling to or already in the turn lane, the traffic in front of them, and the traffic entering the roadway from Huston Hills. These same drivers, of varying skills, will perform these necessary functions while staying within the four yard sticks in front of you. Now, reduce the distance by 12 inches to more accurately represent an 11 foot wide lane. If you are still not convinced that there are serious safety issues with this design, then I encourage you to simply stand in your driveway. I live in a house with a standard width driveway of 20 feet that approaches a two car garage (fill in your own dimensions). If I mentally remove the end caps used to hold the garage door in place, I can then envision what two vehicles side by side, traveling at speeds of 20 to 30 miles per hour will look like in a confined space. My intent, in asking you to do this, is to simulate what the funneling of traffic from and across the Route 51 intersection with Ash Ave. will look like. Not very pretty, is it? I hope I made my point. As to suggestions on what can be done to accommodate traffic flow more safely through additional planning, I do not know. Possible solutions may involve removing the house on the North corner of Ash and Route 51 along with the next one or two homes to the West of Huston Hills. This would allow for proper lane modifications and lessen safety concerns.

The negative impact of the proposed development on city coffers and the entire Windsor Village Subdivision:

Once a structure is allowed to be built there is no other option than to make and act on requested exceptions to a development by its tenants, particularly if safety issues arise. It is a given that traffic will

increase dramatically on Oak Lane, to and from the development, when one considers that customers will certainly tire of trying to reach the development, without additional modifications to the intersection, via the constant congestion on Ash Ave.

What improvements will need to be made on Oak Lane (the entire length of the street) to address increased traffic from passenger vehicles?

How are the improvements paid for? Does the developer pay for the needed improvements OR will the city pay for them? Assuming that needed improvements are paid by the city, what is the return on investment or payback period, when measured against sales tax dollars collected by the city from the establishments?

The additional traffic pressure on these streets and others in the Windsor Subdivision will change the culture of surrounding neighborhoods. No longer would you see children playing in the streets or people taking walks and talking to their neighbors. Having lived on Ash for the last 27 years, I know firsthand how the continuous flow of traffic has negatively impacted my neighborhood. Some may call the proposed development, "progress" that benefits the entire community; others might see it as the denigration of social norms at the expense of the almighty dollar.

In summation, the intersection of Ash Ave and Route 51, in its current design, is not equipped to handle the current flow of traffic and safety issues become more dramatic without more in depth modifications that allow for commercial development in this location.

The following are concerns and needed follow through from conversations that occurred during and after the 11/27/17 neighborhood meeting.

- Representatives of the developer say that three properties: (2) on the North side of Ash Ave and (1) on the South side will lose parking privileges on the street. What accommodations can be made for the residents affected? The solution offered by the developer was to park somewhere else. Maybe decision makers should consider the previously mentioned suggestions regarding improvement of intersection. See item number 7 on letter to Tim Dudley.
- The site plan (shows the egress or exit from the property allows for vehicles to turn Right (East) or Left (West) onto Ash Ave. I asked Paul Takacs, a representative from the developer, if GMX would revisit the proposed exit design because of safety concerns involving vehicles crossing up to 4 lanes of traffic to travel West (Left) out of the property. They agreed to revisit, but my understanding was that they would possibly need to talk with the as yet un-named tenants. This was confirmed during a phone conversation on 12/06/17 with Mr. Takacs after the Chipotle announcement. He told me that Chipotle would be the ultimate decision maker on the change and that typically Chipotle was pretty stringent about sticking to approved plans. Does the city have any say on this? This was not in the letter to Mr. Dudley. One would think that the tenants (Chipotle), as good corporate citizens to the community and neighbors to the surrounding area would certainly want to lessen obvious safety concerns. **Note to decision makers: this is a very real problem that needs to be addressed.**

- The developers told neighbors that they would redesign the exit onto Oak lane to channel the traffic to go East (left) from the property, with the intended result of lessening traffic on the street. Item number 8 in the letter shows that they there are willing to address concerns via signage, directed turn movements (does this mean striping?), and/or barrier identifications. My feeling is that, without some type of solid barriers, people will simply ignore attempts at directing traffic flow from the property. Can we get formal clarification?
- The developers told me that they would be willing to put up some type of sound deadening fence on the West side of the property in order to serve as an additional type of buffer for the immediate area. Has this change been added to the plan? Item 3 in the letter proposes mitigating noise through placement of mature landscape buffers. In a subsequent conversation with Mr. Takacs on 12/06/17, he said that they have no problem with a fence. I asked him what his opinion was on the best type of buffer for this situation and he said that it would probably be a combination of fencing and landscaping, particularly when considering it will take some time for the plants to mature and become more effective for their intended use as a noise deadening device. DOES THIS NEED TO BE IN WRITING?
- Parking lot lighting. Item 1 in the letter addresses the design of lighting. However, it does not address when or if the lights will be shut off during non-business hours. During the 12/06/17 conversation Mr. Takacs stated that the lights would go off at 11:00 pm, with the exception of "low emitting lights" left on for security purposes. Again, does this need to be formally agreed on in the plans?

I have provided this information to Joselyn Stewart, with the understanding that she will forward to you. If you have any questions or need clarification on anything found in this correspondence, I can be reached at 217-433-9560 or donnelly04@aol.com.

Thank you for any consideration given to the suggestions and information provided in this correspondence.