

Legal Notice

Illinois Times

January 19, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, February 15, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Sections: 155.112, Surfacing; 155.062, Permitted Obstructions in required yards; 155.062 ( c ) (1), Permitted Obstructions in a Front Yard; 155.114 (b), Regulations for Location of Off Street Parking Facilities; and 155.480 (k) (3) (ix), Landscape, Screening and Lighting Regulations: Site and Parking Area Lighting Requirements- General Standards, of the Springfield Zoning Ordinance. The petitioner recently purchased subject property, without knowledge of certain building and zoning violations. In bringing subject property in compliance with code, petitioner respectfully requests variation of Sections: 155.112 (Paving requirement), to allow the use of millings on the parking area, instead of the solid dust free surface per code; 155.114(b) to allow parking in the required front yard setback (facing Cockrell); 155.062(c)(1) to allow the drive lanes leading to parking spaces in a required front yard setback; 155.062 (to allow parking of automobiles in the required visibility triangle), allowing the continued use of the parking area along Cockrell; and 155.480k(3)(ix) (lighting requirements) to allow the use of wall pack lights which are not full cut-off style fixtures, except on the North side of the north storage unit building, instead of fixture heads which are full cut-off type.

Improvements (or structures) located on said property are 148 storage units located in three separate buildings, together with 49 parking places for the outdoor storage of cars, trucks, recreational vehicles and boats. Subject Real Estate is currently classified in the I-1, Light Industrial District, Section 155.040.

Legally described as: Lot 1 in Constitution Minor Subdivision (tax id 21-13.0-177-015), and Lot 5 (with exceptions for RR relocation) White Oak Business Park (tax id 21-13.0-177-009), together commonly known as 3600 Constitution.

The Subject property is commonly known as 3600 Constitution Drive, Springfield, Illinois.

The petitioner is S J Homes LLC, By Its Attorneys Craven & Craven, P.C., Donald M. Craven and Joseph A. Craven of Counsel.

Docket No. 2023-004

John Harris  
Assistant Zoning Administrator

# Google Maps 3600 Constitution Dr

2023-004

