

Illinois Times

March 23, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 19, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of a portion of property from R-5 (a) General Residence & Office District, Section 155.021, to S-3, Central Shopping District, Section 155.032, and a Conditional Permitted Use pursuant to Section 155.032 (c) (1), Accessory Off- Street Parking Lots Not on the same lot as use served, and Section 155.183, Accessory Off-Street parking not on same zoning lot as use served, and a variance of Section 155.480 ( i), Landscape, Screening and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the Springfield Zoning Ordinance. Petitioner YMCA is an Illinois not-for-profit corporation and, as to a portion of the Subject Property generally described on Exhibit A as Lots 1, 2, 3 and 4, is the ground lessee of same pursuant to a Ground lease between Petitioner and St. John's. Petitioner YMCA owns and operates the Y Facility on property adjacent to the Subject Property. Petitioner YMCA is leasing the Subject Property from St. John's to provide additional parking for the Y Facility, the accessory off-street parking lot will be constructed at the SE Corner of Union/ N. 4<sup>th</sup> Street. To be in compliance with the Zoning Ordinance, petitioners respectfully request for a reclassification of of property, as Identified in Exhibit A, from R-5 A to S-3; and for the portion of Exhibit A, generally known as (i) Lots 1-4: a Conditional Permitted Use Pursuant to Sections 155.183 and 155.032(c)(1) to allow an accessory off-street parking facility not on the same lot as use served to serve the Y Facility located at 601 N. 4<sup>th</sup> Street; and a variance of Section 155.480 (i) reducing the required transitional buffer yard to zero feet for that portion of the Subject Property generally known as (i) Lots 1-4.

Improvements (or Structures) located on said property are: portions of grass areas of a parcel containing office building and associated parking area. The subject real estate is currently classified in the R-5 (a) General Residence & Office District, Section 155.021.

Legally described as: Exhibit A: A portion of the real property commonly known as 417 East Carpenter Street, Springfield, IL 62702 with Property Index Numbers of 14-27.4-304-043 and 14-27.0-304-043 and generally described as (i) Lots 1, 2, 3 and 4 in Block 1 of V. Hickox's Addition located at the Southeast Corner of Union Street and North Fourth Street and (ii) Lot 9 and the South Half of Lot 10 in Block 1 of V. Hickox's Addition located immediately North of the alley bearing a Property Index Number of 14-27.0-304-042 (all as visually depicted on Exhibit B).

The subject property is commonly known as Portion of 417 E. Carpenter Street (Property Index Numbers 14-27.4-304-043 & 14-27.0-304-043), located lots 1-4 SE Corner of Union Street/N. 4<sup>th</sup> Street; and Lot 9 & S. 1/2 Lot 10 located N. of Alley w/ PIN 14-27.0-304-042 , Springfield, Illinois.

The petitioners are YOUNG MEN'S CHRISTIAN ASSOCIATION OF SPRINGFIELD, ILLINOIS, and ST. JOHN'S HOSPITAL OF THE HOSPITAL SISTERS OF THE THIRD ORDER OF ST. FRANCIS, By It's Attorneys Delano Law Offices, LLC, Thomas C. Pavlik, Jr. of Counsel.

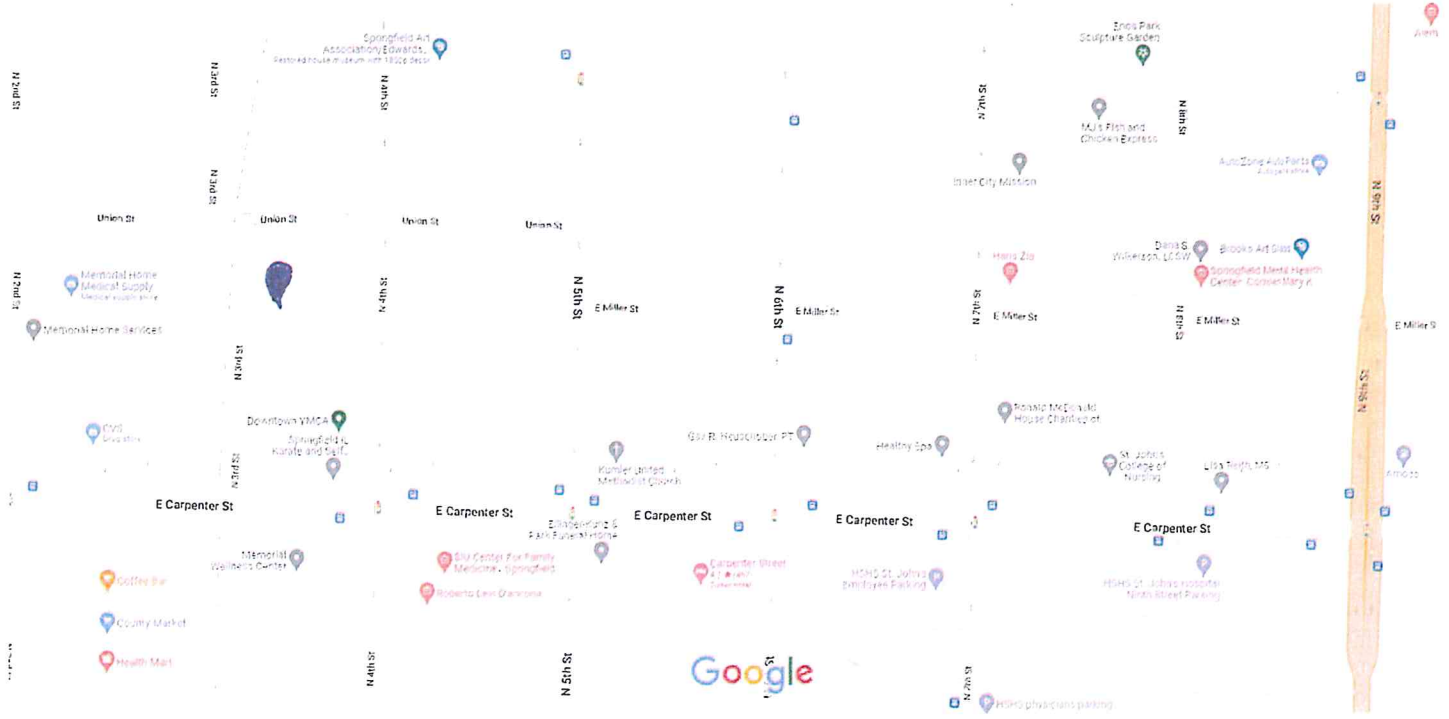
Docket No. 2023-016

John Harris

Assistant Zoning Administrator

2023-016

Google Maps



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