

Legal Notice

Illinois Times

May 25, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, June 21, 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 property from R-2 Single Family & Duplex Residence District, Section 155.017 to R-3 (b) General Residence District, Section 155.018; and for variation of Sections: 155.056, Minimum required lot area per dwelling unit; 155.114 (b), Regulations for the location of off-street parking facilities; 155.062 (c ) (1), Permitted Obstructions in required yards: front yard; and 155.480 (i), Landscape, Screening, and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the Springfield Zoning Ordinance. Subject property contains a residential triplex dwelling unit located in the R-2, Single Family and Duplex Residence zoning district. Petitioners desire continue using the property as a residential triplex. To be in compliance with the zoning ordinance, petitioners respectfully request reclassification of property from R-2 to R-3 (b); and variances of: 155.056 to allow a 3-unit residential dwelling on a lot containing 6,420 square feet lot area instead of the 7,500 square feet lot area required; 155.114 (b) and 155.062 (c) (1) to allow parking spaces in a required front yard setback; and 155.480 (i) to allow the reduction of required transitional buffer yard of the west property line from 10 feet to zero feet.

Improvements (or structures) located on said property is a residential triplex. Subject Real Estate is currently classified in the R-2, Single Family & Duplex Residence District, Section 155.017.

Legally described as: S 107' N 176 1/4' E 60' L4 HERNDON & EDWARDS ADDN OUT LOT. Tax I.D. No.: 14-28.0-253-025.

The property is located at 827 N. Bond Street, Springfield, Illinois

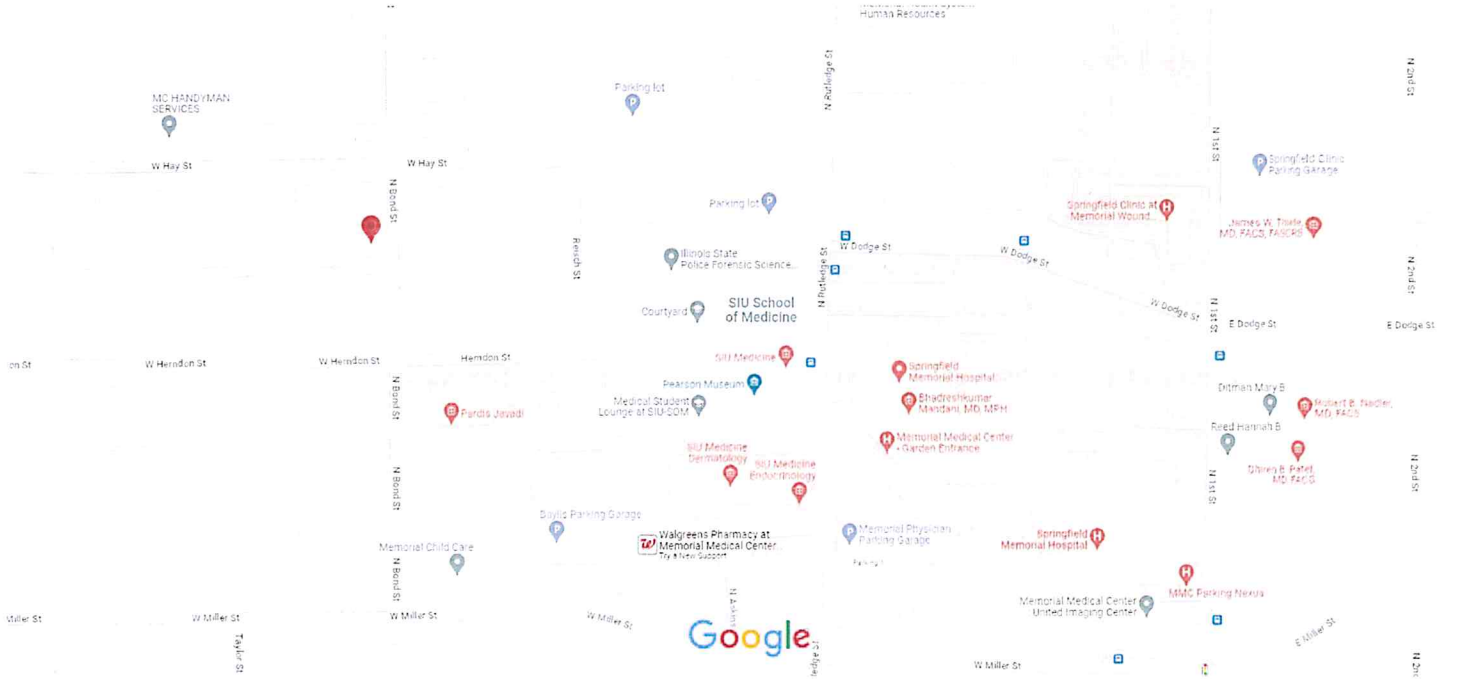
The petitioners are Paul E. Carey and Jacqueline A. Carey, by their Attorneys Barber, Segatto, Hoffee, Wilke & Cate, LLP, Matthew J. Cate of Counsel.

Docket No. 2023-022

John Harris  
Assistant Zoning Administrator

Google Maps 827 N Bond St

220-8202



Map data ©2023 100 ft