

Legal Notice

Illinois Times

June 22, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, July 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 property from I-1, Light Industrial District, Section 155.040, to S-2, Community Shopping and Office District, Section 155.031, and a variance of Sections: 155.091 (a), Required Accessory Off-Street Parking Spaces: Residences, & 155.095 (k), Required Accessory Off-Street Parking Spaces: Community Facilities: Commercial Day Care Center, & 155.062(c)(1), Permitted Obstructions in Required Yard: Front Yard, & 155.114(b), Regulations for the Location of Off-Street Parking Facilities, & 155.112 Surfacing, & 155.480 (i), Landscape Screening and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the City of Springfield Zoning Ordinance. Petitioner seeks to use the first floor of the building as a commercial day-care center with a dwelling unit on the second floor. To be in compliance with zoning ordinance, petitioner respectfully requests a reclassification of property from I-1 to S-2; and variance of Sections: 155.091(a) and 155.095(k) to reduce the required number of accessory off-street parking spaces for the Property from sixty-four (64) required off-street parking spaces to thirty-three (33) off-street parking spaces; 155.112 regarding surfacing provisions to allow for non-paved gravel parking areas for the property's open off-street parking and vehicle storage areas instead of the solid dust-free surface per code; 155.062(c)(1) and 155.114(b) to allow for accessory off-street parking spaces located in a required front yard setback; and 155.480(i) to reduce the transitional buffer yard depth requirement from ten (10) feet to zero (0) feet along the east property line of the property.

Improvements (or Structures) located on said property is a two-story frame building, the first-floor of the building is not in use and the second-floor is presently used as an apartment. Subject Real Estate is currently classified in the I-1, Light Industrial District, Section 155.040.

Legally described as: Lots 9, 10, 11, and 12 of County Clerk's Subdivision # 1 to the City of Springfield, Illinois. Situated in Sangamon County, Illinois. Parcel Identification Number: 14-22.0-276-027 and 14-22.0-276- 026[part of].

The property is commonly known as 2000 Peoria Road & 2010 Peoria Road (part of), Springfield, Illinois.

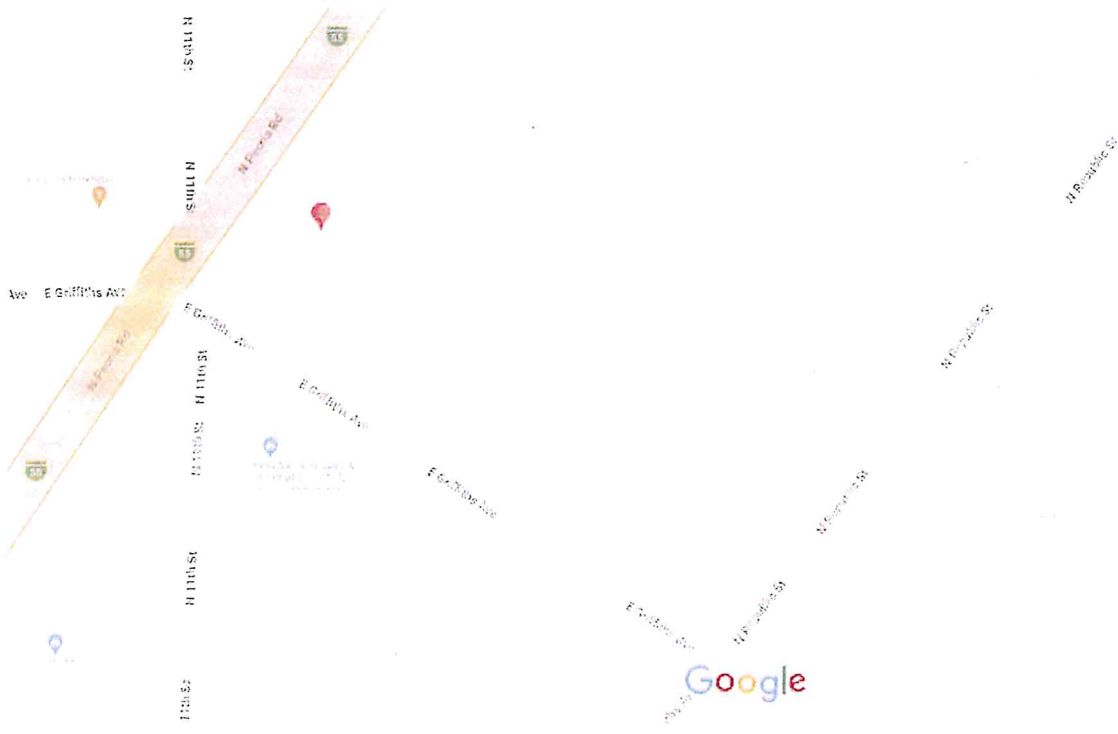
The petitioner is TL HOLDINGS GROUP, LLC, by its Attorneys Hart Southworth & Witsman, Alexander S. Prillaman and Mike Southworth of Counsel

Docket No. 2023-027

John Harris
Assistant Zoning Administrator

2023-027

Google Maps 2000 N Peoria Rd



Map data ©2023 20 ft 