

Legal Notice

Illinois Times

July 20, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, August 16, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for a variance of Sections: 155.032 (b), Permitted Uses in the S-3 Central Shopping District, to allow a B-2, General Business Service District, Section 155.034 use: a Public Transit Yard, in the S-3 zoning district; 155.062, Permitted Obstructions in Required Yards; 155.302 (b) (2) (d), Special Provisions of Temporary Signs; 155.320, Permitted accessory on- premises signs; 155.321 (a), (b) & (c), Non-illuminated signs; 155.322 (b) & (c), Illuminated Signs, of the Springfield Zoning Ordinance. Petitioner is Contract Purchaser of Subject Real Estate, and plans to demolish the existing structures and construct a transportation depot that will be used by the Sangamon/Menard Area Regional Transit ("SMART") agency. SMART provides safe, reliable and cost effective rural public transportation that includes door to door, curb to curb, and on demand service in Sangamon and Menard Counties. Placing the SMART transportation depot on the Subject Real Estate will provide SMART users the opportunity to obtain public transportation from rural locations to the Subject Real Estate, and access the new Hub just across Washington Street. This use will integrate another public transit service into the Hub and enhance public transit opportunities in the community. A person in rural Sangamon or Menard County could travel from their home to Chicago or St. Louis, exclusively using public transportation via SMART and Amtrak. To be in compliance with the Zoning Ordinance, petitioner respectfully requests a Variation of Sections: 155.032(b) (Permitted Uses in the S-3 Central Shopping District) to authorize the use of the Subject Real Estate as a Public Transit Yard, which is a use authorized in the B-2 General Business Service District; 155.302(b)(2)(d) (Special Provisions for Temporary Signs) to allow construction and temporary parking signage to exceed one hundred (100) square feet; 155.320 (Permitted Accessory On-Premises Signs) to allow multiple pylon way-finding signs and to allow monument and pylon signs to be located closer than one hundred (100) feet to each other, to allow ground signs within the public transit yard to be constructed without surrounding landscaping, and to allow monument signs within ten (10) feet of street rights-of-way and less than ten (10) feet above grade; 155.321 (a), (b) and (c) (Non-illuminated Signs) to allow non-illuminated ground signs to exceed seventy eight and one-half (78.5) square feet, and to allow non-illuminated building and wall-mounted signage to exceed one hundred and fifty (150) or nine hundred (900) square feet, as applicable to the new facility once constructed; 155.322(b) and (c) (Illuminated Signs) to allow illuminated ground signs to exceed seventy eight and one-half (78.5) square feet, to allow illuminated building and wall-mounted signage to exceed one hundred and fifty (150) or nine hundred (900) square feet, as applicable to the new facility once constructed, and to allow such illuminated signs to be located closer than one hundred (100) feet to a residential zoning lot; & 155.062 (Permitted Obstructions In Required Yards) to allow monument signs greater than fourteen (14) inches in diameter between three (3) and ten (10) feet in height above the ground as a permitted obstruction within twenty (20) feet of a zoning corner lot formed by the intersection of any two street or curb lines, subject to the approval of the Traffic Engineer.

Improvements (or Structures) located on said property is a building which is being used as a shelter. The subject real estate is currently classified in the S-3, Central Shopping District, Section 155.032.

Legally described as: Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16) in Block Eight (8) of J. Whitney's Addition to the City of Springfield, Illinois in the West Half of the Southeast Quarter of Section 27 in Township 16 North, Range 5 West of the 3rd Principal Meridian EXCEPTING THEREFROM the following described real property:

Parts of Lots Twelve (12), Thirteen (13) in Block 8 of said J. Whitney's Addition to the City of Springfield, Illinois, beginning at the southwest corner of Lot 12 in Block 8 of the J. Whitney's Addition, being on the northerly existing right of way line of Washington Street; thence North 00 degrees 44 minutes 10 seconds East along the west line of Lot Twelve (12) in Block 8 of the J. Whitney's Addition, 3.24 feet; thence South 89 degrees 08 minutes 17 seconds East; 50.54 feet; thence South 00 degrees 51 minutes 44 seconds West, 3.33 feet to the northerly existing right of way line of Washington Street; thence North 89 degrees 02 minutes 15 seconds West along the northerly existing right of way line of Washington Street, 50.53 feet to the Point of Beginning containing 165.88 square feet or 0.004 acre, more or less. Common Address: 115 North 11th Street and 1023 East Washington Street, Springfield, IL 62703. PIN: 14-27.0-460-023 and 14-27.0-460-029

The property is commonly known as 115 N. 11th Street & 1023 E. Washington Street, Springfield, Illinois

The petitioner is The County of Sangamon, By Its Attorneys Brown, Hay & Stephen, LLP, Daniel L. Hamilton of Counsel.

Docket No. 2023-030

John Harris
Assistant Zoning Administrator

Google Maps 115 N 11th St

2023-030



Map data ©2023 Google 50 ft