

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 Reclassification of property from R-2, Single Family & Duplex Residence District, Section 155.017; S-1, Neighborhood Commercial and Office District, Section 155.030; and S-2, Community Shopping and Office District, Section 155.031; to R-3 (b), General Residence District, Section 155.018; and a variance of Sections: 155.091(b), Required Accessory Off-Street Parking Spaces: Residences; 155.056, Minimum Required Lot Area Per Dwelling Unit; and 155.480 (i), Landscape, Screening and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the City of Springfield Zoning Ordinance. The petitioner is contract purchaser of subject property, who intends to demolish the existing building and to construct three (3) two-story multi-family residential buildings, with each building to contain eight (8) apartment dwelling units. To be in compliance with the zoning ordinance petitioner respectfully requests reclassification of property from S-1, S-2, and R-2 to R-3 (b), and variation of Sections: 155.056 to allow 24 multifamily dwelling units on approximately 50,240 total square feet lot area rather than the required 60,000 square feet lot area per code; 155.091 (b) reducing the required accessory off-street parking spaces from 36 parking spaces to 18 parking spaces; and 155.480 (i) reducing any required Transitional Buffer Yard Requirement on the North property line to zero feet. Petitioner further requests that the zoning relief requested herein be contingent upon the petitioner's acquisition of the property and that the zoning relief requested herein be adopted and become effective automatically only upon acquisition of the property by petitioner.

Improvements (or Structures) located on property is a building which a restaurant known as "Sportsman's Lounge" operates and the balance of the property is improved with surface parking. Subject Real Estate is currently classified in the R-2, Single Family & Duplex Residence District, Section 155.017; S-1, Neighborhood Commercial and Office District, Section 155.030; and S-2, Community Shopping and Office District, Section 155.031.

Legally described as: S 82' L 10 Masons Addition, PIN 14-28.0-439-016, 201 W. Mason Street, L 9 B 10 Masons Addition, PIN 14-28.0-439-014, 207 W. Mason Street, E 32' L 8 B 10 Masons Addition, PIN 14-28.0-439-013, 215 W. Mason Street, W 32' L 8 B 10 Masons Addition, PIN 14- 28.0-439-012, 217 W. Mason Street, E 44' L 7 B 10 Masons Addition, PIN 14-28.0-439-011, 223 W. Mason Street, N 75' L 10 B 10 Masons Addition, PIN 14-28.0-439-015, 411 Klein Street, L 6 B 10 Masons Addition and W 20' L 7 B 10 Masons Addition, PIN 14-28.0-439-009, and 14-28.0-439-010, 229 W. Mason Street

The property is located at 201, 207, 215, 217, 223, 229 W. Mason Street & 411 Klein Street , Springfield, Illinois.

The petitioner is THE WINDSOR DEVELOPMENT GROUP, INC., By Michael W. Niehaus, it's President, By Its Attorneys Hart Southworth & Witsman, Alexander S. Prillaman and Mike Southworth of Counsel

Docket No. 2023-033

John Harris  
Assistant Zoning Administrator

# Google Maps 201 W Mason St

2023-033



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