

Legal Notice

Illinois Times

September 21, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, October 18, 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 from B-1, Highway Business Service District, Section 155.033 to I-1, Light Industrial District, Section 155.040, and for a variance of Section 155.112, Surfacing, of the Springfield Zoning Ordinance. Petitioner is contract purchaser of subject property, who operates a small internet-based car dealership (10 vehicles or less at a time) and desires to have upon said real estate an operation of showroom/warehouse space for said dealership, as well renting office space and the outside lot for the storage of construction equipment, materials and vehicles. To be in compliance with the zoning ordinance, petitioner respectfully requests for a reclassification of property from B-1 to I-1, and a variance of 155.112 to allow continued use of storing vehicles and equipment on the existing back gravel lot, (concrete parking lot will remain unchanged), instead of a solid dust free surface per code.

Improvements (or structures) located on said property are a frame building consisting of one office and one showroom/warehouse. Subject Real Estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: Part of Lot 3 of the Subdivision of the West 511.62 Feet of Tract 2 of Interstate Industrial Park, Springfield, Illinois described as follows: Beginning at the Northwest corner of said Lot 3, thence N88°-59'-39"E on the North line of said Lot 3, 133.54 feet; thence S1°-05'- 51 "E, 147.44 feet; thence S88°-37'-09"W, 18.55 feet; thence S1°-05'-51"E, 196.90 feet to the South line of said Lot 3; thence N85°-41' -53"W, 115.94 feet to the Southwest corner of said Lot 3; thence N1°-01'-25"W, 333.73 feet to the point of beginning, containing 0.959 acres, more or less. Parcel ID Number: 15-18.0-477-013

The property is commonly known as 3650 Winchester Road, Springfield, Illinois

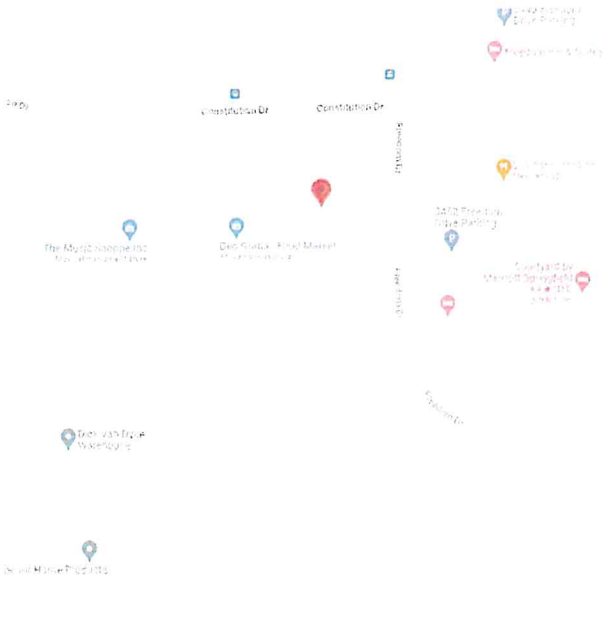
The petitioner is Ryan P. Dunn, As Contract Purchaser

Docket No. 2023-040

John Harris
Assistant Zoning Administrator

2023-040

Google Maps 3455 Freedom Dr



Map data ©2023 Google 100 ft