

Legal Notice

Illinois Times

November 22, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, December 20, 2023 at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to reclassify property from R -2, Single-family and Duplex Residence District, Section 155.017 to R-3 (b), General Residence District, Section 155.018 and to vary Sections: 155.056, Minimum Required Lot Area Per Dwelling Unit; and 155.091 (b), Required Accessory Off-Street Parking Spaces: Residences, of the Springfield Zoning Ordinance. Subject property contained four Multi-family dwelling units, located in the R-2 Zoning District, which was considered a non-conforming use. Pursuant to Section 155.157, Discontinuance of Use, subject property lost it's non-conforming use when it discontinued active continuous operations for a period of 6 months. The petitioner, to be in compliance with the zoning ordinance, respectfully requests to reclassify property from R-2 to R-3 (b) to allow the use of all four dwelling units; and to vary Sections: 155.056 to allow 4 dwelling units on a lot containing 7200 square feet of lot area instead of the 10,000 square feet of lot area required per code; and 155.091 (b) to allow 4 accessory off-street parking spaces instead of the 6 required per code. In the alternative, petitioner requests a use variance in the R-2 district to allow the use of a 4 unit multi-family residential dwelling unit.

Improvements (or structures) located on said property is a 4 unit residential structure. The subject property is currently classified as R-2, Single-family and Duplex Residence, Section 155.017.

Legally described as: S 30' L 17 & N 20' L 18 B 3 WILLIAMS PLACE, City of Springfield, Illinois. PIN: 14-33.0-377-005.

The property is located at 1120 S. MacArthur Boulevard, Springfield Illinois.

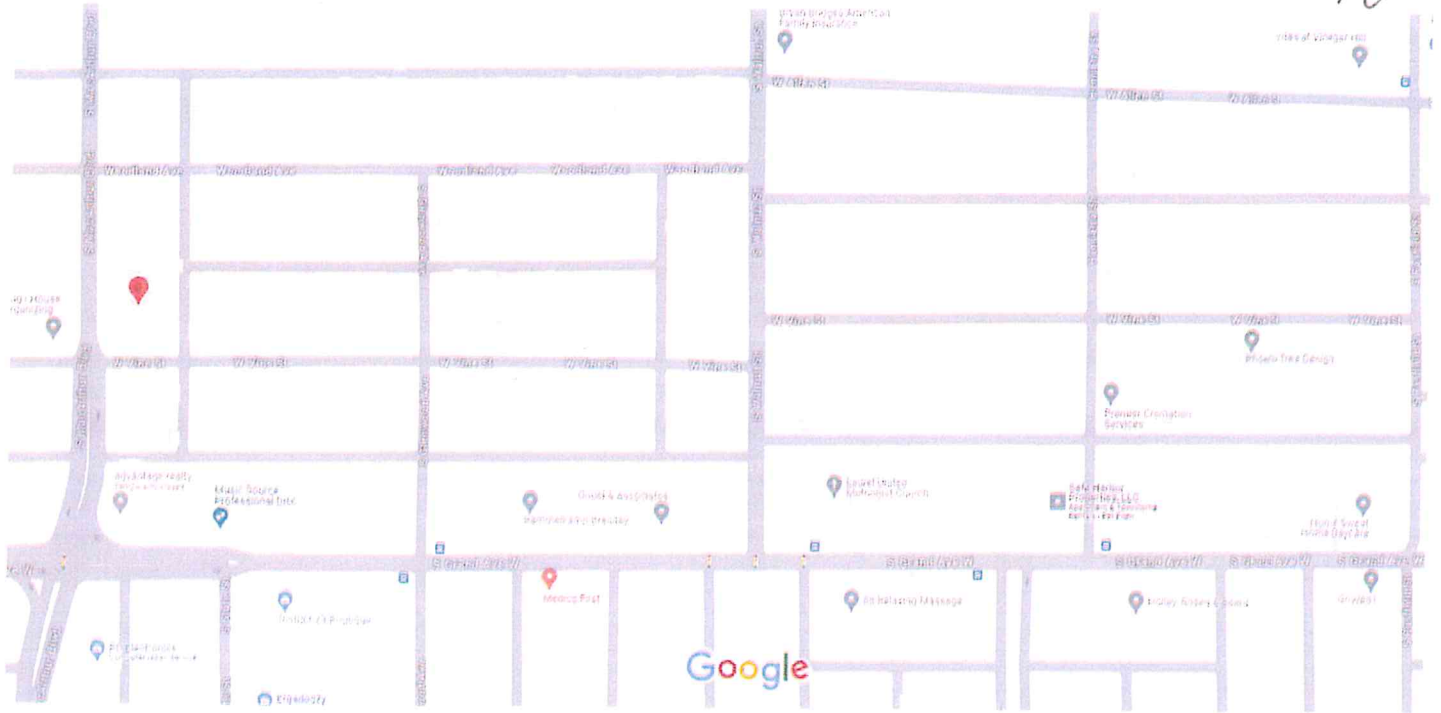
The petitioner is VEGAS PROPERTY INVESTMENTS & RENOVATIONS LLC, by it's Attorneys Craven & Craven, P.C., Donald M. Craven, and Joseph A. Craven of counsel.

Docket No. 2023-048

John Harris
Deputy Zoning Administrator

Google Maps 1120 S MacArthur Blvd

2023-048



Map data ©2023 Google 100 ft