

Legal Notice

Illinois Times

November 22, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, December 20, 2023, 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-1, Single Family Residence District, Section 155.016, and S-1, Neighborhood Commercial and Office District, Section 155.030, to R-2, Single Family and Duplex Residence District, Section 155.017, of the Springfield Zoning Ordinance. Petitioner is the owner of the real estate commonly known as and located at 2060 Westchester Blvd ("Church Building Property" and "Corner Parcel"), and is negotiating a purchase contract of approximately 1.5 surveyed acres of the parcel directly south of the Church Building Property, which is commonly known as and located at 3415 Chatham Rd. "Surveyed Parcel". Petitioner attached Exhibit A which is a Site Plan for Springfield Bible Church's future building and parking lot improvements. As the parcels have various zoning districts, petitioner request is made to bring the subject properties in conformity and to allow for purchase and the approval of a tract survey of 1.5 acres. Petitioner respectfully requests that the "Church Building Property" and the "Corner Parcel" be reclassified from R-1 to R-2; and that, upon completion and approval of the tract survey, the "Surveyed Parcel" be reclassified from S-1 to R-2.

Improvements (or Structures) located on said property are: an improved structure used for church worship services (and related activities) and a parking lot on the Church Building Property; landscaping and a sign on the Corner Parcel; and the Surveyed Parcel is currently an unpaved vacant lot. The subject real estate is currently classified for the Church Building Property and The Corner Parcel - R-1, Single Family Residence District, Section 155.016; and The Surveyed Parcel – S-1, Neighborhood Commercial and Office District, Section 155.030.

Legally described as: "Church Building Property": Part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 15 North, Range 5 West of the Third Principal Meridian, Springfield, Sangamon County, Illinois, more particularly described as follows:

From the Northeast corner of said Section 18, West on the Section line 117.39 feet; thence South parallel to the East line of said Section 18, 30.00 feet to the point of beginning; thence Southeasterly 102.78 feet to a point 67.39 feet West of the East line of the said Section; thence East 10.00 feet; thence South parallel to the Section line 114.20 feet; thence West 387.68 feet to a point 235.50 feet South of the North line of said Section; thence North 205.50 feet; thence East 327.22 feet to the point of beginning. Tax Identification #22-18.0-226-032

"Corner Parcel": From the Northeast corner of said Section 18, West on the Section line 117.39 feet; thence South parallel to the East line of said Section 18, 30.00 feet to the point of beginning; thence Southeasterly 102.78 feet to a point 67.39 feet West of the East line of the said Section; thence East 10.00 feet; thence South parallel to the Section line 114.20 feet; thence East to the West line of Chatham Road; thence North along the West line of Chatham Road to the intersection of the South line of Westchester Blvd.; thence West along the South line of Westchester Blvd to the point of beginning. Tax Identification #22-18.0-226-033

"Surveyed Parcel": The North 134 feet of the East 493 feet of that part of said Northeast Quarter of the Northeast Quarter of Section 18, more particularly described as follows:

Beginning at a point 234 feet South of the Northeast Corner of the Northeast Quarter of said Section 18; thence South along the East line of said Section 18 a distance of 810 feet; thence West at right angles a distance of 685 feet; thence North parallel to said East line of said Section 18 a distance of 810 feet; thence East at right angles a distance of 685 feet to the point of beginning.

Tax Identification #22-18.0-226-026

The subject property is commonly known as: 2060 Westchester Boulevard "Church Building Property" & Corner Parcel"; and 3415 Chatham Road (part of) "Surveyed Parcel", Springfield, Illinois.

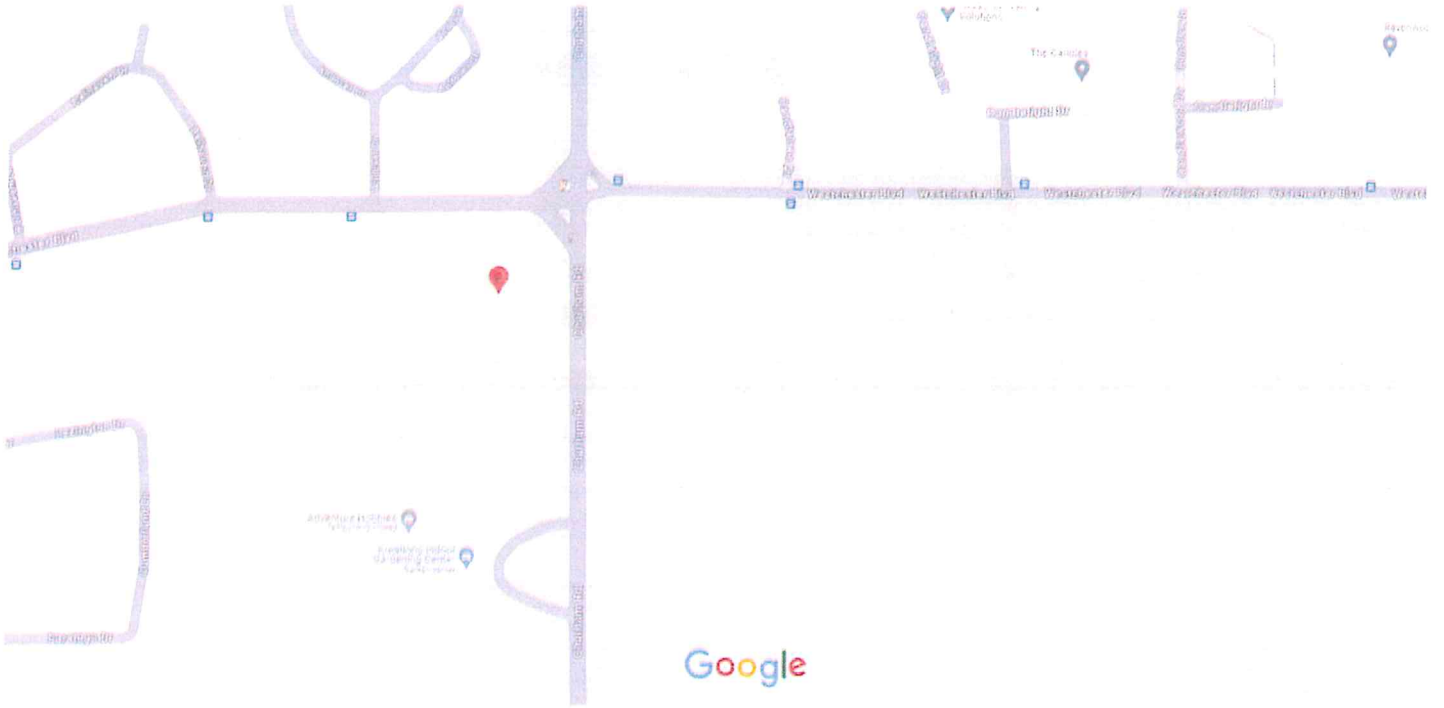
The petitioner is Springfield Bible Church, By Its Attorneys SHEEHAN & SHEEHAN, LAWYERS, P.C., Patrick J. Sheehan, III of Counsel.

Docket No. 2023-052

John Harris
Deputy Zoning Administrator

Google Maps 2060 Westchester Blvd

Z073-052



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