

State Journal Register

January 31, 2020

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, February 19, 2020, 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 R-2, Single Family and Duplex Residence District, Section 155.017, to S-2, Community Shopping and Office District, Section 155.031, and a conditional permitted use pursuant to 155.031 (c) (2), Conditional permitted uses in the S-2: Accessory Off-Street Parking lots not on the same zoning lot as the use served, and 155.183, Accessory off-street parking not on same zoning lot as use served, and a variance of sections 155.113, Screening, 155.115, Regulations for safety curbing, and 155.480 (h) (1), Landscape, Screening and Lighting Regulations: Parking Lot Landscaping; 155.480 (g) (1) & (2), Landscape, Screening and Lighting Regulations: Front yard, Corner Side Yard and Through Lot Landscaping; and 155.480 (i) (1), Landscape, Screening and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the Springfield Zoning Ordinance. Petitioner desires to improve the properties as a paved parking lot that serves Humphrey's Market, located across the street, which is not on the same zoning lot. To be in compliance with the zoning code, petitioner respectfully requests a reclassification from R-2 to S-2 and a cpu to allow accessory off-street parking not on the same lot as use served and a variance request of section 155.113 to eliminate the screening requirement on the North and South property lines; and a variance of section 155.115 to eliminate the safety curbing and substitute with parking blocks on the west (street) side and fencing with parking blocks on the East (Alley) side of the parking lot; and variance section 155.480 (h) (1) to eliminate parking lot landscaping, and section 155.480 (g) (1 & 2) to lessen points of landscaping to zero on street frontage (petitioner will have existing trees and plants serve as landscaping for street frontage); and variance of section 155.480 (i) to eliminate the transitional buffer yard requirement for the North, South and East property lines (petitioner will install a fence for screening along the East property line (alley) side).

The subject real estate are vacant residential lots with no structures contained on them. Subject real estate is currently classified in the R-2, Single Family and Duplex Residence District, Section 155.017.

Legally described as: Parcel 1 1806 South 15th Street, Spauldings S Park Addition Lot 3 Block 1, PIN: 22-03-276-003; Parcel 2 1812 South 15th Street, Spauldings S Park Addition Lot 4 Block 1, PIN: 22-03-276-004; Parcel 3 1818 South 15th Street, Spauldings S Park Addition Lot 5 Block 1, PIN: 22-03-276-005; Parcel 4 1820 South 15th Street, Spauldings S Park Addition Lot 6 Block 1, PIN: 22-03-276-006; Parcel 5 1830 South 15th Street, Spauldings South Park Addition Lot 7 Block 1, PIN: 22-03-276-007.

The subject property is commonly known as 1806, 1812, 1818, 1820 and 1830 South 15th Street, Springfield, Illinois.

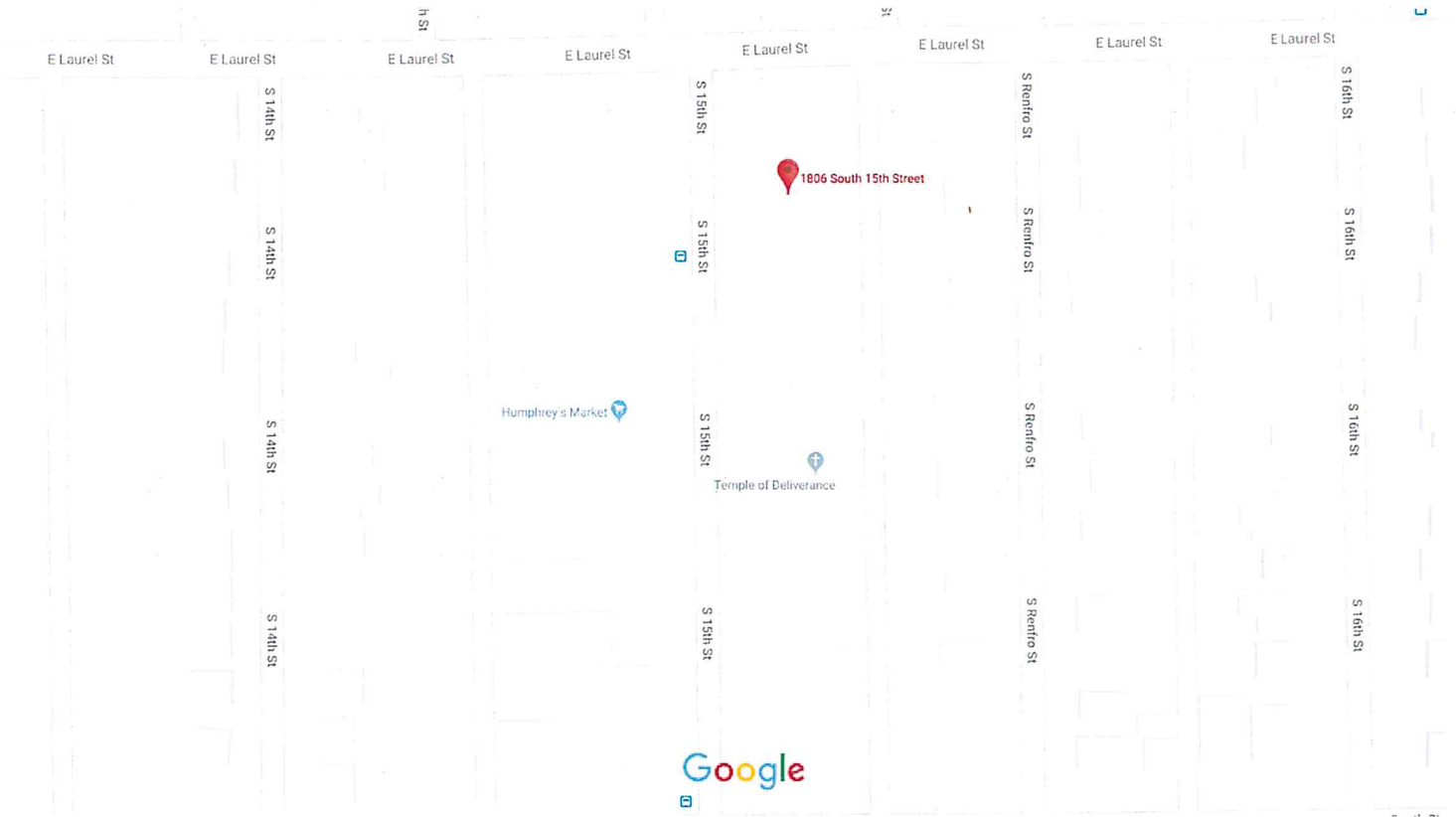
The petitioner is Iona Mae Humphrey, as Trustee of the Iona Maye Humphrey Trust, and Humphrey Properties, LLC, by their Attorneys Sgro, Hanrahan, Durr, Rabin & Bruce, LLP, Alex B. Rabin of Counsel.

Docket No. 2020-003

John Harris
Assistant Zoning Administrator

2020-003

Google Maps 1806 S 15th St



Map data ©2020 50 ft