

State Journal Register

July 31, 2020

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, August 19, 2020, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

Meeting will be in person. However, if changes occur due to COVID-19, alternative meeting instructions will be provided. Information can be found on the city's website, www.springfield.il.us. Click "Planning & Zoning" in the rotating banner."

A petition for a variance of sections: 155.112, Surfacing, 155.143, Plan of off-street parking or loading areas, and 155.480, Landscape, Screening and Lighting Regulations, of the Springfield Zoning Ordinance. Petitioner desires to expand the existing parking area on the north, south, and west with all-weather dustless material in order to support the transport refrigeration business being conducted at the property. The petitioner, to be in compliance with the zoning ordinance, respectfully requests variation of Sections: 155.112 to allow construction of an open off-street parking and vehicle storage area of dustless rock without requiring a wearing surface of asphaltic concrete or comparable hard surface; 155.143 to proceed with constructing an open off-street parking and vehicle storage area of dustless rock without requiring plans for accessory off-street parking areas or a building permit; 155.480 to allow construction of a parking area without requiring a landscape plan, including but not limited to installation and maintenance of parking lot landscaping, screening and lighting and the points related thereto; for a period of two years to comply the requirements of those Sections. Petitioner was granted variance of sections 155.112, 155.143, and 155.480 by ordinance 2018-036, for a period of 24 months, which ended August of 2020. Petitioner seeks an additional 24 months variance to comply with the requirements of Section 155.112, 155.143, and 155.480.

Improvements (or structures) located on said property is a 15,700 square foot, steel building consisting of office and garage space. Subject property is currently classified in the I-1, Light Industrial District, Section 155.040.

Legally described as: Part of Tract 4 of Interstate Industrial Park Tracts No. 3 & 4, Springfield, Illinois, described as follows: Beginning at the Westerly lot corner of said Tract 4, thence Northeasterly on the Northwesterly lot line, being a curve to the left of radius of 2315.79 feet for a chord Distance of 627.02 feet to a point on a curve to the left of radius of 50.00 feet; thence Northeasterly on said curve for a chord distance of 80.52 feet, said chord deflecting to the left 8 degrees 46' 36"; thence Northeasterly on a curve to the left of radius 2315.79 feet for a chord distance of 259.93 feet, said chord deflecting to the left 4 degrees 45' 27" from the last described chord; thence deflecting to the right 138 degrees 44' 55" from last described chord, 644. 68 feet to the North right of way line S.A. route 3, thence deflecting to the right 88 degrees 18' 52", 326.38 feet; thence deflecting to the right 01 degrees 01' 47", 320.79 feet, thence deflecting to the right 24 degrees 19' 03", 98.79 feet to the point of beginning.

The subject property is commonly known as 3410 Remington Street, Springfield, Illinois

The petitioner is Thermo King Quad Cities, Inc., By John Deitrick

Docket No. 2020-034

John Harris
Assistant Zoning Administrator

Google Maps 3410 Remington St



Map data ©2020 200 ft 