

State Journal Register

December 31, 2020

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, January 20, 2021, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

Participation in the meeting will be via teleconferencing due to COVID-19. Information regarding this method of participation can be found on the city's website, www.springfield.il.us. Click "Planning & Zoning" in the rotating banner.

A petition for variance of Section 155.056, Minimum required lot area per dwelling unit, and Section 155.091, Required Accessory Off-Street Parking Spaces: Residences, of the Springfield Zoning Ordinance. Petitioner desires to complete rehabilitation and renovation of the Apartment Buildings, the parking areas, common grounds and all other parts of the Subject Property, for use as a sixty eight (68) unit apartment complex. The Petitioner has agreed to use one unit in each building for non-residential purposes, and has further agreed that one unit will be set aside for an on-site residential manager. Petitioner respectfully requests variation of 155.056, regarding the bulk requirement of 2,500 square feet lot area per dwelling unit, to allow the use of the property as a 68 unit apartment on a lot containing 75,272 square feet instead of the 170,000 square feet required in the R-3 (b) zoning district. Subject property has lost its nonconforming use as a 72 unit residential dwelling pursuant to Section 155.157 due to discontinued active continuous operation for a period of six months. Historically, subject property has been used as a 72 unit apartment. Petitioner additionally respectfully requests a variance of 155.091 regarding the 1 ½ accessory off-street parking spaces per dwelling unit to allow seventy – two accessory off- street parking spaces, instead of the one-hundred two required. The proposed parking is seventy-two (72) parking spaces currently for use on the Subject Property, plus an additional eleven (11) parking spaces along the adjacent right-of-way as shown on the Site Plans, and Petitioner has secured the use of twenty four spaces in the Sacred Heart Griffin lot to the east across Park Street for a total of one-hundred seven (107) available for use for the Subject Property.

Improvements (or structures) located on said property, are four apartment buildings, consisting of 3 stories each, currently containing a total of 72 residential units. The subject real estate is currently classified in the R-3 (b), General Residence District, Section 155.018.

Legally described as: BENNETTS SUB 1 LOT 2 BLK 1 & pt S ½ LOTS 4-5 E ½ SE ¼ Parcel Number: 14-29.0-482-003.

The property is located at 1301 W. Washington Street, Springfield, Illinois.

The petitioner is Springfield Village, LLC, By Its Attorneys Donald M. Craven, P.C., Don Craven, Of Counsel, and Sgro, Hanrahan, Durr, Rabin & Bruce, LLP, Michael M. Durr, of Counsel.

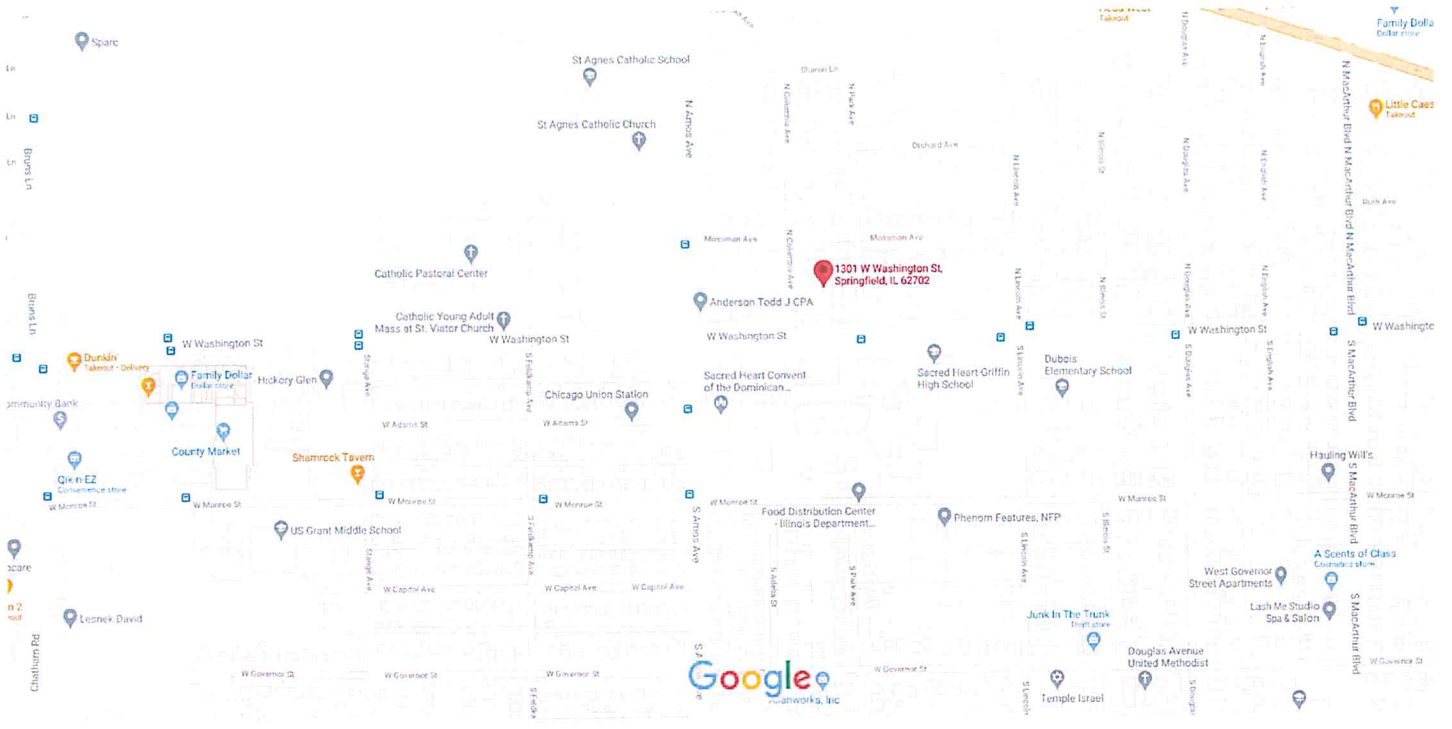
Docket No. 2021-005

2021-005

John Harris
Assistant Zoning Administrator

2021-005

Google Maps 1301 W Washington St



Map data ©2020 Google 200 ft