
State Journal Register

January 29, 2021

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, February 17, 2021, 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 to vary Section 155.056, Minimum Required Lot Area Per Dwelling Unit, of the Springfield Zoning Ordinance. Petitioner desires to sell the Property to Adirondack Community Development, LLC, for the development of workforce multi-family housing for persons working in the medical district and downtown area. Buyer anticipates constructing a multi-story building with approximately 190 residential dwelling units. Subject property has 49,249 square feet of lot area and currently approximately 48 dwelling units may be constructed at the property. To be in compliance with the Zoning Ordinance, petitioner respectfully requests a variance of Section 155.056 to reduce the required minimum lot area per dwelling unit from 1,000 square feet to 250 square feet of lot area per dwelling unit for construction of a multi-story building with approximately 190 residential dwelling units.

Improvements (or Structures) located on said property are none – currently an unimproved commercial property located along the north side of Madison Street between 4th Street and 5th Street. The subject real estate is currently classified in the S-3, Central Shopping District, Section 155.032.

Legally described as: Parcel I (approximately .69 acres) : Lots 10, 11, 12 and the South Half of Lot 9, all in Block 1 of N. Edwards Addition to the City of Springfield, Sangamon County, Illinois;

Also, that part of the alley running in a Northerly and Southerly direction through Block 1 of N. Edwards Addition to the City of Springfield, Sangamon County, Illinois, described as follows:

Beginning at the Southwest corner of said Lot 12; thence Northerly along the Westerly line of said Lots 12, 11, 10 and 9 to a point on the west line of said Lot 9, 10.67 feet North of the Southwest corner of said Lot 9; thence West 8.00 feet to the centerline of said alley; thence Southerly along the centerline of said alley to a point on the South line of said Block 1; thence East 8.00 feet along the south line of said Block 1 to the Point of Beginning.

Situated in Sangamon County, Illinois.

Parcel Identification Number: 14-27.0-352-018.

Parcel II (approximately .45 acres) : Lots 1, 2 and the South 13.33 feet of Lot 3 Half of Lot 9, all in Block 1 of N. Edwards Addition to the City of Springfield, Sangamon County, Illinois;

Also, part of the alley running in a Northerly and Southerly direction through Block 1 of N. Edwards Addition to the City of Springfield, Sangamon County.

Situated in Sangamon County, Illinois.

Parcel Identification Number: 14-27.0-352-017.

The subject property is commonly known as 301 N. 5th Street, Springfield, Illinois.

The petitioner is Springfield Downton Parking, Inc., By It's Attorneys Hart, Southworth & Witsman, Mike Southworth, & Kristina B. Mucinskas of Counsel.

Docket No. 2021-007

John Harris
Assistant Zoning Administrator

Google Maps 301 n 5th st

2021-007

