

Legal Notice

Illinois Times

January 23, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, February 19, 2025, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification from R -3 (b) , General Residence District, Section 155.018, to S-2, Community Shopping and Office District, Section 155.031, and a Conditional Permitted Use Pursuant to Section 155.031(c)(2), Conditional Permitted Uses in the S-2 Community Shopping and Office District: Accessory off-street parking lot not on the same zoning lot as the use served; 155.018(c)(2), Conditional Permitted Uses in the R-3(b) General Residence District, Accessory off-street parking lots not on the same zoning lot as the use served; & 155.183, Accessory off-street parking not on same zoning lot as use served; and variances of Sections: 155.018 (b), Regulations of R-3 (a), (b) general residence districts: Permitted uses in R-3 (a), (b) general residence districts; 155.114 (a), Regulations for the location of off-street parking facilities; 155.480 (j) (1), Landscape, screening, and lighting regulations: Screening of activity areas; and 155.480 (k), Landscape, screening, and lighting regulations: Site and parking area lighting requirements, of the Springfield Zoning Ordinance. Petitioner operates the only brick and mortar museum in the United States highlighting the significance of the Black experience along Historic Route 66 using technology. In addition, Petitioner shares information regarding local Springfield Black history, including the Springfield 1908 Race Riot, the Ambidexter Industrial and Normal Institute (coined the Tuskegee of the North), as well as many other significant contributions by Black Americans. Petitioner plans to renovate and restore the Lincoln Colored Home located on Parcel 1, construct a new Route History museum on Parcels 2 and 3 of the Subject Real Estate (and potentially a part of Parcel 1), and improve Parcels 4, 5, 6, and 7 with a 35 space parking lot to support the Lincoln Colored Home and new museum. To be in compliance with the zoning ordinance, petitioner respectfully requests to the Springfield Planning and Zoning Commission, for Reclassification of Parcels 2, 3, 4, 5, 6, and 7 of the Subject Real Estate from R-3(b) to S-2 to permit the use as a commercial museum with ancillary uses including a gift shop, cafe, and offices in support of the museum; or if this relief is deemed unideal for any reason, petitioner would accept a variance of Section 155.018(b) to permit the use of Parcels 2, 3, 4, 5, 6, and 7 of the Subject Real Estate as a commercial museum with ancillary uses including a gift shop, cafe, and offices in support of the museum; a Conditional Permitted Use of 155.183 (Conditional Permitted Use-Accessory Off-Street Parking Not on the Same Lot as the Zoning Lot Served), and 155.031(c)(2) (Conditional Permitted Uses in the S-2)/155.018(c)(2) (Conditional Permitted Uses in the R-3(b)) to utilize Parcels 4, 5, 6, and 7 as accessory off-street parking to serve the museum and Lincoln Colored Home located on Parcels 1, 2, and 3, which said use is on a different zoning lot than the use served; and Variance of: 155.114(a) to permit Petitioner to utilize Parcels 4, 5, 6, and 7 of the Subject Real Estate as accessory off-street parking to serve the museum and Lincoln Colored Home located on Parcels 1, 2, and 3, which said parking is located on a different zoning lot than the use served; 155.480(j)(1) to reduce the height of any required six foot (6') visual barrier for the parking lot on Parcels 4, 5, 6, and 7 to a four foot (4') visual barrier; and 155.480(k) to eliminate the lighting requirements for the parking lot on Parcels 4, 5, 6, and 7.

Improvements (or Structures) located on Parcel 1 is a two-story brick structure with wood interior floors and framing and the roof is a low-pitched hipped structure, which is the Lincoln Colored Home, also known as the Lincoln Colored Old Folks and Orphans Home. Parcels 2-7 are vacant, undeveloped parcels. The subject real estate is currently classified in the R-3 (b) General Residence District, Section 155.018. Parcel 1 (427 S. 12th Street) is designated as a local landmark.

Legally described as: EXHIBIT A: Parcel 1: Lot 12 and the North Half of Lot 11 in Block 25 of E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Common Address: 427 S. 12th St., Springfield, IL 62703 Parcel Number: 14-34.0-254-013
Parcel 2: The East 42 feet of the West 82 feet of Lots 9 and 10 and the East 42 feet of the West 82 feet of the South 1/2 of Lot 11 in Block 25 of E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Common Address: 1123 E. Jackson, Springfield, IL 62703 Parcel Number: 14-34.0-254-015
Parcel 3: The East 70 feet of Lots 9 and 10 and the East 70 feet of the South Half of Lot 11 in Block 25 of E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Common Address: 1131 E. Jackson St., Springfield, IL 62703 Parcel Number: 14-34.0-254-016
Parcel 4: The West Half of Lots 13, 14, 15 and 16 in Block 24 of E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Except the East 39 feet thereof. Common Address: 1118 E. Jackson St., Springfield, IL 62703 Parcel Number: 14-34.0-258-003
Parcel 5: The East 39 feet of the West Half of Lots 13, 14, 15 and 16 in Block 24 E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Common Address: 1120 E. Jackson St., Springfield, IL 62703 Parcel Number: 14-34.0-258-004
Parcel 6: The West Half of the East Half of Lots 13, 14, 15, and 16 In Block 24 E. Iles' Addition to the City of Springfield, Illinois, situated in the County of Sangamon and State of Illinois. Common Address: 1124 E. Jackson St., Springfield, IL 62703 Parcel Number: 14-34.0-258-005
Parcel 7: The East 38 feet of Lot 16 and the East 38 feet of the North 6.85 feet of Lot 15 in Block 24 of E. Iles' Addition to the City of Springfield, Illinois. Common Address: 1128 E. Jackson St., Springfield, IL 62703 Parcel Number: 14-34.0-258-020

The property is commonly known as Parcel 1: 427 S. 12th Street, Parcel 2: 1123 E. Jackson Street, Parcel 3: 1131 E. Jackson Street, Parcel 4: 1118 E. Jackson Street, Parcel 5: 1120 E. Jackson Street, Parcel 6: 1124 E. Jackson Street, Parcel 7: 1128 E. Jackson Street Springfield, Illinois.

The petitioner is Route History, INC., By Attorneys Brown, Hay & Stephens, LLP, Daniel L. Hamilton. of Counsel.

Docket No. 2025-005

John Harris
Zoning Administrator

