

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 -1, Single Family Residence District, Section 155.016, to B-2, General Business Service District, Section 155.034, and variances of Sections: 155.112, Surfacing; 155.136, Regulations for Surfacing of Off-Street Loading Facilities; 155.143, Plan of Off- Street Parking or Loading areas; 155.480 (d), (g), (h), (i), (j) & (k) (1), Landscape, Screening and Lighting Regulations: Landscape Plan Required; Front yard, Corner Side Yard and Through Lot Landscaping; Parking Lot Landscaping; Transitional Buffer Yard Requirement and Landscaping; Screening of Activity Areas; and Site and Parking Area Lighting Requirements; 155.113, Screening; 155.063, Required Yards for Lots Adjoining Residential Districts; 155.050, Screening; and 155.068 (a), Garages or Accessory Buildings or Structures; , of the Springfield Zoning Ordinance. Subject property is leased by petitioner to Schultz Collision Repair LLC which currently operates a collision repair center on the Property and which further desires to add automobile towing and temporary storage operations. The Property was previously annexed into the City of Springfield. Prior to annexation, the Property was zoned Sangamon County I-1 Restricted Industrial. Upon annexation, the property became zoned as City of Springfield R-1. At that time, the collision center use was a permitted nonconforming use. Petitioner desires to add two additional structures, an enlarged parking area, as well as automobile towing and temporary storage at the property, which would be an impermissible enlargement or extension of the existing nonconforming use pursuant to Section 155.153 given the property's R-1 zoning classification. In order to conduct automobile towing and temporary storage, petitioner respectfully requests reclassification of property from R-1 to B-2, or, alternatively, petitioner would accept a use variance that would allow for collision repair services and automobile towing and temporary storage in the current zoning classification or another classification acceptable to the City. Petitioner additionally requests variances of Sections: 155.112, Surfacing, to allow Petitioner to construct an open off-street parking and vehicle storage area of chip and tar without requiring a wearing surface of asphaltic concrete or comparable hard surface; 155.136, Regulations for Surfacing of Off-Street Loading Facilities, to allow Petitioner to construct open off-street loading spaces of chip and tar without requiring a durable hard surface pavement; 155.143, Plan of Off-Street Parking or Loading Areas, to allow petitioner to proceed with constructing an open off-street parking and temporary vehicle storage area of chip tar without requiring plans for accessory off-street parking areas or a building permit; 155.480(d), (g), (h), (i), (j) and (k1), Landscape, Screening and Lighting, to reduce any required transitional buffer area from 20 feet to 0 feet and allow petitioner to construct 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; 155.113, to allow a vehicle storage area along the East Property line as depicted on Exhibit B without the required screening; 155.050, to allow parking within 300 feet of a lot zoned residential (but that is used for commercial purposes) along the Eastern Property line without the required screening; 155.063, to allow a side yard of 0 feet instead of the required 20 feet (east property line) and to allow for storage without the required screening in said side yard; and 155.068 (a), to allow the accessory building located directly to the South of the principal building to be located within 6 feet thereof.

Improvements (or Structures) located on said property are an 8,301 square foot single-story metal structure used as an automobile collision center with office and a separate shed. The subject real estate is currently classified in the R-1, Single Family Residence District, Section 155.016.

Legally described as: Exhibit A: LOT 1 OF BRYANT MINOR SUBDIVISION. EXCEPT THE COAL AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL AND MINERALS.

SITUATED IN SANGAMON COUNTY, ILLINOIS. COMMON ADDRESS: 3245 Mathers Road, Springfield, IL 62711 PIN: 21-13.0-400-039

The property is commonly known as 3245 Mathers Road, Springfield, Illinois.

The petitioner is Lisa Schultz, by Attorneys Delano Law Offices, LLC, Thomas C. Pavlik, Jr. of Counsel.

Docket No. 2025-004

John Harris
Zoning Administrator

