

Legal Notice

Illinois Times

February 20, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 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 a variance of sections: 155.001, Definitions, "Lot"; 155.010 (c), General Provisions; 155.055, Minimum Lot Width for Residences; 155.056, Minimum Required Lot Area Per Dwelling Unit; 155.110, Size of Parking Spaces; 155.112, Surfacing; and 155.091 (a), Required Accessory Off-Street Parking Spaces: Residences; of the Springfield Zoning ordinance. Petitioner purchased the real estate on March 25, 2014, and has continued to own and operate the real estate in the same condition and manner as it was purchased. Zoning relief was granted for this real estate by the City of Springfield in docket number 1996-070 granting the property a use variance to allow a third dwelling unit above the detached garage and variations of Section 155.001, 155.010, 155.055 and 155.068. At some point prior to Petitioner purchasing the real estate, a previous owner closed in the two-car garage and converted it to a 4th residence on the real estate. The rear structure now has the approved upstairs residence, and the first-floor residence. This created two duplex properties on one lot. Petitioner intends to provide two more gravel parking spots on the far west side of the property. To be in compliance with the zoning ordinance, petitioner respectfully requests for a variance of section 155.056, minimum required lot area per dwelling unit, to allow 2 duplex dwelling units on the lot - the front duplex and a rear duplex dwelling unit on a lot containing 6,624 square feet of lot area instead of the 12,000 square feet of lot area required per code in the R-2 zoning district; a variance of 155.055 to allow two duplex dwelling units on a lot of 40 feet width instead of 50 feet lot width per code; variance of 155.001 Definitions "lot" to allow 2 duplex dwelling units on one lot of record; and a variance of 155.010 (c) allowing two residential duplexes on one lot of record; a variance of Section 155.112 for surfacing is requested to allow a grace period of twenty-four months to complete the parking spaces; and a variance of 155.091 (a) to allow for two off-street parking spaces instead of the four spaces required for a period of twenty-four months; and a variance of 155.110, Size of Parking Spaces, related to two parking spots existing between the structures as they are smaller than what is required by Section 155.110 measuring 16 feet in length per space instead 18 feet.

Improvements (or Structures) located on said property are a frame building consisting of duplex dwelling unit on the front portion of the property, and a frame garage structure on the rear portion of the property containing an upstairs residence and a first floor residence. The subject real estate is currently classified in the R-2, Single Family and Duplex Residence District, Section 155.017, with relief granted by docket 1996-070, granting a use variance allowing a third dwelling unit above the detached garage and variance of Sections 155.001, 155.010, 155.055 and 155.068.

Legally described as: Lot 13 E.A. WILSONS ADDITION #3, Tax ID: 14-28.0-379-017

The property is commonly known as 203 N. Glenwood Avenue, Springfield, Illinois.

The petitioner is Aaron Dean Properties, LLC, By It's Attorneys Sgro, Hanrahan, Durr, Rabin & Reinbold, LLP, Alex B. Rabin of Counsel.

Docket No. 2025-008

John Harris  
Zoning Administrator

