

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 Variances of Sections: 155.056, Minimum Required Lot Area per Dwelling Unit; & 155.091 (b), Required Accessory Off-Street Parking Spaces: Multifamily Residences, of the Springfield Zoning Ordinance. Petitioner holds a purchase contract to subject property. Petitioner desires to construct a three-story multi-family residence building including twenty-four (24) studio units, twenty-six (26) parking spaces and sixteen (16) bike parking slots. This development will have supportive services provided through Envision Unlimited and other providers and will serve individuals with disabilities. The Petitioner is working to help expand the services offered by SIU and Envision Unlimited at the nearby Hope Springs Apartments to more tenants. The building provides housing and supportive services to individuals with disabilities. To be in compliance with the zoning ordinance, petitioner respectfully requests a variance of 155.056 to reduce the required square footage of lot area required per dwelling unit from the required 2,500 square feet lot area per dwelling unit to 1,257 square feet of lot area per dwelling unit, which on a lot of 30,184 square feet of lot area, would allow for 24 dwelling units instead of the 12 dwelling units per code. Petitioner additionally requests a variance of 155.091 (b) reducing the required accessory off-street parking requirement from 1 ½ spaces per dwelling unit to 1 space per dwelling unit.

Improvements (or Structures) located on said property are a frame building consisting of one dwelling unit, and a frame two car garage located on the rear portion of the property. The subject real estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031, and R-3 (b), General Residence District, 155.018, with the largest portion of the parcel being R-3 (b), the parcel is zoned R-3 (b), General Residence District, Section 155.018.

Legally described as: COUNTY CLERKS SUB 2 ENOS PARTITION S PT W1/2 NE LOTS 1 THRU 5 27-16-5 (152.08' X 198.58') Tax ID: 14-27.0-255-034

The subject property is commonly known as 849 N. 9th Street, Springfield, Illinois.

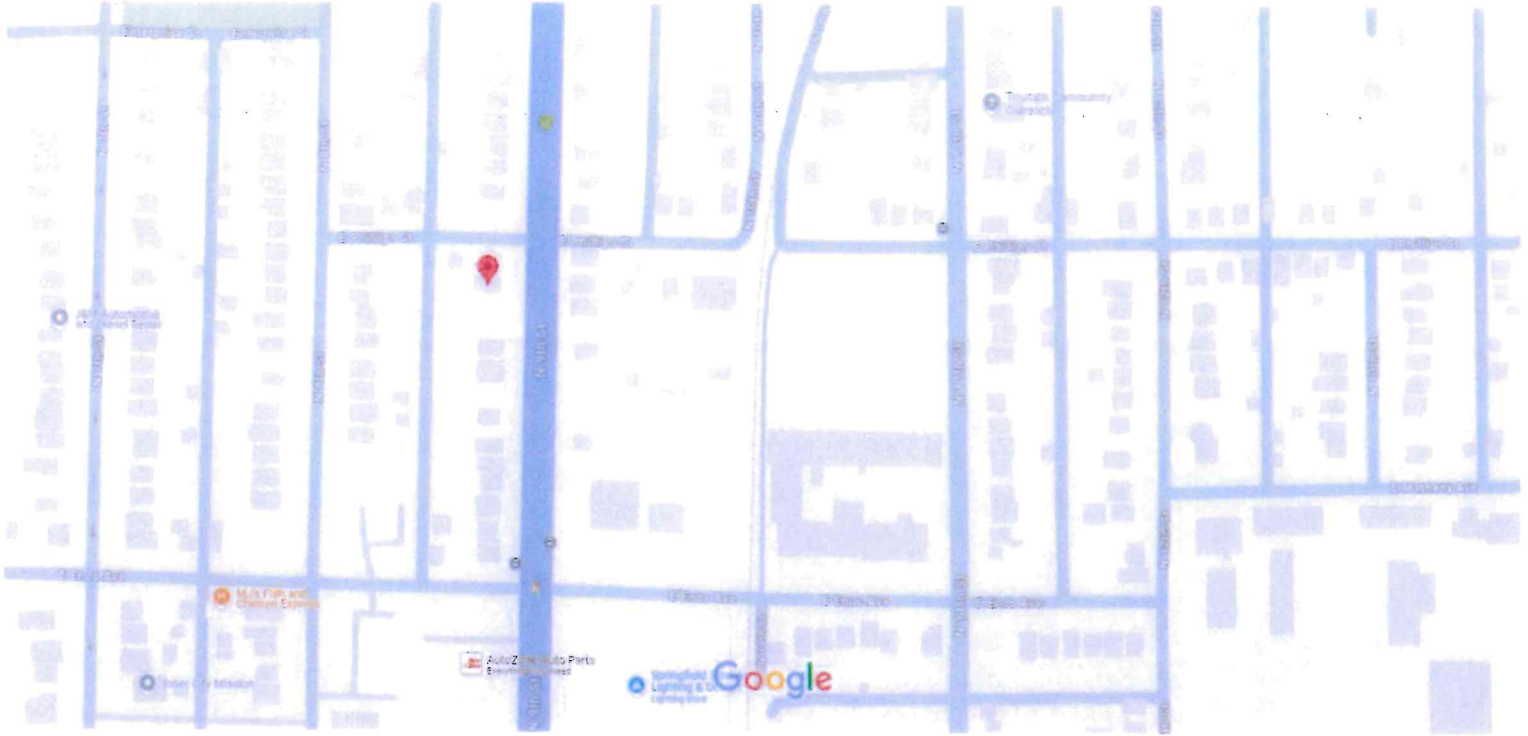
The petitioner is North Arrow Development, By John F. Cronin, Managing Member.

Docket No. 2025-011

John Harris
Zoning Administrator

849 N 9th St

2025-011



Map data ©2025 Google 100 ft