

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: 155.111, Access to Off-Street Parking Facilities, 155.112, Surfacing, 155.136, Regulations for surfacing of off-street loading facilities, 155.143, Plan of off-street parking or loading areas, and 155.480, Landscape, Screening and Lighting Regulations, of the Springfield Zoning Ordinance. Petitioner desires to develop the unimproved portion of the Property for use as temporary storage of vehicles and commercial parking. The South 110 feet of the Property may be used by the parcel owner to the South for storage (but not production) of landscape material. No lease, however, is currently in place for that part of the property. Petitioner has no intended use at the moment for that portion of the property. The petitioner, to be in compliance with the zoning ordinance, respectfully requests variation from provisions of the Zoning Ordinance as they apply to the property as follows: Sections: 155.111 to allow Petitioner to have a driveway constructed without a Portland cement concrete approach slab extending from the edge of the roadway to the right-of-way line, 155.112 to allow construction of an open off-street parking and vehicle storage area of dustless millings and rock without requiring a wearing surface of asphaltic concrete or comparable hard surface; 155.136 to allow petitioner to construct open off-street loading spaces of dustless millings and rock without requiring a durable hard surface pavement; 155.143 to proceed with constructing an open off-street parking and vehicle storage area of dustless rock and millings without requiring plans for accessory off-street parking areas or a building permit; 155.480 to 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.

Improvements (or structures) located on said property are none, unimproved with parking areas consisting of gravel, in part, as well as concrete. Subject property is currently classified in the I-2, Heavy Industrial District, Section 155.041.

Legally described as: Lot Four (4) of Parkway Pointe South Final Plat, according to the plat thereof recorded February 16, 1993 as Document Number 93-05496, except the South Twenty five (25) feet of said Lot 4. Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any. Situated in Sangamon County, Illinois. Together with all easements and appurtenances in favor of said real property. Subject to all real estate taxes and special assessments; all covenants, easements, reservations, restrictions and roadways of record or in place, if any; and building, use and occupancy restrictions imposed by state and local governments, zoning laws and ordinances, if any. Parcel ID Number: 21-13-403-004. Common Address: 3105 Great Northern Drive, Springfield, Illinois

The subject property is commonly known as 3105 Great Northern Drive, Springfield, Illinois

The petitioner is CSMB Investments LLC, By Its Attorneys, Delano Law Offices , LLC, Thomas C. Pavlik, Jr., of Counsel.

Docket No. 2025-013

John Harris
Zoning Administrator

3105 Great Northern Ave

2025-013



Map data ©2025 500 ft