

Legal Notice

Illinois Times

March 20, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 16, 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 Reclassification of property from R-1, Single Family Residence District, Section 155.015, and S-1, Neighborhood Commercial and Office District, Section 155.030, to OFF, Office District, Section 155.020, and a Conditional Permitted Use pursuant to Sections: 155.020 (c) (7), Conditional Permitted Uses in the Office District: Residential uses allowed in the R-3 district, & 155.187, Conditional Permitted Uses: General Conditions, and a Variance of Section 155.020 (a), Regulations of the OFF Office District, of the Springfield Zoning Ordinance. Petitioner's current property located at 3520 Old Jacksonville Road includes an assisted living facility of approximately 68,868 square feet. In Docket Number 2017-029, relief was granted to permit the construction of the facility, relief, in part, included a variance to allow a building larger than 30,000 square feet on a lot adjoining a R-1, R-2 or R-3 District. Petitioner now desires to expand operations and add independent living opportunities on Tract 1, immediately south of the existing facility. The independent living opportunities will take the form of duplex residences, with each unit containing a 2 bedroom design. A concept site plan for the development is attached to the petition as Exhibit E. To be in compliance with the zoning ordinance petitioner respectfully requests: Reclassification of Tract 1 (approximate 10 Acres) from R-1 to OFF, Office District; and Tract 2 (approximate .77 Acres) from S-1 to OFF, Office District; and a Conditional Permitted Use of 155.020 (c) (7) and 155.187 for Tracts 1 & 2 to enable the Subject Real Estate to be used for multiple residences as part of an independent living development; and a variance of 155.020 (a) to allow a commercial building on a zoning lot adjoining a R-1, R-2 or R-3 zoning district equivalent planned unit development designation, or otherwise adjoining those districts but for an alley, in excess of 30,000 square feet. When the Tract 1 and Tract 2 are purchased by Petitioner and reclassified to be situated in the OFF (Office District), the Tract 1 & Tract 2 and the property already owned by petitioner (3520 Old Jacksonville Road) will be considered a single zoning lot. As such, Petitioner requests that the relief granted in Docket Number 2017-029 for a variance of Section 155.020(a) (Regulations of the OFF Office District) be granted to Tracts 1 & 2 to keep the relief consistent across the entirety of the zoning lot. The requested variance will permit the continued operation of petitioner's existing facility, which is larger than the 30,000 square feet permitted by the Zoning Ordinance

Improvements (or structures) located on said property are none on Tract 1 & Tract 2, Tract 1 is currently used for agricultural purposes. Tracts 1 & 2 contain approximately 10.77 Acres. The subject real estate is currently classified for Tract 1 in the R-1, Single Family Residence District, Section 155.015, and Tract 2 in the S-1, Neighborhood Commercial and Office District, Section 155.030.

Legally described as: Tract 1: THE NORTH TEN (10) ACRES OF THE FOLLOWING DESCRIBED REAL PROPERTY: PART OF THE NORTH FRACTIONAL HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION ONE (1), TOWNSHIP FIFTEEN (15) NORTH, RANGE SIX (6) WEST OF THE THIRD PRINCIPAL MERIDIAN, AND BOUNDED AS FOLLOWS: BEGINNING AT A POST ELEVEN (11) CHAINS AND THIRTY-SIX (36) LINKS EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE EAST FOURTEEN (14) CHAINS AND FORTY-EIGHT (48) LINKS; THENCE SOUTH TWENTY-SIX (26) CHAINS AND

FORTY (40) LINKS; THENCE SOUTH TWENTY-SIX (26) CHAINS AND FORTY (40) LINKS; THENCE WEST FOURTEEN (14) CHAINS AND FIFTY-FOUR (54) LINKS; THENCE NORTH TWENTY-SIX (26) CHAINS AND FORTY (40) LINKS TO THE PLACE OF BEGINNING, CONTAINING 38.31 ACRES MORE OR LESS, LOCATED AND SITUATED IN SANGAMON COUNTY, ILLINOIS. Commonly known as: Farmland - No Common Address - Located South of and Adjacent to 3520 Old Jacksonville Road Springfield, Illinois 62711. Tax Identification No.: Part of 21-01.0-126-004. Tract 2: LOT 103 OF KRESTON PLACE, PLAT 1. SITUATED IN SANGAMON COUNTY, ILLINOIS. Commonly known as: 1301 Pine Creek Dr., Springfield, Illinois 62711. Tax Identification No.: 21-01.0-127-003.

The petitioner is Cedarhurst of Springfield Real Estate, LLC, as Contract Purchaser, By Its Attorneys Brown, Hay & Stephens, LLP, Daniel L. Hamilton of Counsel

The property is commonly known as Tract 1: South of and Adjacent to 3520 Old Jacksonville Road (PIN: Part of 21-01.0-126-004), & Tract 2: 1301 Pine Creek Drive Springfield, Illinois.

Docket No. 2025-019

John Harris
Zoning Administrator

