

BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS

The Springfield City Council will meet on Tuesday, May 19, 2015 at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendations of the Springfield Planning and Zoning Commission.

1. 2001, 2003, 2005 East Jackson(Ward 3) Docket # 2015-015
2. 1302 & 1304 S. 11th Street(Ward 2) Docket # 2015-017
3. 118 N. Glenwood(Ward 5) Docket # 2015-022
4. 4600, 4630, 4680, 4700 Wabash and
3120, 3121 Hamlin(Ward 10) Docket # 2015-023
5. 2129 Clearlake Ave(Ward 3) Docket # 2015-024
6. 300 E. Madison and 227 N. 4th Street(Ward 5) Docket # 2015-026

RECAP

DOCKET NO: 2015-015 Ward # 3

ADDRESS: 2001, 2003, 2005 East Jackson

PETITIONER: Sami Jubailat
By Gates, Wise, Schlosser & Goebel, Attorneys
Bradley B. Wilson, of counsel

PRESENT ZONING CLASSIFICATION: S-1, Neighborhood Commercial and Office District, Section 155.030; with a CPU and a Variance to permit operations of a convenience store for grocery and package liquor sale within 100 feet of a residentially zoned lot, with no liquor sales after 10:00 p.m.

REQUESTED ZONING RELIEF: Amendment to Docket 2012-075 to strike the language "with no sales after 10:00 p.m.

COMMENTS: Zoning relief was granted for the Petitioner (2012-075) to reclassify the property to S-1, Neighborhood Commercial and Office District, Section 155.030; with a CPU and a Variance to permit operations of a convenience store for grocery and package liquor sale within 100 feet of a residentially zoned lot, with the condition of no liquor sales after 10:00 p.m. and Now Petitioner wants to be allowed liquor sales during the period of 10:00 p.m. until 1:00 a.m.

OBJECTORS: None

SUPPORTERS: Petition submitted in support of the petition. (Attached and made part of the original record)

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: Recommend denial.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Concur with staff and recommend denial of the petition as submitted.

DATE: April 15, 2015

CITY COUNCIL ACTION:

DATE: May 19, 2015

**IN THE MATTER OF THE ZONING PETITION
FILED BY SAMI JUBAILAT**

I am aware that Sami Jubailat has filed a Zoning Petition which requests a variance of the Zoning Code which would to allow him to use the property located at 2001 E. Jackson, Springfield, IL for package liquor sales until 1:00 a.m.

**I SUPPORT THE PETITION FILED BY SAMI JUBAILAT AND ASK THAT THE
PETITION BE APPROVED**

NAME

ADDRESS

1. [Signature]

901 North 7th St

2. [Signature]

1603 Lexington Ave

3. [Signature]

3241 S Douglas Ave

4. [Signature]

1400 Barberrry Dr.

5. [Signature]

2022 E. Jackson

6. Brain Wells

2201 E adamc

7. [Signature]

1916 Jackson

8. Felicia Wilson

2009 E Jackson

9. Tanika Johns

2012 E Jackson

10. Cerjez Mathison

2032 E. Capitol

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NAME	ADDRESS
1. <u>Michael Sutton</u>	<u>2301 S 13th St</u>
2. <u>Walt Arner</u>	<u>220 S. DavidSt</u>
3. <u>Tequila Ross</u>	<u>3125 Butler</u>
4. <u>Willie Lucas</u>	<u>1520 E Jackson</u>
5. <u>Monty Wright</u>	<u>2021 E Cook St</u>
6. <u>Darryl Lamm</u>	<u>2221 Adams</u>
7. <u>Womack Don</u>	<u>1904 Gentry</u>
8. <u>Antonio Abner</u>	<u>2135 East Central</u>
9. <u>Jimmie Burrage</u>	<u>2133 E Monroe</u>
10. <u>Jimmie Burrage</u>	<u>2133 E Monroe</u>

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NAME	ADDRESS
1. <u>Billy Burch</u>	<u>2101 E. LAARENO &</u>
2. <u>My Freemy</u>	<u>2339 S. 10th</u>
3. <u>Rosent Pool</u>	<u>120 South Livingston</u>
4. <u>Belinda Williams</u>	<u>2048 E EDWARDS</u>
5. <u>Ramona Hovze</u>	<u>1946 East Capitol</u>
6. <u>Tom Haze</u>	<u>2112 Brunlov - ct</u>
7. <u>Tonisha Gardner</u>	<u>21 1946 Brantlane est + cap tic</u>
8. <u>Crystal Gardner</u>	<u>1946 1946 East Capitol</u>
9. <u>Shayne Day</u>	<u>1913 E Jackson</u>
10. <u>Charles Sanders</u>	<u>1015 E Madison</u>

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NAME	ADDRESS
1. <u>Jimmy Gaine</u>	<u>2032 E Capitol</u>
2. <u>Nathaniel Bacon</u>	<u>2032 E Capitol</u> <u>Nathaniel Bacon</u>
3. <u>Jerry Brown</u>	<u>2032 E Capitol</u>
4. <u>Darnell Haynes</u>	<u>1915 E Jackson</u>
5. <u>Kelley Anders</u>	<u>7554 Oakcrest Rd</u>
6. <u>Julia Carr</u>	<u>804 So. 24th</u>
7. <u>Kristi Gliss</u>	<u>312 Cranmer Dr Apt B</u>
8. <u>Marv Berry</u>	<u>2006 E. Edwards</u>
9. <u>Ronny Holder</u>	<u>505 White City</u>
10. <u>N Brooks</u>	<u>1132 E Pine</u>

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NAME	ADDRESS
1. <u>Kara Dyer</u>	<u>2005 E Edwards Apt A</u>
2. <u>Tom Sicker</u>	<u>2005 E Edwards Apt B</u>
3. <u>Kenny Adams</u>	<u>2005 E Edwards Apt B</u>
4. <u>NED Partridge</u>	<u>2005 E Edwards Apt B</u>
5. <u>Casper Spaulding</u>	<u>2121 ML King Dr</u>
6. <u>[Signature]</u>	<u>1916 E Jackson</u>
7. <u>[Signature]</u>	<u>353 S. PAUL ST</u>
8. <u>Tenzell King Jr.</u>	<u>1916 E. JACKSON</u>
9. <u>Keri Marshall</u>	<u>2006 E Jackson</u>
10. <u>Stephen Colman</u>	<u>2128 E Main St</u>

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NAME

ADDRESS

1. Shawn Meyers2002 E Jackson2. Robert Louis2006 E JACKSON3. Regina Burt1940 E. Jackson4. Lisa Foster8875 Taylor5. Demarco Holder1104 EST JACKSON6. Mandy Wright 2024 E Cook1909 EST Jackson7. Edward Shepherd1420 E Edwards8. Larry Spalding1127 E Pine9. John D.2009 E. Jackson10. Lisa Dyer3125 Wide TrackArterea Grebreath2128 E Monroe

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NAME	ADDRESS
1. <u>LaToya Robinson</u>	<u>2229 South 14th</u>
2. <u>Nicholas Martinez</u>	<u>2058 Jea</u>
3. <u>Maria Parker</u>	<u>2021 East ADAMS</u>
4. <u>Joyce PARKER</u>	<u>2320 Sherwood</u>
5. <u>Willie Parker</u>	<u>2021 East ADAMS</u>
6. <u>Aleen Errener</u>	<u>2220 E. Monroe</u>
7. <u>Angelique Hayes</u>	<u>5021 East ADAMS</u>
8. <u>Steven Taylor</u>	<u>2021 East ADAMS</u>
9. <u>Bobby Grand</u>	<u>1611 E. Jackson</u>
10. <u>Cade Tractor</u>	<u>2145 E Monroe</u>

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NAME	ADDRESS
1. <u>Dennis Cain</u>	<u>1926 Southgrand ave</u>
2. <u>Laverne McDaniel</u>	<u>842 North 11th</u>
3. <u>Duenna Sheer</u>	<u>829 South 12th</u>
4. <u>Wilanda Webb</u>	<u>2210 East Stuart</u>
5. <u>Renie Gaskin</u>	<u>1520 S. Wesley</u>
6. <u>Kalaya Anderson</u>	<u>8109 E Jackson</u>
7. <u>Bruce Breen</u>	<u>2117 E Monroe</u>
8. <u>L.J.</u>	<u>19 Mishawaka Rockhewer</u> <u>IL.</u>
9. <u>Tamika Davis</u>	<u>2010 Capitol</u>
10. <u>T.S. Turner</u>	<u>2016 E. Adams St.</u>

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NAME	ADDRESS
1. <u>Jerry Anderson</u>	<u>2011 East Cook St</u>
2. <u>John Henry</u>	<u>1112 Clay</u>
3. <u>Lawrence Johnson</u>	<u>1524 North Grand Ave west</u>
4. <u>DeAngela Hayel</u>	<u>1734 E Carpenter</u>
5. <u>Quanta Collier</u>	<u>818 N 6th</u>
6. <u>Anthony Palmer</u>	<u>2520 South 13th</u>
7. <u>Finis Hughes</u>	<u>2168 Martin Luther King</u>
8. <u>Janet Jackson</u>	<u>808 Martin Luther King</u>
9. <u>Sherry Flakes</u>	<u>2129 E. Jackson St</u>
10. <u>Shirley B</u>	<u>2122 E Capitol Ave</u>

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NAME	ADDRESS
1. Luella Lopez	1009 Oakdale
2. Queen Chapman	2002 E. Clay Street
3. Alia Robinson	2035 E. Edwards St.
4. Q. Malik	2010 E. Edwards St.
5. Donnell Shyag	2052 E. Adams
6. Derek Johnson	2041 S. Parker Ave.
7. Sherry Davis	3308 W. Madison
8. Charmax Thomas	2183 E. Adams
9. Kerry Levien	2818 Poplar Ct
10. Heather Jones	81028 E. Ash

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NAME	ADDRESS
1. <u>Shameka Bradford</u>	<u>2002 E. Jackson</u>
2. <u>Shakejah Wright</u>	<u>2615 W. Lawrence</u>
3. <u>Angela Caldwell</u>	<u>1729 E Jackson</u>
4. <u>Tully T. Gritham</u>	<u>915 E. Jackson</u>
5. <u>Sammy Jackson</u>	<u>2004 E. Jackson</u>
6. <u>Dexter Brewer</u>	<u>2200 E. Monroe</u>
7. <u>LaDevious</u>	<u>2004 E. Jackson</u>
8. <u>Robert Brown</u>	<u>1928 E Jackson</u>
9. <u>Michael Simmons</u>	<u>2133 E Monroe</u>
10. <u>Marcus Ulmer</u>	<u>3100 Butler</u>

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NAME	ADDRESS
1. John Uemer	2037 East Edwards
2. Brian Lay	1702 E. Carpenter
3. Precious Brewer	2200 E Monroe
4. Shaun Bacon	2204 Montgomery Lane
5. Jerry L Ware	1922 S Grand Ave East
6. Perry Adams	2005 ^E Edwards
7. Curtis Gills	2156 E Capital
8. Rich Miller	2210 E. Cook
9. Dan Asin	2009 E, Edwards
10. A Scott	2117 E Monroe

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NAME	ADDRESS
1. <u>Larry Brown</u>	<u>1200 E. Jackson</u>
2. <u>Spencer Adams</u>	<u>1415 Winch Rd</u>
3. <u>Re. Amy</u>	<u>2027 E Jackson</u>
4. <u>Raymond</u>	<u>2009 E Edwards</u>
5. <u>Victor B. H.</u>	<u>1224 E Monroe</u>
6. <u>Milton McClain</u>	<u>1828 Honeysuckle Ct.</u>
7. <u>Jovan Dickerson</u>	<u>102 Spring Creek</u>
8. <u>Jessica Stamp</u>	<u>1911 Edwards</u>
9. <u>D. J. King</u>	<u>1621 Carpenter</u>
10. <u>Fred McClain</u>	<u>2025 E Caples</u>

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NAME	ADDRESS
1. <u>Russell Moore</u>	<u>1509 S. 15th</u>
2. <u>William Jones</u>	<u>1709 S. 5th</u>
3. <u>David Woodson</u>	<u>2225 Jackson</u>
4. <u>Lazarus Johnson</u>	<u>2149 E. Monroe</u>
5. <u>Jeremy Treadwell</u>	<u>308 S. Paul St</u>
6. <u>Charles Hansen</u>	<u>1940 E Jackson St</u>
7. <u>Harri Dickson</u>	<u>1929 E Jackson</u>
8. <u>Demarco Hamm</u>	<u>1016 Oakdale</u>
9. <u>Shila Jones</u>	<u>2004 E Adams</u>
10. <u>Edgar Stewart</u>	<u>1129 E Moral</u>
11. <u>Demetria Graham</u>	<u>1915 E. Jackson St</u>

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NAME	ADDRESS
1. <u>BRUCE CLARK</u>	<u>917 S 24th Street</u>
2. <u>Tamikka Jones</u>	<u>2117 E. Monroe</u>
3. <u>Andrew Scott</u>	<u>2100 E. Monroe</u>
4. <u>Jeri K. Boyd</u>	<u>2147 E. Adams</u>
5. <u>Charles E. Jones</u>	<u>1905 E. Jackson</u>
6. <u>Seneca Sanders</u>	<u>1412 N. Milton</u>
7. <u>Eugene Gillespie</u>	<u>2630 Sherwood st</u>
8. <u>Ben Moray</u>	<u>2630 Sherwood st</u>
9. <u>Laura Ousley</u>	<u>1925 E. Edwards</u>
10. <u>Maddal Dennis</u>	<u>2044 E. COOK</u>

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NAME	ADDRESS
1. <u>Brynn H. Henson 2405 Delaware</u>	_____
2. <u>Carmen Brith 2019 E. Cook</u>	_____
3. <u>Amentha</u>	<u>1948 E Capital</u>
4. <u>Chastidy Cady</u>	<u>2100 Bradley Ct</u>
5. <u>Shirley Gray</u>	<u>1929 E. Cass St</u>
6. <u>Laketa Thompson</u>	<u>2163 E Adams</u>
7. <u>Eric Wilber</u>	<u>2002 East Jackson</u>
8. <u>[Signature]</u>	<u>905 S. 25th</u>
9. <u>Shawntase Day</u>	<u>1422 S. Loveland</u>
10. <u>Meloney Bacon</u>	<u>1711 E. Mason</u>

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION

Sami Jubailat,
 by Bradley B. Wilson, of counsel.

) DOCKET NO. 2015-015
) PROPERTY LOCATED AT:
) 2001, 2003, 2005 East Jackson

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for an **Amendment to Docket 2012-075**, of the zoning regulations of said City has been filed herein by the above-captioned Petitioner; that legal publication has been made pursuant to law; and that a public hearing was held on **April 15, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

Lots 16, 17 and 18 in Block 1 of E. A Wilsons Capital Subdivision to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois, Parcel No. 14-35-0-177-018, 019, and 020.
3. That the present zoning of said property is **S-1, Neighborhood Commercial and Office District, Section 155.030; with a CPU and a Variance to permit operations of a convenience store for grocery and package liquor sale within 100 feet of a residentially zoned lot, with no liquor sales after 10:00 p.m.**
4. That the present land use of said property is a **convenience store for grocery and package liquor sales.**
5. That the proposed land use of said property is to **allow petitioner to have liquor sales during the period of 10:00 p.m. until 1:00 a.m.**
6. That the changes requested for said property is an **Amendment to Docket 2012-075 to strike the language "with no sales after 10:00 p.m."**
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest.

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Alexander

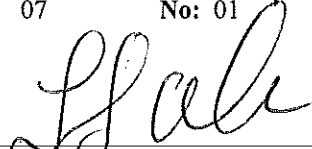
Motion seconded by: Commissioner Strom

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

Concur with staff and recommend denial of the petition as submitted.

The vote of the Commission was as follows:

Yes: 07 No: 01 Absent: 01



 Recording Secretary



 Chairman

STANDARDS FOR VARIATIONS

Case #: 2015-015

Address: 2001, 2003 and 2005 E. Jackson Street

- (i) Can the property in question be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations?

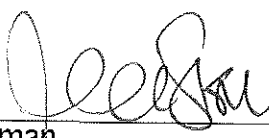
The property contains a structure that is being used as a convenience store with the sale of alcohol until 10:00 p.m. The petition states: "Without the revenues generated by the sale of alcohol, including the sale of alcohol during the period of 10:00 p.m. to 1:00 a.m., it will not be economically feasible for Petitioner to remain in business as a convenience store." There was no direct evidence provided to substantiate that the sale of alcohol until 1:00 a.m. will result in the convenience store remaining open.

- (ii) Is the plight of the owner due to unique circumstances?

The sale of package liquor is granted under a Conditional Permitted Use (CPU). In granting a CPU, the Council may place conditions on the use as was the case for this property. The petition asserts that because the owner is not able to sell package liquor after 10:00 p.m., plight is created. Because the Council placed this condition on the CPU, this is not considered to be plight.

- (iii) Will the variation, if granted, alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality?

In granting the CPU, the Council determined that there would be no negative impact on the immediate area. There is no evidence available to determine if extending the ability to sell package liquor until 1:00 a.m. would have a negative impact on the area.


Chairman



GATES WISE SCHLOSSER & GOEBEL

Gordon W. Gates D. Peter Wise Frederick J. Schlosser Todd M. Goebel Bradley B. Wilson Chad M. Skarpiak

March 18, 2015

HAND DELIVERY

Springfield Planning & Zoning Commission
c/o Matthew McLaughlin
Zoning Administrator
Municipal Center West
300 S. Seventh Street - Room 304
Springfield, IL 62701

RECEIVED

MAR 18 2015

DEPARTMENT OF BUILDING AND ZONING
SPRINGFIELD, IL

Re: Springfield Zoning Case #2015-015
2001, 2003 & 2005 E. Jackson

Dear Commissioners:

I am requesting the above referenced matter be continued to the Commission's April 15, 2015, meeting. I am in the process of gathering evidence to address certain issues raised in the Staff Findings and Recommendation issued by the Springfield Sangamon Regional Planning Commission. A continuance until the Commission's next scheduled meeting will give me an opportunity to gather sufficient information to present to the Commission so the Commissioner's may make a fully informed decision regarding my client's request for zoning relief.

Your consideration of this matter is greatly appreciated.

Very truly yours,

Bradley B. Wilson

BBW/jmg

cc: Sami Jubailat

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION

Sami Jubailat,
 by Bradley B. Wilson, of counsel.

) **DOCKET NO. 2015-015**
) **PROPERTY LOCATED AT:**
) **2001, 2003, 2005 East Jackson**

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1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

Lots 16, 17 and 18 in Block 1 of E. A Wilsons Capital Subdivision to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois, Parcel No. 14-35-0-177-018, 019, and 020.
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4. That the present land use of said property is a **convenience store for grocery and package liquor sales.**
5. That the proposed land use of said property is **to allow petitioner to have liquor sales during the period of 10:00 p.m. until 1:00 a.m.**
6. That the changes requested for said property is an **Amendment to Docket 2012-075 to strike the language "with no sales after 10:00 p.m."**
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest. **(Petitioner requested a continuance)**

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Mills

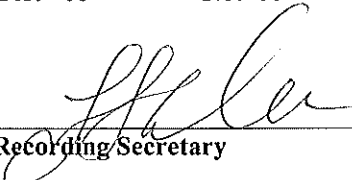
Motion seconded by: Commissioner Wood

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

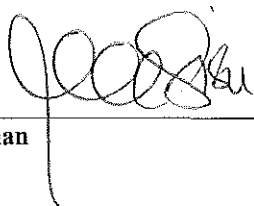
To continue to April 15, 2015.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



Recording Secretary



Chairman

CITY OF SPRINGFIELD

PETITION FOR AMENDMENT OF ZONING RELIEF PREVIOUSLY

GRANTED IN DOCKET #2012-075

DEPARTMENT OF BUILDING AND ZONING
SPRINGFIELD, ILL.

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

RECEIVED
JAN 28 2015

IN THE MATTER OF THE PETITION FOR AMENDMENT OF ZONING RELIEF OF SAMI JUBAILAT, RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO AMEND THE ZONING RELIEF PREVIOUSLY GRANTED IN DOCKET #2012-075 TO PERMIT LIQUOR SALES DURING THE PERIOD OF 10:00 P.M. UNTIL 1:00 A.M.;

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNSEL OF THE CITY OF SPRINGFIELD, ILLINOIS; AND

TO THE SPRINGFIELD PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, ILLINOIS:

COMES NOW Petitioner SAMI JUBAILAT and respectfully petition the Council of the City of Springfield as follows:

1. The Petitioner is the owner of the property commonly known as 2003 and 2005 E. Jackson , Springfield, Illinois and legally described as:

Lots 17 and 18 in Block 1 of E. A. WILSON'S CAPITAL SUBDIVISION to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois

Permanent Parcel I.D. Nos: No: 14-35.0 -177 - 019 and 14-35.0 -177 - 020
2. The Petitioner is the owner of the property commonly known as 2001 E. Jackson, Springfield, Illinois and legally described as:

Lot 16 in Block 1 of E. A. WILSON'S CAPITAL SUBDIVISION to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois

Permanent Parcel I.D. No: No: 14-35.0 -177 - 018
3. The property described in paragraph 1 is currently vacant.
4. The property described in paragraphs 1 and 2 above shall hereinafter be referred to

as "the subject property".

5. The subject property is currently being used as a convenience store for grocery and packaged liquor sales. Prior to its conversion in 2012 to a convenience store and going back to at least July 22, 1966, the property described in paragraph 2 was used as a tavern and for package liquor sales. Such use was allowed as a legal prior non-conforming use.

6. In order to allow the subject property to be used as a convenience store for grocery and package liquor sales, the Petition filed a Petition for Reclassification and for Variations of Provisions of the City Code on July 31, 2012.

7. The Petition for Reclassification and for Variations of Provisions of the City Code filed by Petitioner on July 31, 2012 shall hereinafter be referred to as "the 2012 Petition". *A copy of the 2012 Petition is attached hereto as Exhibit A.*

8. In the 2012 Petition, which was assigned Docket # 2012-075, Petitioner sought to have the subject property reclassified from "R-2" District, Section 155.017, to "S-1" District, Section 155.030, with a Conditional Permitted Use in "S-1" Pursuant to Section 155.210 conditionally permitting package liquor sales.

9. On October 16, 2012, the Council of the City of Springfield, Illinois passed an ordinance, Docket #2012-075, which reclassified the subject property from "R-2" District, Section 155.017, to "S-1" District, Section 155.030, with a Conditional Permitted Use in "S-1" Pursuant to Section 155.210 conditionally permitting package liquor sales, with no liquor sales after 10:00 p.m. *A copy of the 2012 Ordinance is attached hereto as Exhibit B.*

10. The ordinance passed by the Council of the City of Springfield, Illinois on October 16, 2012, Docket # 2012-075, which shall hereinafter be referred to as the 2012 Ordinance was signed by the Mayor of the City of Springfield, Illinois on October 31, 2012.

11. Petitioner now seeks an amendment of the 2012 ordinance which would strike the language in the ordinance which states "with no sales after 10:00 p.m." in order to allow for package liquor sales during the period of 10:00 p.m. until 1:00 a.m.

12. Existing uses and zoning classification of property within the general area of the subject property are as follows:

The property to the immediate East of the subject property is zoned "R-2" and is being used for residential purposes

The property to the immediate North of the subject property is zoned "R-2" and is used for residential purposes. Further to the North, there is Chamberlain Park and commercial uses including towing services.

The property to the immediate West of the subject property is zoned "R-2" and is being used for residential purposes

The property to the immediate South of the subject property is zoned "R-2" and is used for residential purposes. Further to the South, there is a Pepsi-Cola bottling plant.

13. Subject to obtaining the amendment of the 2012 Ordinance sought by this request, Petitioner desires to use the subject property as a convenience store for grocery and packaged liquor sales, including package liquor sales during the period of 10:00 p.m. until 1:00 a.m..

14. The subject property in question cannot be economically used or cannot yield a reasonable rate of return, if permitted to be used only upon the conditions imposed by the 2012 Ordinance to wit: The subject property has been historically used for package sales, including the sale of package liquor during the period of 10:00 p.m. until 1:00 a.m. The building located on the subject property is designed for such use and, prior to 2012, a significant portion of Petitioner's business was generated through such sales. Since the passage of the 2012 Ordinance, with its prohibition on the sale of liquor after 10:00 p.m., the revenues generated by Petitioner's business have decreased significantly. The revenues generated from the sale of alcohol during the period of 10:00 p.m. until 1:00 a.m., are necessary in order to allow Petitioner to continue operating as a convenience store offering staples such as bread and milk for sale to the residents of the surrounding neighborhood. Without the revenues generated by the sale of alcohol, including the sale of alcohol during the period of 10:00 p.m. until 1:00 a.m., it will not be economically feasible for Petitioner to remain in business as a convenience store. Thus, Petitioner desires to resume using the subject property for package liquor sales in the same manner the subject property has been historically used.

15. The operation of a convenience store with packaged liquor sales, including the sale of alcohol during the period of 10:00 p.m. until 1:00 a.m., on the subject property will not have an adverse effect upon the district in which it is located or upon nearby residence districts as the property has historically been used as a tavern with package liquor sales, including the sale of alcohol during the period of 10:00 p.m. until 1:00 p.m., for decades.

16. The plight of Petitioner is due to unique circumstances to wit: For decades, the subject property was used as a tavern and for package liquor sales, including the sale of liquor during the period of 10:00 p.m. until 1:00 a.m. The use of the subject property as a tavern and for package liquor sales goes back to at least July 22, 1966 and thus was allowed as a legal non-conforming use under Section 155.151 of the City Code of Ordinances. The use of the property for drive-up window sales of alcohol was also allowed as a legal non-conforming use under Section 155.151 of the City Code of Ordinances. Upon purchasing and remodeling the subject property, Petitioner began expanding the inventory of items he sold to the public by including grocery items in response to a need for such retail services in the neighborhood. At the same time, Petitioner also ceased selling liquor by the drink and not operating the establishment as a tavern. As a result of the change in Petitioner's business model, Petitioner's use of the subject property was no longer recognized by the City Zoning Administrator as a legal non-conforming use pursuant to Section 155.157 (Discontinuance of Use).

Petitioner sought, and was granted the reclassification of the subject property from "R-2" District, Section 155.017, to "S-1" District, Section 155.030, with a Conditional Permitted Use in "S-1" Pursuant to Section 155.210 conditionally permitting package liquor sales in the same manner the subject property has been used for decades with the significant exception that the subject property could no longer be used for the sale of alcohol after 10:00 p.m..

17. The requested variance would not alter the essential character of the locality as the subject property had historically been used for decades as a tavern with package liquor sales, including such sales after 10:00 p.m. More recently, the subject property has been used as a convenience store for grocery and packaged liquor sales.

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the city of Springfield, Illinois after proper notice by publication and hearing on this petition, and all findings under the Sections applicable to the requested amendment of the ordinance passed by the Council of the City of Springfield, Illinois on October 16, 2012 in Docket # 2012-075 and signed by the Mayor of the City of Springfield, Illinois on October 31, 2012 have been made, recommend approval of the amendment of the 2012 Ordinance herein described to the City Council of Springfield, Illinois.

WHEREFORE, Petitioner prays to the Council of the City of Springfield, Illinois, after proper notice and hearing on the Petition and recommendation by the Springfield Planning and Zoning Commission as follows:

That the Council of the City of Springfield, Illinois will amend the ordinance passed by the Council of the City of Springfield, Illinois on October 16, 2012 in Docket # 2012-075 and signed by the Mayor of the City of Springfield, Illinois on October 31, 2012 by striking the language in the ordinance which state, "with no sales after 10:00 p.m." in order to allow for the sale of package liquor during the period of 10:00 p.m. to 1:00 a.m.

Respectfully submitted,
Sami Jubailat

By: 
One of his Attorneys

Bradley B. Wilson (#6238373)
GATES WISE SCHLOSSER & GOEBEL
1231 South Eighth Street
Springfield, IL 62703
ph. (217) 522.9010
fax. (217) 522.9020



Docket 2015-015
2015-015

BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS

November 2, 2012

Bradley B. Wilson
Gates, Wise & Schlosser, P.C.
1231 South Eighth Street
Springfield, IL 62703

**RE: 2001, 2003, 2005 East Jackson Street
Docket # 2012-075**

Dear Mr. Wilson:

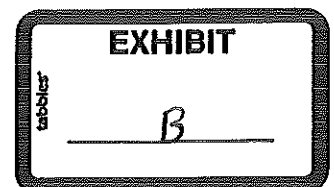
Enclosed is your copy of the Ordinance granted by the Springfield City Council.

If you should have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,


Matt McLaughlin
Assistant Zoning Administrator

MM:lhc



AN ORDINANCE GRANTING THE PROPERTY LOCATED AT 2001, 2003, 2005 EAST JACKSON STREET, RECLASSIFICATION TO S-1, NEIGHBORHOOD COMMERCIAL AND OFFICE DISTRICT, SECTION 155.030; A CONDITIONAL PERMITTED USE PURSUANT TO SECTION 155.210, PACKAGE LIQUOR SALES; VARIANCES OF SECTION 155.210(b) PACKAGE LIQUOR SALES WITHIN 100 FEET OF A RESIDENTIALLY ZONED LOT, TO ALLOW PETITIONER TO OPERATE A CONVENIENCE STORE FOR GROCERY AND PACKAGE LIQUOR SALES, TO HAVE PACKAGE LIQUOR SALES WITHIN 100 FEET OF A RESIDENTIALLY ZONED LOT, WITH NO SALES AFTER 10P.M., OF THE SPRINGFIELD ZONING ORDINANCE.

DOCKET #2012-075

WHEREAS, the City of Springfield is a home rule unit as defined in Article VII, Section 6(a) of the 1970 Illinois Constitution and has jurisdiction over matters pertaining to its government and affairs; and

WHEREAS, on September 19, 2012, the Springfield Planning and Zoning Commission heard a Petition for Reclassification to S-1, Neighborhood Commercial and Office District, Section 155.030; a Conditional Permitted Use pursuant to Section 155.210, Package liquor sales; Variances of Section 155.210(b) Package liquor sales within 100 feet of a residentially zoned lot, and Section 155.210(c) Drive up window for package liquor sales, to allow petitioner to operate a convenience store for grocery and package liquor sales, to have package liquor sales within 100 feet of a residentially zoned lot and to allow a drive up window for package liquor sales, for the property located at 2001, 2003, 2005 East Jackson, Springfield, Illinois, legally described as follows:

Lot 16, 17, and 18 in Block 1 of E. A Wilsons Capital Subdivision, situated in the County of Sangamon and State of Illinois, further identified as Index 14-35-0-177-018, 019, and 020.

WHEREAS, all statutory notice requirements have been fulfilled in regard to said hearing; and

WHEREAS, the Springfield Planning and Zoning Commission recommended that the Springfield City Council deny the petition as submitted; and

WHEREAS, the Springfield City Council disagrees with the recommendation of the Springfield Planning and Zoning Commission, finds adequate factual basis for and recommends approval to reclassify to S-1, Neighborhood Commercial and Office District, Section 155.030; a Conditional Permitted Use pursuant to Section 155.210, Package liquor sales; Variances of Section 155.210(b), Package liquor sales within 100 feet of a residentially zoned lot, with no sales after 10 p.m., but recommend denial of Section 155.210(c) Drive up window for package liquor sales.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS:

Section 1: That the property located at 2001, 2003, 2005 East Jackson Street, as legally described above, is hereby granted Reclassification to S-1 Neighborhood Commercial and Office District, Section 155.030; a Conditional Permitted Use pursuant to Section 155.210, Package liquor sales; Variances of Section 155.210(b) Package liquor sales within 100 feet of a residentially zoned lot, to allow petitioner to operate a convenience store for grocery and package liquor sales, to have package liquor sales within 100 feet of a residentially zoned lot, with no sales after 10 p.m.

Section 2: The Zoning Administrator is hereby directed to amend the map according to the provisions stated herein.

Section 3: This Ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: October 16, 2012

SIGNED: October 31, 2012

RECORDED: November 1, 2012

Michael H. Hester
MAYOR

ATTEST: *Cecilia Tumulty*
CITY CLERK

Approved as to legal sufficiency:

To 10-30-12
Office of Corporation Counsel/Date

2015-015

Google

Address 2001 E Jackson St
Springfield, IL 62703



Legal Notice

State Journal Register

February 27, 2015

A.M. One Run,

The Springfield Planning and Zoning Commission will meet on Wednesday, March 18, 2015 at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for amendment of the Zoning relief granted in docket #2012-075, by the City of Springfield, Illinois, concerning property commonly known as 2001, 2003 and 2005 E Jackson. The current zoning was established by Ordinance 2012-075, reclassifying subject property from R-2, Single family and duplex residence district, Section 155.017, to S-1, Neighborhood commercial and office district, Section 155.030, with a conditional permitted use, and variance, to permit operation of a convenience store for grocery and package liquor sales within 100 feet of a residentially zoned lot, with conditions of no liquor sales after 10 p.m. Petitioner respectfully petitions for an amendment to docket 2012-075 which would strike the language "with no sales after 10:00 p.m" in order to allow for package liquor sales during the period of 10:00 pm until 1:00 a.m. The subject property is currently being used as a convenience store for grocery and liquor sales.

Legally described as: Lots 17 and 18 in Block 1 of E.A. WILSON'S CAPITAL SUBDIVISION to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois. Permanent Parcel I.D. Nos: 14-35.0-177-019 and 14-35.0-177-020.

And

Lot 16 in Block 1 of E. A. WILSON'S CAPITAL SUBDIVISION to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois. Permanent Parcel I.D. No: 14-35.0-177-018

The subject property is commonly known as 2001, 2003 and 2005 E Jackson, Springfield, Illinois.

The petitioner is Sami Jubailat by his attorney Gates Wise Schlosser & Goebel, Bradley B. Wilson of counsel

Docket No. 2015-015

John Harris
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS
2001, 2003 & 2005 E Jackson

The Springfield Planning and Zoning Commission will meet on Wednesday, March 18, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for amendment of the Zoning relief granted in docket #2012-075, by the City of Springfield, Illinois, concerning property commonly known as 2001, 2003 and 2005 E Jackson. The current zoning was established by Ordinance 2012-075, reclassifying subject property from R-2, Single family and duplex residence district, Section 155.017, to S-1, Neighborhood commercial and office district, Section 155.030, with a conditional permitted use, and variance, to permit operation of a convenience store for grocery and package liquor sales within 100 feet of a residentially zoned lot, with conditions of no liquor sales after 10 p.m. Petitioner respectfully petitions for an amendment to docket 2012-075 which would strike the language "with no sales after 10:00 p.m" in order to allow for package liquor sales during the period of 10:00 pm until 1:00 a.m. The subject property is currently being used as a convenience store for grocery and liquor sales.

The petitioner Sami Juballat by his attorney Gates Wise Schlosser & Goebel, Bradley B. Wilson of counsel.

The Springfield City Council will meet on Tuesday, April 21, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

Docket No. 2015-015



Staff Findings and Recommendation

(inspected 3-5-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-015

 ADDRESS 2001, 2002, & 2005 E. Jackson
 14-35-177-018; 14-35-177-019; and
 Property Index # 14-35-077-020

REQUESTED ZONING Amend Docket 2012-075 to remove the prohibition of liquor sales after 10:00 p.m.

 PROPOSED LAND USE Convenience store for grocery and packaged liquor sales within 100' of a
 residentially zoned lot.

EXISTING:

 ZONING S-1, Neighborhood commercial and office district, Section 155.030, with a Conditional Permitted
 Use and variance to permit operation of a convenience store for grocery and package liquor sales
 within 100' of a residentially zoned lot with the condition of no liquor sales after 10:00 p.m.

LAND USE Convenience store for grocery and liquor sales.

ROAD FRONTAGE Jackson – 120'

Good

STRUCTURE DESIGNED FOR Commercial

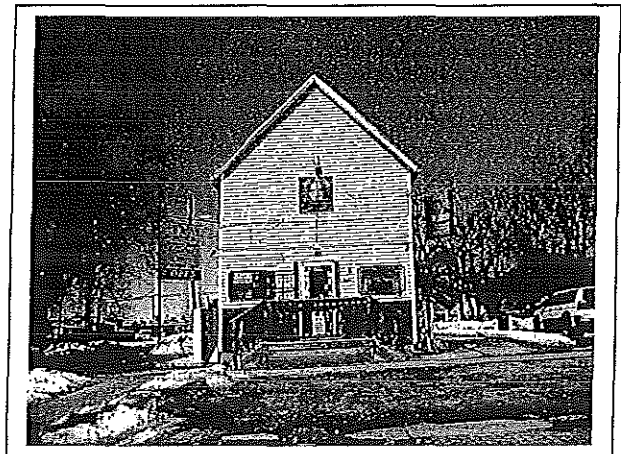
CONDITION OF STRUCTURE Good

LOT AREA 18,465.6 sq. ft.

FRONT YARD 8'

SIDE YARDS West – 0' East – 105'

REAR YARD 83'



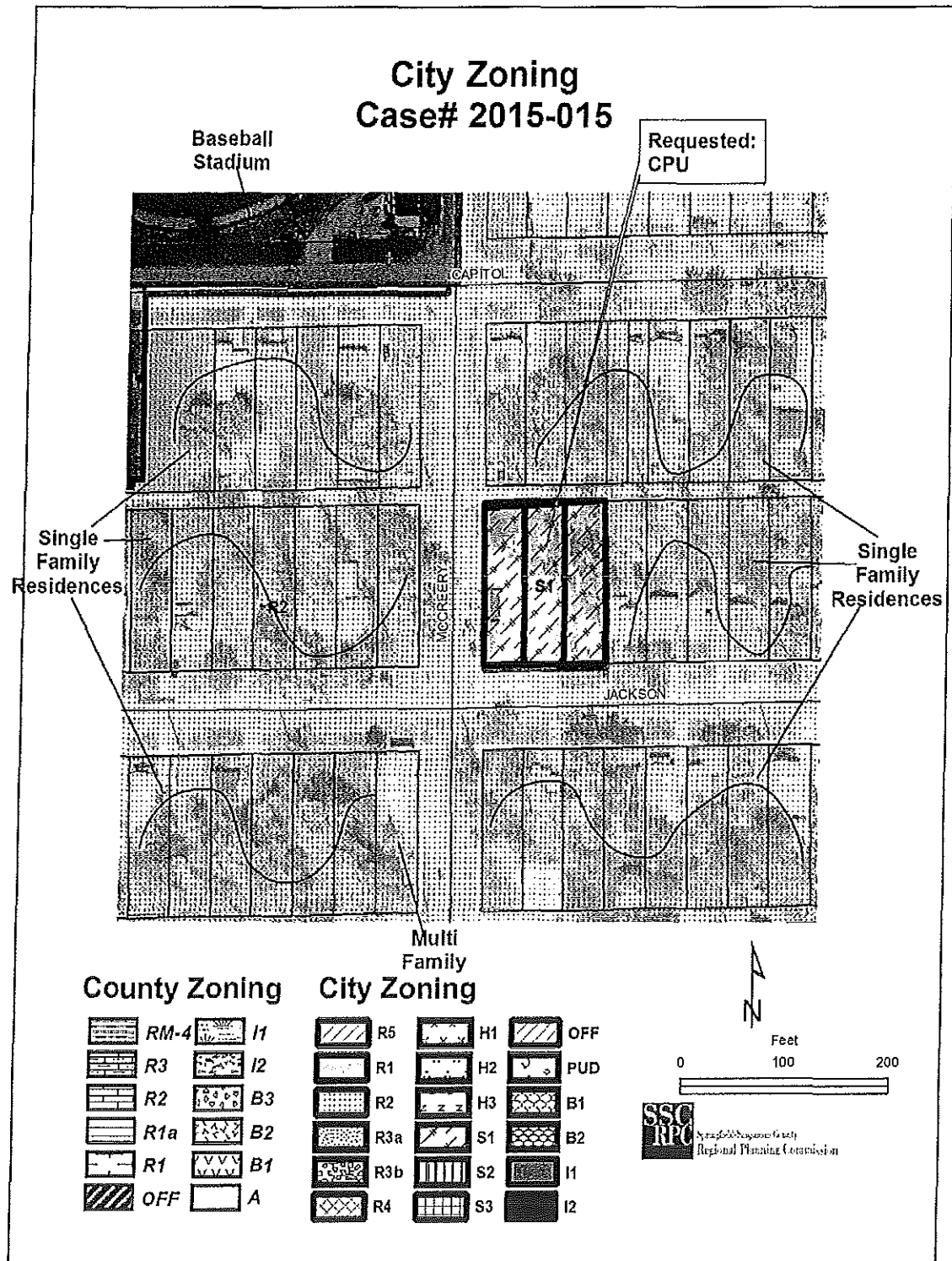
Would the proposed zoning be spot zoning? N/A

Is the proposed zoning in accord with the City Plan? N/A

If not in accord, is the request an acceptable variation? N/A

PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend denial. In 2012, the City Council adopted an Ordinance to rezone the subject property to S-1, and grant a Conditional Permitted Use (CPU) for the sale of package liquor within 100 feet of a residentially zoned lot with no sales after 10:00 p.m. (Docket 2012-075). It is presumed that in placing the condition that no alcohol sales could occur after 10:00 p.m., the Council believed that the sale of package liquor after that time would have a negative impact on the immediate area which is largely residential. There was no evidence presented that extending the time would not have a negative impact on the area.





J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: March 10, 2015

RE: Zoning Agenda – March 18, 2015

Docket #2015-011	716 S. Livingston This area is primarily single family residential. With up to 4 families living in this house parking may be an issue.
Docket # 2015-012	409 East Lake Shore Drive We have no comments.
Docket # 2015-013	2016 and 2016 ½ South Fifth Street We have no objection to the petition as submitted.
Docket # 2015-014	1821 Black Avenue It appears that the driveway past the front of the house is not very wide and leads into a fenced back yard. The expansion of the driveway into the front yard although not ideal is logical at the current location, as the east side of the property is very limited and would have conflicts with underground utilities. We have no objection to the petition as submitted.
Docket # 2015-015	2001, 2003 and 2005 East Jackson Street We have no comments.
Docket # 2015-016	720 Stanford Avenue We have no objections to the petition.
Docket # 2015-017	1302 and 1304 South 11 th Street We recommend denial of the petition. The parking lot would be located across 11 th Street from the use it would be serving. Placing a parking lot at this location would encourage patrons to jay walk across 11 th Street.

Docket # 2015-018 6512 and 6514 Hayley Court
We have no objections to the petition.

Docket # 2015-019 Lot 25 and the East 86' of Lot 26 Pine Creek Subdivision
We have no objections to the petition as these lots are adjacent to the lot that would be served for parking and patrons would not have to cross a street to access the property.

Docket # 2015-020 131 Chatham Road, Suite B
Recommend denial, the strip mall has limited parking and adding a high turn-over type of store within a congested area would only encourage parking not according to the approved parking plan.

Docket 2015-021 3112 Normandy Road
We have no objections to the permit as submitted.

CC: Mark Mahoney, Director Public Works

*I.D.O.T.***Crowder, Lori**

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Wednesday, March 18, 2015 8:58 AM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: Planning and Zoning Cases

Lori,

Sorry, I thought I responded previously, but I see no record of it. I apologize. It's been a crazy month, and it's only ½ over...

We have no comments regarding any of the cases for the March meeting.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Tuesday, February 24, 2015 2:05 PM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: Planning and Zoning Cases

Good afternoon.

Attached are the Planning and Zoning Cases for March 2015.

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-015

Date: March 18, 2015

Address: 2001, 2003, 2005 East Jackson

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

MOTION: To continue to April 15, 2015.

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
MOORE	X				
STRATTON	X				
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM	X				
YAZELL	X				
CHAIRMAN MILLS					

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-015

Date: April 15, 2015

Address: 2001, 2003, 2005 East Jackson

Motion Made by: Commissioner Alexander

Seconded by: Commissioner Strom

MOTION: To accept staff's recommendation to deny the petition as submitted.

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
MILLS	X				
STROM	X				
YAZELL	X				
MOORE		X			
STRATTON	X				
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
CHAIRMAN SISK					

RECAP

DOCKET NO: 2015-017 Ward # 2

ADDRESS: 1302 & 1304 S. 11th Street

PETITIONER: Bruce M. Clark

PRESENT ZONING CLASSIFICATION: R-2, Single-Family and Duplex Residence District, Section 155.017.

REQUESTED ZONING RELIEF: Reclassification to S-3, Central Shopping District, Section 155.032, and a CPU pursuant to 155.032(c)(1), and Section 155.183, Accessory off street parking not on the same lot as the use served.

COMMENTS: Petitioner desires to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue.

OBJECTORS: None

AMENDED SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: Recommend denial of the S-3 Zoning, but recommend approval to reclassify to R-3(b) with a conditional permitted use for Accessory off street parking not on the same lot as the use served.

PLANNING AND ZONING COMMISSION RECOMMENDATION: To accept staff's amended recommendation for reclassification to R-3(b), General Residence District, and a CPU pursuant to Section 155.183, Accessory off street parking not on the same lot as the use served.

DATE: April 15, 2015

CITY COUNCIL ACTION:

DATE: May 19, 2015

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION
Bruce M. Clark.

) **DOCKET NO. 2015-017**
) **PROPERTY LOCATED AT:**
) **1302 & 1304 S. 11th Street**

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a, **Reclassification S-3, Central Shopping District, Section 155.032, and a CPU pursuant to 155.032(c)(1), and Section 155.183, Accessory off street parking not on the same lot as the use served**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **April 15, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

See attached.
3. That the present zoning of said property is **R-2, Single-Family and Duplex Residence District, Section 155.017.**
4. That the present land use of said property is a vacant lot.
5. That the proposed land use of said property is **to construct a parking lot for accessory parking for the tavern located at 1031 South Grand Avenue East.**
6. That the changes requested is a **Reclassification to S-3, Central Shopping District Service District, Section 155.032 and a CPU pursuant to 155.032(c)(1) and Section 155.183, Accessory off street parking not on the same lot as the use served.**
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest.

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

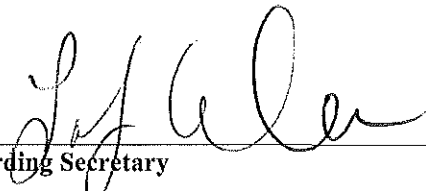
Motion made by: Commissioner Alexander
Motion seconded by: Commissioner Moore

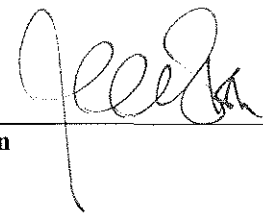
RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

To accept staff's amended recommendation for reclassification to R-3(b), General Residence District, and a CPU pursuant to Section 155.183, Accessory off street parking not on the same lot as the use served.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01


 Recording Secretary


 Chairman

FINDINGS OF FACT

Case #: 2015-017

Address: 1302 and 1304 S. 11th Street

- (i) Existing uses of property within the general area of the property in question.

North: Vacant parcel and residential. South: Residence, coffee café/rehabilitation home, skate ramp, retail, tax office, and restaurant. East: Residences. West: Residences. Southwest: Construction company and tavern.

- (ii) The zoning classification of property within the general area of the property in question.

North, east and immediately south: R-2. Further south and southeast: S-3. West: I-1.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is vacant and can be developed with uses permitted under the existing zoning classification.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

The property has remained stable for many years with the retail, office, restaurant corridor that fronts on South Grand Avenue, tavern on the corner of 11th and South Grand Avenue, industrial uses to the west and residential to the north and east.

- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan indicates that these parcels lie in an area appropriate for redevelopment with aesthetic and design controls. The plan also indicates that a "reinvestment in the housing stock by the private and public sectors or as low-intensity non-residential (or multi-family) use is recommended." While the requested S-3 zoning would accommodate such recommended residential uses, S-3 does not require compliance with bulk regulations that would typically be expected in a redevelopment area with aesthetic and design controls.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The existing zoning is appropriate. AMENDED: Based on the testimony presented, staff finds that R-3(b) zoning is most appropriate. R-3(b) would provide an adequate buffer between the S-3 zoning to the south and the R-2 zoning to the north.


Chairman

**FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: 2015-017

Address: 1302 and 1304 S. 11th Street

- (i) Will the proposed use interfere with any approved or pending public improvements, including housing, highways, public buildings, or facilities, redevelopment or renewal programs, or rights-of-way for sewers, transit, or other public facilities?

No.

- (ii) Will the proposed use conform to all officially adopted comprehensive plans and in particular, will this use be properly situated in relation to the location of highways, major and secondary thoroughfares shown on the official city plan, and in relation to the normal pattern of local streets, and pedestrian circulation in the surrounding area, church or other house of worship or day care in the area?

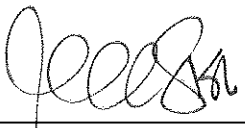
The proposed use is contrary to the City Plan which indicates this area should be redeveloped with aesthetic and design controls. There is also concern that the parking lot is across the street and a block from the use to be served. Patrons may choose to jaywalk across the street which would hamper an appropriate pattern of pedestrian circulation.

- (iii) Will the vehicular entrance or exit for such use be at least 100 feet from any exit or entrance for a school (except trade schools for adults), and playground accessory thereto, or any non-commercial park or playground one-half acre or more in area?

Yes.

- (iv) Will the proposed location, design, and method of operation of such use minimize the adverse effects on the character of surrounding area?

While the parking lot itself may be operated to minimize the adverse effects on the character of the surrounding area, there is significant concern that the lot is across the street and almost one block from the tavern which the lot is serving. This may create a safety issue on a very heavily travelled street if patrons jaywalk instead of using the traffic signal at 11th and South Grand.



Chairman

**SPECIAL FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES:**

**ACCESSORY OFF-STREET PARKING
NOT ON THE SAME ZONING LOT AS THE USE SERVED**

Case #: 2015-017

Address: 1302 and 1304 S. 11th Street

- (i) Will the building site the accessory off-street parking is intended to serve, not physically support supplemental off-street parking?

No.

- (ii) Will the off-site accessory off-street parking be reasonably available to all persons using the facility being served?

It is presumed that the parking will be reasonably available. However, there is concern that the patrons will not cross the street at the traffic signal and instead choose to cross 11th Street

- (iii) Is the off-site accessory off-street parking lot within 500 feet walking distance of the nearest general purpose entrance of the facility being served?

Yes.



Chairman

Docket 2015-017

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION
Bruce M. Clark.

) DOCKET NO. 2015-017
) PROPERTY LOCATED AT:
) 1302 & 1304 S. 11th Street

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a **Reclassification to S-3, Central Shopping District, Section 155.032**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **March 18, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

 See attached.
3. That the present zoning of said property is **R-2, Single-Family and Duplex Residence District, Section 155.017**.
4. That the present land use of said property is a vacant lot.
5. That the proposed land use of said property is **to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue.**
6. That the changes requested is a **Reclassification to S-3, Central Shopping District Service District, Section 155.032**.
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest. **(Petitioner requested a continuance)**

BELOW is the RECOMMENDATION of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Alexander
Motion seconded by: Commissioner Yazell

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

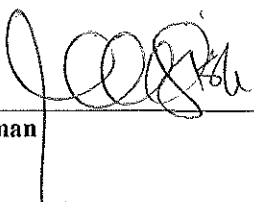
To continue to April 15, 2015.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



Recording Secretary



Chairman

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

Docket 2015-017

IN THE MATTER OF THE PETITION
Bruce M. Clark.

) DOCKET NO. 2015-017
) PROPERTY LOCATED AT:
) 1302 & 1304 S. 11th Street

ORDER OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a **Conditional Permitted Use pursuant to Section 155.183, Accessory off street parking not on the same lot as the use served**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **March 18, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

3. That said Commission has jurisdiction to consider the petition filed herein.
4. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

See attached.

3. That the present zoning of said property is **R-2, Single-Family and Duplex Residence District, Section 155.017**.
4. That the present land use of said property is a **vacant lot**.
5. That the proposed land use of said property is **to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue**.
6. That the changes requested is a **CPU pursuant to 155.032(c)(1), and Section 155.183, Accessory off street parking not on the same lot as the use served**.
9. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
10. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest. **(Petitioner requested a continuance)**

BELOW is the ORDER of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Alexander
Motion seconded by: Commissioner Yazell

ORDER OF THE PLANNING & ZONING COMMISSION:

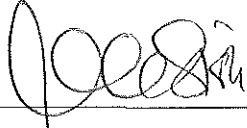
To continue to April 15, 2015.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



Recording Secretary



Chairman

RECEIVED

JAN 30 2015

DEPARTMENT OF BUILDING AND ZONING
SPRINGFIELD, IL

CITY OF SPRINGFIELD
PETITION FOR RECLASSIFICATION AND FOR A CONDITIONAL PERMITTED USE
OF PROVISIONS OF THE CITY CODE

STATE OF ILLINOIS)
) SS
COUNTY OF SANGAMON)

IN THE MATTER OF THE PETITION OF BRUCE M. CLARK, OF SPRINGFIELD, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO RECLASIFY PROPERTY COMMONLY KNOWN AS 1302 & 1304 S. 11TH STREET FROM R-2, SINGLE FAMILY AND DUPLEX RESIDENCE DISTRICT, TO S-3, COMMUNITY SHOPPING AND OFFICE DISTRICT WITH A CONDITIONAL PERMITTED USE PURSUANT WITH SECTIONS 155.032 C1, and 155.183 accessory off street parking not on same zoning lot as use served..

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF SPIRNGFIELD, ILLINOIS: AND

TO THE SPRINGFIELD PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, ILLINOIS:

COMES NOW Petitioner, Bruce M Clark, and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner is the owner of 1302 & 1304 S. 11th Street, Springfield, Illinois, legally described as:

The North Seventy Eight (78') feet of the South 118 feet of Lot 11 in Block1 of BARRETTS ADDITION OF OUTLOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois Permanent Parcel No:14-34.0-454-028 Property Address:1302 S 11th St. SPRINGFIELD, IL 62703. AND The South 40 feet of Lot 11 in Block 1 of BARRETTS ADDITION OF OUT LOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois, Permanent Parcel No: 14-34.0-454-004 Property Address: 1304 s. 11th St. SPRINGFIELD, IL 62703 ; commonly known as 1302 & 1304 S. 11th S Street, Springfield, Illinois, and further identified as Index #14-34.0-454-028 and #14-34.0-454-004

2. Said property is located on South 11th Street and consists if 118' feet frontage along South 11th street and approximately 160' feet depth and contains approximately 18,880 square feet of land..

3. The improvements (or structures) located on said property are Vacant Lots

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Page 2

4. The subject vacant lots is currently classified in the R-2, Single Family and Duplex Residence District.

5. The Petitioner, Bruce M. Clark, desires to surface said Lots to be properly graded, graveled, blacktopped and striped for parking for his Tavern located at 1031 East South Grand Avenue, and contemplate that it will be used as a parking lot for automotive vehicles.

6. Said described property presently is classified in the R-2, Single Family and Duplex Residence District. In order for the Petitioner to construct, maintain and operate the proposed parking lot, said property must be classified in the S-3, Community Shopping and Office District with a Conditional Permitted Use to allow parking not on same lot as use served.

7. Said proposed use in addition to the "S-3" District Zoning Classification pursuant with said Section 155.032, requires a Conditional Permitted Use of Section 155.183, Conditional Permitted Use – Accessory off street parking not on the same lot as use served, of the Zoning Ordinance.

155.032(C)(1)

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice of publication and hearing on this petition and all of the findings by the Section applicable to the proposed (requested) zoning classification of the property herein described, to the City Council of Springfield, Illinois.

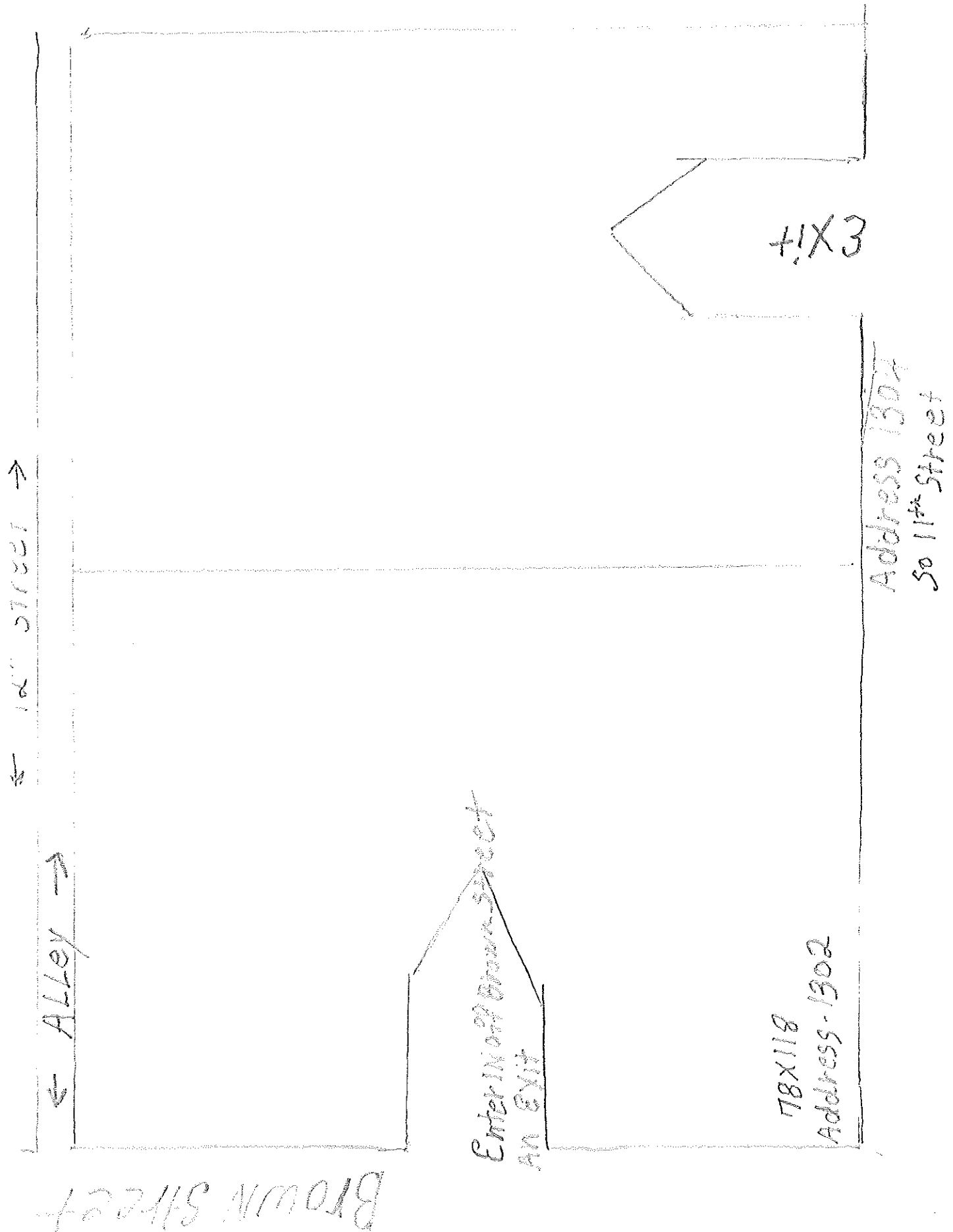
That the Council of the City of Springfield, Illinois, will amend Chapter 155. Section 155.005 of the Code of the City of Springfield, Illinois, as amended, by changing the zoning classification of the described property from an R2, Single Family and Duplex Residence District to an S-3, Community Shopping and Office District and that Section 155. and 155.005 of the Springfield Zoning Ordinance (Chapter 155. Springfield City Code), passed June 28, 1966, and all amendments thereto, be amended in accordance therewith.

That the Council of the City of Springfield, Illinois, will grant a Conditional Permitted Use of Section 155.032C1, and 155.183 accessory off street parking not on the same lots as use served, of the Code of the City of Springfield to allow surfacing of said real estate to be properly graded, graveled, blacktopped and lined for parking purposes, to allow use as a accessory parking for Tavern, which is located at 1031 East South Grand Avenue.

Respectfully submitted,

Bruce M Clark
Bruce M Clark

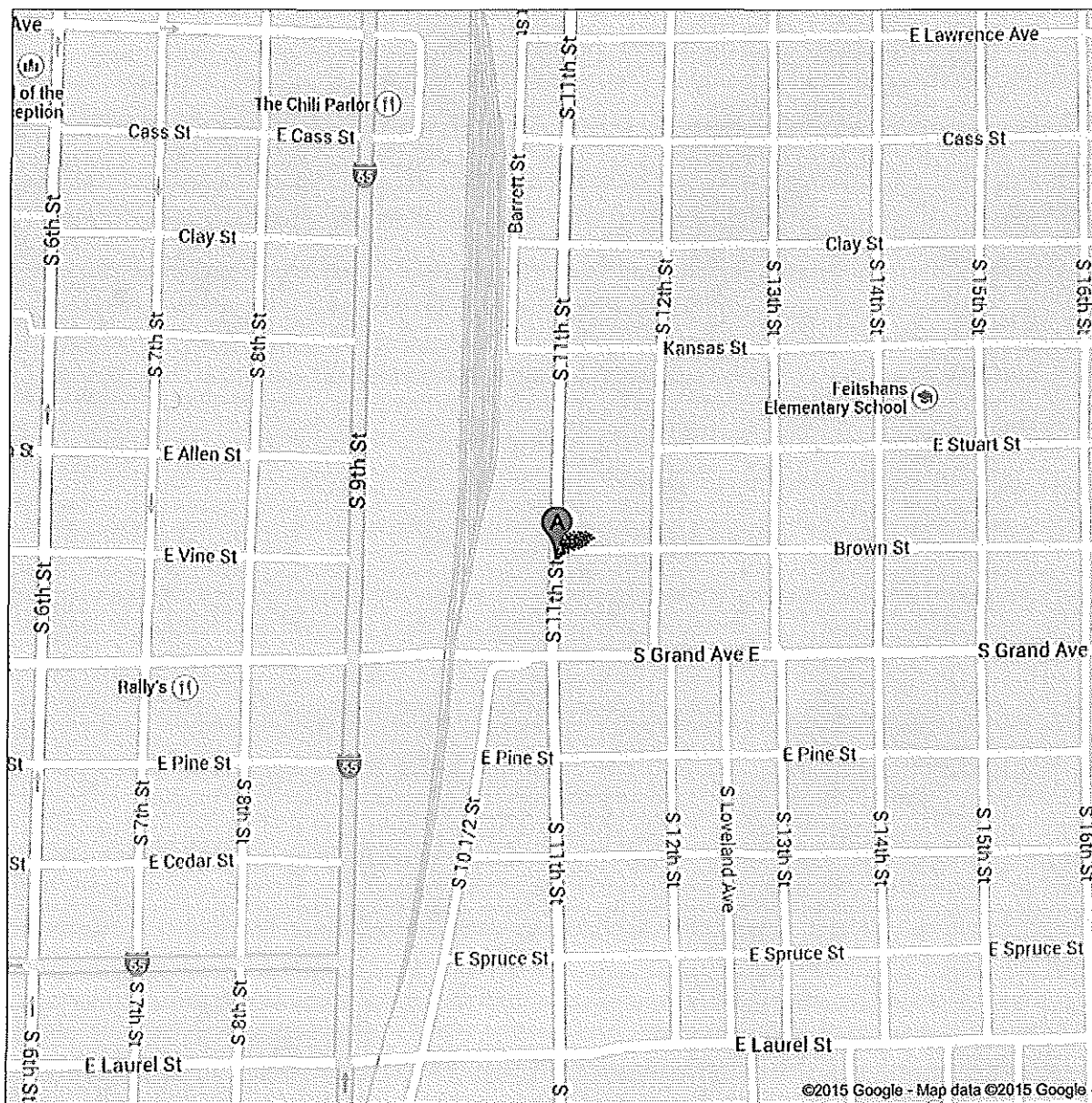
Mr. Bruce M. Clark
917 S. 24th Street
Spfld, IL 62703
414-5854

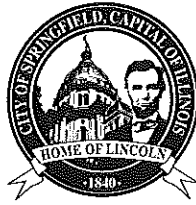


2015-017



Address 1302 S 11th St
Springfield, IL 62703





BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS

1302 & 1304 South 11th Street

The Springfield Planning and Zoning Commission will meet on Wednesday, March 18, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from R-2, Single Family and Duplex Residence District, Section 155.017 to S-3, Central Shopping District, Section 155.032, and a conditional permitted use pursuant to sections 155.032 (C) (1) and 155.183, Accessory off street parking not on the same zoning lot at use served, of the Springfield Zoning Ordinance. Petitioner desires to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue and to be in compliance with the zoning ordinance respectfully petitions for reclassification from R-2 to S-3, and a Conditional Permitted Use of 155.032 (C) (1) and 155.183 to allow accessory off street parking not on the same zoning lot as use served. Subject property is currently classified in the R-2, Single family and duplex residence district, Section 155.017.

The petitioner is Bruce M. Clark.

The Springfield City Council will meet on Tuesday, April 21, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

Docket No. 2015-017

State Journal Register

February 27, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 18, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from R-2, Single Family and Duplex Residence District, Section 155.017 to S-3, Central Shopping District, Section 155.032, and a conditional permitted use pursuant to sections 155.032 (C) (1) and 155.183, Accessory off street parking not on the same zoning lot at use served, of the Springfield Zoning Ordinance. Petitioner desires to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue and to be in compliance with the zoning ordinance respectfully petitions for reclassification from R-2 to S-3, and a Conditional Permitted Use of 155.032 (C) (1) and 155.183 to allow accessory off street parking not on the same zoning lot as use served.

The subject property are vacant lots. Subject property is currently classified in the R-2, Single family and duplex residence district, Section 155.017.

Legally described as: The North seventy Eight (78') feet of the South 118 feet of Lot 11 in Block 1 of BARRETTS ADDITION OF OUTLOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois Permanent Parcel No: 14-34.0-454-028, Property Address: 1302 S 11th St. Springfield, IL 62703. AND The South 40 feet of Lott 11 in Block 1 of BARRETTS ADDITION OF OUT LOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois. Permanent Parcel No: 14-34.0-454-004 Property Address: 1304 S. 11th St., Springfield, IL 62703; commonly known as 1302 & 1304 S 11th Street, Springfield, Illinois, and further identified as Index # 14-34.0-454-028 and #14-34.0-454-004.

The subject property is commonly known as 1302 and 1304 South 11th Street, Springfield, Illinois

The petitioner is Bruce M. Clark.

Docket No. 2015-017

John Harris
Assistant Zoning Administrator



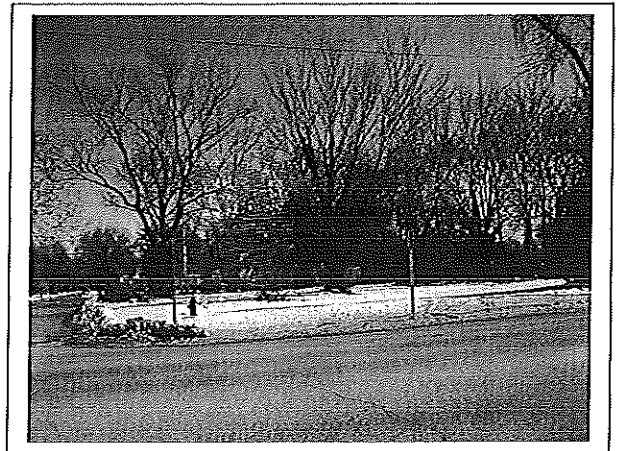
Staff Findings and Recommendation

(inspected 3-5-15 by MB & SK)

AMENDEDSPRINGFIELD ZONING CASE # 2015-017ADDRESS 1302 & 1304 S. 11th StreetProperty Index # 14-34-454-028 & 14-34-454-004

REQUESTED ZONING S-3, Central Shopping District, Section 155.032, and a Conditional Permitted Use pursuant to Section 155.032(c)(1) and 155.183, Accessory off-street parking not on the same zoning lot as the use served.

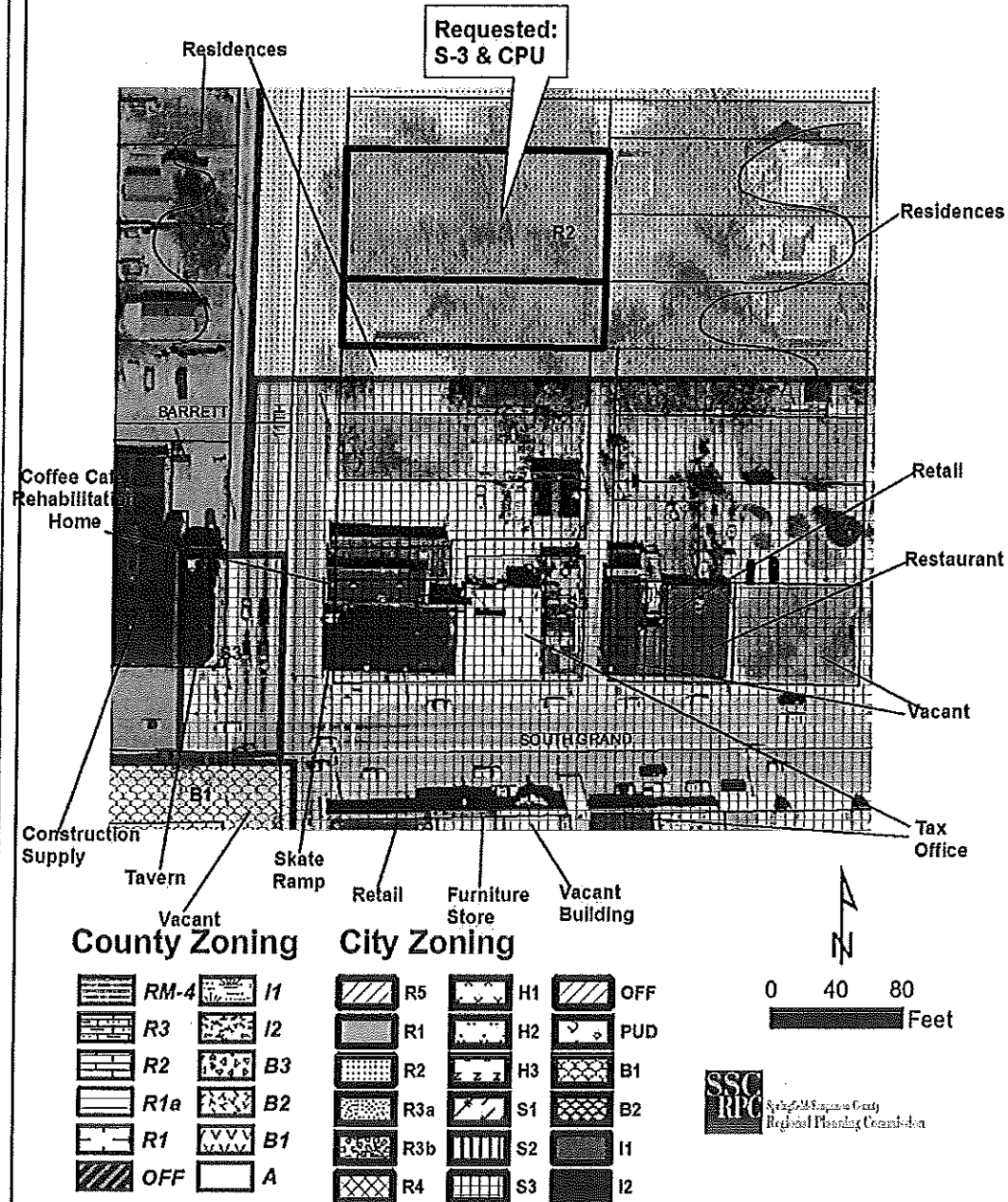
PROPOSED LAND USE Construct a parking lot for accessory parking for the tavern located at 1031 South Grand Avenue East.

EXISTING:ZONING R-2, Single-family and Duplex Residence District, Section 155.017.LAND USE Vacant lots.ROAD FRONTAGE South 11th Street – 118'GoodSTRUCTURE DESIGNED FOR N/ACONDITION OF STRUCTURE N/ALOT AREA 18,880 sq. ft.FRONT YARD N/ASIDE YARDS N/AREAR YARD N/AWould the proposed zoning be spot zoning? NoIs the proposed zoning in accord with the City Plan? NoIf not in accord, is the request an acceptable variation? No**PLANNING COMMISSION STAFF RECOMMENDATION:**

Recommend denial. The City Plan indicates that these parcels are in an area appropriate for redevelopment with aesthetic and design controls. The plan also indicates that a "reinvestment in the housing stock by the private and public sectors or as low-intensity non-residential (or multi-family) use is recommended." While the requested S-3 zoning would accommodate such recommended residential uses, S-3 does not require compliance with bulk regulations or landscaping that would typically be expected in a redevelopment area with aesthetic and design controls. Staff also has concerns that the proposed parking lot is across the street and almost one block from the tavern which the lot is serving. This may create a safety issue on a very heavily travelled street if patrons jaywalk instead of using the traffic signal at 11th and South Grand.

AMENDED: Based on the testimony presented, staff finds that R-3(b) zoning is most appropriate. R-3(b) would provide an adequate buffer between the S-3 zoning to the south and the R-2 zoning to the north.

City Zoning Case# 2015-17





J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: March 10, 2015

RE: Zoning Agenda – March 18, 2015

Docket #2015-011	716 S. Livingston This area is primarily single family residential. With up to 4 families living in this house parking may be an issue.
Docket # 2015-012	409 East Lake Shore Drive We have no comments.
Docket # 2015-013	2016 and 2016 ½ South Fifth Street We have no objection to the petition as submitted.
Docket # 2015-014	1821 Black Avenue It appears that the driveway past the front of the house is not very wide and leads into a fenced back yard. The expansion of the driveway into the front yard although not ideal is logical at the current location, as the east side of the property is very limited and would have conflicts with underground utilities. We have no objection to the petition as submitted.
Docket # 2015-015	2001, 2003 and 2005 East Jackson Street We have no comments.
Docket # 2015-016	720 Stanford Avenue We have no objections to the petition.
Docket # 2015-017	1302 and 1304 South 11 th Street We recommend denial of the petition. The parking lot would be located across 11 th Street from the use it would be serving. Placing a parking lot at this location would encourage patrons to jay walk across 11 th Street.

Docket # 2015-018 6512 and 6514 Hayley Court
We have no objections to the petition.

Docket # 2015-019 Lot 25 and the East 86' of Lot 26 Pine Creek Subdivision
We have no objections to the petition as these lots are adjacent to the lot that would be served for parking and patrons would not have to cross a street to access the property.

Docket # 2015-020 131 Chatham Road, Suite B
Recommend denial, the strip mall has limited parking and adding a high turn-over type of store within a congested area would only encourage parking not according to the approved parking plan.

Docket 2015-021 3112 Normandy Road
We have no objections to the permit as submitted.

CC: Mark Mahoney, Director Public Works

*I.D.O.T.***Crowder, Lori**

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Wednesday, March 18, 2015 8:58 AM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: Planning and Zoning Cases

Lori,

Sorry, I thought I responded previously, but I see no record of it. I apologize. It's been a crazy month, and it's only ½ over...

We have no comments regarding any of the cases for the March meeting.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Tuesday, February 24, 2015 2:05 PM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: Planning and Zoning Cases

Good afternoon.

Attached are the Planning and Zoning Cases for March 2015.

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-017

Date: March 18, 2015

Address: 1302 & 1304 S. 11th Street

Motion Made by: Commissioner Alexander

Seconded by: Commissioner Yazell

MOTION: To continue to April 15, 2015.

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM	X				
YAZELL	X				
MOORE	X				
STRATTON	X				
CHAIRMAN SISK					

SPRINGFIELD PLANNING AND ZONING COMMISSION**RE: Docket No. 2015-017****Date: April 15, 2015****Address: 1302 & 1304 S. 11th Street****Motion Made by: Commissioner Alexander****Seconded by: Commissioner Moore****MOTION: To accept staff's amended recommendation**

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
STROM	X				
YAZELL	X				
MOORE	X				
STRATTON	X				
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
CHAIRMAN SISK					

Certificate of Publication in THE STATE JOURNAL-REGISTER by GateHouse Media Illinois Holdings, Inc.

STATE OF ILLINOIS
COUNTY OF SANGAMON SS

GATEHOUSE MEDIA ILLINOIS HOLDINGS, INC., DOES HEREBY CERTIFY:

That it is a corporation duly organized and existing under the laws of the State of Illinois;

That it is the publisher of *The State Journal-Register*, a secular daily newspaper printed and published in the City of Springfield, in Sangamon County, Illinois, and of general circulation in said City, County and State; and that it is a newspaper as defined in "An Act to revise the law in relation to notices" - Illinois Compiled Statutes, Chapter 715 Sections 1 and 5.

That a notice of which the annexed is a true copy has been regularly published in said newspaper one time each day; that the first publication of said notice was on the twenty-seventh day of February, 2015, and the last publication thereof was on the twenty-seventh day of February, 2015,

That the face of type in which each publication of said notice was printed was the same as the body of type used in the classified advertising in the newspaper in which said publication was made;

That said *The State Journal-Register* has been regularly published in said City, County and State for at least one year Prior to publication of said notice.

In **WITNESS WHEREOF**, said GateHouse Media Illinois Holdings, Inc., publisher as aforesaid, has executed this Certificate of Publication by its Officer or Agent thereunto duly authorized this twenty-seventh day of February, 2015.

GATEHOUSE MEDIA ILLINOIS HOLDINGS, INC.

By *Chaim Wilkins*
ITS VICE PRESIDENT

Printer's Fee \$181.29

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No. 15-330

APR 20 2015

MAR 20 PAID

DEPARTMENT OF BUILDING AND ZONING
SPRINGFIELD, IL

The State Journal Register
By *KW*

The Springfield Planning and Zoning Commission will meet on Wednesday, March 18, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from R-2, Single Family and Duplex Residence District, Section 155.017 to S-3, Central Shopping District, Section 155.032, and a conditional permitted use pursuant to sections 155.032 (C) (1) and 155.183, Accessory off street parking not on the same zoning lot at use served, of the Springfield Zoning Ordinance. Petitioner desires to construct a parking lot on subject property for accessory parking for the tavern located at 1031 East South Grand Avenue and to be in compliance with the zoning ordinance respectfully petitions for reclassification from R-2 to S-3, and a Conditional Permitted Use of 155.032 (C) (1) and 155.183 to allow accessory off street parking not on the same zoning lot as use served.

The subject property are vacant lots. Subject property is currently classified in the R-2, Single family and duplex residence district, Section 155.017.

Legally described as: The North seventy Eight (78') feet of the South 118 feet of Lot 11 in Block 1 of BARRETT'S ADDITION OF OUTLOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois. Permanent Parcel No: 14-34.0-454-028, Property Address: 1302 S 11th St. Springfield, IL 62703. AND The South 40 feet of Lot 11 in Block 1 of BARRETT'S ADDITION OF OUT LOTS to the City of Springfield, Township of Capital, County of Sangamon, State of Illinois. Permanent Parcel No: 14-34.0-454-004 Property Address: 1304 S. 11th St., Springfield, IL 62703; commonly known as 1302 & 1304 S 11th Street, Springfield, Illinois, and further identified as Index # 14-34.0-454-028 and #14-34.0-454-004.

The subject property is commonly known as 1302 and 1304 South 11th Street, Springfield, Illinois

The petitioner is Bruce M. Clark.

Docket No. 2015-017

John Harris
Assistant Zoning Administrator

RECAP

DOCKET NO: 2015-022 Ward # 5

ADDRESS: 118 N. Glenwood

PETITIONER: Justin M. Conder

PRESENT ZONING CLASSIFICATION: R-2, Single-family and Duplex Residence District, Section 155.017

REQUESTED ZONING RELIEF: Reclassification to R-3(b), General Residence District, Section 155.018.

COMMENTS: To allow a four unit apartment building instead of the current vacant legal non-conforming three unit apartment building.

OBJECTORS: Susanne Boring (petition attached and made part of original record)
Springfield IL

Shirley Wilson
Springfield IL

Historic West Side Neighborhood Association
By Kurt Dewese. (Letter made part of the original record)

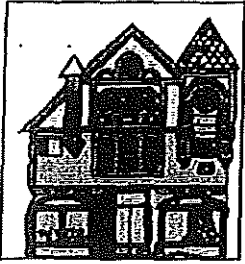
SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: Recommend denial of the reclassification, but recommend approval of a Use Variance to allow the use of a multi-family residential structure with 4 residential units.

PLANNING AND ZONING COMMISSION RECOMMENDATION: To deny the petition as submitted and accept staff's recommendation for approval of a Use Variance to allow the use of a multi-family residential structure with 4 residential units.

DATE: April 15, 2015

CITY COUNCIL ACTION:

DATE: May 19, 2015



Historic Westside Neighborhood Association

Preserve - Protect

Matthew McLaughlin
Springfield Planning and Zoning Commission
304 Municipal Center West 118 N. Glenwood
Springfield, Illinois 62701

April 8, 2015

Re: Petitioner: Justin Conder, Docket #2015-022

The Historic West Side Neighborhood Association (HWSNA) was established in the late 1970's, primarily to fight a zoning change that would have altered the residential character of the neighborhood. In 1983 the HWSNA convinced the city council to "down zone" the entire area to a single-family zoning classification to stem the increasing conversion of homes into commercial uses and multi-family rental housing. Since that time the HWSNA has been a steady voice of continuity before the city planning commission and city council to maintain the residential character of the area. The HWSNA is a non-profit organization. Our motto is "Preserve-Protect." A map of our service area is attached.

The HWSNA Board unanimously decided to OPPOSE the petition to re-zone the property at 118 N. Glenwood to R-3(b) and does NOT support a variance of the existing R-2 classification to allow an increase in the number of living units from 3 to 4.

We very much appreciate the fact that the petitioner Justin Conder requested prior review of his rehabilitation plan by the HWSNA Board, and provided a tour of the property by members of the HWSNA Board. He also shared sample leases to demonstrate an intent to strictly regulate the property. He also indicated his intent to pursue rehabilitation under the existing zoning, regardless of the disposition of this re-zoning petition.

The property has been vacant for an extended period of time, and has apparently satisfied minimum requirements under prior owners that it has maintained its current non-conforming conditional permitted use for the 3rd living unit. Existing "Downzoning" standards would otherwise have outlawed the 3rd unit after 2 years of inactivity.

The Board appreciates the ambitious plan for rehabilitation of the structure and hopes that the petitioner follows through with the existing R-2 zoning for the existing 3 units to ensure that the quality of housing in the area is preserved.

hwsna.org

The HWSNA Board opposes the general rezoning to R-3(b) because it would allow an even more intensive land use beyond the current and proposed use. Under the R-3(b) broader classification, the Petitioner and future owners could expand the use to an even larger structure for even more living units.

The HWSNA Board does not support increasing the intensity of the land use even under a variance because it sets a precedent that will likely contribute to a trend that could ultimately impact the entire aging neighborhood. The Board does not want to encourage other existing or future property owners to pursue similar plans to convert single family structures to larger, more intensive uses.

Converting existing structures to more intensive use adds to the traffic and parking congestion, whether it involves the residents or guests who would have to use more on-street spaces.

More living units also means more transition of occupants which can add to wear and tear of any property.

The proposed parking plan is also a concern, especially if it means that the entire backyard will be paved. The use of the single-lane driveway to the parking area can be problematic if residents and guests do not regularly manage effective entry and exit.

Again, the HWSNA Board hopes that the petitioner follows through with the rehabilitation of the property under existing zoning, and that this will still result in a favorable financial outcome.

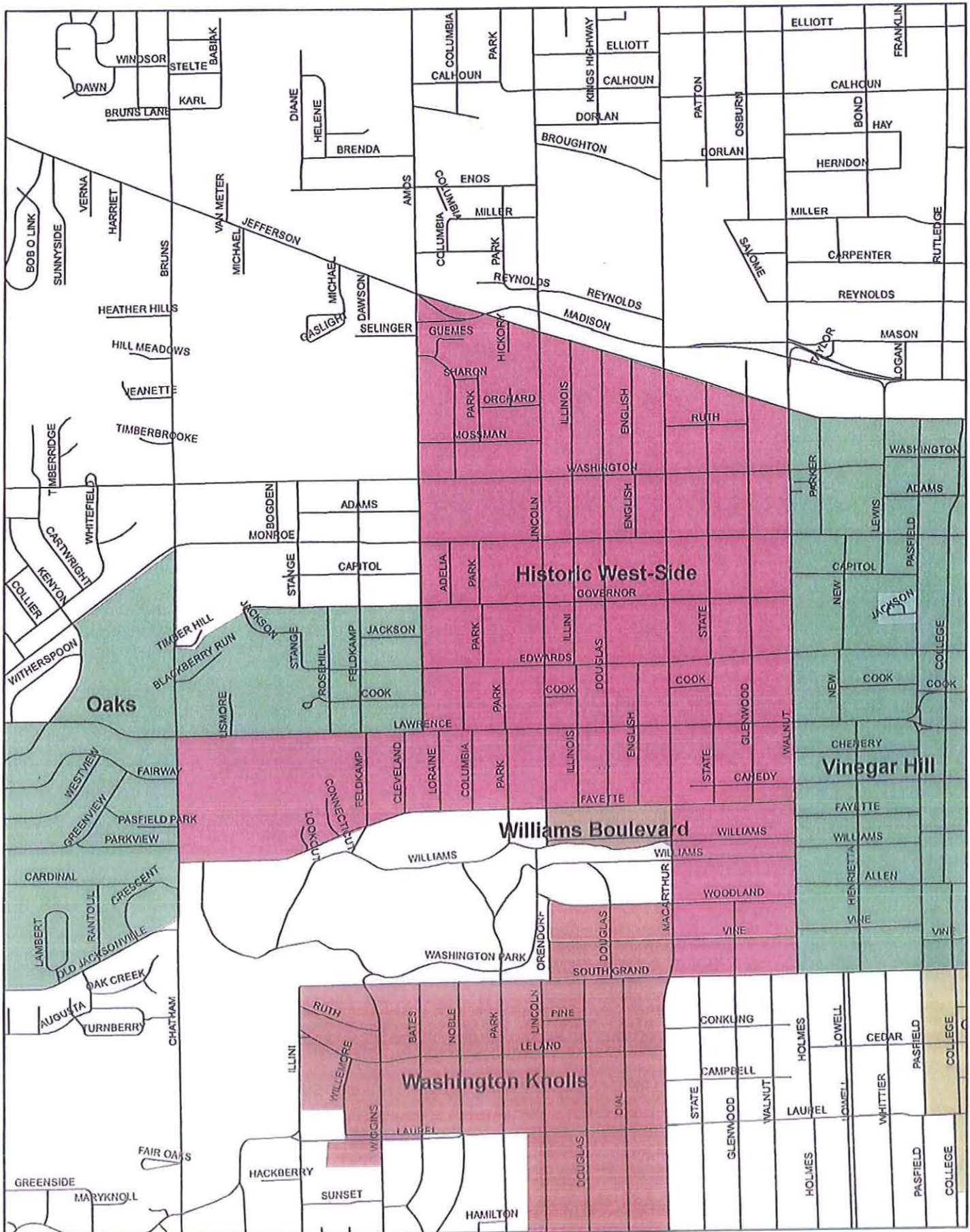
The HWSNA also appreciates the work that the petitioners has accomplished in other areas of the City and hope that continues.

Sincerely,

Officers:

Kurt DeWeese - Vice President - 546-5834 or kidi71@aol.com
Carrie Becker, President - 787-6823 or carrie5224@hotmail.com
Sharon Riffey - Treasurer - 726-5751

On behalf of the Board and members of HWSNA



Historic Westside Neighborhood Association

Springfield Building and Zoning Department
304 Municipal Center
Springfield, Illinois, 62701

Re: Petitioner: Justin Conder, Docket #2015-022

We are a group of concerned citizens, all of whom reside within 250 feet of the property located at 118 North Glenwood Avenue, in Springfield Illinois. We have been informed of a request having been made on behalf of the owners of said property (118 North Glenwood) and would like to express our concern.

Ours has traditionally been a quiet neighborhood, consisting primarily of single family or duplex homes with low turnover, leading to a safe and community driven environment where we have been able to work together, look out for one another, and accomplish common goals. For example, many years ago we began to pool our resources in order to pay, as a community, for a security light in the alleyway behind our homes so that we might better protect one another from the crimes that had begun to spring up in the darkness when the City of Springfield turned off the Security light. We, as a group, make every attempt to keep the alleyway in functioning order even though the city does not fill our gaping potholes (although any help with this would be greatly appreciated as we do not have the proper tools or supplies to maintain it). We watch each other's homes during vacations, hold community cookouts, take care of each other's children and pets, and feel confident that the neighbors we help today are the neighbors we will depend upon tomorrow.

On the north end of our street, we have a multiplex. We could not begin to count the number of turnovers that occur there, as we so often see the telltale parade of pickup trucks moving people in or out. We do not have time to get to know the residents there, as they are moving out almost as quickly as they move in and, thus, we have no way of developing any sort of relationship or trust that comes with the long term residential status afforded to single family/duplex neighborhoods. Crime in that complex is high. We see police cars lining the streets in front of that building several times a week. Of course, we appreciate the Springfield police department's efforts in trying to keep our neighborhood safe, but anytime you needlessly offer small, inexpensive apartments in an established neighborhood, you invite crime and turnover. While we are confident that the owner had good intentions when this complex was developed and approved by the City, it has turned into an area rife with fighting, screaming, crime, and increased short term traffic, as well as speeding and erratic driving up and down our streets. The problems associated with that property are bad enough and *we respectfully request that you not allow the same to happen on the other end of our street* as well.

It has been proven that small, cramped, low cost apartments lead to high turnover. High turnover leads to lower respect for the neighborhood and its residents. Given the history of the property in

question (it was a three bedroom apartment complex, rife with the same types of problems that we are seeing on the north end of our street until a large scale drug raid put an end to the problem – again – THANK YOU SPRINGFIELD POLICE DEPARTMENT!), we must voice our opposition to the consideration of not only returning it to the same type of property that we have seen in the past, but to increase the number of units in the building. Please do not allow our little neighborhood to go the way of so many others in our fine town. We love our homes and our neighborhood and we respectfully request that you *deny* the petition to reclassify our neighborhood and that you *do not* issue a variance for the property at 118 North Glenwood Avenue.

Thank you, in advance, for your serious consideration of this matter,

Suzanne Boring (Suzanne Boring) (217) 891-1206 134 N. Glenwood
 Shirley J. Wilson (Shirley J. Wilson) 130 N. Glenwood
 Eunice Aufdenkamp EUNICE AUFDENKAMP 128
 Harry R. Aufdenkamp HARRY R. AUFDENKAMP 127 N. Glenwood
 Megan Storm megan storm 127 N. Glenwood
 Michael Strohm michael strohm
 Albert F. Sunderlik Albert F. Sunderlik - 208 N. Glenwood
 Barry A. Bussone Barry A Bussone 211 N. Glenwood
 Diana Bussone Diana Bussone
 Dylan Bussone Dylan Bussone
 Wyatt Bussone Wyatt Bussone
 Tim Wade Tim Wade 138 N. Glenwood
 Marnita Wade Marnita Wade
 Marica Loren Longest Marica Loren Longest

~~222~~ ~~MA~~ ~~ARENIA NAUDAIN~~ - 141 N. Walnut

~~MA~~ Melody Lamar 181 N. Walnut

~~MA~~ Hillary Lamar

~~MA~~ Adam Reside 139 N. Glenwood State

Kathryn Reside Kathryn Reside

V. Kay Cheney (133 N. Walnut)

PA Cheney

29 Walnut DAVID GARRARD

Jeff Berg

Gregory Gools

Ruth Naudain

Jeffrey Naudain

Linda Serra

Tom Serra

Martha Harris

John D Williams

DAVID GARRARD

Jeff Berg

Gregory Gools 722 N. Jefferson

RUTHA NAUDAIN (41 N. Walnut St)

JEFFREY NAUDAIN (141 N. Walnut)

Linda Serra 129 N. Glenwood

TOM SERRA 129 N. GLENWOOD

Martha Harris 215

John D Williams 726 N. Jefferson

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION
 Justin M. Conder.

) DOCKET NO. 2015-022
) PROPERTY LOCATED AT:
) 118 N. Glenwood Ave.

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a **Reclassification to R-3(b), General Residence District, Section 155.018**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **April 15, 2015**, pursuant to law and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

N 72' S 181' L 12 ASSESSORS SUB E ½ SW 28-16-5, situated in the County of Sangamon and State of Illinois, and further identified as Index # 14-28.0-382-014.
3. That the present zoning of said property is **R--2, Single-family and Duplex Residence District, Section 155.017**.
4. That the present land use of said property is a frame building consisting of 4 apartments/units and one framed two car garage/storage building located on the rear of the property
5. That the proposed land use of said property is to allow a four unit apartment building instead of the current vacant legal non-conforming three unit apartment building.
6. That the changes requested is a **Reclassification to R-3(b), General Residence District, Section 155.018**.
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did not** support the proposition that the adoption of the proposed request is in the public interest.

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Mills

Motion seconded by: Commissioner Wood

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

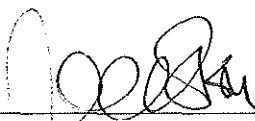
To deny the petition as submitted and accept staff's recommendation for approval of a Use Variance to allow the use of a multi-family residential structure with 4 residential units.

The vote of the Commission was as follows:

Yes: 05 No: 03 Absent: 01



 Recording Secretary



 Chairman

FINDINGS OF FACT

Case #: 2015-022

Address: 118 N. Glenwood

- (i) Existing uses of property within the general area of the property in question.

North, south, east, and west: Mixed residential. Multi-family residential is immediately adjacent to the north and south of the property.

- (ii) The zoning classification of property within the general area of the property in question.

R-2

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property contains a large structure. It is unlikely that the structure would be converted to single-family or duplex residential.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

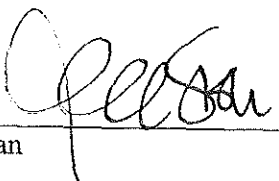
The area was developed as residential and has remained as such.

- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan indicates that this area should be maintained as lower density residential.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The area is a mix of single-family and duplex residential with several multi-family units within the same block as the subject property. Rezoning the property to R-3(b), while not considered to be spot zoning, would create a trend that is inconsistent with the current City Plan. As such, the existing zoning classification is most appropriate. However, the subject property contains a large residential structure that was previously converted to multi-family use. It would be unlikely that the structure could be economically converted back to single-family or duplex residential. Therefore, a Use Variance to allow the use as a multi-family residential structure would be most appropriate.


Chairman

STANDARDS FOR VARIATIONS

Case #: 2015-022

Address: 118 N. Glenwood

- (i) Can the property in question be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations?

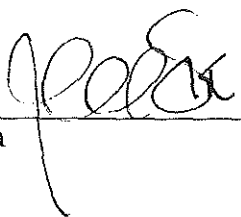
The property contains a structure that was previously converted to multi-family use. Given the large size of the structure, it is unlikely that it could be economically converted back to single-family or duplex residential and yield a reasonable return.

- (ii) Is the plight of the owner due to unique circumstances?

A previous owner had remodeled the structure to add more housing units resulting in a non-conforming structure. The petitioner purchased the property with four (4) units with the intent of renting all four (4) units for tenants and desires to address the zoning violations that became apparent after he purchased the property.

- (iii) Will the variation, if granted, alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality?

There will be no negative impact on the immediate area.


Chairman

CITY OF SPRINGFIELD
PETITION FOR RECLASSIFICATION

RECORDED

FEB 05 2015

DEPARTMENT OF PLANNING AND ZONING
 SPRINGFIELD, IL

State of Illinois)
) SS
 County of Sangamon)

IN THE MATTER OF THE PETITION OF JUSTIN M. CONDER, OF SPRINGFIELD ILLINOIS; RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO RECLASSIFY PROPERTY COMMONLY KNOWN AS 118. N GLENWOOD AVE. FROM R-2 WHICH IS SINGLE FAMILY^{and duplex} RESIDENTIAL DESCRIBED IN SECTION 155.017 OF THE CITY CODE TO R-3B: GENERAL RESIDENTIAL DISTRICT DESCRIBED IN SECTION 155.018 OF THE CITY CODE.

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS: AND

TO THE SPRINGFIELD PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD ILLINOIS:

COMES NOW Petitioner, Justin M. Conder, and respectfully petitions the Council of the City of Springfield as follows:

1. The petitioner is the owner of 118. N Glenwood Ave. , Springfield, Illinois legally described as:

N 72' S 181' L 12 ASSESSORS

SUB E1/2 SW 28-16-5 , situated in the County of Sangamon and state of ILLINOIS; commonly known as 118. N. Glenwood Ave, Springfield, ILLINOIS and further Identified as Index # 14-28.0-382-014

2. Said property is located on 118. N Glenwood Ave., Springfield Illinois, and consists of Seventy-Two (72ft) N Frontage on 118. N Glenwood Ave. by One Hundred Eighty-One (181 Ft.) depth and running South from Glenwood Ave and being approximately Eleven Thousand Eight Hundred Eighty (11,880) square feet of land.
3. The improvements (or structures) located on said property 118. N Glenwood Ave. are a frame building consisting of 4 separate apartments/Units, and one framed two (2) car garage/storage building located on the rear of the property.
4. The subject real estate is currently classified in the R-2, Single Family *and Duplex* Residence District.
5. The petitioner, Justin M. Conder, desires to fix any and all violations on 118. N. Glenwood Ave. and bring families/residents into this residence to occupy and bring life to the neighborhood with this vacant structure with the intended use as an apartment building.
6. The petitioner to be in compliance with the Zoning Ordinance respectfully petitions to reclassify the above mentioned property from R-2, Single Family *and Duplex* Residential District, to R-3B GENERAL RESIDENTIAL DISTRICT which will allow the Petitioner to occupy all 4 apartments/units, instead of only using 3 of the apartments/units thus leaving one vacant. This building was split up so that 4 separate people/families could occupy this building; there are very unique circumstance's in this petition. I would like to keep this building in its original form that I purchased it in. I believe the original owner remodeled it, so that he and his extended family/families could live close to one another but not within another. There are two stair cases inside this building, one in the front and one in the rear. Both stair cases would make it very hard and costly to revert this building into 3 individual apartments, instead of the 4 apartments that are currently there. There are multiple apartment buildings in the surrounding area

that are anywhere from a duplex, all the way to an 8 unit apartment building or more. To my left, on 118. N Glenwood Ave., There are two very large multi-family units that do not seem to be harming the neighborhood. To my right of 118. N Glenwood Ave, I have a vacant 3 unit apartment building in which one of the neighbors has already approached me complaining that he is ready leave the area because of the idea of the city of Springfield allowing this building to remain vacant and lay dormant. I am not asking to remodel or to add any more units than there already are. I am only asking to bring this building at 118. N Glenwood Ave back to life as a thriving part of the community and an asset to the city.

In alternative, if reclassification isn't deemed appropriate, petitioner would accept a use variance to allow for 4 units for residential use in the R-2 district.

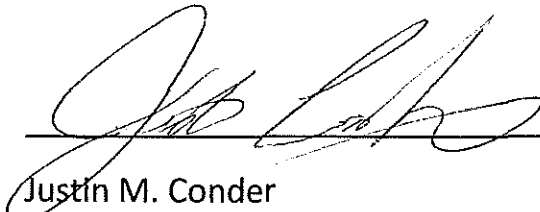
WHEREFORE, Petitioner hopes and wishes that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice by publication and hearing on this petition, and all of the findings by the Section applicable to the proposed (request) zoning reclassification have been met, recommend approval of the reclassification of the property herein described, to the City Council of Springfield, Illinois.

WHEREFORE, Petitioner hopes and wishes to the council of the City of Springfield, Illinois, after proper notice and hearing on the Petition and recommendation by the Springfield Planning and Zoning Commission, as follows:

That the Council of the City of Springfield, Illinois will amend Chapter 155. Section 155.005 of the Code of the City of Springfield, Illinois, as amended, by changing the zoning classification of the described property from an R-2, Single Family^{and Duplex} Residential District to R-3B GENERAL RESIDENTIAL DISTRICT, and that Sections 155. and 155.005 of

the Springfield Zoning Ordinance (Chapter 155. Springfield City Code),
passed June 28, 1966, and all amendments thereto, be amended in
accordance therewith.

Respectfully submitted,


Justin M. Conder

2-5-2015

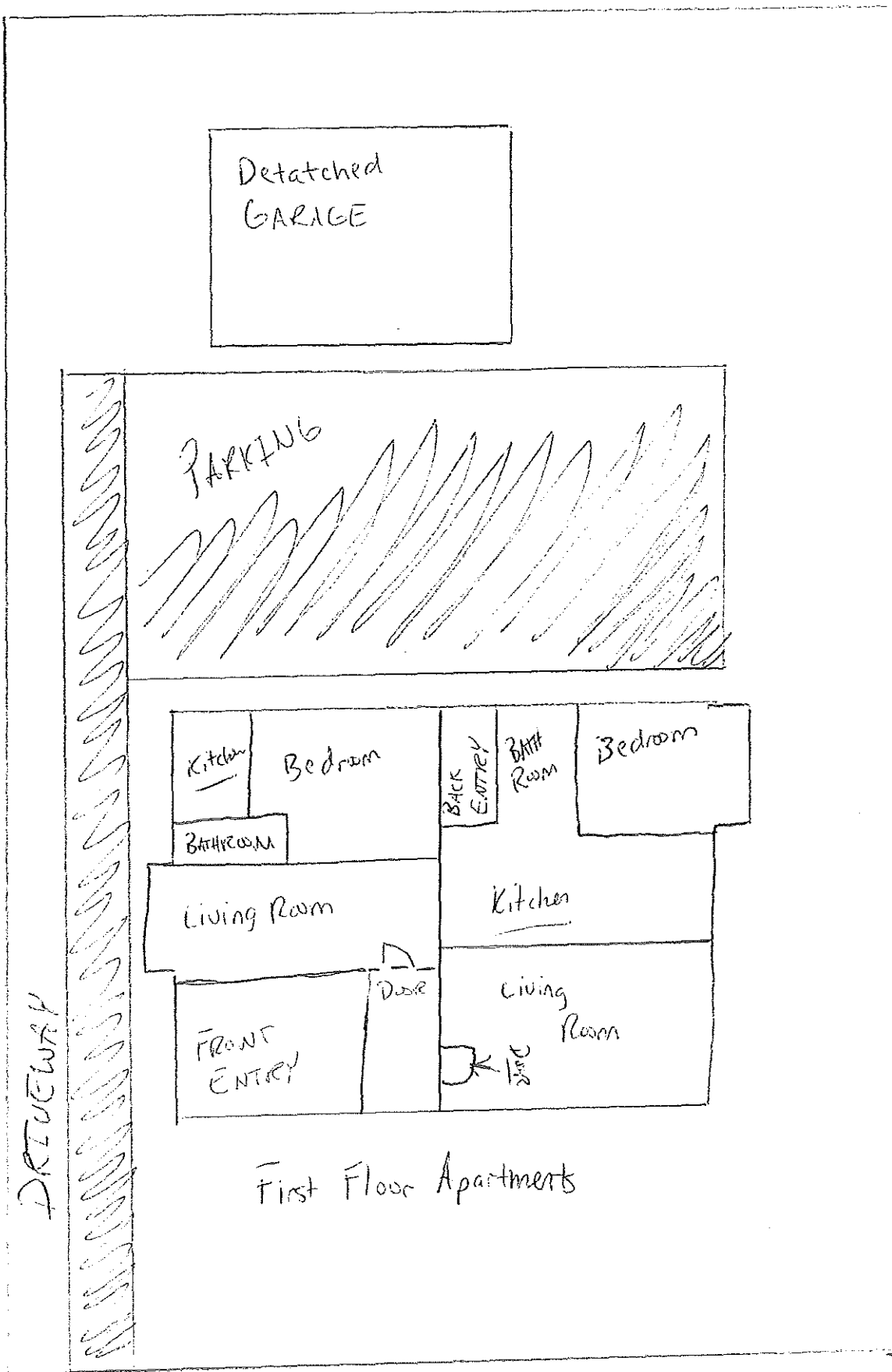
Mr. Justin M. Conder
4127 Chinquapin Rd.
Springfield, IL 62707
217-691-8786

Lot - 014

BACK OF LOT

Docket 2013-022

118. N. GLENWOOD
PARCEL # 14-28.0-382-014



118. N. Glenwood

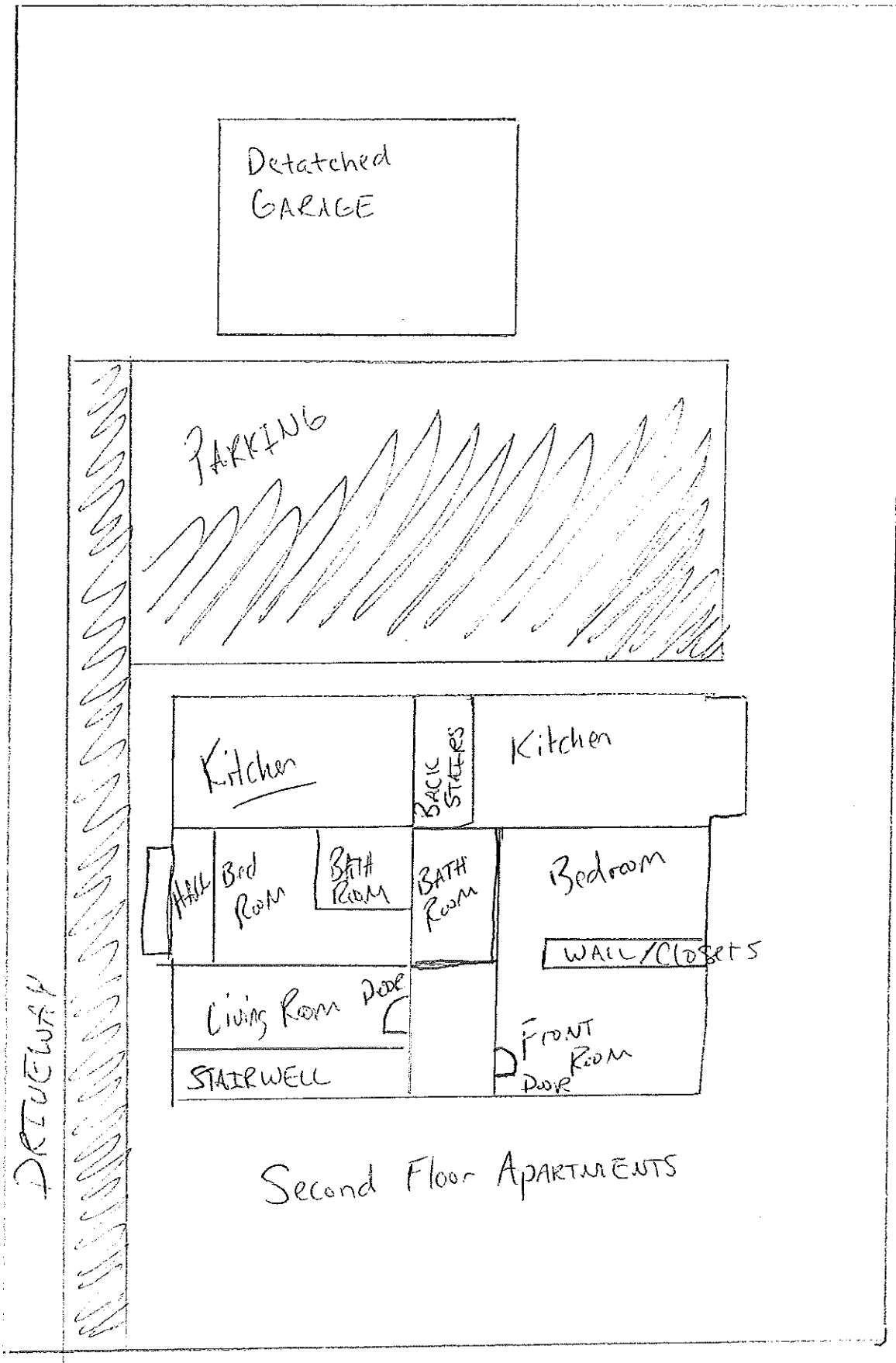
↑ Front of Lot

Lot - 014

BACK OF LOT

Docket 2015-032

118. N. Glenwood
PARCEL # 14-28.0-382-014



118. N. Glenwood

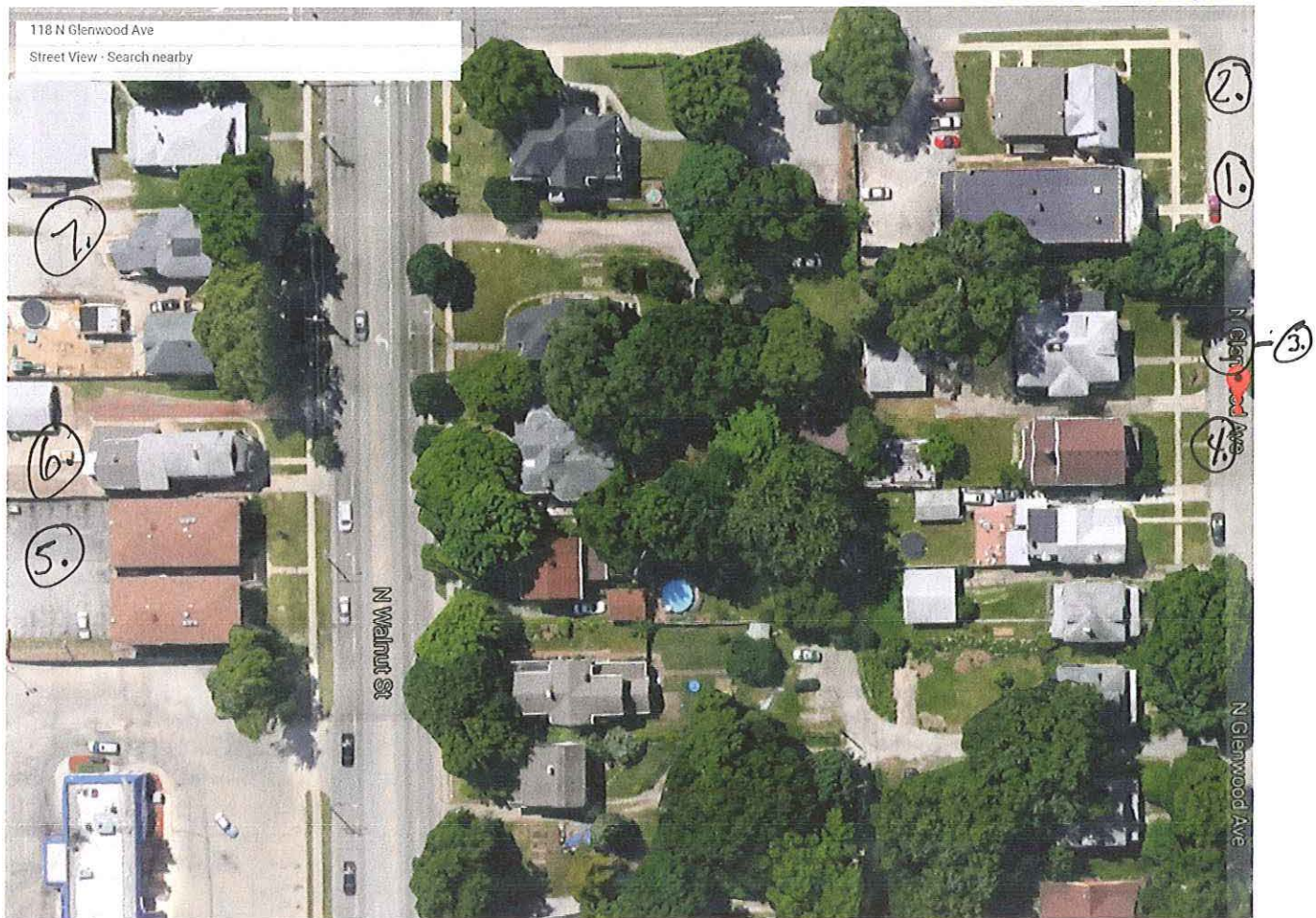
↑ Front of Lot



8 plex Apartment Building NEXT DOOR TO 118. GLENWOOD

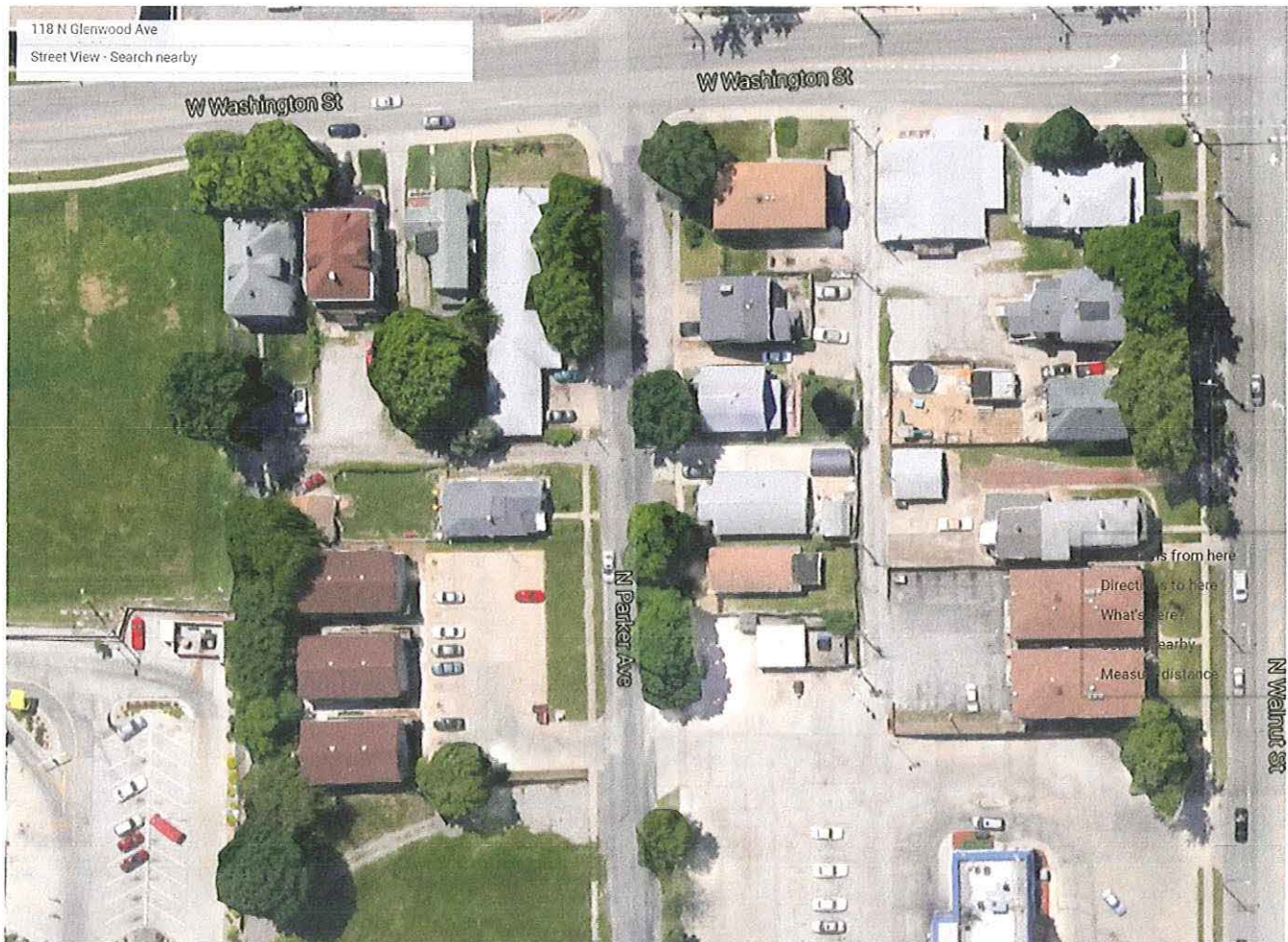


VACANT 3 Plex next door to 118.N. Glenwood



View of nearby apartment buildings

- ① 8 plex to the right of 118. N. Glenwood
- ② Apartment building two doors down from 118. Glenwood
- ③ 118. N. Glenwood
- ④ VACANT 3 Plex next to 118. N. Glenwood
- ⑤ Very big Apartment Building in back of 118. N. Glenwood
- ⑥ 3 Plex in back of 118. N. Glenwood
- ⑦ Apartments in back of 118. N. Glenwood



View of nearby apartment buildings

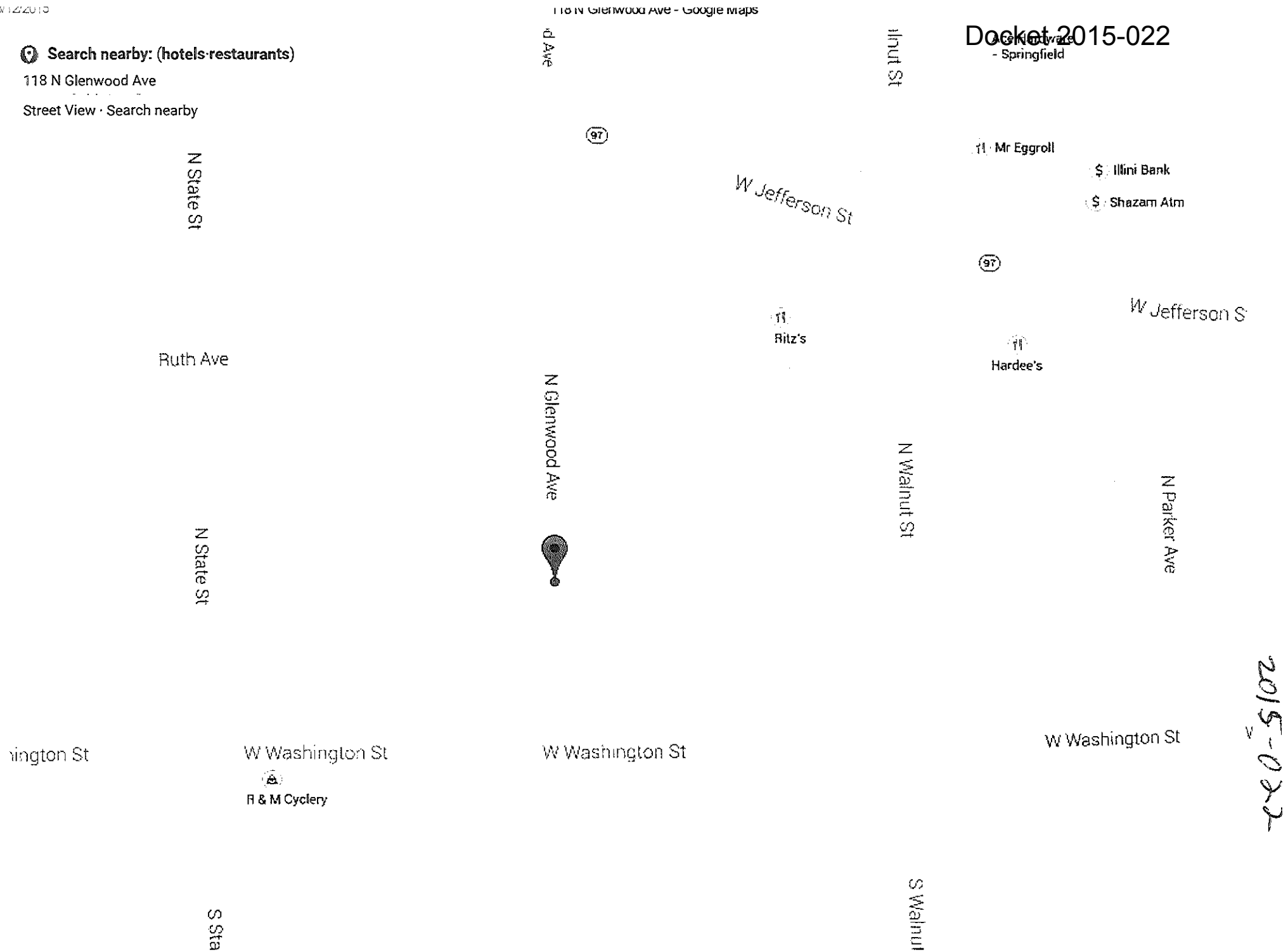
 Search nearby: (hotels-restaurants)

118 N Glenwood Ave

Street View · Search nearby

Docket 2015-022

118 N Glenwood Ave
- Springfield



Legal Notice

State Journal Register

March 27, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to reclassify the property from R-2, Single family and duplex residence district, Section 155.017, to R 3-(b), General Residence District, Section 155.018, of the Springfield Zoning Ordinance. Petitioner desires to fix violations on a vacant, nonconforming 3 unit apartment structure in an R-2, Single family and duplex residence district, and occupy said structure as a 4 unit apartment building. To be in compliance with the zoning ordinance, petitioner respectfully petitions to reclassify subject property from R-2 to R 3 (b) to allow for a four unit apartment building. In the alternative, if reclassification is not deemed appropriate, petitioner would accept a use variance to allow for a 4 unit residential use in an R-2 zoning district.

Improvements (or structures) located on said property are a frame building consisting of 4 separate apartments/Units, and one framed two (2) car garage/storage building located on the rear of the property. The subject property is currently classified in the R-2, Single family and Duplex Residence District, Section 155.017.

Legally described as:

N 72' S 181' L 12 ASSESSORS SUB E ½ SW 28-16-5, situated in the County of Sangamon and State of Illinois; commonly known as 118 N. Glenwood Avenue, Springfield, Illinois, and further identified as Index # 14-28.0-382-014.

The property is located at 118 North Glenwood Avenue, Springfield, Illinois.

The petitioner is Justin M. Conder.

Docket No. 2015-022

John Harris
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS

118 North Glenwood Avenue

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to reclassify the property from R-2, Single family and duplex residence district, Section 155.017, to R 3-(b), General Residence District, Section 155.018, of the Springfield Zoning Ordinance. Petitioner desires to fix violations on a vacant, nonconforming 3 unit apartment structure in an R-2, Single family and duplex residence district, and occupy said structure as a 4 unit apartment building. To be in compliance with the zoning ordinance, petitioner respectfully petitions to reclassify subject property from R-2 to R 3 (b) to allow for a four unit apartment building. In the alternative, if reclassification is not deemed appropriate, petitioner would accept a use variance to allow for a 4 unit residential use in an R-2 zoning district.

The petitioner is Justin M. Conder

The Springfield City Council will meet on Tuesday, May 19, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

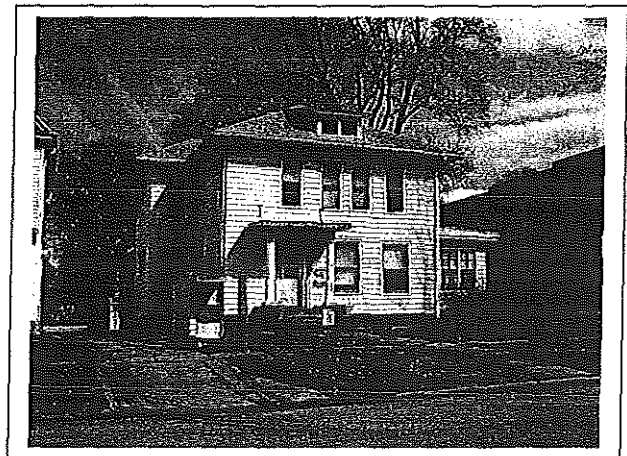
Docket No. 2015-022



Staff Findings and Recommendation

(inspected 4-2-15 by MB & SK)SPRINGFIELD ZONING CASE # 2015-022ADDRESS 118 N. GlenwoodProperty Index # 14-28-382-014

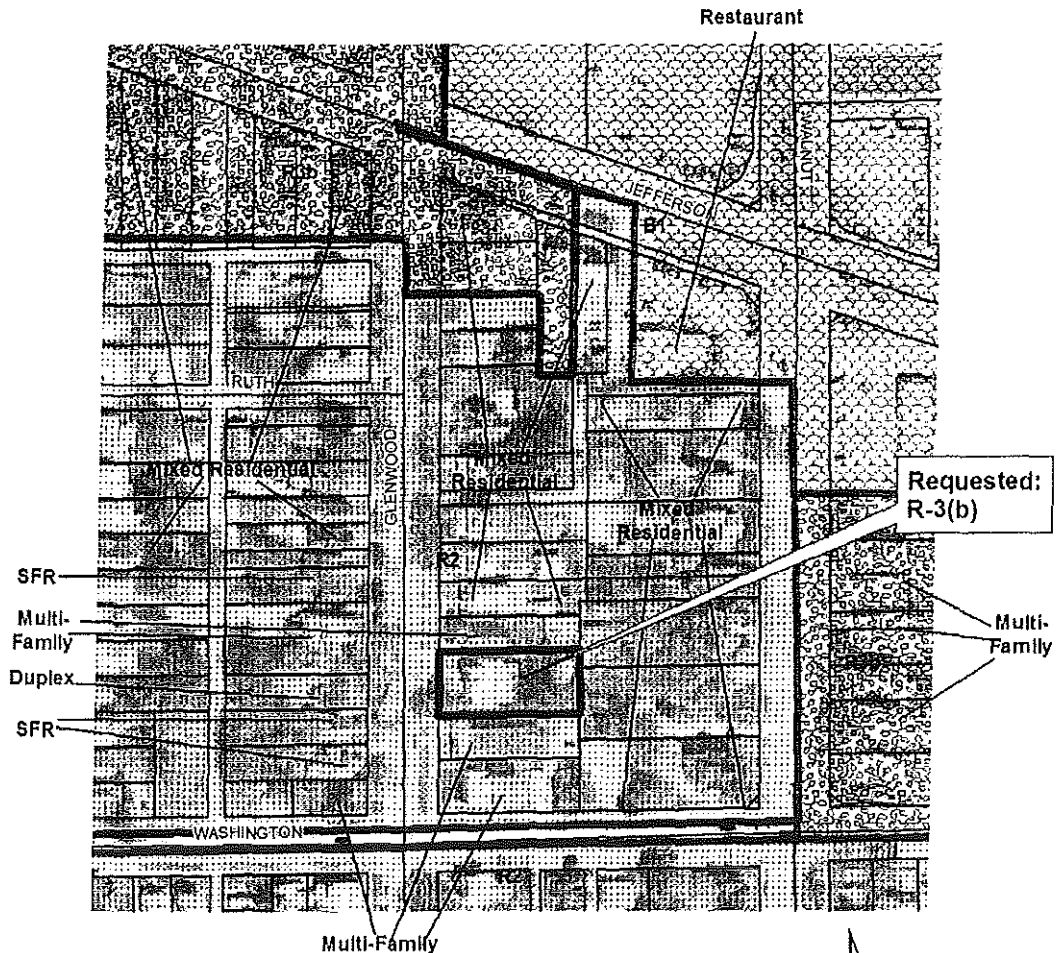
REQUESTED ZONING R-3(b), General Residence District, Section 155.018.
 PROPOSED LAND USE Fix violations on a vacant, nonconforming three (3) unit apartment structure in an R-2, Single family and duplex residence district and occupy said structure as a four (4) unit apartment building.

EXISTING:ZONING R-2, Single family and duplex residence district, Section 155.017.LAND USE Frame building consisting of four (4) separate apartments/units and one framed two (2) car garage/storage building located on the rear of the property.ROAD FRONTAGE North Glenwood – 72'GoodSTRUCTURE DESIGNED FOR ResidentialCONDITION OF STRUCTURE GoodLOT AREA 11,880 sq. ft.FRONT YARD 28.5'SIDE YARDS North – 10' South – 10.5'REAR YARD 77'Would the proposed zoning be spot zoning? NoIs the proposed zoning in accord with the City Plan? NoIf not in accord, is the request an acceptable variation? No

PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend denial. The area is a mix of single-family and duplex residential with several multi-family units within the same block as the subject property. Rezoning the property to R-3(b), while not considered to be spot zoning, would initiate a trend that is inconsistent with the current City Plan. As such, the existing zoning classification is most appropriate. However, the subject property contains a large residential structure that was previously converted to multi-family use. It would be unlikely that the structure could be economically converted back to single-family or duplex residential. Therefore, staff recommends a Use Variance to allow the use as a multi-family residential structure with four (4) residential units.

City Zoning Case# 2015-022

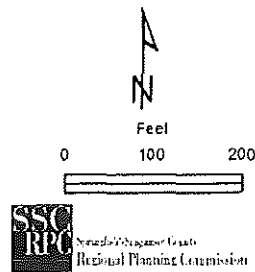


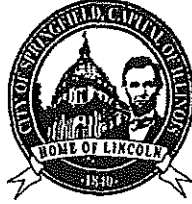
County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2





J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: April 13, 2015

RE: Zoning Agenda – April 15, 2015

Docket # 2015-015	2001, 2003 and 2005 East Jackson Street We have no comments.
Docket # 2015-017	1302 and 1304 South 11 th Street We recommend denial of the petition. The parking lot would be located across 11 th Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 th Street.
Docket # 2015-022	118 N. Glenwood Avenue Off street parking may be an issue with this property.
Docket # 2015-023	4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway Recommend approval for the rezoning of these lots. Recommend denial of reducing the requested variance to allow a parking reservoir for 4 vehicles. There is no plan to determine the impact of this reduction. It cannot be determined at this time if this would affect traffic patterns in this area.
Docket # 2015-024	2129 Clearlake Avenue We have no objections to the petition as submitted
Docket # 2015-025	844 and 846 N 3 rd Street We have no comments on this petition.
Docket #2015-026	300 East Madison Street and 227 N. 4 th Street We have objections to the petition as submitted.

Crowder, Lori

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Monday, March 30, 2015 3:35 PM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: April Planning and Zoning

Lori,

Regarding Item # 2015-023, IDOT and the City of Springfield Office of Public Works are currently in the review process of a proposed traffic study for the proposed development in question, submitted by the developer's engineer. The proposed traffic study will help direct us regarding the potential for proposed access to the development by detailing what uses are being proposed for the development and what additional traffic those uses will generate. We would then require the developer to mitigate the traffic they are bringing to the site to meet minimum capacity standards. We have no other comments on potential zoning at this time as this process unfolds.

We have no comments on any of the other agenda items.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@Illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Thursday, March 26, 2015 10:10 AM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: April Planning and Zoning

Attached is the Agenda for April along with case information.

IDOT will be getting neighborhood notices for two of the cases. (2015-023 and 2015-024)

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-022

Date: April 15, 2015

Address: 118 N. Glenwood

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

MOTION: To deny the petition as submitted and accept staff's recommendation for approval of a Use Variance to allow the use of a multi-family residential structure with 4 residential units.

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
YAZELL	X				
MOORE		X			
STRATTON		X			
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM		X			
CHAIRMAN SISK					

DOCKET NO:

2015-023

Ward # 10

ADDRESS:

4600, 4630, 4680, 4700 Wabash and
3120, 3121 Hamlin

PETITIONER:

Marine Bank, as Trustee of Trust 53-0020,
by Daniel C. Lanterman, one of its attorneys

PRESENT ZONING
CLASSIFICATION:

I-1, Light Industrial District, Section 155.040 and B-1, Highway Business
Service District, Section 155.033.

REQUESTED
ZONING RELIEF:

Reclassification of the north subject real estate to S-2, Community
Shopping and Office District; a CPU pursuant to Section 155.200,
taverns, microbreweries, country clubs and golf course clubhouses with
liquor sale by the drink; and a Variance of Section 155.106, All drive-up
service facilities. Reclassification of the south subject real estate to B-2,
General Business Service District.

COMMENTS:

Regarding the North subject property, to allow a tavern and reservoir
parking for drive-up services stacking 4 cars totaling 100 feet. Regarding
the South subject property, to keep with the trend of development.

OBJECTORS:

None

SPRINGFIELD-SANGAMON
COUNTY REGIONAL
PLANNING COMMISSION
RECOMMENDATION:

Recommend approval of the requested zoning, recommend approval of
the requested CPU to allow the sale of alcohol by the drink on the north
portion of the property to be zoned S-2; however, recommend denial of
the requested Variance to allow a parking reservoir for 4 vehicles.

PLANNING AND ZONING
COMMISSION
RECOMMENDATION:

To accept the recommendation of staff for approval of Reclassification of
the north subject real estate to S-2, Community Shopping and Office
District; a CPU pursuant to Section 155.200, taverns, microbreweries,
country clubs and golf course clubhouses with liquor sale by the drink;
Reclassification of the south subject real estate to B-2, General Business
Service District and Deny the Variance of Section 155.106, All drive-up
service facilities.

DATE:

April 15, 2015

CITY COUNCIL ACTION:

DATE:

May 19, 2015

SPRINGFIELD PLANNING AND ZONING COMMISSION **Docket 2015-023**
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION
Marine Bank, as Trustee of Trust 53-0020,
by Daniel C. Lanterman, one of its attorneys.

) DOCKET NO. 2015-023
) PROPERTY LOCATED AT:
) 4600, 4630, 4680, 4700 Wabash; and
) 3120, 3121 Hamlin

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for **Reclassification to S-2, Community Shopping and Office District; a CPU pursuant to Section 155.200, taverns, microbreweries, country clubs and golf course clubhouses with liquor sale by the drink; and a Variance of Section 155.106, for the north subject property and Reclassification to B-2, General Business Service District for the south subject property** of the zoning regulations of said City has been filed herein by the above-captioned Petitioner; that legal publication has been made pursuant to law; and that a public hearing was held on **April 15, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

See Attached.
3. That the present zoning of said property is **I-1, Light Industrial District, Section 155.040 and B-1, Highway Business Service District, Section 155.033.**
4. That the present land use of said property is a **40 feet by 265 feet single story building which will be demolished; and farmland.**
5. That the proposed land use of said property is **regarding the North subject property, to allow a tavern and reservoir parking for drive-up services stacking 4 cars totaling 100 feet. Regarding the South subject property, to keep with the trend of development.**
6. That the changes requested for said property is a **for Reclassification to S-2, Community Shopping and Office District; a CPU pursuant to Section 155.200, taverns, microbreweries, country clubs and golf course Clubhouses with liquor sale by the drink; and a Variance of Section 155.106, for the north subject property and Reclassification to B-2, General Business Service District for the south subject property**
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did** support the proposition that the adoption of most of the proposed request is in the public interest, but **did not** support that the Variance of Section 155.106, is in the public interest.

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Wood
Motion seconded by: Commissioner Mills

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

To accept the recommendation of staff for approval of Reclassification of the north subject real estate to S-2, Community Shopping and Office District; a CPU pursuant to Section 155.200, taverns, microbreweries, country clubs and golf course clubhouses with liquor sale by the drink; Reclassification of the south subject real estate to B-2, General Business Service District and Deny the Variance of Section 155.106, All drive-up service facilities.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



Recording Secretary

Chairman

FINDINGS OF FACT

Case #: 2015-023

Address: 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin
Parkway

- (i) Existing uses of property within the general area of the property in question.

North: Plumbing supply company, car sales, dental office, electronics store, auto body shop, and strip commercial. South: I-72. East: Car sales, restaurants, offices, and day care center. West: Office and vacant.

- (ii) The zoning classification of property within the general area of the property in question.

North: B-1 and I-1. South: County I-1 and AG. East: B-1, R-1 and S-2. West: S-2 and I-1.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

There is a commercial structure on one of the parcels that could be renovated to house a use permitted under the existing zoning classification. The remainder of the subject property is vacant and can be developed with uses permitted under any zoning classification.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

Wabash Avenue has developed as a major commercial corridor with an appropriate mix of commercial, retail, and service uses.

- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan states: "Commercial and office uses currently exist in areas south of Wabash. The entire segment south of Wabash, north of I-72 is proposed for a continuation of these uses." As such, the proposed uses are consistent with the City Plan.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The requested zoning classifications are appropriate.

Chairman

Case # 2015-023,

**FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES**

Case #: 2015-023

Address: 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin
Parkway

- (i) Will the proposed use interfere with any approved or pending public improvements, including housing, highways, public buildings, or facilities, redevelopment or renewal programs, or rights-of-way for sewers, transit, or other public facilities?

No.

- (ii) Will the proposed use conform to all officially adopted comprehensive plans and in particular, will this use be properly situated in relation to the location of highways, major and secondary thoroughfares shown on the official city plan, and in relation to the normal pattern of local streets, and pedestrian circulation in the surrounding area, church or other house of worship or day care in the area?

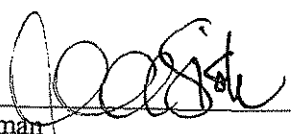
Yes.

- (iii) Will the vehicular entrance or exit for such use be at least 100 feet from any exit or entrance for a school (except trade schools for adults), and playground accessory thereto, or any non-commercial park or playground one-half acre or more in area?

Yes.

- (iv) Will the proposed location, design, and method of operation of such use minimize the adverse effects on the character of surrounding area?

This is presumed to be the case. The development is required to proceed through the land subdivision process which provides for an appropriate level of further scrutiny particularly related to traffic flow.


Chairman

Case # 2015-023.

SPECIAL FINDINGS OF FACT
FOR CONDITIONAL PERMITTED USES:

Taverns, micro-breweries, country clubs and golf course
clubhouses with liquor sales by the drink:

Case #: 2015-023

Address: 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin Parkway

1. Will the operation of a tavern at the proposed location have an adverse effect upon the district in which it is located or upon nearby residence districts?

There are no residence districts in the immediate area.

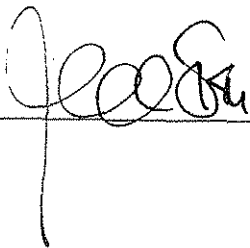
2. Is the zoning lot on which the country club, golf course clubhouse or tavern is to be located at least 100 feet from the nearest lot on which there is a residence, church, school, park, community facility or daycare?

Yes.

3. Will there be drive-in or drive-up windows for the sale of alcohol?

No.

Chairman

A handwritten signature in black ink, appearing to read "Joe S.", is written over a horizontal line. A vertical line extends downwards from the signature.

STANDARDS FOR VARIATIONS

Allow reservoir parking for drive-up services for four (4) cars totaling 100'

Case #: 2015-023

Address: 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin Parkway

- (i) Can the property in question be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations?

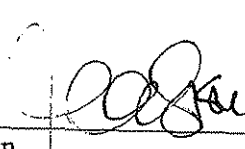
The property is being redeveloped with new uses and structures. It appears that there is ample space on the subject properties to allow compliance with the regulations.

- (ii) Is the plight of the owner due to unique circumstances?

No plight or circumstances unique to this property that is not present with other properties in the immediate area were identified.

- (iii) Will the variation, if granted, alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality?

The property is being redeveloped with new businesses. At this phase of the development process, there is no finalized site plan which would allow for an appropriate level of evaluation to determine if reducing the reservoir parking for drive-up services will have an adverse impact on the area.


Chairman

PETITION FOR RECLASSIFICATION FOR NORTH AREA FROM I-1 (LIGHT INDUSTRIAL DISTRICT) AND B-1 (HIGHWAY BUSINESS SERVICE DISTRICT), TO S-2 (COMMUNITY SHOPPING AND OFFICE DISTRICT), AND FOR A CONDITIONAL PERMITTED USE FOR MICROBREWERIES FOR BUILDINGS AND FOR A VARIANCE IN REGARD TO RESERVOIR PARKING AND FOR A RECLASSIFICATION FOR SOUTH AREA FROM I-1 ((LIGHT INDUSTRIAL DISTRICT) and B-1 (HIGHWAY BUSINESS SERVICE DISTRICT), TO B-2 (GENERAL BUSINESS SERVICE DISTRICT) IN REGARD TO REAL ESTATE COMMONLY KNOWN AS 4600, 4630, 4680, AND 4700 WABASH AVENUE AND 3120 AND 3121 HAMLIN PARKWAY, SPRINGFIELD, ILLINOIS 62704

TO: THE MAYOR AND CITY COUNCIL
OF THE CITY OF SPRINGFIELD, ILLINOIS

and

TO: THE PLANNING AND ZONING COMMISSION
OF THE CITY OF SPRINGFIELD, ILLINOIS

FEB 13 2015

DEPARTMENT OF BUILDINGS AND ZONING
SPRINGFIELD, IL

Petitioner, Marine Bank (formerly known as Marine Bank, Springfield), an Illinois banking association, as Trustee of Trust Number 53-0020 ("Petitioner"), having its principal place of business in the City of Springfield, County of Sangamon and State of Illinois, by one of its attorneys, Daniel C. Lanterman, hereby petitions the Springfield City Council and the Springfield Planning and Zoning Commission, pursuant to Section 155.220 (General Provisions-Amendments) of the City of Springfield Zoning Ordinance, (the "Zoning Ordinance"), for reclassification of the North Real Estate (described herein below) from the I-1 (Light Industrial District) and B-1 (Highway Business Service District) Classification, to the S-2 (Community Shopping and Office District) Classification and for reclassification of the South Real Estate (described herein below) from the I-1 (Light Industrial District) and B-1 (Highway Business Service District) Classifications the B-2 (General Business Service District) Classification.

Petitioner also petitions pursuant to Section 155.175 (Establishment of Classification of Conditional Permitted Uses) to allow all businesses on the North Real Estate have a Conditional Permitted Use ("CPU") for Section 155.200 (Microbreweries) of the Zoning Ordinance.

Petitioner also petitions for the variance described herein below, pursuant to Section 155.212 of the Zoning Ordinance (General Provisions-Variations). Petitioner seeks a variance of Section 155.106 of the Zoning Ordinance of the reservoir parking requirement to allow reservoir parking for four (4) automobiles at drive-ins and drive-ups rather than five (5) automobiles as required by this Section.

The real estate that is the subject of this Petition is currently legally described as follows (Collectively, the "Subject Real Estate"):

PARCEL # 1:

Lots 1, 2, 3, 4, and 1000 of Wabash Industrial Park based on the Plat recorded in the Sangamon County Recorder of Deeds Office on April 28, 2006 as Document Number 2006R15330

Situated in Sangamon County, Illinois

Commonly known as: 4680 and 4700 Wabash Avenue and 3120 and 3121 Hamlin Parkway, Springfield, IL 62707

Parcel Identification Numbers: 21-14-126-001; 21-14-126-005; 21-14-126-004; 21-14-126-002; and 21-14-126-003

Lots 1 and 2, which front Wabash Avenue, are zoned B-1 and Lots 3, 4, and 1000 are zoned I-1.

PARCEL #2:

See attached Legal Description for Tract II attached hereto as Exhibit A.

Common known as: 4630 Wabash Avenue, Springfield, Illinois

Parcel Identification Numbers: 21-14.0-100-064 and 21-14.0-100-063

These parcels run north and south. The north parcel (-064) fronts on Wabash Avenue. Both parcels are zoned I-1.

PARCEL #3:

See attached Legal Description for Tract III attached hereto as Exhibit A.

Commonly known as: 4600 Wabash Avenue, Springfield, Illinois
Tax Identification Numbers: 21-14-100-057 and 21-14-100-065

Both of these parcels, which are arranged in a "L" shape, are zoned B-1.

The north parcel (057) has frontage on Wabash Avenue.

The Petitioner intends to divide the Subject Real Estate listed above into two (2) parcels referred to as North and South Subject Real Estate described as follows:

NORTH REAL ESTATE

The north 717 feet of the Subject Real Estate

(the "North Subject Real Estate")

and

SOUTH REAL ESTATE

The Subject Real Estate except the north 717 feet

(the "South Subject Real Estate").

Attached hereto as Exhibit B is a plat showing the dimensions and general location of the North Subject Real Estate and the South Subject Real Estate.

1. Petitioner is the owner and the Contract Seller of part of the North Subject Real Estate. Petitioner is also the record owner of the South Subject Real Estate.

2. The North Subject Real Estate currently has a mixture of I-1 (Light Industrial District) and B-1 (Highway Business Service District) and has approximately 1,008 feet of frontage on the South side of Wabash Avenue. The North Subject Real Estate is primarily farm land, with one parcel containing a 40 feet by 265 feet single story building, which has been divided into separate spaces and rented to businesses such as a construction related business and a fitness facility. This building is in a state of disrepair and will be demolished by Petitioner.

The South Subject Real Estate is bounded on the south by Interstate 72 ("I72") and is all farm land without any improvements. It does not have any frontage on Wabash Avenue and also has I-1 and B-1 zoning. Petitioner intends to develop the North Subject Real Estate and the South Subject Real Estate into sites of various sizes for a multi-building commercial development with various commercial uses that are allowed in the S-2 Zoning District and the B-2 Zoning District. The North Subject Real Estate contains approximately 16.54 acres, the South Subject Real Estate contains approximately 20.33 acres for a total of approximately 36.87 acres.

3. The property to the west and adjoining the North Subject Real Estate and South Subject Real Estate is zoned S-2 along the northern part of the west property line, and is improved with a large office building occupied by Wells Fargo. There is also farmland on the southern end of the west property line that is zoned I-1. The property to the east that adjoins the North Subject Real Estate has frontage on Wabash Avenue and is zoned B-1, part of which is occupied by a used car lot surrounded by a chain link fence. One of the two properties to the east that adjoin the South Subject Real Estate is zoned a combination of I-1/S-2 and other one is zoned I-1 with a water retention pond. Both of those parcels are part of the Pleasant Park development, which has commercial buildings that are used for offices, a day care center, a second used car lot, and restaurants, including two restaurants that serve alcohol. There is a third parcel owned by the City of Springfield, which is zoned I-1, under Sangamon County's zoning ordinance.

The properties on the south side of I72 that have been annexed into the City of Springfield are zoned I-1, and one of those parcels is occupied by a business that sell campers, recreational vehicles, motor homes, and motor boats. There are two properties on the south side of I72 that are owned by the Illinois Department of Transportation and are used for water retention and drainage.

Those two parcels are zoned A-1 (Agriculture District) under Sangamon County's zoning ordinance.

The properties to the north of the North Subject Real Estate, across Wabash Avenue, are zoned B-1 and I-1. There are a number of commercial businesses in the 3400 and 4800 blocks of Wabash Avenue, which is in the process of being widened to five lanes from Koke Mill Road to west of the Curran Exit on I72.

4. Petitioner requests that the North Subject Real Estate be reclassified to the S-2 (Community Shopping and Office District) Classification. As stated above, Petitioner intends to improve the Subject Real Estate with a multi-building commercial development. In addition, Petitioner requests that all businesses on the North Real Estate have a CPU for Section 155.200 (Microbreweries) of the Zoning Ordinance. Such CPU will meet the General Conditions for a CPU set forth in Section 155.187 of the Zoning Ordinance.

5. In regard to any drive-up service for the many businesses that can have drive-in or drive-up windows automatically as permitted uses in the S-2 District situated on the North Subject Real Estate, Section 155.106 of the Zoning Ordinance provides that reservoir parking for five (5) automobiles shall be provided for each drive-in window or station. Petitioner seeks a variance of said Section 155.106 to allow, for each drive-in window or station, reservoir parking for four (4) automobiles (being 100 feet) rather than for five (5) automobiles (being 125 feet). Petitioner believes, based on its due diligence with respect to other multi-store commercial centers having drive-up windows, that such reservoir parking for four (4) automobiles will be more than adequate for any such businesses.

6. Petitioner believes that the variances sought for reservoir parking for drive-in and drive-up windows for businesses meet the standards for variances set forth in Section 155.216 of the Zoning Ordinance:

a. The property in question cannot be economically used or cannot yield a reasonable return if permitted to be used only for the conditions allowed by the regulations. In order for businesses on the North Subject Real Estate to compete with other businesses in the area, they will need adequate parking. A larger reservoir parking area diminishes parking capacity for such businesses. In order for Petitioner to attract businesses to locate on the North Subject Real Estate, it must be able to meet such businesses' expectations to be able to have a drive-in or drive-up window to compete with other businesses in the area. Without the variances for a drive-in or a drive-up window, except for the sale of alcohol, and reservoir parking for all businesses, Petitioner will have a difficult time marketing the North Subject Real Estate.

b. The plight of the Petitioner is due to unique circumstances. A number of businesses in the City of Springfield, which will compete with the businesses to be developed on the North Subject Real Estate, were developed at a time when drive-ins and drive-up businesses were allowed for all businesses and reservoir parking was interpreted in a less restrictive manner than the current section is interpreted. In years past, a five (5) car reservoir would amount to 90 feet rather than 125 feet.

c. The variances, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent properties, increase traffic congestion, or diminish or impair property values in the locality. In developing the North Subject Real Estate with 100 feet of reservoir parking rather than 125 feet of reservoir parking, Petitioner will design the North Subject Real Estate in such a manner that such variance will not adversely affect the

adjoining properties. The North Subject Real Estate contains 16.54 acres which will allow building sites to have adequate room for movement of vehicular and pedestrian traffic in a safe manner. Such variance should also have no detrimental effect on the character of the locality or diminish property values. In fact, the granting of these variances to allow the development of the North Subject Real Estate will be an enhancement to the neighborhood because the current building on the North Subject Real Estate is in a state of disrepair.

7. Petitioner will extend Hamlin Parkway from Wabash Avenue south approximately 745 feet. On the south part of the North Subject Real Estate, the Petitioner will construct an extension of Ash Grove Drive from the west edge of the property approximately 350 feet east to the south end of Hamlin Parkway.

8. The area bounded by Wabash Avenue to the north, I72 on the south, Veterans Parkway on the east, and the Curran Exit of I72 Exit to the west is a compact well defined commercial area without any residences. Many parcels within the area have I-1 zoning, which is higher zoning than what Petitioner has requested. In fact, a large portion of Petitioner's property is zoned I-1, and the request for reclassification represents downward zoning from this category. The trend of development along Wabash Avenue in the immediate area of the Subject Real Estate is toward a mixture of retail and commercial zoning classifications. There has been commercial development from Veterans Parkway to the east along both sides of Wabash Avenue to the Curran Exit on I72 so that the trend of development encompasses the requested S-2 zoning for the North Subject Real Estate and B-2 zoning for the South Subject Property. This requested re-zoning is in keeping with the expansion of Wabash Avenue to five (5) lanes by the Illinois Department of Transportation and falls within the spirit of the Comprehensive Plan.

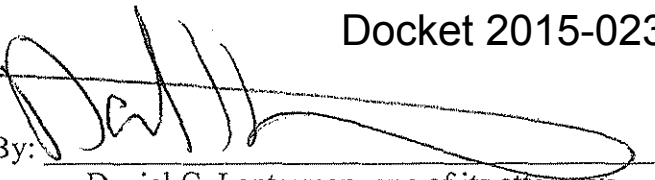
WHEREFORE, Petitioner prays that the Planning and Zoning Commission of the City of Springfield, Illinois, after proper publication and hearing on this Petition recommend to the City Council of the City of Springfield, Illinois, the following:

- a. Approval of the reclassification of the North Subject Real Estate from I-1(Light Industrial District) and B-1 (Highway Business Service District) to S-2 (Community Shopping and Office District); and
- b. Granting of a CPU for businesses on the North Subject Real Estate pursuant to Section 155.200 (Microbreweries) of the Zoning Ordinance; and
- c. Granting of a variance of Section 155.106 of the Zoning Ordinance to allow reservoir parking for drive-up services at businesses on the North Subject Real Estate at each drive-in window or station for four (4) cars (100 feet) rather than the five (5) cars (125 feet) required by the Zoning Ordinance; and.
- d. Approval of the reclassification of the South Subject Real Estate from I-1(Light Industrial District) and B-1 (Highway Business Service District) to B-2 (General Business Service District).

Petitioner further prays that the City Council of the City of Springfield, Illinois, grant the zoning relief set forth above after proper hearing on this Petition and consideration of the recommendations made by the Springfield Planning and Zoning Commission.

Respectfully submitted,

MARINE BANK (formerly Marine Bank,
Springfield), an Illinois banking association, as
Trustee of Trust Number 53-0020

By: 

Daniel C. Lanterman, one of its attorneys

Daniel C. Lanterman
Assistant General Counsel
Registration No. 6185689
Marine Bank, Springfield
3050 Wabash Avenue
Springfield, Illinois 62704
Telephone: (217) 726-0600
Facsimile: (217) 726-0645

Exhibit A
LEGAL DESCRIPTION

File Number: 25502

Tract I:

Lots 1, 2, 3, 4 and 1000 of Wabash Industrial Park as to the plat recorded in the Sangamon County Recorder of Deeds Office on April 28, 2006 as Document Number 2006R15330.

Tract II:

The East 150 feet of the West Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois
Except Parcel I and below:

Parcel I: (Exception)

Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1,338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 54 minutes 56 seconds East, a distance of 58.00 feet to a point on the South right of way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right of way line, a distance of 520.22 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 242.47 feet to the point of beginning.

From said point of beginning; thence North 88 degrees 57 minutes 55 seconds East parallel to the North line of said Northwest Quarter, a distance of 24.81 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 71.61 feet; thence North 88 degrees 54 minutes 48 seconds East, a distance of 125.19 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 955.70 feet to a point on the South line of said Quarter, Quarter Section; thence South 88 degrees 58 minutes 55 seconds West along said South line, a distance of 150.00 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 1,027.16 feet to the point of beginning.

Situated in Sangamon County, Illinois.

Parcel II: (Exception)

Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1,338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 54 minutes 56 seconds East, a distance of 58.00 feet to a point on the South right of way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right of way line, a distance of 520.22 feet to the point of beginning.

From said point of beginning; thence continuing North 88 degrees 54 minutes 48 seconds East, a distance of 24.81 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 242.49 feet; thence South 88 degrees 57 minutes 55 seconds West parallel with the North line of said Northwest Quarter, a distance of 24.81 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 242.47 feet to the point of beginning.

Situated in Sangamon County, Illinois.

Tract III:

Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1,338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 54 minutes 56 seconds East, a distance of 58.00 feet to a point on the South right-of-way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right of way line, a distance of 670.22 feet to the point of beginning. From said point of beginning; thence North 88 degrees 51 minutes 49 seconds East along said South right of way line, a distance of 317.79 feet to a point 350.0 feet West of the East line of said Quarter, Quarter; thence South 00 degrees 55 minutes 12 seconds East parallel with said East line, a distance of 786.00 feet; thence North 88 degrees 51 minutes 49 seconds East, a distance of 300.00 feet to a point on the West line of Pleasant Park Subdivision; thence South 00 degrees 55 minutes 12 seconds East along said West line, a distance of 384.90 feet to a point 100.0 feet North of the South line of the Northeast Quarter of said Northwest Quarter; thence South 88 degrees 57 minutes 56 seconds West, a distance of 554.24 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 855.49 feet; thence South 89 degrees 09 minutes 04 seconds West, a distance of 65.00 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 314.11 feet to the point of beginning.

Situated in Sangamon County, Illinois.

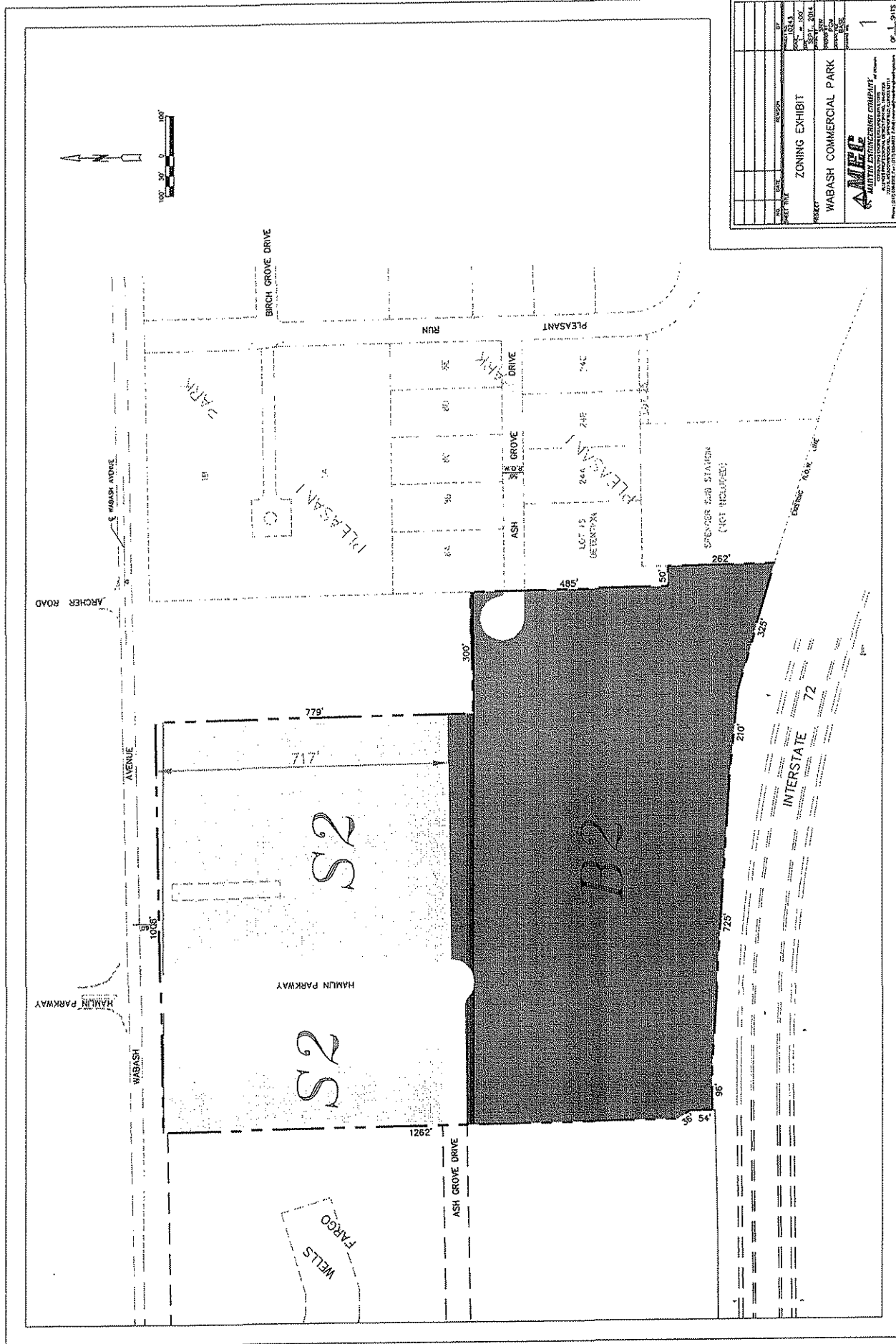
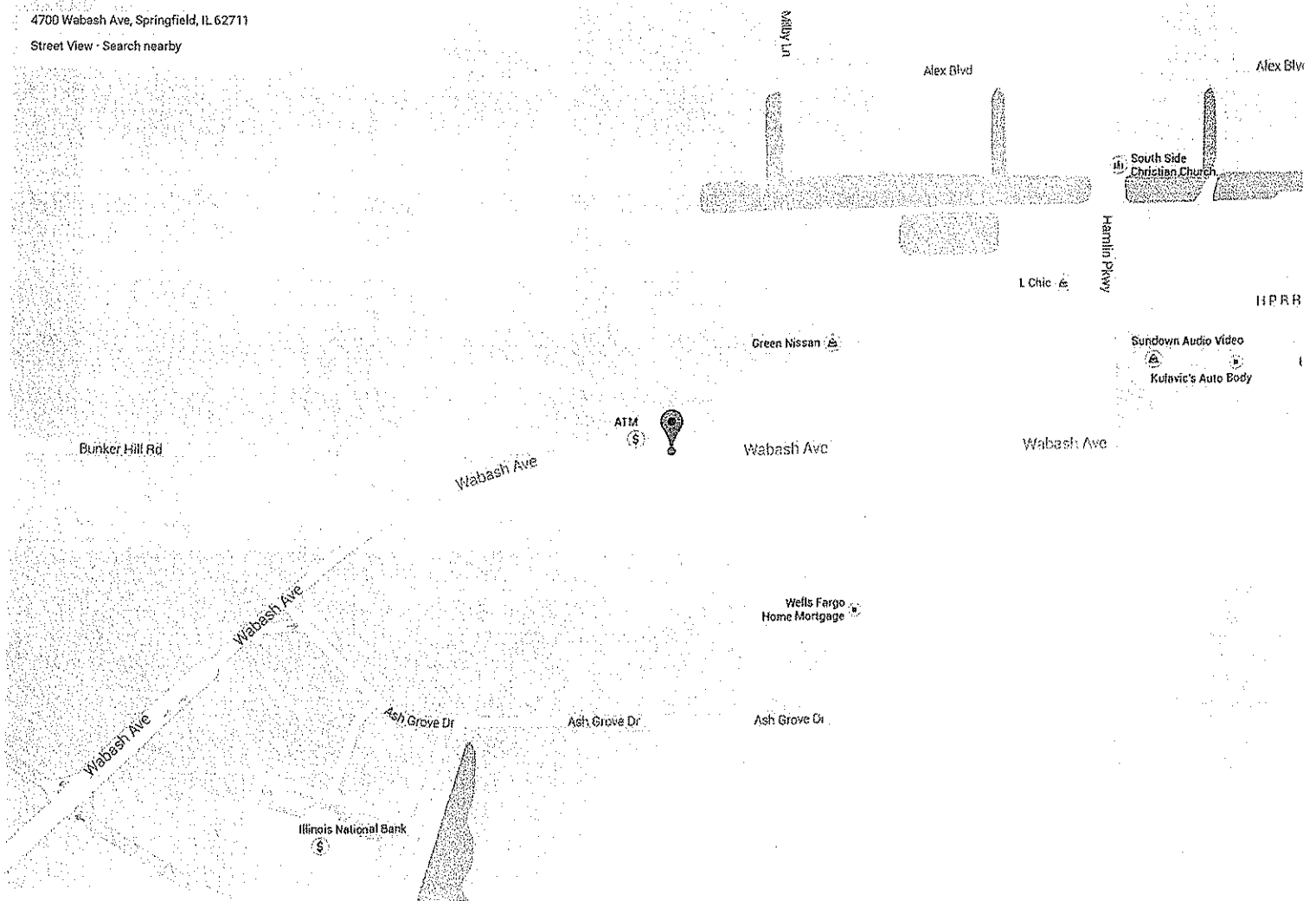


EXHIBIT B

4700 Wabash Ave, Springfield, IL 62711

Street View · Search nearby



State Journal Register

March 27, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of North Subject Real Estate, as shown in Exhibit B, from I-1, Light Industrial District, Section 155.040, and B-1, Highway Business Service District, Section 155.033, to S-2, Community Shopping and Office District, Section 155.031, and pursuant to section 155.175, Establishment of Classification of Conditional Permitted Uses, for a Conditional Permitted Use pursuant of Section 155.200, taverns, micro-breweries, country clubs and golf course clubhouses with liquor sales by the drink, and a variance of Section 155.106, All drive-up service facilities, of the Springfield Zoning Ordinance. And a reclassification of South Subject Real Estate, as shown in Exhibit B, from I-1, Light Industrial District, Section 155.040, and B-1, Highway Business Service District, Section 155.033, to B-2, General Business Service District, Section 155.034, of the Springfield Zoning Ordinance. The petitioner intends to improve subject real estate into sites of various sizes for a multi-building commercial development. The North Subject Real Estate is the north 717 feet of the Subject Real Estate, which contains approximately 16.54 acres. The South Subject Real Estate is the Subject Real Estate except the north 717 feet, which contains approximately 20.33 acres. Regarding North Subject Real Estate, petitioner respectfully requests a reclassification to S-2 with a conditional permitted use of Section 155.200, to allow taverns/micro-breweries, and a variance of section 155.106 to allow reservoir parking for drive-up services stacking for four (4) cars totaling (100 feet) rather than the five (5) cars (125 feet) as required by code. The CPU for taverns/microbreweries apply only to businesses located in the North Subject Real Estate. Regarding South Subject Real Estate, petitioner requests a reclassification from I-1 and B-1, to B-2. Subject real estate is located on the south side of Wabash Avenue and has approximately 1008 feet of frontage, and is also bounded on the south by Interstate 72.

Improvements (or structures) located on subject real estate is a 40 feet by 265 feet single story building which is in a state of disrepair and will be demolished; and farmland. Subject real estate is currently classified in the I-1, Light Industrial District, Section 155.040, and B-1, Highway Business Service District, Section 155.033

Legally described as: PARCEL # 1: Lots 1, 2, 3, 4 and 1000 of Wabash Industrial Park based on the Plat recorded in the Sangamon County Recorder of Deeds Office on April 28, 2006 as Document Number 2006R15330. Situated in Sangamon, County Illinois. Commonly known as: 4680 and 4700 Wabash Avenue and 3120 and 3121 Hamlin Parkway, Springfield, IL 62707. Parcel Identification Numbers: 21-14-126-001; 21-14-126-005; 21-14-126-004; 21-14-126-002; 21-14-126-003.

PARCEL #2: Tract II: The East 150 feet of the West Half of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, Except Parcel I and II below: Parcel I: (Exception) Part of the Northeast Quarter of the

Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1,338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter, thence South 00 degrees 54 minutes 56 seconds East, a distance of 58.00 feet to a point on the South right of way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right of way line, a distance of 520.22 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 242.47 feet to a point of beginning. From said point of beginning; thence North 88 degrees 57 minutes 55 seconds East Parallel to the North line of said Northwest Quarter, a distance of 24.81 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 71.61 feet; thence North 88 degrees 54 minutes 48 seconds East, a distance of 125.19 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 955.70 feet to a point on the South line of said Quarter, Quarter Section; thence South 88 degrees 58 minutes 55 seconds West along said South line, a distance of 150.00 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 1,027.16 feet to the point of beginning. Situated in Sangamon County, Illinois.

Parcel II: (Exception) Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter; thence south 00 degrees 54 minutes 56 seconds East; a distance of 58.00 feet to a point on the South right of way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right of way line, a distance of 520.22 feet to the point of beginning.

From said point of beginning; thence continuing North 88 degrees 54 minutes 48 seconds East, a distance of 24.81 feet; thence South 00 degrees 50 minutes 56 seconds East, a distance of 242.49 feet; thence South 88 degrees 57 minutes 55 seconds West parallel with the North line of said Northwest Quarter, a distance of 24.81 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 242.47 feet to the point of beginning. Situated in Sangamon County, Illinois.

Commonly known as: 4630 Wabash Avenue, Springfield, Illinois. Parcel Identification Numbers: 21-14.0-100-064 and 21-14.0-100-063.

PARCEL # 3: Tract III: Part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 15 North, range 6 West of the Third Principal Meridian, Sangamon County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 88 degrees 57 minutes 55 seconds East along the North line of the Northwest Quarter, a distance of 1,338.00 feet to the Northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 54 minutes 56 seconds East a distance of 58.00 feet to a point on the South right-of-way line of Route 54; thence North 88 degrees 54 minutes 48 seconds East along said South right-of-way line, a distance of 670.22 feet to the point of beginning. From said point of beginning; thence North 88 degrees 51 minutes 49 seconds East along said South right of way line, a distance of 317.79 feet to a point 350.0 feet West of the East line of said Quarter, Quarter; thence South 00 degrees 55 minutes 12 seconds East parallel with said East line, a distance of 786.00 feet; thence North 88 degrees 51 minutes 49 seconds east a distance of 300.00 feet to a point on the West line of Pleasant Park Subdivision; thence South 00 degrees 55 minutes 12 seconds East along said West line, a distance of 384.90 feet to a point 100 feet North of the South line of the Northeast Quarter of said Northwest Quarter; thence South 88 degrees 57 minutes 56 seconds West, a distance of 554.24 feet; thence North

00 degrees 50 minutes 56 seconds West a distance of 855.49 feet; thence South 89 degrees 09 minutes 04 seconds West, a distance of 65.00 feet; thence North 00 degrees 50 minutes 56 seconds West, a distance of 314.11 feet to the point of beginning. Situated in Sangamon County, Illinois. Commonly known as: 4600 Wabash Avenue, Springfield, Illinois. Tax Identification Numbers: 21-14-100-057 and 21-14-100-065.

The subject real estate is commonly known as 4600, 4630, 4680, and 4700 Wabash Avenue and 3120 and 3121 Hamlin Parkway, Springfield, Illinois.

The petitioner is Marine Bank (formerly Marine Bank, Springfield), an Illinois banking association, as Trustee of Trust Number 53-0020, by Daniel C. Lanterman, one of its attorneys

Docket No. 2015-023

John Harris
Assistant Zoning Administrator



**BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS
4600, 4630, 4680, and 4700 Wabash Avenue and 3120 and
3121 Hamlin Parkway**

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of North Subject Real Estate, as shown in Exhibit B, from I-1, Light Industrial District, Section 155.040, and B-1, Highway Business Service District, Section 155.033, to S-2, Community Shopping and Office District, Section 155.031, and pursuant to section 155.175, Establishment of Classification of Conditional Permitted Uses, for a Conditional Permitted Use pursuant of Section 155.200, taverns, micro-breweries, country clubs and golf course clubhouses with liquor sales by the drink, and a variance of Section 155.106, All drive-up service facilities, of the Springfield Zoning Ordinance. And a reclassification of South Subject Real Estate, as shown in Exhibit B, from I-1, Light Industrial District, Section 155.040, and B-1, Highway Business Service District, Section 155.033, to B-2, General Business Service District, Section 155.034, of the Springfield Zoning Ordinance. The petitioner intends to improve subject real estate into sites of various sizes for a multi-building commercial development. The North Subject Real Estate is the north 717 feet of the Subject Real Estate, which contains approximately 16.54 acres. The South Subject Real Estate is the Subject Real Estate except the north 717 feet, which contains approximately 20.33 acres. Regarding North Subject Real Estate, petitioner respectfully requests a reclassification to S-2 with a conditional permitted use of Section 155.200, to allow taverns/micro-breweries, and a variance of section 155.106 to allow reservoir parking for drive-up services stacking for four (4) cars totaling (100 feet) rather than the five (5) cars (125 feet) as required by code. The CPU for taverns/microbreweries apply only to businesses located in the North Subject Real Estate. Regarding South Subject Real Estate, petitioner requests a reclassification from I-1 and B-1, to B-2. Subject real estate is located on the south side of Wabash Avenue and has approximately 1008 feet of frontage, and is also bounded on the south by Interstate 72.

The petitioner is Marine Bank (formerly Marine Bank, Springfield), an Illinois banking association, as Trustee of Trust Number 53-0020, by Daniel C. Lanterman, one of its attorneys

The Springfield City Council will meet on Tuesday, May 19, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

Docket No. 2015-023



Staff Findings and Recommendation

(inspected 4-2-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-023

ADDRESS 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin Parkway

 21-14-126-001; 21-14-126-005;
 21-14-126-004; 21-14-126-002;
 21-14-126-003; 21-14-100-064;
 21-14-100-063; 21-14-100-057;
 Property Index # 21-14-100-065

REQUESTED ZONING

North portion: S-2, Community Shopping and Office District, Section 155.031; a Conditional Permitted Use pursuant to Section 155.200, Taverns, micro-breweries, country clubs and golf course clubhouses with liquor sales by the drink; and, a Variance of Section 155.106, All drive-up service facilities. South portion: B-2, General Business Service District, Section 155.034.

PROPOSED LAND USE

Develop with a multi-building commercial development. As part of the development of the north portion, allow the sale of liquor by the drink, and allow reservoir parking for drive-up services stacking for four (4) cars totaling 100 feet rather than the five (5) cars totaling 125 feet.

EXISTING:

ZONING I-1, Light Industrial District, Section 155.040 and B-1, Highway Business Service District, Section 155.033.

LAND USE Single-story building to be demolished and farmland.

ROAD FRONTAGE Wabash - 1,008'

Good

STRUCTURE DESIGNED FOR Commercial. Structure to be demolished.

CONDITION OF STRUCTURE N/A

LOT AREA 36.87 acres

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A

SEE ATTACHED

Would the proposed zoning be spot zoning? No

Is the proposed zoning in accord with the City Plan? Yes

If not in accord, is the request an acceptable variation?

PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend approval of the requested zoning. The City Plan states: "Commercial and office uses currently exist in areas south of Wabash. The entire segment south of Wabash, north of I-72 is proposed for a continuation of these uses." As such, the proposed uses and zoning are consistent with the City Plan. Recommend approval of the requested Conditional Permitted Use to allow the sale of alcohol by the drink on the north portion of the property to be zoned to S-2. The proposed location is a significant distance from any residences thereby limiting any potential negative impact. Recommend denial of the requested variance to allow a parking reservoir for four (4) vehicles. At this phase of the development process, there is no finalized site plan which would allow for an appropriate level of evaluation to determine if reducing the reservoir parking for drive-up services will have an adverse impact on the flow of traffic in the area.

Case #: 2015-023

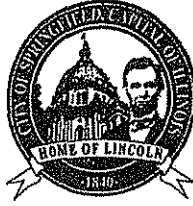
Address: 4600, 4630, 4680, 4700 Wabash & 3120 and 3121 Hamlin Parkway



East segment of property



West segment of property



J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: April 13, 2015

RE: Zoning Agenda – April 15, 2015

Docket # 2015-015	2001, 2003 and 2005 East Jackson Street We have no comments.
Docket # 2015-017	1302 and 1304 South 11 th Street We recommend denial of the petition. The parking lot would be located across 11 th Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 th Street.
Docket # 2015-022	118 N. Glenwood Avenue Off street parking may be an issue with this property.
Docket # 2015-023	4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway Recommend approval for the rezoning of these lots. Recommend denial of reducing the requested variance to allow a parking reservoir for 4 vehicles. There is no plan to determine the impact of this reduction. It cannot be determined at this time if this would affect traffic patterns in this area.
Docket # 2015-024	2129 Clearlake Avenue We have no objections to the petition as submitted
Docket # 2015-025	844 and 846 N 3 rd Street We have no comments on this petition.
Docket #2015-026	300 East Madison Street and 227 N. 4 th Street We have objections to the petition as submitted.

Crowder, Lori

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Monday, March 30, 2015 3:35 PM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: April Planning and Zoning

Lori,

Regarding Item # 2015-023, IDOT and the City of Springfield Office of Public Works are currently in the review process of a proposed traffic study for the proposed development in question, submitted by the developer's engineer. The proposed traffic study will help direct us regarding the potential for proposed access to the development by detailing what uses are being proposed for the development and what additional traffic those uses will generate. We would then require the developer to mitigate the traffic they are bringing to the site to meet minimum capacity standards. We have no other comments on potential zoning at this time as this process unfolds.

We have no comments on any of the other agenda items.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Thursday, March 26, 2015 10:10 AM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: April Planning and Zoning

Attached is the Agenda for April along with case information.

IDOT will be getting neighborhood notices for two of the cases. (2015-023 and 2015-024)

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-023

Date: April 15, 2015

Address: 4600, 4630, 4680, 4700 Wabash and 3120, 3121 Hamlin

Motion Made by: Commissioner Wood

Seconded by: Commissioner Mills

MOTION: To accept the recommendation of staff

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
MOORE	X				
STRATTON	X				
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM	X				
YAZELL	X				
CHAIRMAN SISK					

DOCKET NO: 2015-024 Ward # 3

ADDRESS: 2129 Clearlake Ave.

PETITIONER: Pinson A. Hardin

PRESENT ZONING CLASSIFICATION: B-1, Highway Business Service District, Section 155.033.

REQUESTED ZONING RELIEF: Reclassification to B-2, General Business Service District, Section 155.034.

COMMENTS: To be able to construct a building for storage of equipment to run a construction company.

OBJECTORS: None

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION RECOMMENDATION: Recommend approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Concur with staff and approve the petition for Reclassification to B-2, General Business Service District, Section 155.034.

DATE: April 15, 2015

CITY COUNCIL ACTION:

DATE: May 19, 2015

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

Docket 2015-024

IN THE MATTER OF THE PETITION
Pinson A. Hardin.

) **DOCKET NO. 2015-024**
) **PROPERTY LOCATED AT:**
) **2129 Clearlake Ave.**

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a **Reclassification to B-2, General Business Service District, Section 155.034**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **April 15, 2015**, pursuant to law and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

See attached.

3. That the present zoning of said property is **B-1, Highway Business Service District, Section 155.033**.
4. That the present land use of said property is **a two wood framed sheds located in the southeast quarter**.
5. That the proposed land use of said property is to **allow construction of a building for storage of equipment to run a construction company**.
6. That the changes requested is a **Reclassification to B-2, General Business Service District, Section 155.034**.
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing **did** support the proposition that the adoption of the proposed request is in the public interest.

BELOW is the RECOMMENDATION of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Mills

Motion seconded by: Commissioner Wood

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

Concur with staff and approve the petition for Reclassification to B-2, General Business Service District, Section 155.034.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



Recording Secretary



Chairman

FINDINGS OF FACT

Case #: 2015-024

Address: 2129 Clearlake Avenue

- (i) Existing uses of property within the general area of the property in question.

North: Residential. South: After-market car accessory installation, autobody/paint shop, strip commercial, and auto sales. East: Vacant commercial. West: Mixed commercial.

- (ii) The zoning classification of property within the general area of the property in question.

North: S-2 and R-2. South and west: I-1. East: B-2.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is largely vacant and can be developed with uses permitted under any zoning classification.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

The area to the north has remained residential. The area to the east and south along the Clearlake Avenue corridor has developed with commercial, business and retail enterprises.

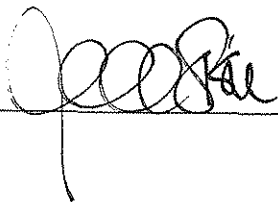
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan indicates that commercial development should be limited to major traffic thoroughfares.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The requested zoning classification is appropriate.

Chairman



Case # 2015-024

CITY OF SPRINGFIELD
PETITION FOR RECLASSIFICATION

RECEIVED

FEB 24 2015

STATE OF ILLINOIS

DEPARTMENT OF PUBLIC AND ZONING
SPRINGFIELD, IL

COUNTY OF SANGAMON

IN THE MATTER OF THE PETITION OF PINSON A. HARDIN, OF ROCHESTER, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO RECLASSIFY PROPERTY COMMONLY KNOWN AS 2129 CLEARLAKE AVENUE, SPRINGFIELD FROM B1 WHICH IS HIGHWAY BUSINESS SERVICE DISTRICT DESCRIBED IN SECTION 155.033 OF THE CITY CODE TO B2 GENERAL BUSINESS SERVICE DISTRICT WHICH IS DESCRIBED IN SECTION 155.034 OF THE CITY CODE.

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS : AND

TO THE SPRINGFIELD PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, ILLINOIS :

COMES NOW Petitioner, Pinson A. Hardin, and respectfully petitions the Council of the City of Springfield as follows :

1. The Petitioner is the owner of 2129 Clearlake Avenue, Springfield, Illinois, legally described as :

Part of the West Half of the Southeast Quarter of Section 26, Township 16 North, range 5 West of the Third Principal Meridian, described as follows : Beginning at a point 30 feet West and 33 feet North of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 26, thence North parallel to the West line of said Quarter Quarter Quarter Section 87 feet ; thence West parallel to the South line of said Section, 140 feet, ^{thence South 87 feet} thence East 140 feet to the point of beginning ; commonly known as 2129 Clearlake Avenue, Springfield, Illinois. Tax ID number is 14-26.0-451-029

2. Said property is located on Clearlake Avenue and consists of 140 feet frontage on Clearlake Avenue by 81 feet depth running North on 22nd Street and being 11,340 square feet of land.

3. The improvements (or structures) located on said property are two wood framed sheds located in the Southeast Quarter.

4. The subject real estate is currently classified in the B1, Highway Business Service District.

5. The Petitioner, Pinson A. Hardin, desires to construct an additional building for storage of equipment.

6. The Petitioner, to be in compliance with the Zoning Ordinance respectfully petitions to reclassify the above mentioned property from B1, Highway Business Service District, to B2, General Business Service District, which will allow the Petitioner to be able to run construction business out of said property.

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice by publication and (requested) zoning reclassification have been met, recommend approval of the reclassification of the property herein described, to the City Council of Springfield, Illinois.

WHEREFORE, Petitioner prays to the council of the City of Springfield, Illinois, after proper notice and hearing on the Petition and recommendation by the Springfield Planning and Zoning Commission, as follows :

That the Council of the City of Springfield, Illinois will change the zoning classification of the described property from a B1, Highway Business Service District to a B2, General Business Service District.

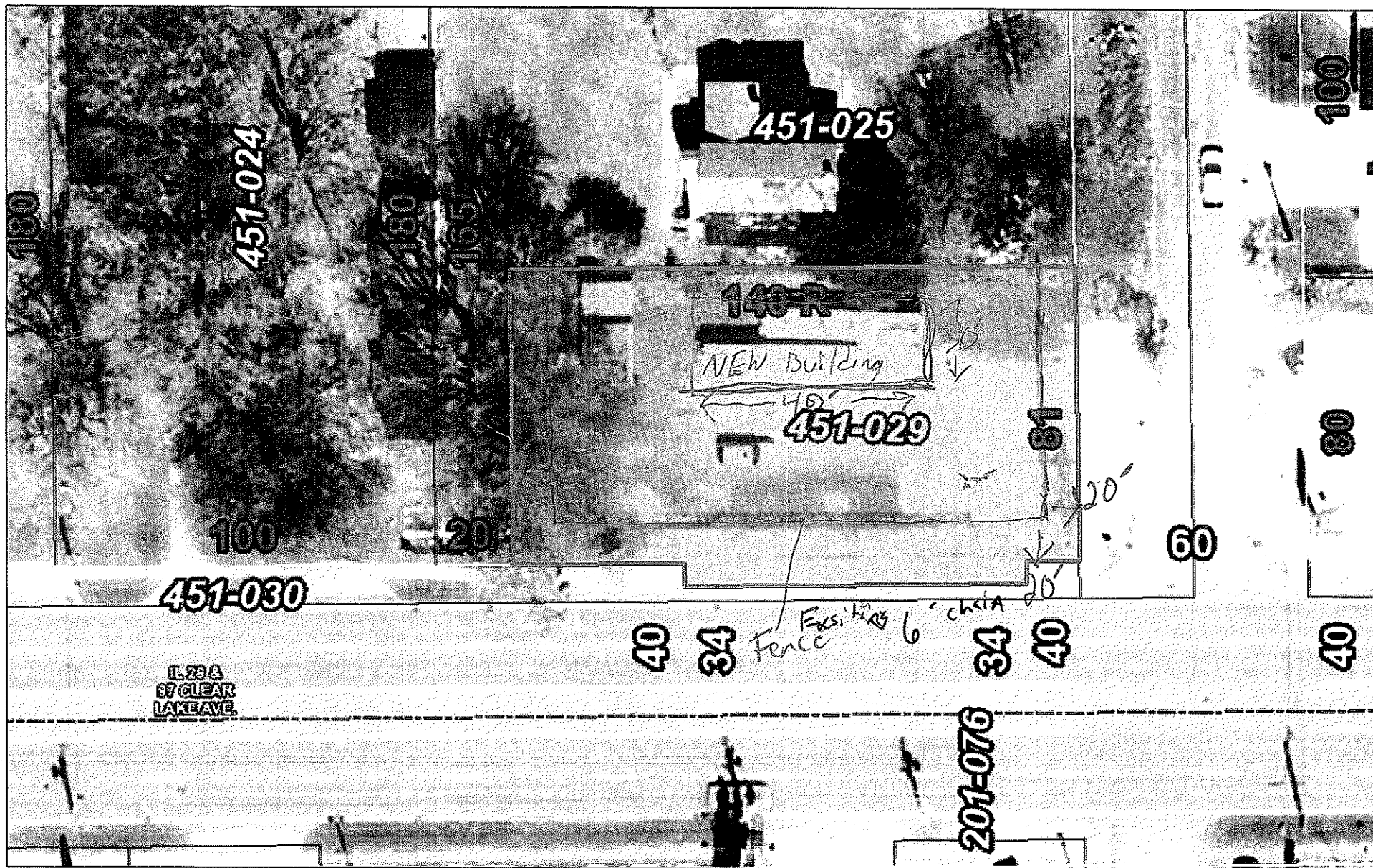
Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Pinson A. Hardin", written over a horizontal line.

Pinson A. Hardin

Pinson A. Hardin
7211 Ramble Wood
Rochester, Illinois 62563
(217) 416-2040

2015-024



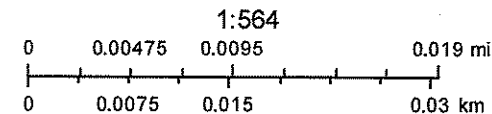
February 2, 2015

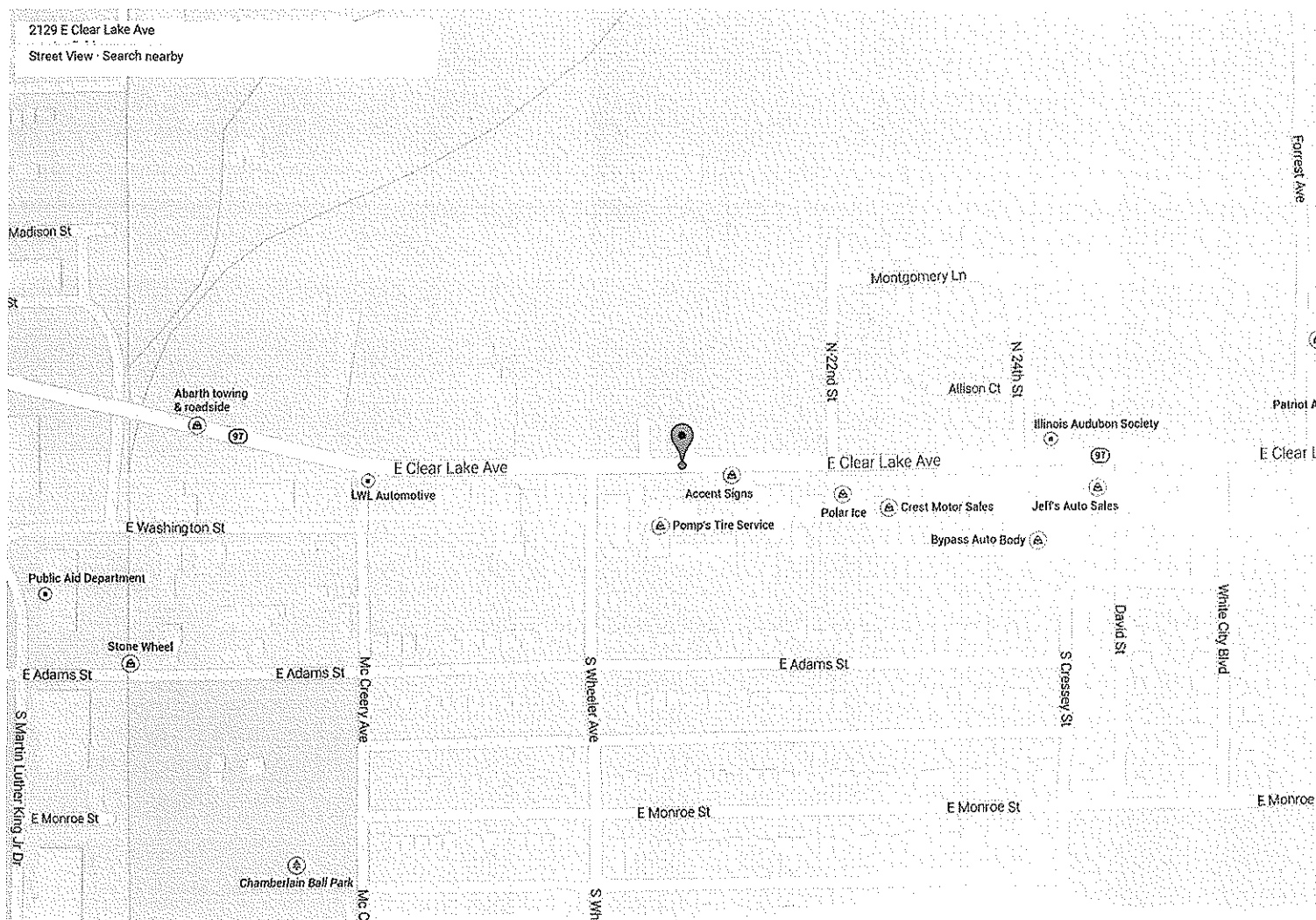
Office Of
Supervisor of Assessments

Sangamon County GIS



Although strict accuracy standards have been employed in the compilation of this map,
Sangamon County does not warrant or guarantee the accuracy of the information
contained herein and disclaims any and all liability resulting from any error or omission in this map.





State Journal Register

March 27, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from B-1, Highway Business Service District, Section 155.033, to B-2, General Business Service District, Section 155.034, of the Springfield Zoning Ordinance.

Petitioner desires to construct an building for storage of equipment to be able to run a construction company.

Improvements (or structures) located on said property are two wood framed sheds located in the Southeast Quarter. Subject property is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: Part of the West Half of the Southeast Quarter of Section 26, Township 16 North, range 5 West of the Third Principal Meridian, described as follows: Beginning at a point 30 feet West and 33 feet North of the Southwest Corner of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 26, thence North parallel to the West line of said Quarter Quarter Quarter Section 87 feet; thence West parallel to the South line of said Section, 140 feet; thence South 87 feet; thence East 140 feet to the point of beginning; commonly known as 2129 Clearlake Avenue, Springfield, Illinois. Tax ID number is 14-26.0-451-029.

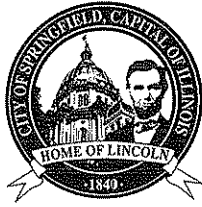
The subject property is commonly known as 2129 Clearlake Avenue, Springfield, Illinois

The petitioner is Pinson A. Hardin.

Docket No. 2015-024

John Harris

Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS

2129 Clearlake Avenue

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from B-1, Highway Business Service District, Section 155.033, to B-2, General Business Service District, Section 155.034, of the Springfield Zoning Ordinance.

Petitioner desires to construct an building for storage of equipment to be able to run a construction company.

The petitioner is Pinson A. Hardin.

The Springfield City Council will meet on Tuesday, May 19, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

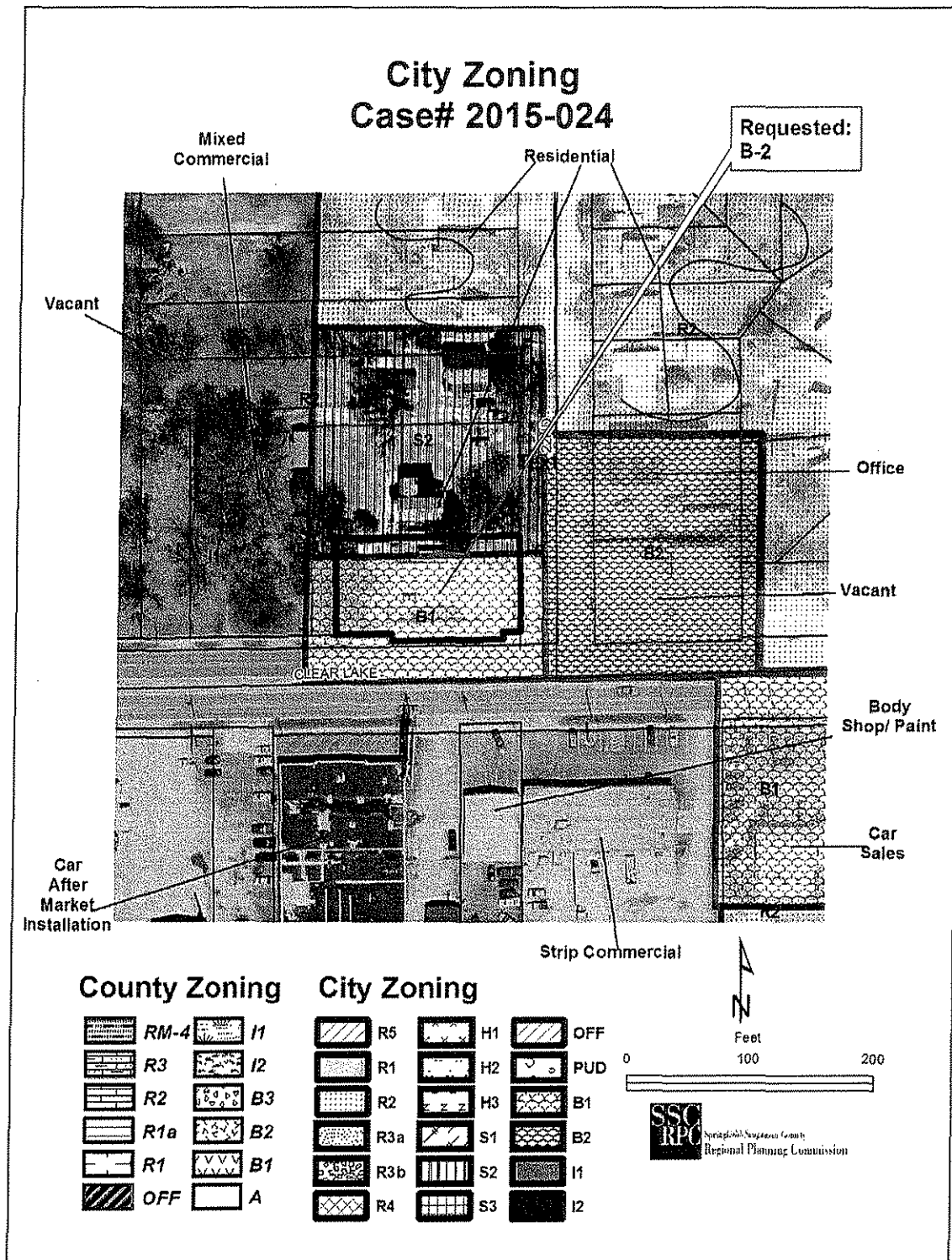
Docket No. 2015-024

**Staff Findings and Recommendation**(inspected **4-2-15** by MB & SK)SPRINGFIELD ZONING CASE # **2015-024**ADDRESS **2129 Clearlake Avenue**Property Index # **14-26-451-029**REQUESTED ZONING **B-2, General Business Service District, Section 155.034.**PROPOSED LAND USE **Construct a building for storage of equipment for a construction company.**EXISTING:ZONING **B-1, Highway Business Service District, Section 155.033.**LAND USE **Two (2) wood framed sheds.**ROAD FRONTAGE **Clearlake – 140'****Good****North 22nd – 81'**STRUCTURE DESIGNED FOR **Storage.**CONDITION OF STRUCTURE **Sheds - Good**LOT AREA **11,340 sq. ft.**FRONT YARD **N/A**SIDE YARDS **N/A**REAR YARD **N/A**Would the proposed zoning be spot zoning? **No**Is the proposed zoning in accord with the City Plan? **Yes**

If not in accord, is the request an acceptable variation? _____

**PLANNING COMMISSION STAFF RECOMMENDATION:**

Recommend approval. The subject property fronts on Clearlake Avenue. The City Plan indicates that commercial development should be limited to major traffic thoroughfares which is the case for this property. The area along Clearlake is a mix of commercial, business and retail uses and zoning. There should be no negative impact on the immediate area.





J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: April 13, 2015

RE: Zoning Agenda – April 15, 2015

Docket # 2015-015	2001, 2003 and 2005 East Jackson Street We have no comments.
Docket # 2015-017	1302 and 1304 South 11 th Street We recommend denial of the petition. The parking lot would be located across 11 th Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 th Street.
Docket # 2015-022	118 N. Glenwood Avenue Off street parking may be an issue with this property.
Docket # 2015-023	4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway Recommend approval for the rezoning of these lots. Recommend denial of reducing the requested variance to allow a parking reservoir for 4 vehicles. There is no plan to determine the impact of this reduction. It cannot be determined at this time if this would affect traffic patterns in this area.
Docket # 2015-024	2129 Clearlake Avenue We have no objections to the petition as submitted
Docket # 2015-025	844 and 846 N 3 rd Street We have no comments on this petition.
Docket #2015-026	300 East Madison Street and 227 N. 4 th Street We have objections to the petition as submitted.

I.D.O.T.**Crowder, Lori**

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Monday, March 30, 2015 3:35 PM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: April Planning and Zoning

Lori,
Regarding Item # 2015-023, IDOT and the City of Springfield Office of Public Works are currently in the review process of a proposed traffic study for the proposed development in question, submitted by the developer's engineer. The proposed traffic study will help direct us regarding the potential for proposed access to the development by detailing what uses are being proposed for the development and what additional traffic those uses will generate. We would then require the developer to mitigate the traffic they are bringing to the site to meet minimum capacity standards. We have no other comments on potential zoning at this time as this process unfolds.

We have no comments on any of the other agenda items.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Thursday, March 26, 2015 10:10 AM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: April Planning and Zoning

Attached is the Agenda for April along with case information.

IDOT will be getting neighborhood notices for two of the cases. (2015-023 and 2015-024)

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-024

Date: April 15, 2015

Address: 2129 Clearlake Ave.

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

MOTION: To concur with staff and approve the petition

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
STRATTON	X				
ALEXANDER	X				
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM	X				
YAZELL	X				
MOORE	X				
CHAIRMAN SISK					

RECAP

DOCKET NO: 2015-026 Ward # 5

ADDRESS: 300 E. Madison and
227 N. 4th Street

PETITIONER: The Villas Downtown Springfield, LLC, as contract purchaser
By Kelly Young

**PRESENT ZONING
CLASSIFICATION:** B-2, General Business Service District, Section 155.034

**REQUESTED
ZONING RELIEF:** Reclassification to S-3, Central Shopping District, Section 155.032, and a
Variance of Section 155.001, Definitions, Lot.

COMMENTS: Petitioner desires to construct a five story building to include one story of
commercial/retail space and four stories of market rate apartments and
allow more than one use on the lot, to continue with the existing
billboard; which is in excess of 300 square feet.

OBJECTORS: None

**SPRINGFIELD-SANGAMON
COUNTY REGIONAL
PLANNING COMMISSION
RECOMMENDATION:** Recommend approval.

**PLANNING AND ZONING
COMMISSION
RECOMMENDATION:** To concur with staff and recommend approval of the Reclassification to
S-3, Central Shopping District, Section 155.032, and a Variance of
Section 155.001, Definitions, Lot, taking into account the safety concerns
of the City traffic engineer.

DATE: April 15, 2015

CITY COUNCIL ACTION:

DATE: May 19, 2015

SPRINGFIELD PLANNING AND ZONING COMMISSION
SPRINGFIELD, ILLINOIS

IN THE MATTER OF THE PETITION

The Villas Downtown Springfield, LLC, contract purchaser ,
 By Kelly Young

) **DOCKET NO. 2015-026**
) **PROPERTY LOCATED AT:**
) **300 E. Madison and 227 N. 4th Street**

RECOMMENDATION OF THE PLANNING AND ZONING COMMISSION

THIS MATTER, coming on for a hearing before the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, and it appearing to said Commission that a petition for a **Reclassification to S-3, Central Shopping District, Section 155.032, and a Variance of Section 155.001, Definitions, Lot**, of the Zoning regulations of said City has been filed herein by the above-captioned Petitioner; that Legal publication has been made pursuant to law; and that a public hearing was held on **March 18, 2015**, pursuant to law, and that said Commission took testimony of witnesses, examined the evidence, otherwise being fully advised in the premises, therefore finds as follows:

1. That said Commission has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner is the owner and/or has a beneficial interest in the property more particularly described as:

Old Town Plat L 3 B4, Old Town Plat L2 W ½ B4, Old Town Plat L2 E ½ B4, Old Town Plat L1 B4 situated in the County of Sangamon and State of Illinois; further identified as 14-27.0-355-001, 14-27.0-355-002, 1427.0-355-003, 14-27.0-355-004.
3. That the present zoning of said property is **B-2, General Business Service District, Section 155.034.**
4. That the present land use of said property is a billboard sign and blacktop parking lot.
5. That the proposed land use of said property is to construct a five story building to include one story of commercial/retail space and four stories of market rate apartments and allow more than one use on the lot, to continue with the existing billboard; which is in excess of 300 square feet.
6. That the changes requested is a **Reclassification to S-3, Central Shopping District Service District, Section 155.032, and a Variance of Section 155.001, Definitions, Lot.**
7. That the required findings and standards of the Planning and Zoning Commission are accurately stated on the attached exhibits.
8. That the evidence adduced at the hearing did support the proposition that the adoption of the proposed request is in the public interest.

BELOW is the **RECOMMENDATION** of the Springfield Planning and Zoning Commission:

Motion made by: Commissioner Moore
 Motion seconded by: Commissioner Mills

RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:

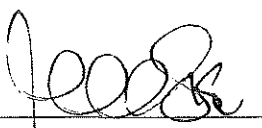
To concur with staff and recommend approval of the **Reclassification to S-3, Central Shopping District, Section 155.032, and a Variance of Section 155.001, Definitions, Lot**, taking into account the safety concerns of the City traffic engineer.

The vote of the Commission was as follows:

Yes: 08 No: 00 Absent: 01



 Recording Secretary



 Chairman

FINDINGS OF FACT

Case #: 2015-026

Address: 300 E. Madison & 227 N. 4th Street

- (i) Existing uses of property within the general area of the property in question.

North: Office. Northeast: Vacant commercial. South: Warehouse/document storage. East and southeast: Mixed residential and commercial. West and southwest: Car sales. Northwest: Medical offices.

- (ii) The zoning classification of property within the general area of the property in question.

North: B-2. Northeast, east, south and southeast: S-3. Southwest: B-2. Northeast: I-1.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is primarily vacant and can be developed with uses permitted under any zoning classification.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

The properties in the area were developed a number of years ago with the existing, or similar, uses.

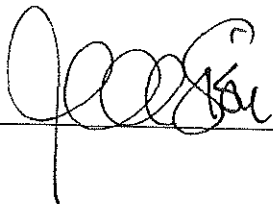
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The subject property is located in the Central Business District for which the City Plan indicates that the area should be a mix of office, commercial and residential uses.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The requested zoning classification is appropriate.

Chairman



Case # 2015-026,

STANDARDS FOR VARIATIONS

Case #: 2015-026

Address: 300 E. Madison & 227 N. 4th Street

- (i) Can the property in question be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations?

The property contains a billboard in excess of 300 square feet as well as a surface parking lot. The petitioner proposes to develop the parking lot with a five story building with one story of commercial/retail space and four stories of apartments. The billboard has an existing lease that was part of the property acquisition that must stay with the property. As such, the property could not be developed without the billboard remaining.

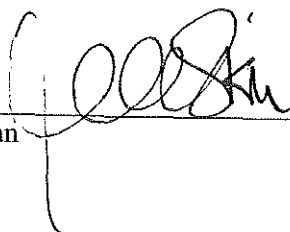
- (ii) Is the plight of the owner due to unique circumstances?

The billboard was in existence with the previous owner and is part of the property acquisition.

- (iii) Will the variation, if granted, alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality?

There should be no negative impact as the billboard has been in place for a number of years with no adverse effects.

Chairman



FEB 26 2015

CITY OF SPRINGFIELD
PETITION FOR ZONING RECLASSIFICATION FROM B-2 DISTRICT
TO S-3 DISTRICT AND A VARIANCE FOR MORE THAN ONE
PRINCIPAL USE FOR REAL ESTATE LOCATED IN SANGAMON
COUNTY, ILLINOIS AND COMMONLY KNOWN AS
300 E MADISON AND 227 N 4TH STREET SPRINGFIELD, ILLINOIS

STATE OF ILLINOIS)
)
 COUNTY OF SANGAMON) SS

IN THE MATTER OF THE PETITION OF THE VILLAS DOWNTOWN SPRINGFIELD, OF MOLINE, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO RECLASSIFY PROPERTY COMMONLY KNOWN AS 300 E MADISON STREET AND 227 N 04TH STREET FROM B-2 WHICH IS GENERAL BUSINESS SERVICE DISTRICT DESCRIBED IN SECTION 155.034 OF THE CITY CODE TO S-3 CENTRAL SHOPPING DISTRICT WHICH IS DESCRIBED IN SECITON 155.03~~2~~ OF THE CITY CODE. PETITIONER ALSO SEEKS A VARIANCE OF SECTION 155.001 OF THE ZONING ORDINANCE TO ALLOW FOR A SECOND PRINCIPAL USE OF THE SUBJECT REAL ESTATE TO ACCOMMODATE AN EXISTING BILLBOARD IN EXCESS OF 300 SQUARE FEET.

TO THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, ILLINOIS: AND

TO THE SPRINGFIELD PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD, ILLINOIS:

COMES NOW Petitioner, The Villas Downtown Springfield, LLC, and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner has a contract to purchase 300 E Madison and 227 N 4th Street Springfield, Illinois, legally described as:

Old Town Plat L 3 B4, Old Town Plat L 2 W1/2 B4, Old Town Plat L2 E ½ B4, Old Town Plat L1 B4 situated in the County of Sangamon and State of Illinois; commonly known as 300 E Madison and 227 N 4th Street Springfield, Illinois and further identified as Index #14-27.0-355-001, 14-27.0-355-002, 14-27.0-355-003, 14-27.0-355-004.

2. Said property is located on East Madison and consists of Two Hundred Forty-Five and Twenty-five hundredths (245.25') feet frontage on East Madison Street by One Hundred Fifty-Seven (157') feet depth and running South from East Madison Street and being approximately Thirty-Eight Thousand Five Hundred Four (38,504) square feet of land.

3. The improvements (or structures) located on said property are a billboard sign and black top parking lot.

4. The subject real estate is currently classified in the B-2, General Business Service District.

5. The Petitioner, The Villas Downtown Springfield, desires to construct a five story building to include one story of commercial/retail space and four stories of market rate apartments.

6. The Petitioner, to be in compliance with the Zoning Ordinance respectfully petitions to reclassify the above mentioned property from B-2, General Business Service District, to S-3, Central Shopping District which will allow the Petitioner meet the needs of future commercial/retail tenants.

7. As stated above herein, Petitioner also requests a variance of Section 155.001 of the Zoning Ordinance to allow for more than one principal use on the Subject Real Estate. The definition of "principal use" under Section 155.001 reads:

Principal use. The predominant use of land or a structure designated by the owner as the primary or main use and to which any other use must be accessory.

Further, Section 155.300, Definitions, (a)(8), of the Zoning Ordinance states that:

Billboard. A type of freestanding sign that has greater than 300 square feet of sign areas determined by this chapter. Billboards constitute a separate and distinct use due to the size and prominence upon the landscape. A billboard is considered an "advertising sign".

Therefore, a variance is necessary to allow an additional principal use to accommodate a billboard currently onsite.

8. Such variance:

- A. Is necessary for Petitioner to realize reasonable return, as the billboard existed on the Subject Real Estate prior to Petitioner and a lease is in place.
- B. Will not alter the essential character of the area, impair light or air to adjacent property or new building, will not increase traffic congestion or diminish property values in the area. The billboard is discretely located on the extreme Northwest corner of the Subject Real Estate and up against railroad tracks bordering the Subject Real Estate to the West.

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice by publication and hearing on this petition, and all of the findings by the Section applicable to the proposed (requested) zoning reclassification and request for variance have been met, recommend approval of the reclassification and variance of the property herein described, to the City Council of Springfield, Illinois.

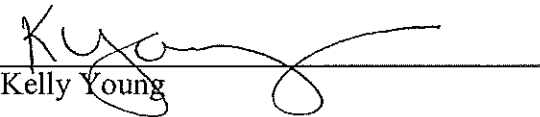
WHEREFORE, Petitioner prays to the council of the City of Springfield, Illinois, after proper notice and hearing on the Petition and recommendation by the Springfield Planning and Zoning Commission, as follows:

1. Approval of the reclassification of the Subject Real Estate described herein from B-2 General Business Service District to S-3 Central Shopping District.
2. Granting of a variance of Section 155.001 of the Zoning Ordinance allowing more than one principal use to accommodate an existing billboard located on the Northwest corner of the Subject Real Estate.

Petitioner also prays that the council of the City of Springfield, Illinois grant the zoning relief set forth above, after proper hearing of said Petition and the consideration of the recommendations made by the Springfield Planning and Zoning Commission.

Respectfully submitted,

The Villas Downtown Springfield, LLC


Kelly Young

Ms. Kelly Young
The Villas Downtown Springfield, LLC
111 Perry Street, Suite 300
Davenport, IA 52801
Telephone: (563) 441-3055

NORTH THIRD STREET

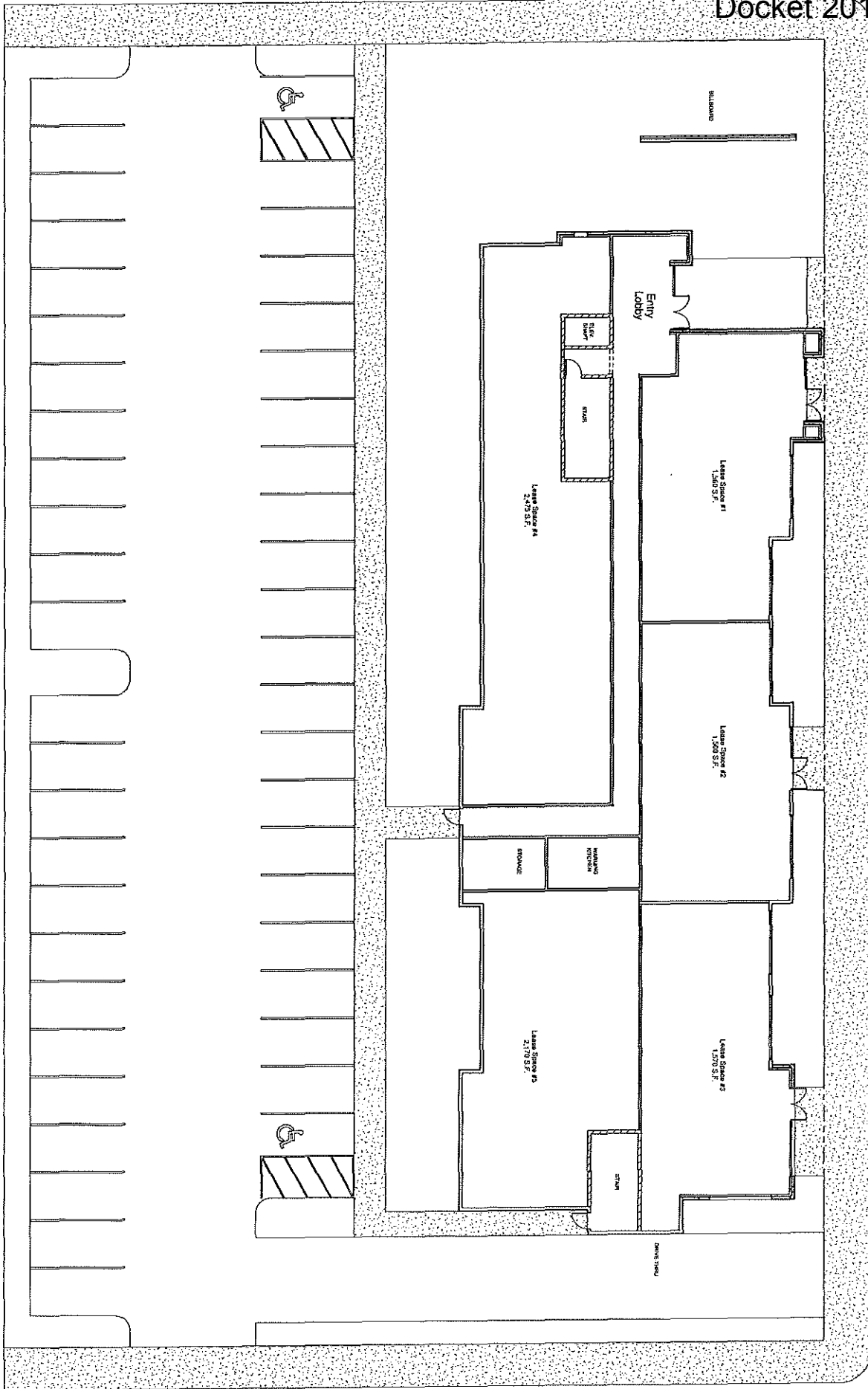
2015-026
Docket 2015-026

EAST MADISON STREET

NORTH FOURTH STREET

① BUILDING PERMITS
18" x 12"

ALLEY



Preliminary Drawings for:
Villas at Springfield
Springfield, Illinois

First Floor Plan

DATE
3 February 2015

A1

PROJECT NO.
#00315

REVISIONS
▲
▲
▲

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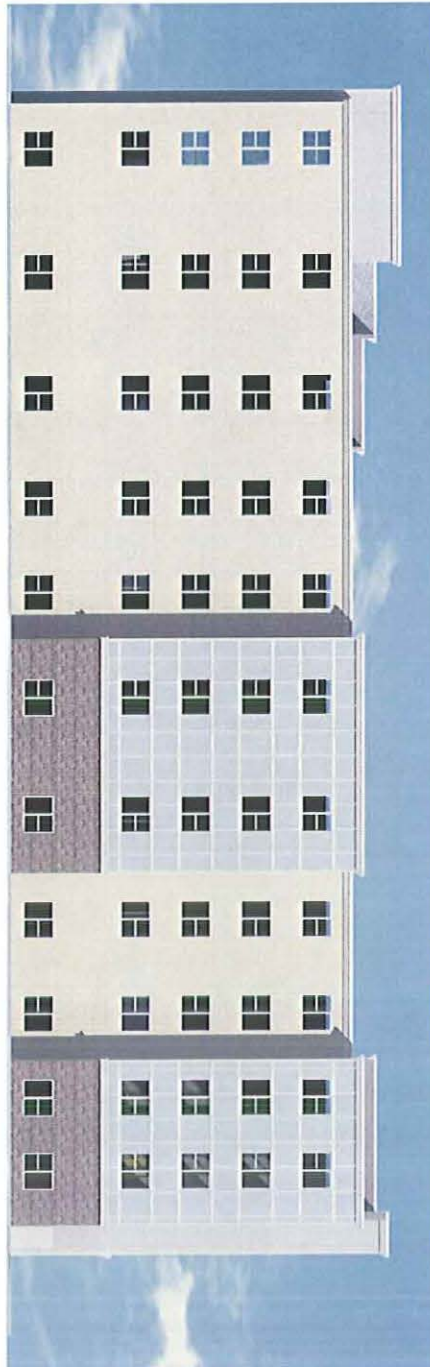
 **JosephArchitecturalGroup, P.C.**
4330 11th Street
P.O. Box 300, 62703
Springfield, Illinois 62703
Phone: 309.754.9023
Fax: 309.754.9024

2015-026

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION 2



SIDE ELEVATION 1



PROJECT NO
#00315

R1

DATE
9 February 2015

Renderings

Preliminary Drawings for:
Villas at Springfield
Springfield, Illinois

REVISIONS
△
△
△
△

REVISIONS

BY: [Signature] DATE: [Date]
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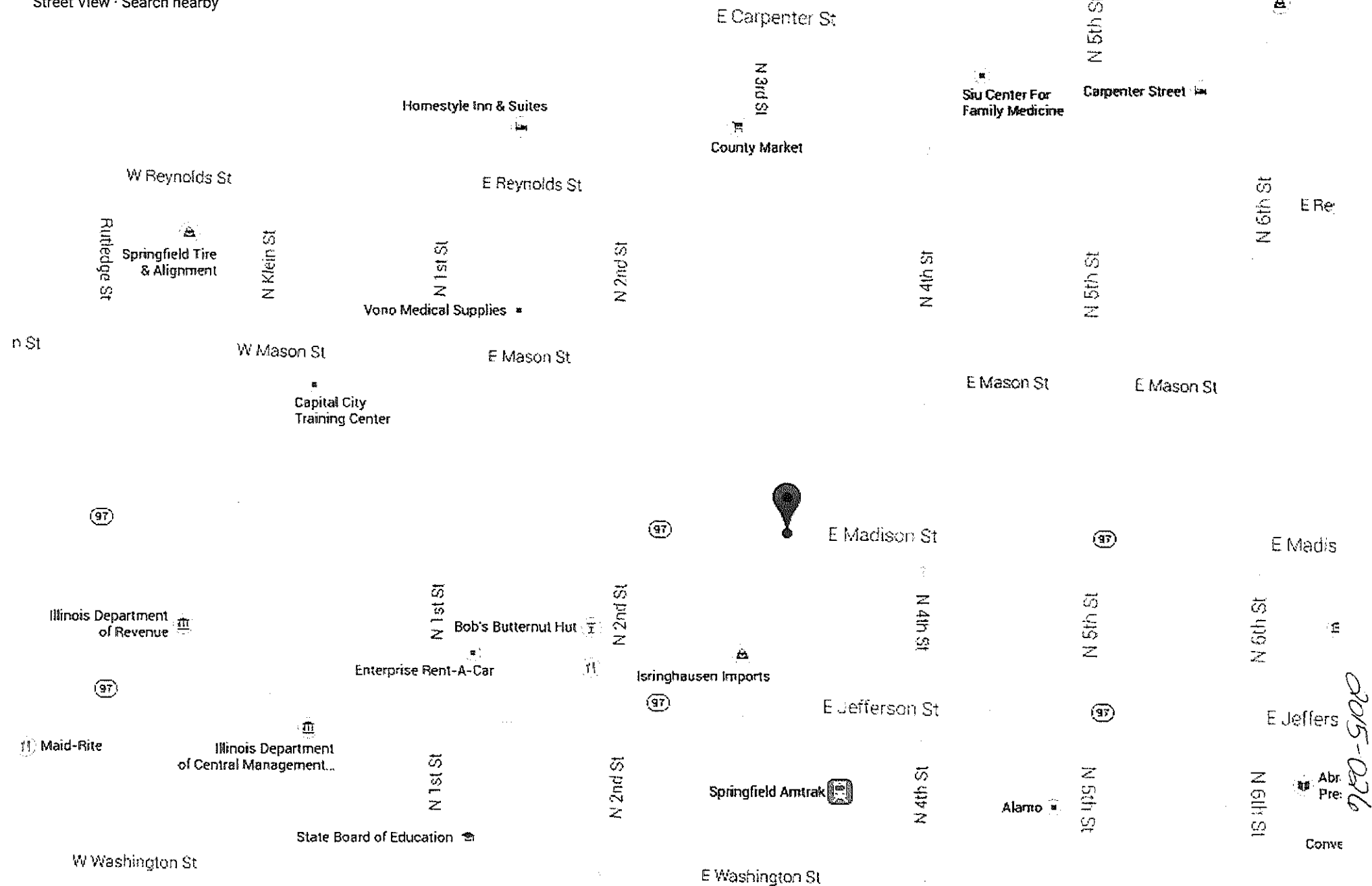
Joseph Architectural Group, P.C.
4100 E. 12th Street
Chicago, IL 60640
Phone: 773.766.9023 Fax: 773.766.9024

is
by

Search nearby: (hotels-restaurants)

300 E Madison St, Springfield, IL 62702

Street View · Search nearby



State Journal Register

March 27, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification of property from B-2, General Business Service District, Section 155.034, to S-3, Central Shopping District, Section 155.032, and a variance of Section 155.001, Definitions, Lot, of the Springfield Zoning Ordinance. Petitioner desires to construct a five story building to include one story of commercial/retail space and four stories of market rate apartments. Petitioner, to be in compliance with the Zoning Ordinance, respectfully petitions for reclassification from B-2 to S-3, and a variance of Section 155.001, Definitions, Lot, to allow for more than one principal use on a lot to accommodate the continuation of the existing billboard, which is in excess of 300 square feet and located on the Northwest corner of subject real estate.

Improvements (or structures) located on said property are a billboard sign and blacktop parking lot. Subject property is currently classified in the B-2, General Business Service District, Section 155.034.

Legally described as: Old Town Plat L 3 B4, Old Town Plat L2 W ½ B4, Old Town Plat L2 E ½ B4, Old Town Plat L1 B4 situated in the County of Sangamon and State of Illinois; commonly known as 300 E Madison and 227 N 4th Street Springfield, Illinois and further identified as Index # 14-27.0-355-001, 14-27.0-355-002, 14-27.0-355-003, 14-27.0-355-004.

The subject property is commonly known as 300 E. Madison and 227 N 4th Street, Springfield, Illinois

The petitioner is The Villas Downtown Springfield, LLC., as contract purchaser, by Kelly Young.

Docket No. 2015-026

John Harris

Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT
CITY OF SPRINGFIELD, ILLINOIS
300 E. Madison and 227 N 4th Street

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The petitioner The Villas Downtown Springfield, LLC., as contract purchaser, by Kelly Young

The Springfield City Council will meet on Tuesday, May 19, 2015, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to consider the recommendation of the Springfield Planning and Zoning Commission.

All interested citizens are invited to attend both meetings to express their view. If you have any questions concerning this matter, please feel free to contact the Building and Zoning Department at 789-2171.

Docket No. 2015-026



Staff Findings and Recommendation

(inspected 4-2-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-026

ADDRESS 300 E. Madison & 227 N. 4th StreetProperty Index # 14-27-355-001; 14-27-355-002;
14-27-355-003; 14-27-355-004

REQUESTED ZONING

S-3, Central Shopping District, Section 155.032 and a variance of Section 155.001, Definitions, Lot.

PROPOSED LAND USE

Construct a five (5) story building to include one story of commercial/retail space and four stories of apartments, and allow more than one principal use on a lot to accommodate the continuation of the existing billboard which is in excess of 300 square feet.

EXISTING:

ZONING B-2, General Business Service District, Section 155.034.

LAND USE Billboard sign and blacktop parking lot.

ROAD FRONTAGE East Madison – 245.25'
North 4th Street – 157'

Good

Good

STRUCTURE DESIGNED FOR N/A

CONDITION OF STRUCTURE N/A

LOT AREA 38,504 sq. ft.

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A

SEE ATTACHED

Would the proposed zoning be spot zoning? No

Is the proposed zoning in accord with the City Plan? Yes

If not in accord, is the request an acceptable variation? _____

PLANNING COMMISSION STAFF RECOMMENDATION:

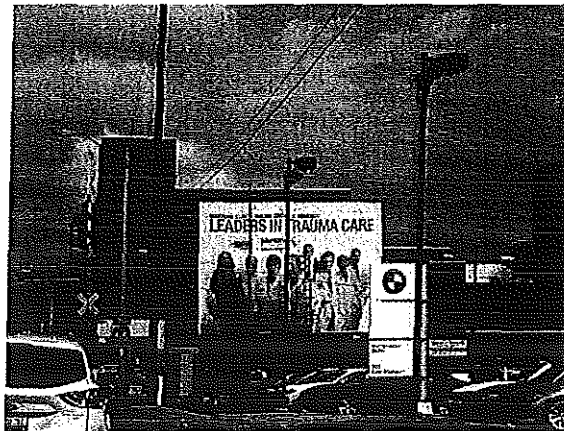
Recommend approval. The petitioner proposes to develop the parking lot with a five story building with one story of commercial/retail space and four stories of apartments. Such a development is consistent with the City Plan and the parameters associated with the requested zoning. The property also contains a billboard in excess of 300 square feet. The billboard has been located on the property for a number of years with no apparent negative impact.

Case #: 2015-026

Address: 300 E. Madison & 227 N. 4th Street

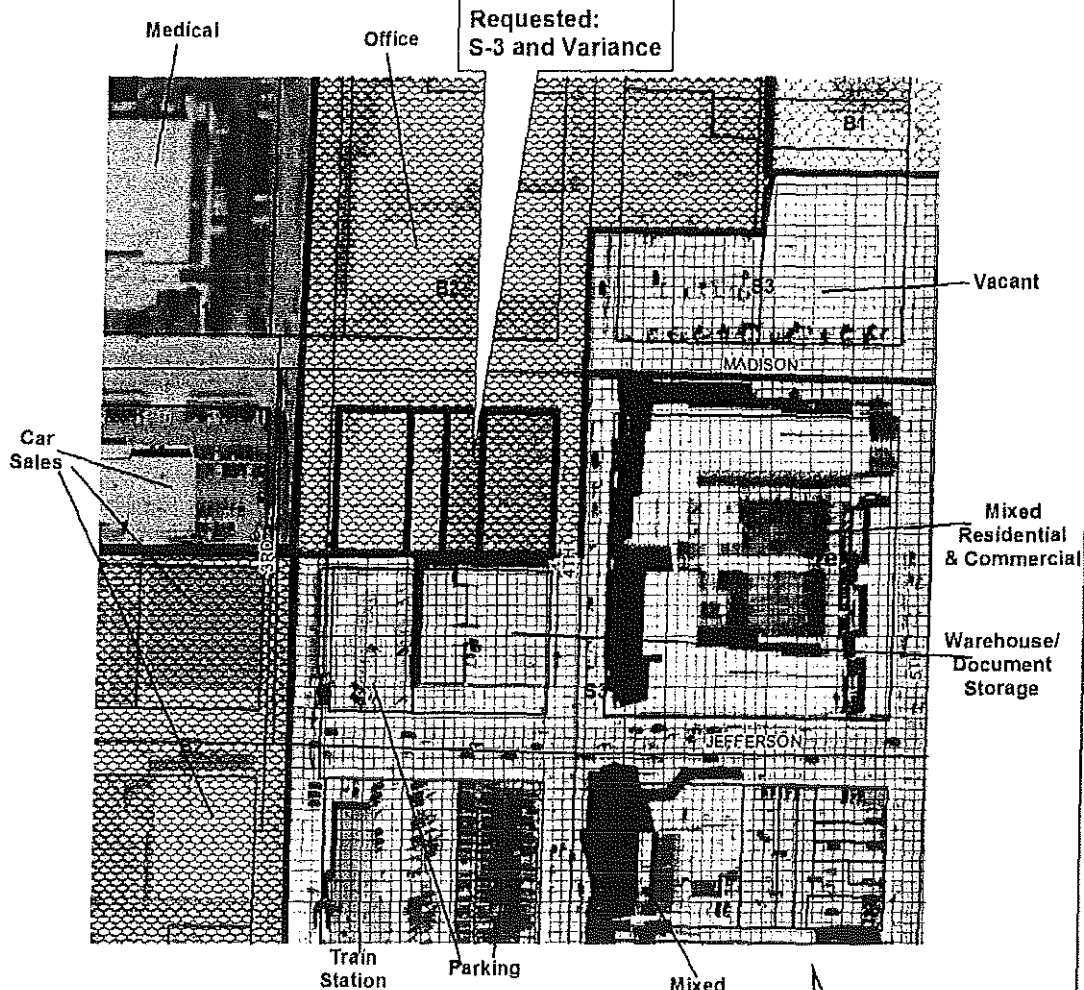


Site taken from southwest corner.



Billboard

City Zoning Case# 2015-026



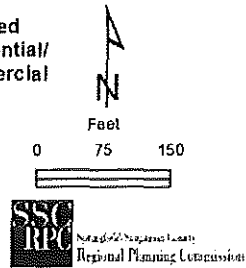
County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2

Mixed Residential/Commercial





J. Michael Houston, Mayor
Mark E. Mahoney, Director

Phone: (217) 789-2255
Fax: (217) 789-2366

OFFICE OF PUBLIC WORKS
ROOM 201, MUNICIPAL CENTER WEST
CITY OF SPRINGFIELD, ILLINOIS 62701

MEMORANDUM

TO: Matt McLaughlin, Zoning Administrator
Building & Zoning

FROM: Nathan Bottom, P.E., City Engineer *NCB*
Lori B. Williams, P.E., Traffic Engineer *LBW*

DATE: April 13, 2015

RE: Zoning Agenda – April 15, 2015

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Docket # 2015-023	4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway Recommend approval for the rezoning of these lots. Recommend denial of reducing the requested variance to allow a parking reservoir for 4 vehicles. There is no plan to determine the impact of this reduction. It cannot be determined at this time if this would affect traffic patterns in this area.
Docket # 2015-024	2129 Clearlake Avenue We have no objections to the petition as submitted
Docket # 2015-025	844 and 846 N 3 rd Street We have no comments on this petition.
Docket #2015-026	300 East Madison Street and 227 N. 4 th Street We have objections to the petition as submitted.

*I.D.O.T.***Crowder, Lori**

From: Mlacnik, Dan F [Dan.Mlacnik@illinois.gov]
Sent: Monday, March 30, 2015 3:35 PM
To: Crowder, Lori
Cc: Irwin, Michael P
Subject: RE: April Planning and Zoning

Lori,

Regarding Item # 2015-023, IDOT and the City of Springfield Office of Public Works are currently in the review process of a proposed traffic study for the proposed development in question, submitted by the developer's engineer. The proposed traffic study will help direct us regarding the potential for proposed access to the development by detailing what uses are being proposed for the development and what additional traffic those uses will generate. We would then require the developer to mitigate the traffic they are bringing to the site to meet minimum capacity standards. We have no other comments on potential zoning at this time as this process unfolds.

We have no comments on any of the other agenda items.

Thanks,

Dan Mlacnik, P.E.
Geometrics Engineer
Illinois Department of Transportation
Region 4/District 6
126 East Ash Street
Springfield, IL 62704-4792
Phone: (217) 785-5333
Fax: (217) 557-8723
Email: Dan.Mlacnik@Illinois.gov

From: Crowder, Lori [mailto:Lori.Crowder@cwlp.com]
Sent: Thursday, March 26, 2015 10:10 AM
To: Mlacnik, Dan F; Irwin, Michael P
Subject: April Planning and Zoning

Attached is the Agenda for April along with case information.

IDOT will be getting neighborhood notices for two of the cases. (2015-023 and 2015-024)

Lori Crowder
Administrative Zoning Secretary
Building and Zoning
Room 304 MCW

SPRINGFIELD PLANNING AND ZONING COMMISSIONRE: Docket No. 2015-026

Date: April 15, 2015

Address: 300 E. Madison and 227 N. 4th Street

Motion Made by: Commissioner Moore

Seconded by: Commissioner Mills

MOTION: To approve the petitioners request for zoning change to concur with staff's recommendation taking into account the safety concerns of the City traffic engineer.

FIRST VOTE	YES	NO	SECOND VOTE	YES	NO
OBLINGER	X				
MOSS	A				
WOOD	X				
MILLS	X				
STROM	X				
YAZELL	X				
MOORE	X				
STRATTON	X				
ALEXANDER	X				
CHAIRMAN SISK					