

BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

The Springfield City Council will meet on Tuesday, June 16, 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. 300 E. Madison and 227 N. 4<sup>th</sup> Street .....(Ward 5) Docket # 2015-026  
(Continued from May 19, 2015)
2. 3400 Block Freedom Drive, .....(Ward 10) Docket # 2015-027  
(Tax Parcel # 21-13-228-032)
3. 1861 Sangamon Avenue.....(Ward 4) Docket # 2015-028
4. 2125 Clearlake Ave &  
West 20 feet 111 N. 22<sup>nd</sup> Street.....(Ward 3) Docket # 2015-030
5. 3000 Lenhart.....(Ward 10) Docket # 2015-031
6. 216 S 6<sup>th</sup> Street.....(Ward 5) Docket # 2015-032
7. 121-123 Astoria Rd.....(Ward 8) Docket # 2015-033
8. 900 Rutledge.....(Ward 5) Docket # 2015-035
9. 1120 East Capitol, 411 & 427 South 12<sup>th</sup> St.....(Ward 2) Docket # 2015-036
10. Lot 2 Blackstone Subdivision  
(2301 W. Monroe).....(Ward 8) Docket # 2015-037
11. 2800 West Lawrence.....(Ward 8) Docket # 2015-039
12. 1237 N 9<sup>th</sup> Street.....(Ward 5) Docket # 2015-040
13. 3151 Dotmar Drive.....(Ward 3) Docket # 2015-041

RECAP

**DOCKET NO:** 2015-026 Ward # 5

**ADDRESS:** 300 E. Madison and  
227 N. 4<sup>th</sup> 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. 4<sup>th</sup> 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**

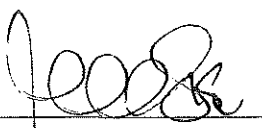
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

**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. 4<sup>th</sup> 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.**

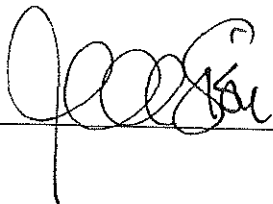
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

**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. 4<sup>th</sup> 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.

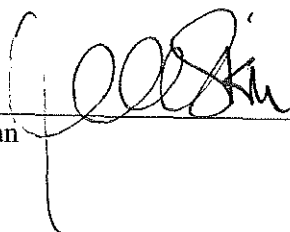
- (ii) Is the plight of the owner due to unique circumstances?

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 4<sup>TH</sup> 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 04<sup>TH</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> 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:

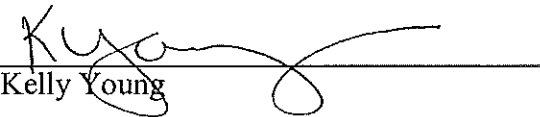
1. Approval of the reclassification of the Subject Real Estate described herein from B-2 General Business Service District to S-3 Central Shopping District.

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,

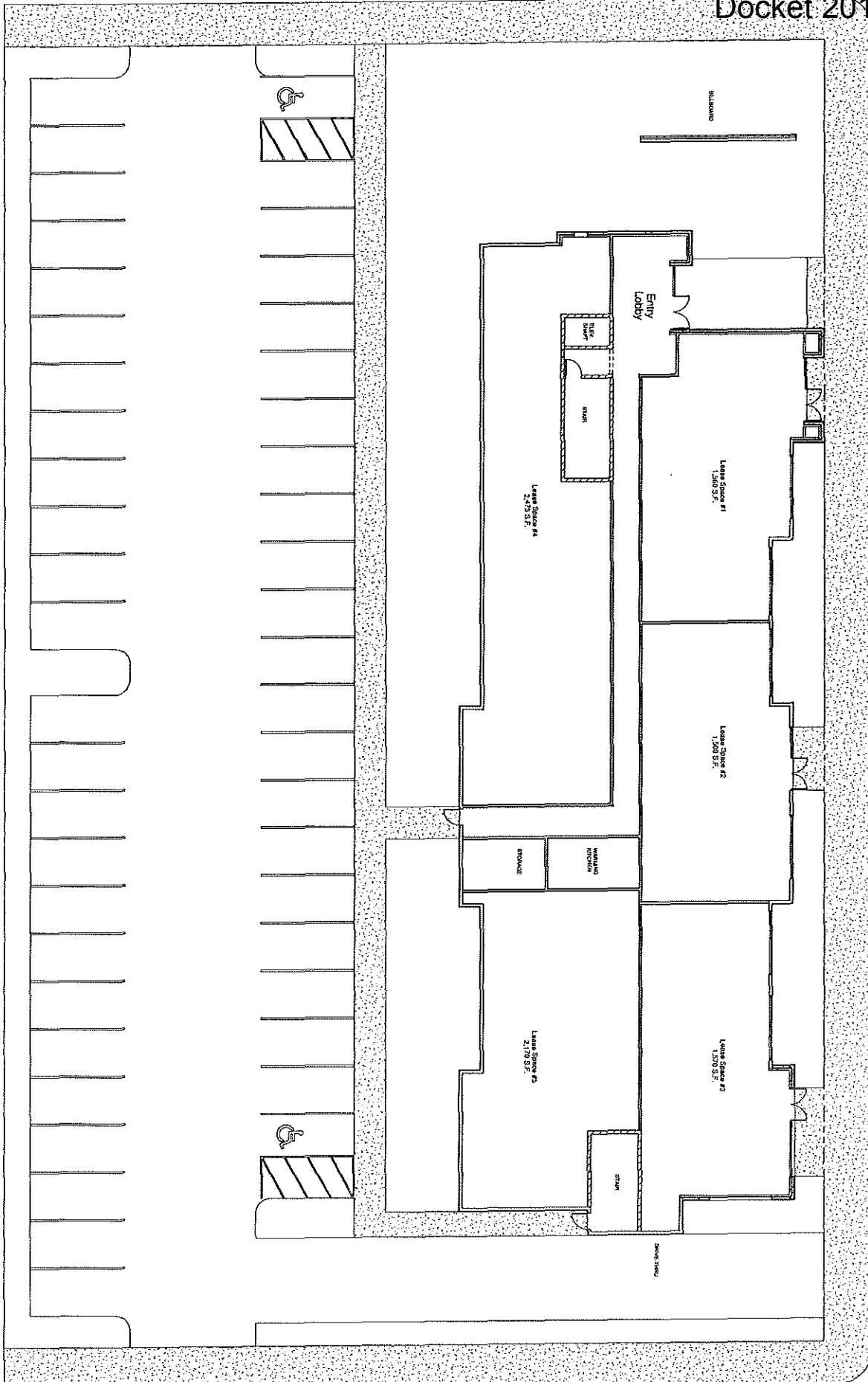
**The Villas Downtown Springfield, LLC**

  
Kelly Young

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

① BUILDING PERMITS  
18 x 10

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  
Springfield, IL 62761  
Phone: 336.746.9123  
Fax: 336.746.9124

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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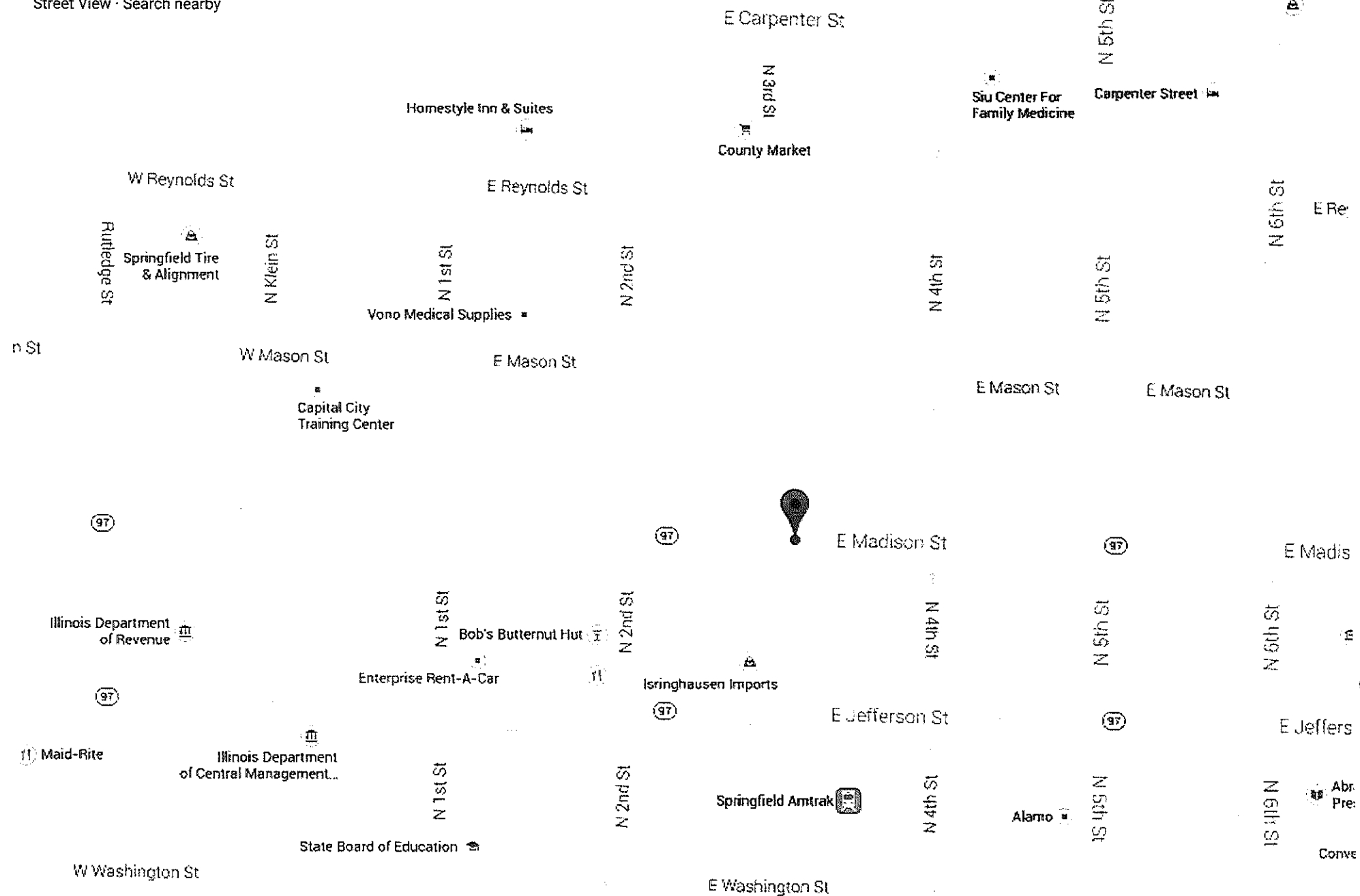
Joseph Architectural Group, P.C.  
4100 E. 12th Street  
Chicago, IL 60640  
Phone: 773.766.9023  
Fax: 773.766.9024

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 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup> Street**

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.

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 &amp; SK)

SPRINGFIELD ZONING CASE # 2015-026

ADDRESS 300 E. Madison & 227 N. 4<sup>th</sup> 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 4<sup>th</sup> 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:

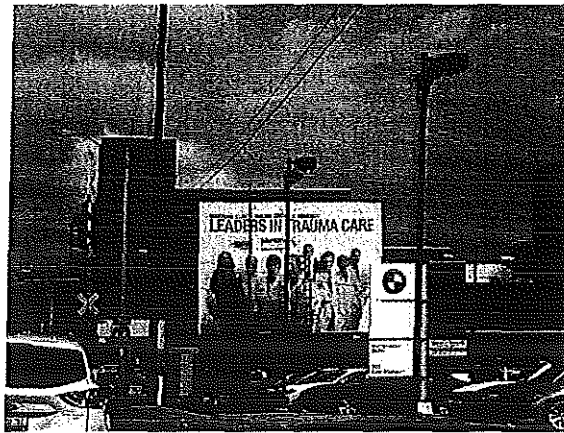
Recommend approval. The petitioner proposes to develop the parking lot with a five story building with one story of commercial/retail space and four stories of apartments. Such a development is consistent with the City Plan and the parameters associated with the requested zoning. The property also contains 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. 4<sup>th</sup> Street

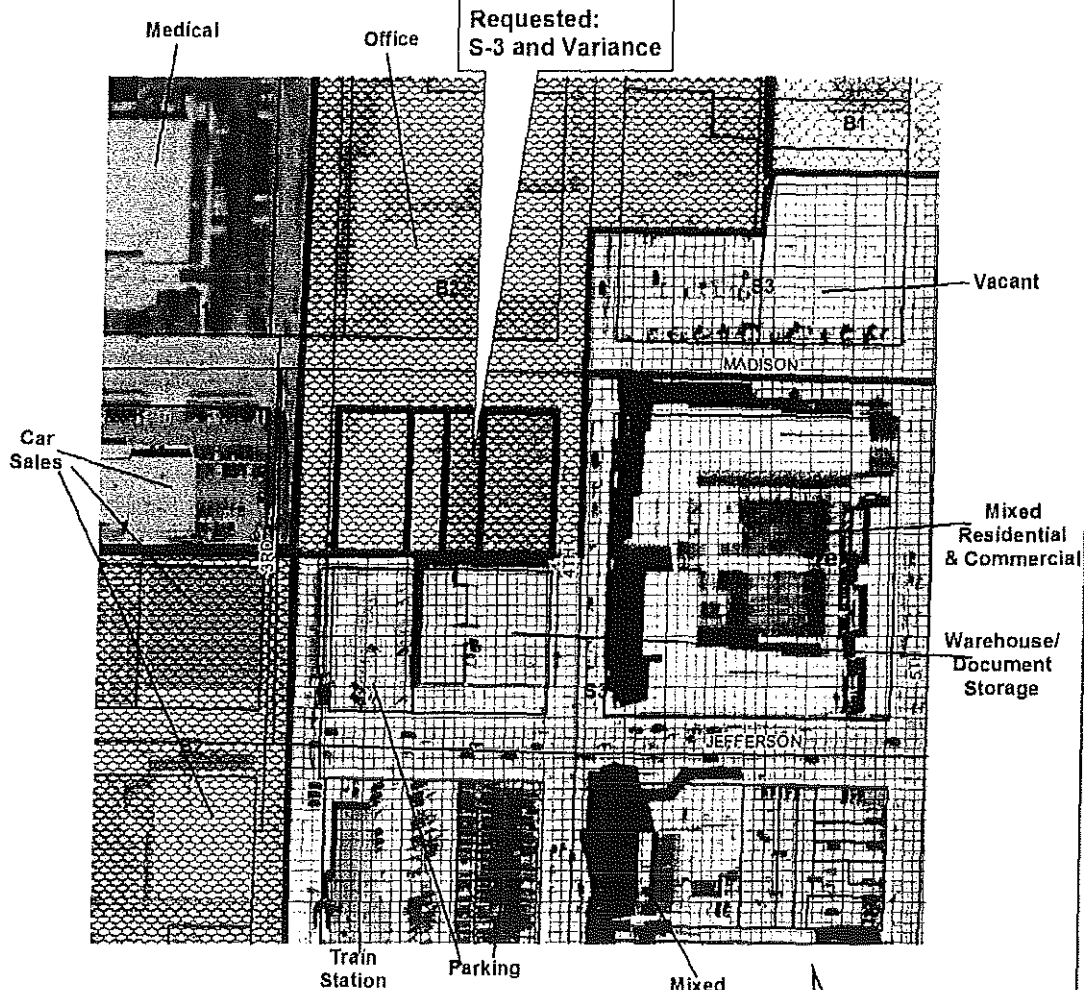


Site taken from southwest corner.



Billboard

# City Zoning Case# 2015-026



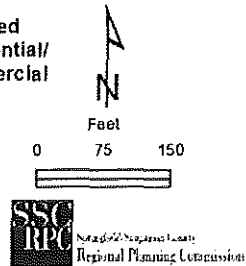
## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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 # 2015-015 | 2001, 2003 and 2005 East Jackson Street<br>We have no comments.                                                                                                                                                                                                                                                                                                            |
| Docket # 2015-017 | 1302 and 1304 South 11 <sup>th</sup> Street<br>We recommend denial of the petition. The parking lot would be located across 11 <sup>th</sup> Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 <sup>th</sup> Street.                                                                             |
| Docket # 2015-022 | 118 N. Glenwood Avenue<br>Off street parking may be an issue with this property.                                                                                                                                                                                                                                                                                           |
| Docket # 2015-023 | 4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway<br>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<br>We have no objections to the petition as submitted                                                                                                                                                                                                                                                                                                |
| Docket # 2015-025 | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                                                                                                              |
| Docket #2015-026  | 300 East Madison Street and 227 N. 4 <sup>th</sup> Street<br>We have objections to the petition as submitted.                                                                                                                                                                                                                                                              |

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

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**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](mailto:Dan.Mlacnik@Illinois.gov)

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**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. 4<sup>th</sup> 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<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:**

2015-027

Ward # 10

**ADDRESS:**

3400 Block of Freedom Drive  
(Parcel # 21-13-228-032)

**PETITIONER:**

Brixmor SPE 3 LLC  
By Charlie Carver, Executive Vice President

**PRESENT ZONING  
CLASSIFICATION:**

S-2, Community Shopping and Office District, Section 155.031.

**REQUESTED  
ZONING RELIEF:**

Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.

**COMMENTS:**

To allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

**OBJECTORS:**

None

**SPRINGFIELD-SANGAMON  
COUNTY REGIONAL  
PLANNING COMMISSION  
RECOMMENDATION:**

Recommend approval.

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:**

To approve the petition to concur with the staff recommendation for approval of a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

**DATE:**

May 20, 2015  
(Continued from April 15, 2015)

**CITY COUNCIL ACTION:**

**DATE:**

June 16, 2015



**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**  
**Brixmor SPE 3 LLC,**  
**by Charlie Carver, Executive Vice President**

) **DOCKET NO. 2015-027**  
) **PROPERTY LOCATED AT:**  
) **3400 Block of Freedom (Parcel 21-13-228-032)**

**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 **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs**, 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 **May 20, 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:  
  
    **E P T L 97 Parkway Point, 3<sup>rd</sup> Plat (Common Area for Parkway Point Condominium), situated in County of Sangamon and State of Illinois; further identified as Index 21-13-228-032.**
3. That the present zoning of said property is **S-2, Community Shopping and Office District, Section 155.031.**
4. That the present land use of said property is **shopping center parking stalls for the buildings located on adjacent parcel.**
5. That the proposed land use of said property is **allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.**
6. That the changes requested is a **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.**
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:

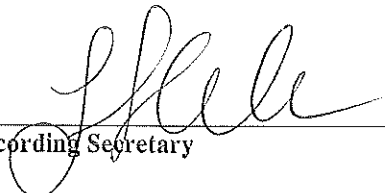
**Motion made by: Commissioner Mills**  
**Motion seconded by: Commissioner Wood**

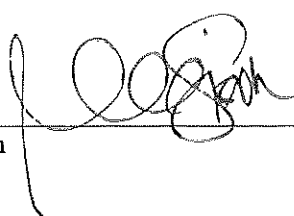
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition to concur with the staff recommendation for approval of a **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs**, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

The vote of the Commission was as follows:

Yes: 07      No: 00      Absent: 02

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## STANDARDS FOR VARIATIONS

Case #: 2015-027

Address: 3400 Block of Freedom Drive

- (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 retail strip mall and can continue to be utilized economically. To the extent that having a donation box at this location contributes to the public benefit, then the property would enhance the reasonable return. Appropriate signage on the POD and box easily identifies the donation area and separates it from the existing directional and advertising signage utilized by the strip mall tenants.

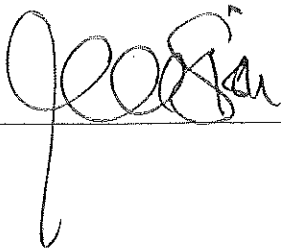
- (ii) Is the plight of the owner due to unique circumstances?

The petitioner does not have a permanent location in the strip center. As a result, the donation box is not considered to be an accessory use to the strip mall. Because the POD and box are movable, the signage on the structures is considered to be portable.

- (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 subject property is a large lot with ample parking. Furthermore, the location of the pod and bin will not impair the flow of traffic through the parking area. The signage will not impair the visibility of motorists. It is unlikely that there will be a negative impact in the area.

Chairman



Case # 2015-027,

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
Brixmor SPE 3 LLC,  
by Charlie Carver, Executive Vice President

) DOCKET NO. 2015-027  
) PROPERTY LOCATED AT:  
) 3400 Block of Freedom (Parcel 21-13-228-032)

**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 **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs**, 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:

**E PT L 97 Parkway Point, 3<sup>rd</sup> Plat (Common Area for Parkway Point Condominium), situated in County of Sangamon and State of Illinois; further identified as Index 21-13-228-032.**

3. That the present zoning of said property is **S-2, Community Shopping and Office District, Section 155.031**.
4. That the present land use of said property is **shopping center parking stalls for the buildings located on adjacent parcel**.
5. That the proposed land use of said property is **allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN**.
6. That the changes requested is a **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs**.
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 for 10 years to pave and stripe is in the public interest. **(Petitioner did not show)**

**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 continue to May 20, 2015.**

The vote of the Commission was as follows:

**Yes: 08      No: 00      Absent: 01**

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

2015-027

**CITY OF SPRINGFIELD  
PETITION FOR VARIATIONS(S)  
OF PROVISIONS OF THE CITY CODE**

STATE OF ILLINOIS            )  
                                          )       SS  
COUNTY OF SANGAMON    )

IN THE MATTER OF THE PETITION OF BRIXMOR SPE 3 LLC , OF SPRINGFIELD, ILLINOIS, RESPECTFULLY PETITION FOR AMENDMENT(S) OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, FOR THE VARIANCE(S) IN RESPECT THERETO OF THE PROVISIONS OF SECTIONS 155.001 TO MODIFY THE DEFINITION OF "LOT" TO ALLOW FOR TWO PRINCIPAL USES, 155.010(a) TO ALLOW DONATION DROP-OFF PODS/BINS AS A PRINCIPAL USE, AND 155.300(c)1 TO ALLOW THE SIGNAGE ON THE PODS/BINS OF THE CODE OF THE CITY OF SPRINGFIELD, ILLINOIS, FOR PROPERTY COMMONLY KNOWN AS 3400 BLOCK OF FREEDOM DRIVE, MORE SPECIFICALLY PROPERTY TAX PARCEL #21-13-228-032.

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, Brixmor SPE 3 LLC , and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner is the owner of 3400 block of Freedom Drive (tax parcel #21-13-228-032), Springfield, Illinois, legally described as:

E PT L 97 Parkway Pointe, 3<sup>rd</sup> Plat (Common Area for Parkway Pointe Condominium), situated in the County of Sangamon and State of Illinois; commonly known as 3400 block of Freedom Drive (tax parcel #21-13-228-032), Springfield, Illinois, and further identified as Index #21-13-228-032.

2. Said property is located on Freedom Drive and consists of Forty-five (45') feet of frontage on Freedom Drive by approximately Five Hundred Seventy-nine (579') feet depth and being approximately One Hundred and Seven Thousand Five Hundred Ninety-three (107,593) square feet of land.

3. Improvements (or structures) located on said property are shopping center parking stalls for the buildings located on adjacent parcel #21-13-228-035.

4. The subject real estate is currently classified in the S-2 Community Shopping and Office District.

5. The Petitioner, Brixmor SPE 3 LLC , desires to install Vietnam Veterans of America, Inc. donation collection POD and bin within the existing parking field. The installation consists of a 8' x 16' POD and a 5' x 5' drop bin. The POD is manned by an attendant on a daily basis (7 days/week weather permitting) between the hours of 9:00am to 5:00pm. Each morning the attendant cleans the exterior, empties the

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

MAR 02 2015

RECEIVED

drop bin, and cleans and organizes the POD. When donations arrive the attendant assists the donor and places the donations inside of the POD. Before the POD is completely full the attendant arranges a pick-up. Additional information can be found in the Savers POD Ambassador Responsibilities document included with this petition.

6. The Petitioner, Brixmor SPE 3 LLC, to be in compliance with the Zoning Ordinance respectfully petitions to vary Section(s) 155.001 - Definition of "Lot" to allow two principal uses as the pod/bin is not an accessory use to the existing principal use on the site as defined in Section 155.001 of the City Code, 155.010(a) – to allow a donation drop pod/bin as a permitted use as the pod/bin is not an accessory use incidental to a permitted use on the site as required by 155.010(a), and 155.300(c)1 – to allow the signage on the pod/bin as the pod/bin is moveable and would be considered a portable sign as required by 155.300(c)1.

7. The placement of the Vietnam Veterans of America, Inc. donation collection pod and bin will benefit the organization, the community, and the planet. Donations of reusable clothing and household items help fund the organization's programs and services. Donations are sorted and only the highest-quality reusable items are value priced giving the community access to quality used goods at a great value. Donations that don't sell are shipped to developing nations through wholesale and philanthropic efforts. Donations are a method to reuse and recycle responsibly and prevent unsold merchandise from ending up in landfills.

8. There are unique circumstances in that the petitioner does not have a principal use located within the shopping center. The POD/bin installation would be permitted as an accessory use for a principal permitted use.

9. If granted, the variance will not alter the essential character or locality, impair adequate supply of air and light to adjacent property, increase congestion of traffic, or diminish or impair property values in the locality.

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) variance(s) of the property herein described, to the City Council of Springfield, Illinois.

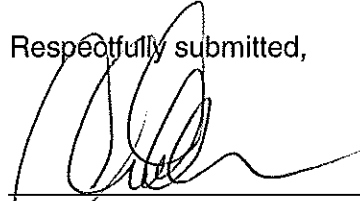
WHEREFORE, Petitioner prays to the Council of the City of Springfield, Illinois, after proper notice and hearing on the Petition and recommendation by the Springfield Planning and Zoning Commission, as follows:

That the Council of the City of Springfield, Illinois will amend Chapter 155. Section 155.005 of the Code of the City of Springfield, Illinois, as amended, by granting the variance(s) of the described property of 155.001 - Definition of "Lot" to allow two principal uses as the pod/bin is not an accessory use to the existing principal use on the site as defined in Section 155.001 of the City Code, 155.010(a) – to allow a donation drop pod/bin as a permitted use as the pod/bin is not an accessory use incidental to a permitted use on the site as required by 155.010(a), and 155.300(c)1 – to allow the signage on the pod/bin as the pod/bin is moveable and would be considered a portable sign as required by 155.300(c)1 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.

3400 block of Freedom Drive (tax parcel #21-13-228-032)

Page 2

Respectfully submitted,

A handwritten signature in black ink, consisting of several loops and a trailing flourish, positioned above a horizontal line.

Brixmor SPE 3 LLC

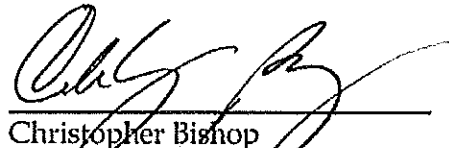
Brixmor SPE 3 LLC  
1 Fayette St. Suite 150  
Conshohocken PA 19428  
Telephone: (610) 834-7575

2015-027

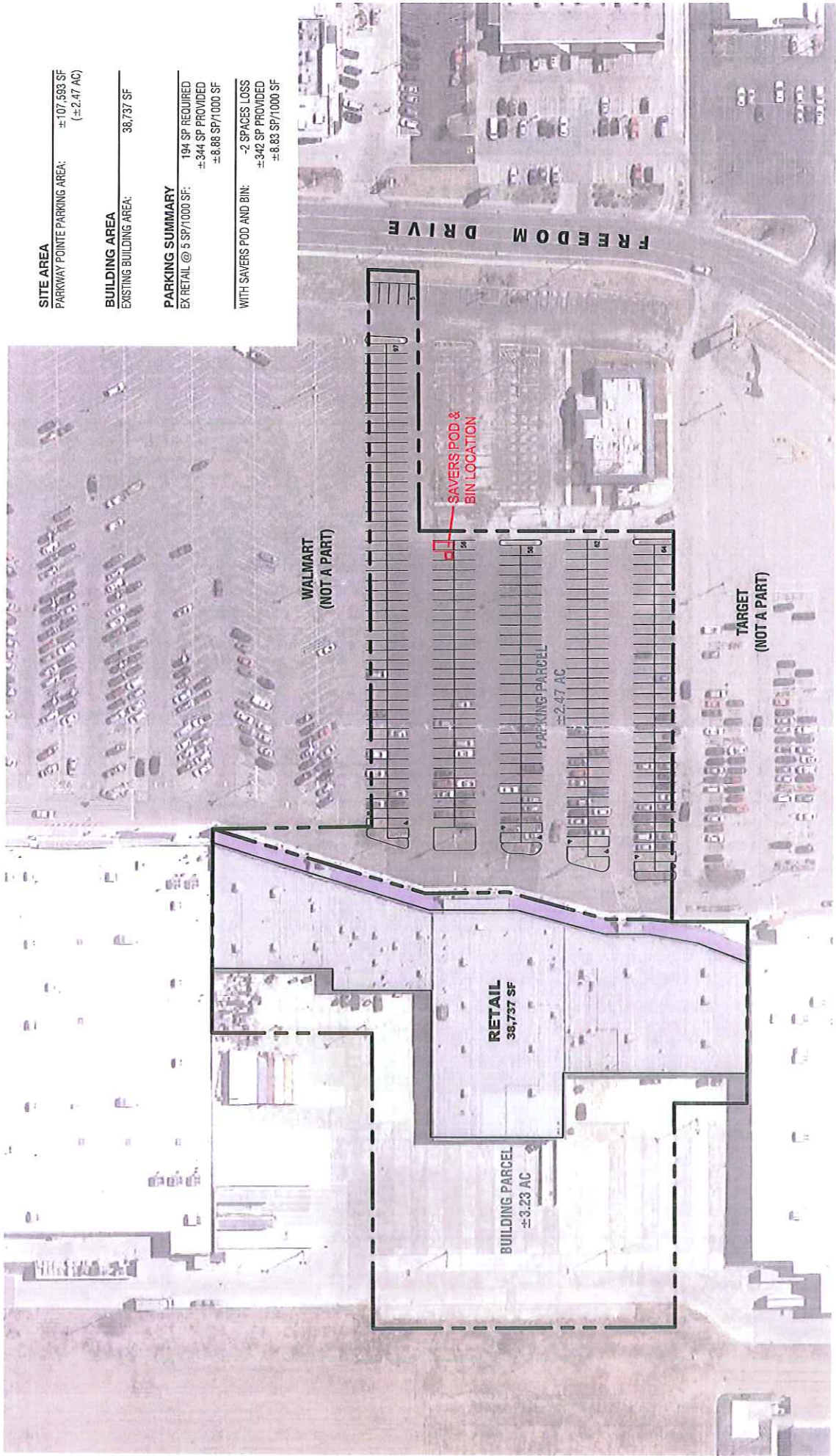
**SECRETARY'S CERTIFICATE**

THE UNDERSIGNED, as an Assistant Secretary of BRIXMOR SPE 3 LLC (hereafter the "Corporation"), hereby certifies that Charlie Carver is an Executive Vice President of the Corporation and that his signature on behalf of the Corporation is authorized by the Board of Directors of the Corporation and binds said Corporation.

Dated: March 3, 2015

  
\_\_\_\_\_  
Christopher Bishop  
Assistant Secretary of the Corporation





**SITE AREA**  
 PARKWAY POINTE PARKING AREA: ±107,593 SF  
 (±2.47 AC)

**BUILDING AREA**  
 EXISTING BUILDING AREA: 38,737 SF

**PARKING SUMMARY**  
 EX RETAIL @ 5 SP/1000 SF: 194 SP REQUIRED  
 ±344 SP PROVIDED  
 ±8.88 SP/1000 SF

**WITH SAVERS POD AND BIN:** -2 SPACES LOSS  
 ±342 SP PROVIDED  
 ±8.83 SP/1000 SF



**SAVERS** | **EXHIBIT**  
 PARKWAY POINTE  
 SPRINGFIELD, IL  
 20150166.0 | 02.24.2015  
 SCALE: AS NOTED

**savers**

**GreenbergFarrow**  
 19000 MacArthur Blvd., Suite 250  
 Irvine, CA 92612  
 T: 949 226 0450 F: 949 226 0470

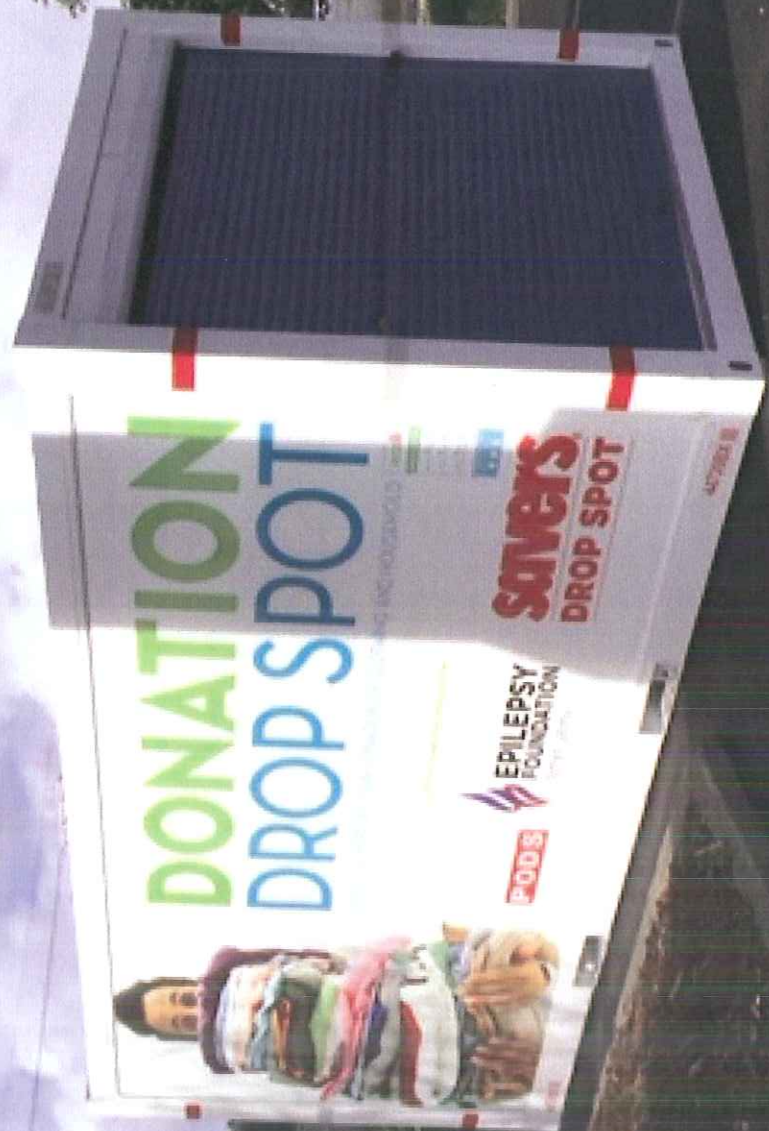


2015-027





2015-027





2015-027





2015-02-7





2015-027

# DONATION DROP SPOT

DRIVE UP & DROP OFF YOUR DONATION OF CLOTHING AND HOUSEHOLD ITEMS



**savers.**  
**DROP SPOT**

ACCEPTING DONATIONS  
AND MISCELLANEOUS

**EPILEPSY FOUNDATION**  
Northern California

1800 1st Street  
Berkeley, CA 94704

**donation**  
EXPRESS

DO A WORLD OF GOOD...

**donate**

**EPILEPSY FOUNDATION**  
Northern California

# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **I. Open**

1. Arrive at the designated start time
2. Contact the Area Manager to confirm your arrival
3. Don the appropriate company shirts, vests, etc.
4. Clean the exterior
5. Empty the bin
6. Clean and organize the interior
7. Set out signs, flags, etc.
8. Open for donations at 9:00 AM sharp

## **II. Receive Donations**

1. Be prompt, courteous, friendly, smiling, helpful and informative with every donor
2. Weigh and log donor data on Daily Donation Log
3. Store donations, by type, in the designated areas

## **III. Product Shipping**

1. As necessary, communicate need for POD to be emptied
2. Assist trucking personnel with unloading POD. If a donor arrives, assist the donor as a priority.
3. Weigh and record all shipments on the ADS Transfer Delivery Report

## **IV. Close**

1. Begin closing process 15 minutes prior to actual close
2. Clean the exterior
3. Clean and organize the interior
4. Complete supplies inventory
5. Total donors and donations for the day, enter into phone app., send to distribution list
6. Bring in all outside advertising materials.
7. Contact Area Manager with your supplies needs, confirm closing and your departure.
8. Take the company phone with you
9. Close and lock the door

# **savers** . POD AMBASSADOR RESPONSIBILITIES

## **I. Open**

### **1. Arrive at the designated start time**

- Park a minimum of 4 parking spaces away from the POD
- Unlock and open the POD, place the lock on the top of the storage shelf
- Write in your time, but never before 8:25 AM.
- Perform a quick , visual tour of the POD, note anything that needs to be reported immediately to the Area Manager

### **2. Contact the Area Manager to confirm your arrival.**

- Report any concerns noted while performing the visual tour

### **3. Don the appropriate company shirts, vests, etc.**

- Donors need to be able to recognize you as a representative of Savers and the charity

### **4. Clean the exterior**

- Take any donations inside that were left outside overnight.
- Log the donations on the Daily Donation Log as AM Outside
- Sweep and pick up any debris including trash, leaves, etc.
- Put trash in a plastic bag in the trash can, mark with red duct tape so it is not mistaken as a donation
- Be sure the exterior surface of the POD and bin are clean

### **5. Empty the bin**

- Take all donations into the POD and log them on the Daily Donation Log as AM Outside.

### **6. Clean and organize the interior**

- Sweep and bag any loose debris or trash. Place it into the plastic trash bag.
- Stock daily supplies on the shelf so they are ready and available

### **7. Set out signs, flags, etc.**

- Wind signs and other outside advertisement needs to be properly placed

### **8. Open for donations at 9:00 AM sharp**

**Never be late opening the POD. It can mean the difference in a donor's willingness to return or recommend us to friends and neighbors.**

# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **II. Receive Donations**

1. Be prompt, courteous, friendly, smiling, helpful and informative with every donor
  - **5-second rule:** Greet every donor within 5 seconds of their arrival
  - If more than one donor arrives at the same time, politely advise the 2<sup>nd</sup> donor that you will be with them immediately following the first donor
  - **Ask the donor** if you can assist with their donations. **Wait to receive permission** before you take anything. They may have a child or pet inside the car and will not want you to startle them.
  - Handle their donations with care and respect. They do not want their donated items tossed or dropped (especially if they are breakable).
  - Offer a charity brochure and a tax receipt for their donations
  - Thank them for their donation, ask them to tell their friends and neighbors
  - Watch for items on the Do Not Accept List. Politely refuse items on this list as they cannot be accepted for resale and will have to be trashed.

## **2. Weigh and log donor data on Daily Donation Log**

- Weigh every donation, by type, as you receive it
- If you get too busy, store them and weigh them when time allows
- Be sure to subtract the weight of the tub or hand truck from each load
- Count the donor under the respective hour. Log the weight, by type (soft goods, hard goods, books) onto the Daily Donation Log. Furniture and OLI (Other Large Items) are counted as "pieces" and logged as such on the Daily Donation Log.
- Due to the small size of the POD, we cannot accept large pieces of furniture. Offer the address of the nearest Savers store.

## **3. Store donations, by type, in the designated areas**

- Small hard goods and books that are brought in loose should be boxed and stacked against the left wall (books are to be boxed and stacked separately from hard goods) For safety purposes, full boxes should not exceed 40 lbs. in weight.
- Bag any loose cloth. Stack all cloth against the back wall, two rows deep. Tie the ends of all bags so product doesn't fall out when handling.
- OLI and furniture are to be stacked along the right wall. Tape any loose remotes to the respective TV or stereo so they will not be lost.
- Do not open bags to sort donations by type. If they are mostly cloth, store them as cloth. If they are mostly hard goods, store them as hard goods.

**Keep the POD looking organized throughout the day. It will make a difference in the donor's impression of how you handle their items.**



# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **III. Product Shipping**

1. As necessary, communicate need for POD to be emptied
  - Call your Area Manager to arrange pick-up the day before to allow the trucking company time to plan
  - Never wait until the POD is completely full before requesting a pick-up
  - If a donor has left an item outside that is too large to store inside, call your Area Manager to ask for a priority pick-up. If room allows, hide it inside the POD to keep the area looking presentable.
2. Assist trucking personnel with unloading the POD. If a donor arrives, assist the donor as a priority
  - Never allow trucking to park at the opening of the POD. This space is reserved for donors.
  - Use the gray tub to load product to be moved from the POD to the truck
  - Use the hand truck to move boxes
  - Use proper lifting techniques to avoid injury
3. Weigh and record all shipments on the ADS Transfer Delivery Report
  - Load all furniture and record on the report as pieces
  - Load all OLI and record on the report as pieces
  - Load all hard goods and record weight for each tub (or hand truck load) in pounds
  - Load all books and record weight for each tub (or hand truck load) in pounds
  - Load all cloth and record weight for each tub in pounds
  - Remember to subtract the weight of the tub or hand truck from each load
  - Keep the original (white copy) of the ADS Transfer Delivery Report on file at the ADS. Give the yellow and pink copies to the driver for their records and the store's records

Note: Under no circumstances is any product to be taken out of the POD except when loading onto the truck.

**The trucking personnel are part of the Savers Team. Be helpful and friendly while working with them. Thank them for their assistance.**

# **savers** POD AMBASSADOR RESPONSIBILITIES

## IV. Close

1. Begin closing process 15 minutes prior to actual close
  - Continue to receive donors as a priority up to closing time
- 2., Clean the exterior
  - Be sure all debris and trash is removed , leaving a good impression with the other shopping center tenants
3. Clean and organize the interior
  - All items are to be stored and stacked safely and neatly
  - All trash and debris should be stored or placed in a trash bag in the trash can
4. Complete supplies inventory
  - Using the Inventory Checklist, check supply levels and note necessary orders
5. Total donors and donations for the day, enter into phone app., send to distribution list
  - Total all donors and donations , by type, on the Daily Donation Log. Check your math to be sure all entries are accurate
  - Use the camera feature on the company phone to take a picture of the Daily Donation and any ADS Transfer Delivery Reports
  - Enter the data into the phone app.
  - Each day, send the following items to your Area Manager; \*photo of the Daily Donation Log \*photo of the ADS Transfer Delivery Report \*screen shot of the Daily Donation Log \*screen shot of the Stock-on-Hand (SOH).
  - shot of the SOH to the Trucking Manager
6. Bring in all outside advertising materials
7. Call Area Manager with your supplies needs, confirm closing and your departure
  - Communicate any items that require attention
8. Take the company phone with you
  - Charge the phone using the phone charger supplied by the company
  - On split days, leave the phone and charger for the 2<sup>nd</sup> Ambassador. If you forget to leave them, you will have to return to do so.
9. Close and lock the door

~~The safety and security of the POD and its contents are the responsibility of the Ambassador. Please insure the POD is properly closed and locked each evening.~~

# POD Container Set-up

## 7' W X 16' D (interior)

Open End for Receiving Donations

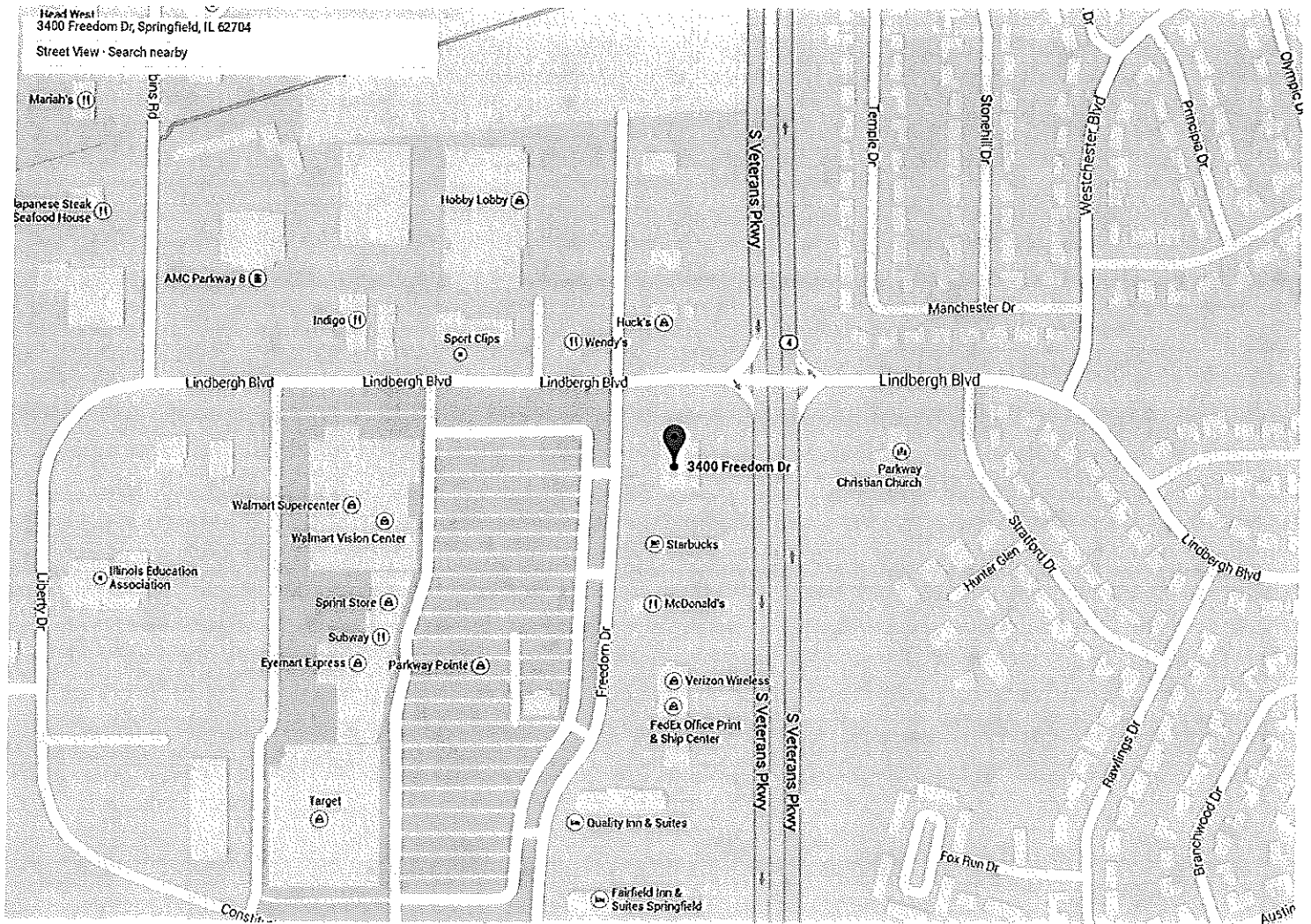
|                                                                                           |                    |                                                                                                                                               |                                                                        |
|-------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Shelving for supplies,<br>Mktng & HR materials                                            | Trash<br>Can       | Stacked boxes for books and miscel<br>Hand truck                                                                                              | Stack bags of cloth two<br>rows deep and all the<br>way to the ceiling |
| Ambassador Seating                                                                        |                    |                                                                                                                                               |                                                                        |
| 3-ft open area<br>allows tub to be<br>flat before going<br>onto or coming<br>off of scale | Scale: 3-ft X 3-ft | Keep 3' open path through POD for<br>product access, storage and unload<br>with gray tub and / or hand truck.<br>Store gray tub in this area. |                                                                        |
| Furniture and OLI storage                                                                 |                    |                                                                                                                                               |                                                                        |

All brochures, pads, receipts, logs, tools, tape, etc should be neatly organized on storage shelving

Tubs are 40" L X 30" W

Scale is 36" X 36"

2015-027



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 variation of Section 155.010 (a ), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300 (c ) ( 1 ) , General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, of the Springfield Zoning Ordinance. A donation collection Pod and bin with signage has been installed on said property, which does not constitute an accessory use. Petitioner, to be in compliance with the zoning ordinance, respectfully petitions for variance of section 155.010 (a) to allow a 8' x 16' donation collection POD/and 5' x 5' BIN as a principal use, and a Variance of Section 155.001, Definitions, Lot, to allow for two principal uses on a lot, and a variance of 155.300 (c ) ( 1) to allow for signage on pod/bin, which is movable and would be considered a portable sign.

Improvements (or structures) located on said property are shopping center parking stalls for the buildings located on an adjacent parcel . Subject property is currently classified in the S-2, Community Shopping and Office District, Section 155.031

Legally described as: E PT L 97 Parkway Point, 3<sup>rd</sup> Plat (Common Area for Parkway Pointe Condominium), situated in the County of Sangamon and State of Illinois; commonly known as 3400 block of Freedom Drive (tax parcel # 21-13-228-032), Springfield, Illinois, and further identified as Index #21-13-228-032.

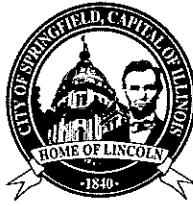
The subject property is commonly known as 3400 Block Freedom Drive, Tax Parcel 21-13-228-032, Springfield, Illinois

The petitioner is Brixmor SPE 3 LLC, by Charlie Carver, Executive Vice President of the Corporation

Docket No. 2015-027

John Harris  
Assistant Zoning Administrator





BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**3400 Block Freedom Drive, Tax Parcel 21-13-228-032**

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 variation of Section 155.010 (a ), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300 (c ) ( 1 ) , General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, of the Springfield Zoning Ordinance. A donation collection Pod and bin with signage has been installed on said property, which does not constitute an accessory use. Petitioner, to be in compliance with the zoning ordinance, respectfully petitions for variance of section 155.010 (a) to allow a 8' x 16' donation collection POD/ and 5' x 5' bin as a principal use, and a Variance of Section 155.001, Definitions, Lot, to allow for two principal uses on a lot, and a variance of 155.300 (c ) ( 1) to allow for signage on pod/bin, which is movable and would be considered a portable sign.

The petitioner is Brixmor SPE 3 LLC, by Charlie Carver, Executive Vice President of the Corporation

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. 2015-027



Springfield-Sangamon County  
Regional Planning Commission

**Staff Findings and Recommendation**

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

SPRINGFIELD ZONING CASE # 2015-027

ADDRESS 3400 Block of Freedom Drive

Property Index # 21-13-228-032

REQUESTED ZONING

Vary Section 155.010(a), General Provisions; Section 155.001, Definitions, Lot; and, Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.

PROPOSED LAND USE

Allow a donation collection POD that is 8' x 16' in size and a 5' x 5' BIN as a principal use, allow two principal uses on a lot, and allow signage on POD/BIN which is movable and is considered to be a portable sign.

EXISTING:

ZONING S-2, Community Shopping and Office District, Section 155.031.

LAND USE Shopping center parking stalls for buildings located on an adjacent parcel.

ROAD FRONTAGE Freedom Drive – 45'

Good

STRUCTURE DESIGNED FOR Temporary storage.

CONDITION OF STRUCTURE Good

LOT AREA 107,593 sq. ft.

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A

Would the proposed zoning be spot zoning? N/A

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

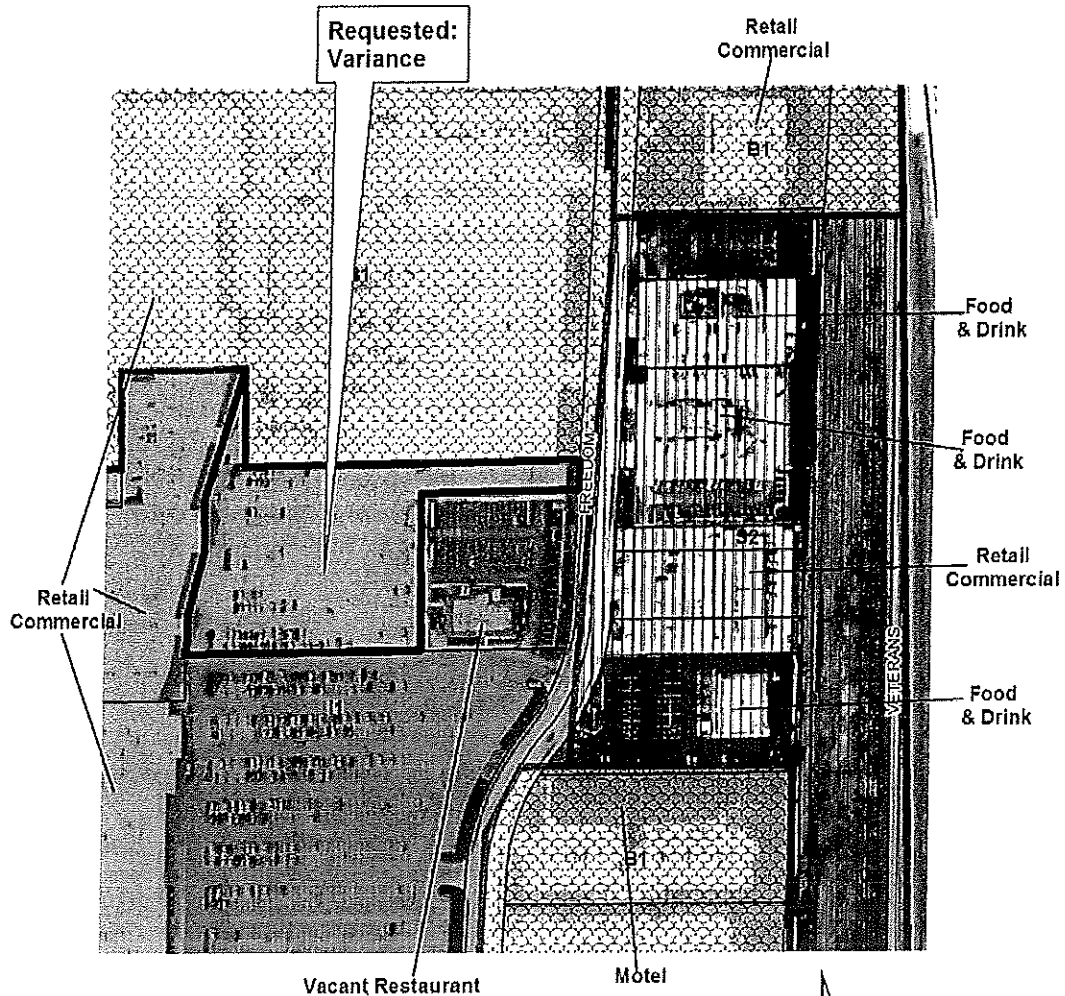
If not in accord, is the request an acceptable variation? N/A



**PLANNING COMMISSION STAFF RECOMMENDATION:**

**Recommend approval.** The petitioner does not have a permanent location within the strip mall on the property. As such, the donation pod and box are not considered to be accessory structures to the primary use. To the extent that having a donation box of this nature at this location contributes to the best interest of the public, the variance is warranted. Because the POD and box are movable, the signage on the structures is considered to be portable. The location of the donation pod, box and signage will not impair the availability of parking or flow of traffic or motorists visibility.

# City Zoning Case# 2015-027

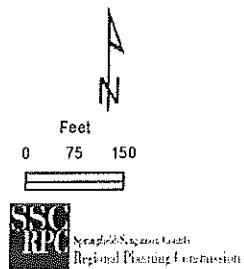


## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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

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|                   |                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-015 | 2001, 2003 and 2005 East Jackson Street<br>We have no comments.                                                                                                                                                                                                                                                                                                            |
| Docket # 2015-017 | 1302 and 1304 South 11 <sup>th</sup> Street<br>We recommend denial of the petition. The parking lot would be located across 11 <sup>th</sup> Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 <sup>th</sup> Street.                                                                             |
| Docket # 2015-022 | 118 N. Glenwood Avenue<br>Off street parking may be an issue with this property.                                                                                                                                                                                                                                                                                           |
| Docket # 2015-023 | 4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway<br>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<br>We have no objections to the petition as submitted                                                                                                                                                                                                                                                                                                |
| Docket # 2015-025 | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                                                                                                              |
| Docket #2015-026  | 300 East Madison Street and 227 N. 4 <sup>th</sup> Street<br>We have objections to the petition as submitted.                                                                                                                                                                                                                                                              |

Docket # 2015-027

3400 Block Freedom Drive, Tax Parcel # 21-13-228-032

We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.

Docket # 2015-028

1861 Sangamon Avenue

We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.

CC: Mark Mahoney, Director Public Works

**I.D.O.T.**

**Crowder, Lori**

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**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](mailto:Dan.Mlacnik@illinois.gov)

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**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 COMMISSION**

**RE: Docket No. 2015-027**

**Date: April 15, 2015**

**Address: 3400 Block of Freedom Drive (Parcel # 21-13-228-032)**

**Motion Made by: Commissioner Moore**

**Seconded by: Commissioner Mills**

**MOTION: Continue to May 20, 2015**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MOSS             | A   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | X   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | X   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. **2015-027**

Date: May 20, 2015

Address: **3400 Block of Freedom Drive (Parcel # 21-13-228-032)**

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

**MOTION: To approve the petition to concur with the staff recommendation for approval of a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations; Prohibited Signs: Portable, wheeled or trailer signs, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

RECAP

**DOCKET NO:** 2015-028 Ward # 4

**ADDRESS:** 1861 Sangamon Ave.

**PETITIONER:** BRE Retail Residual Owner 6  
By Charlie Carver, Executive Vice President

**PRESENT ZONING  
CLASSIFICATION:** S-2, Community Shopping and Office District, Section 155.031.

**REQUESTED  
ZONING RELIEF:** Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.

**COMMENTS:** To allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

**OBJECTORS:** None

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

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:** To approve the petition for a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

**DATE:** May 20, 2015  
(Continued from April 15, 2015)

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
BRE Retail Residual Owner 6,  
by Charlie Carver, Executive Vice President

) DOCKET NO. 2015-028  
) PROPERTY LOCATED AT:  
) 1861 Sangamon 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 Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, 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 May 20, 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:  
  
Lot 1 Sangamon Center North, situated in County of Sangamon and State of Illinois; and further identified as Index 14-14-355-023.
3. That the present zoning of said property is S-2, Community Shopping and Office District, Section 155.031.
4. That the present land use of said property is commercial retail shopping center and associated parking.
5. That the proposed land use of said property is allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.
6. That the changes requested is a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.
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:

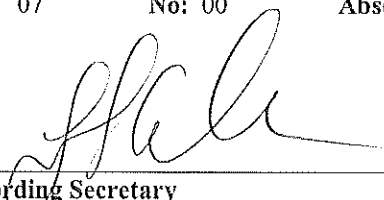
Motion made by: Commissioner Moore  
Motion seconded by: Commissioner Yazell

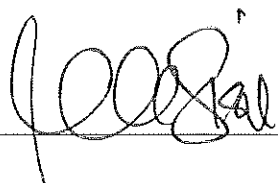
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition for a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.

The vote of the Commission was as follows:

Yes: 07      No: 00      Absent: 02

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## STANDARDS FOR VARIATIONS

Case #: 2015-028

Address: 1861 Sangamon Avenue

- (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?

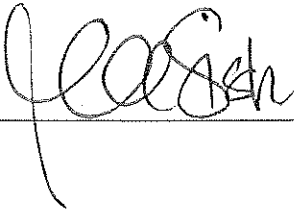
The property contains a retail strip mall and can continue to be utilized economically. To the extent that having a donation box at this location contributes to the public benefit, then the property would enhance the reasonable return. Appropriate signage on the POD and box easily identifies the donation area and separates it from the existing directional and advertising signage utilized by the strip mall tenants.

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

The petitioner does not have a permanent location in the strip center. As a result, the donation box is not considered to be an accessory use to the strip mall. Because the POD and box are movable, the signage on the structures is considered to be portable.

- (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 subject property is a large lot with ample parking. Furthermore, the location of the pod and bin will not impair the flow of traffic through the parking area. The signage will not impair the visibility of motorists. It is unlikely that there will be a negative impact in the area.

  
Chairman

Case # 2015-028.

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
BRE Retail Residual Owner 6,  
by Charlie Carver, Executive Vice President

) DOCKET NO. 2015-028  
) PROPERTY LOCATED AT:  
) 1861 Sangamon 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 **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs**, 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:

**Lot 1 Sangamon Center North, situated in County of Sangamon and State of Illinois; and further identified as Index 14-14-355-023.**

3. That the present zoning of said property is **S-2, Community Shopping and Office District, Section 155.031.**
4. That the present land use of said property is **commercial retail shopping center and associated parking.**
5. That the proposed land use of said property is **allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.**
6. That the changes requested is a **Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.**
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 for 10 years to pave and stripe is in the public interest. **(Petitioner did not show)**

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

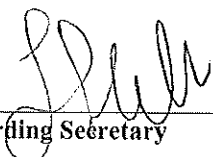
Motion made by: Commissioner Moore  
Motion seconded by: Commissioner Mills

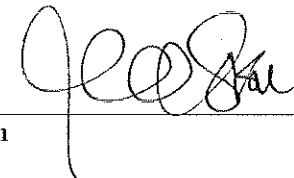
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To continue to May 20, 2015.

The vote of the Commission was as follows:

Yes: 08      No: 00      Absent: 01

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman



**CITY OF SPRINGFIELD**  
**PETITION FOR VARIATIONS(S)**  
**OF PROVISIONS OF THE CITY CODE**

IN THE MATTER OF THE PETITION OF BRE RETAIL RESIDUAL OWNER 6, RESPECTFULLY PETITION FOR AMENDMENT(S) OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, FOR THE VARIANCE(S) IN RESPECT THERETO OF THE PROVISIONS OF SECTIONS 155.001 TO MODIFY THE DEFINITION OF "LOT" TO ALLOW FOR TWO PRINCIPAL USES, 155.010(a) TO ALLOW DONATION DROP-OFF PODS/BINS AS A PRINCIPAL USE, AND 155.300(c)1 TO ALLOW THE SIGNAGE ON THE PODS/BINS OF THE CODE OF THE CITY OF SPRINGFIELD, ILLINOIS, FOR PROPERTY COMMONLY KNOWN AS 1861 SANGAMON AVENUE, MORE SPECIFICALLY PROPERTY TAX PARCEL #14-14-355-023.

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

1. The Petitioner is the owner of 1861 Sangamon Avenue (tax parcel #14-14-355-023), Springfield, Illinois, legally described as:

2. Said property is located on Sangamon Avenue and consists of One Hundred and Ninety-six (196') feet frontage on Sangamon Avenue by approximately One Thousand Twenty-seven (1,027') feet depth and being approximately Five Hundred and Fifty-eight Thousand Four Hundred Thirty-nine (558,439) square feet of land.

3. Improvements (or structures) located on said property are a commercial retail shopping center and associated parking.

4. The subject real estate is currently classified in the S-2 Community Shopping and Office District.

5. The Petitioner, BRE Retail Residual Owner 6, desires to install Vietnam Veterans of America, Inc. donation collection POD and bin within the existing parking field. The installation consists of a 8' x 16' POD and a 5' x 5' drop bin. The POD is manned by an attendant on a daily basis (7 days/week weather permitting) between the hours of 9:00am to 5:00pm. Each morning the attendant cleans the exterior, empties the drop bin, and cleans and organizes the POD. When donations arrive the attendant

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL  
3

RECEIVED  
MAR 02 2015

assists the donor and places the donations inside of the POD. Before the POD is completely full the attendant arranges a pick-up. Additional information can be found in the Savers POD Ambassador Responsibilities document included with this petition.

6. The Petitioner, BRE Retail Residual Owner 6, to be in compliance with the Zoning Ordinance respectfully petitions to vary Section(s) 155.001 - Definition of "Lot" to allow two principal uses as the pod/bin is not an accessory use to the existing principal use on the site as defined in Section 155.001 of the City Code, 155.010(a) – to allow a donation drop pod/bin as a permitted use as the pod/bin is not an accessory use incidental to a permitted use on the site as required by 155.010(a), and 155.300(c)1 – to allow the signage on the pod/bin as the pod/bin is moveable and would be considered a portable sign as required by 155.300(c)1.

7. The placement of the Vietnam Veterans of America, Inc. donation collection pod and bin will benefit the organization, the community, and the planet. Donations of reusable clothing and household items help fund the organization's programs and services. Donations are sorted and only the highest-quality reusable items are value priced giving the community access to quality used goods at a great value. Donations that don't sell are shipped to developing nations through wholesale and philanthropic efforts. Donations are a method to reuse and recycle responsibly and prevent unsold merchandise from ending up in landfills.

8. There are unique circumstances in that the petitioner does not have a principal use located within the shopping center. The POD/bin installation would be permitted as an accessory use for a principal permitted use.

9. If granted, the variance will not alter the essential character or locality, impair adequate supply of air and light to adjacent property, increase congestion of traffic, or diminish or impair property values in the locality.

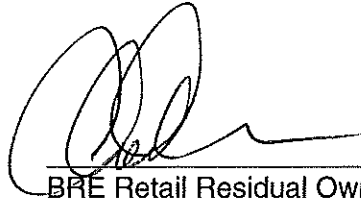
WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice by publication and hearing on this petition, and all of the findings by the Section applicable to the proposed (requested) variance(s) of the property herein described, 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 amend Chapter 155. Section 155.005 of the Code of the City of Springfield, Illinois, as amended, by granting the variance(s) of the described property of 155.001 - Definition of "Lot" to allow two principal uses as the pod/bin is not an accessory use to the existing principal use on the site as defined in Section 155.001 of the City Code, 155.010(a) – to allow a donation drop pod/bin as a permitted use as the pod/bin is not an accessory use incidental to a permitted use on the site as required by 155.010(a), and 155.300(c)1 – to allow the signage on the pod/bin as the pod/bin is moveable and would be considered a portable sign as required by 155.300(c)1 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,

1861 Sangamon Avenue  
Page 2

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a series of loops and a long horizontal stroke extending to the right.

BRE Retail Residual Owner 6

BRE Retail Residual Owner 6  
1 Fayette St. Suite 150  
Conshohocken PA 19428  
Telephone: (610)834-7575

**SECRETARY'S CERTIFICATE**

THE UNDERSIGNED, as an Assistant Secretary of BRE Retail Residual Owner 6 LLC (hereafter the "Corporation"), hereby certifies that Charlie Carver is an Executive Vice President of the Corporation and that his signature on behalf of the Corporation is authorized by the Board of Directors of the Corporation and binds said Corporation.

Dated: March 3, 2015

  
\_\_\_\_\_  
Christopher Bishop  
Assistant Secretary of the Corporation

2015-028

**SITE AREA**

SANGAMON CENTER NORTH SITE AREA: ±558,200 SF  
(± 12.81 AC)  
LEASE AREA FOR PARKING:  
TOTAL AREA: ±14,600 SF  
±572,800 SF  
(±13.14 AC)

**BUILDING AREA**

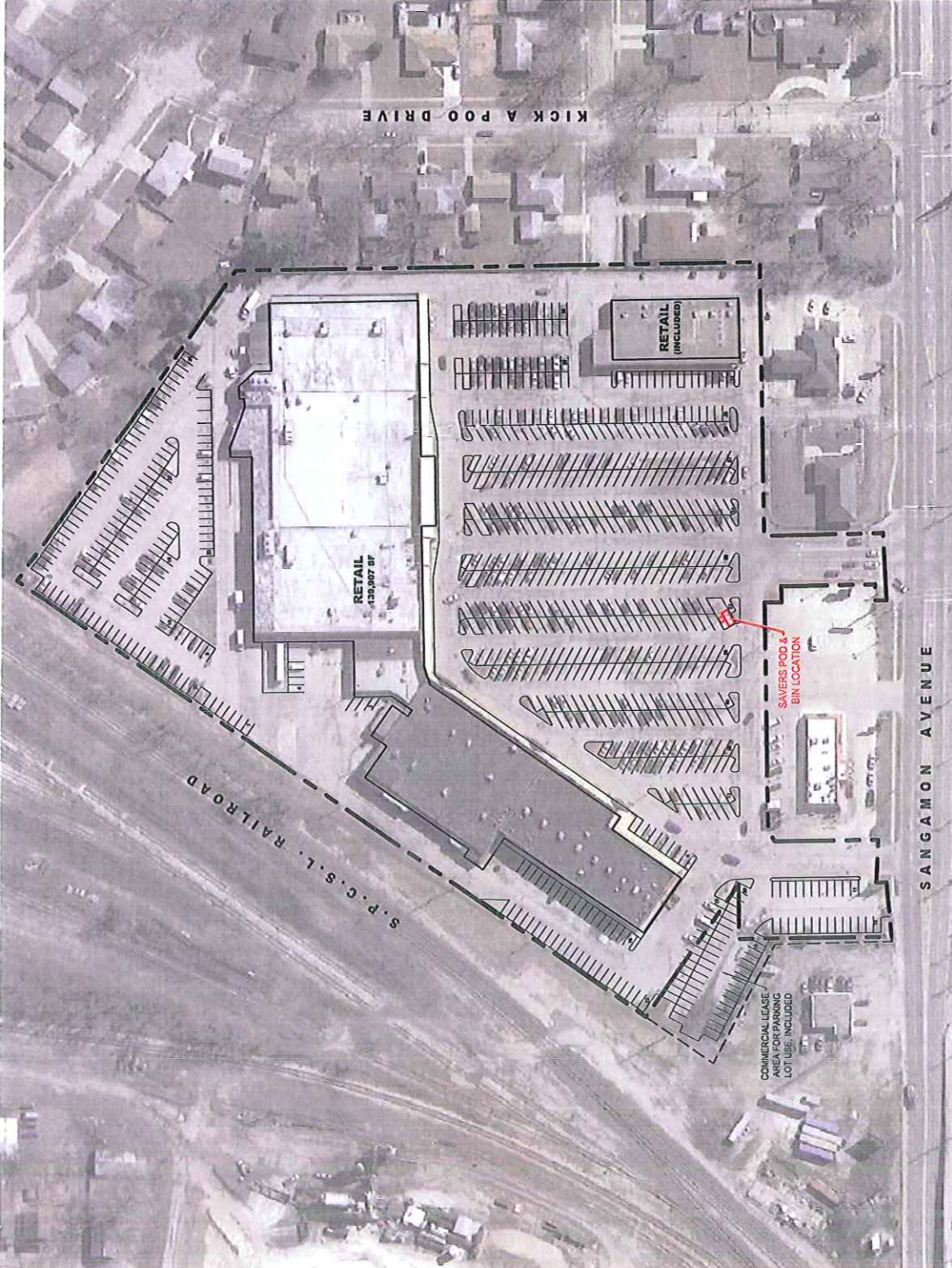
EXISTING BUILDING AREA: 139,907 SF

**PARKING SUMMARY**

EX RETAIL @ 5 SP/1000 SF: 700 SP REQUIRED  
±794 SP PROVIDED  
±5.70 SP/1000 SF

**WITH SAVERS POD AND BIN:**

-4 SPACES LOSS  
±790 SP PROVIDED  
±5.65 SP/1000 SF



**GreenbergFarrow**

19000 MacArthur Blvd., Suite 250  
Chicago, IL 60614  
T: 848.295.0450 F: 848.295.0479

**savers**

**SAVERS**

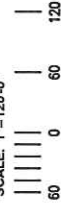
**EXHIBIT**

SCALE: AS NOTED

SANGAMON CENTER NORTH  
SPRINGFIELD, IL  
20150156.0

02.24.2015

SCALE: 1"=120'-0"





2015-028



205-028





2015-028



2015-028

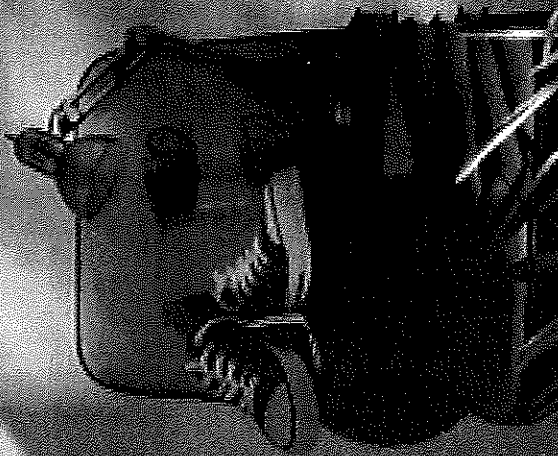




2015-028

# DONATION DROP SPOT

BRING US A BAG OF YOUR DONATION OF CLOTHING AND HOUSEHOLD ITEMS



**SAVERS**  
DROP SPOT

SAVERS  
DONATION CENTER



DOANVILLE

**donate**

EPILEPSY  
FOUNDATION

# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **I. Open**

1. Arrive at the designated start time
2. Contact the Area Manager to confirm your arrival
3. Don the appropriate company shirts, vests, etc.
4. Clean the exterior
5. Empty the bin
6. Clean and organize the interior
7. Set out signs, flags, etc.
8. Open for donations at 9:00 AM sharp

## **II. Receive Donations**

1. Be prompt, courteous, friendly, smiling, helpful and informative with every donor
2. Weigh and log donor data on Daily Donation Log
3. Store donations, by type, in the designated areas

## **III. Product Shipping**

1. As necessary, communicate need for POD to be emptied
2. Assist trucking personnel with unloading POD. If a donor arrives, assist the donor as a priority.
3. Weigh and record all shipments on the ADS Transfer Delivery Report

## **IV. Close**

1. Begin closing process 15 minutes prior to actual close
2. Clean the exterior
3. Clean and organize the interior
4. Complete supplies inventory
5. Total donors and donations for the day, enter into phone app., send to distribution list
6. Bring in all outside advertising materials.
7. Contact Area Manager with your supplies needs, confirm closing and your departure.
8. Take the company phone with you
9. Close and lock the door

# **savers**, POD AMBASSADOR RESPONSIBILITIES

## **I. Open**

1. Arrive at the designated start time
  - Park a minimum of 4 parking spaces away from the POD
  - Unlock and open the POD, place the lock on the top of the storage shelf
  - Write in your time, but never before 8:25 AM.
  - Perform a quick , visual tour of the POD, note anything that needs to be reported immediately to the Area Manager
2. Contact the Area Manager to confirm your arrival.
  - Report any concerns noted while performing the visual tour
3. Don the appropriate company shirts, vests, etc.
  - Donors need to be able to recognize you as a representative of Savers and the charity
4. Clean the exterior
  - Take any donations inside that were left outside overnight.
  - Log the donations on the Daily Donation Log as AM Outside
  - Sweep and pick up any debris including trash, leaves, etc.
  - Put trash in a plastic bag in the trash can, **mark with red duct tape** so it is not mistaken as a donation
  - Be sure the exterior surface of the POD and bin are clean
5. Empty the bin
  - Take all donations into the POD and log them on the Daily Donation Log as AM Outside.
6. Clean and organize the interior
  - Sweep and bag any loose debris or trash. Place it into the plastic trash bag.
  - Stock daily supplies on the shelf so they are ready and available
7. Set out signs, flags, etc.
  - Wind signs and other outside advertisement needs to be properly placed
8. Open for donations at 9:00 AM sharp

**Never be late opening the POD. It can mean the difference in a donor's willingness to return or recommend us to friends and neighbors.**

# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **II. Receive Donations**

1. Be prompt, courteous, friendly, smiling, helpful and informative with every donor
  - **5-second rule:** Greet every donor within 5 seconds of their arrival
  - If more than one donor arrives at the same time, politely advise the 2<sup>nd</sup> donor that you will be with them immediately following the first donor
  - **Ask the donor** if you can assist with their donations. **Wait to receive permission** before you take anything. They may have a child or pet inside the car and will not want you to startle them.
  - Handle their donations with care and respect. They do not want their donated items tossed or dropped (especially if they are breakable).
  - Offer a charity brochure and a tax receipt for their donations
  - Thank them for their donation, ask them to tell their friends and neighbors
  - Watch for items on the Do Not Accept List. Politely refuse items on this list as they cannot be accepted for resale and will have to be trashed.

## **2. Weigh and log donor data on Daily Donation Log**

- Weigh every donation, by type, as you receive it
- If you get too busy, store them and weigh them when time allows
- Be sure to subtract the weight of the tub or hand truck from each load
- Count the donor under the respective hour. Log the weight, by type (soft goods, hard goods, books) onto the Daily Donation Log. Furniture and OLI (Other Large Items) are counted as "pieces" and logged as such on the Daily Donation Log.
- Due to the small size of the POD, we cannot accept large pieces of furniture. Offer the address of the nearest Savers store.

## **3. Store donations, by type, in the designated areas**

- Small hard goods and books that are brought in loose should be boxed and stacked against the left wall (books are to be boxed and stacked separately from hard goods) For safety purposes, full boxes should not exceed 40 lbs. in weight.
- Bag any loose cloth. Stack all cloth against the back wall, two rows deep. Tie the ends of all bags so product doesn't fall out when handling.
- OLI and furniture are to be stacked along the right wall. Tape any loose remotes to the respective TV or stereo so they will not be lost.
- Do not open bags to sort donations by type. If they are mostly cloth, store them as cloth. If they are mostly hard goods, store them as hard goods.

**Keep the POD looking organized throughout the day. It will make a difference in the donor's impression of how you handle their items.**



# **savers.** POD AMBASSADOR RESPONSIBILITIES

## **III. Product Shipping**

1. As necessary, communicate need for POD to be emptied
  - Call your Area Manager to arrange pick-up the day before to allow the trucking company time to plan
  - Never wait until the POD is completely full before requesting a pick-up
  - If a donor has left an item outside that is too large to store inside, call your Area Manager to ask for a priority pick-up. If room allows, hide it inside the POD to keep the area looking presentable.
2. Assist trucking personnel with unloading the POD. If a donor arrives, assist the donor as a priority
  - Never allow trucking to park at the opening of the POD. This space is reserved for donors.
  - Use the gray tub to load product to be moved from the POD to the truck
  - Use the hand truck to move boxes
  - Use proper lifting techniques to avoid injury
3. Weigh and record all shipments on the ADS Transfer Delivery Report
  - Load all furniture and record on the report as pieces
  - Load all OLI and record on the report as pieces
  - Load all hard goods and record weight for each tub (or hand truck load) in pounds
  - Load all books and record weight for each tub (or hand truck load) in pounds
  - Load all cloth and record weight for each tub in pounds
  - Remember to subtract the weight of the tub or hand truck from each load
  - Keep the original (white copy) of the ADS Transfer Delivery Report on file at the ADS. Give the yellow and pink copies to the driver for their records and the store's records

Note: Under no circumstances is any product to be taken out of the POD except when loading onto the truck.

The trucking personnel are part of the Savers Team. Be helpful and friendly while working with them. Thank them for their assistance.

# **savers. POD AMBASSADOR RESPONSIBILITIES**

## **IV. Close**

1. Begin closing process 15 minutes prior to actual close
  - Continue to receive donors as a priority up to closing time
- 2., Clean the exterior
  - Be sure all debris and trash is removed , leaving a good impression with the other shopping center tenants
3. Clean and organize the interior
  - All items are to be stored and stacked safely and neatly
  - All trash and debris should be stored or placed in a trash bag in the trash can
4. Complete supplies inventory
  - Using the Inventory Checklist, check supply levels and note necessary orders
5. Total donors and donations for the day, enter into phone app., send to distribution list
  - Total all donors and donations , by type, on the Daily Donation Log. Check your math to be sure all entries are accurate
  - Use the camera feature on the company phone to take a picture of the Daily Donation and any ADS Transfer Delivery Reports
  - Enter the data into the phone app.
  - Each day, send the following items to your Area Manager; \*photo of the Daily Donation Log \*photo of the ADS Transfer Delivery Report \*screen shot of the Daily Donation Log \*screen shot of the Stock-on-Hand (SOH).
  - shot of the SOH to the Trucking Manager
6. Bring in all outside advertising materials
7. Call Area Manager with your supplies needs, confirm closing and your departure
  - Communicate any items that require attention
8. Take the company phone with you
  - Charge the phone using the phone charger supplied by the company
  - On split days, leave the phone and charger for the 2<sup>nd</sup> Ambassador. If you forget to leave them, you will have to return to do so.
9. Close and lock the door

The safety and security of the POD and its contents are the responsibility of the Ambassador. Please insure the POD is properly closed and locked each evening.

# POD Container Set-up

## 7' W X 16' D (interior)

Open End for Receiving Donations

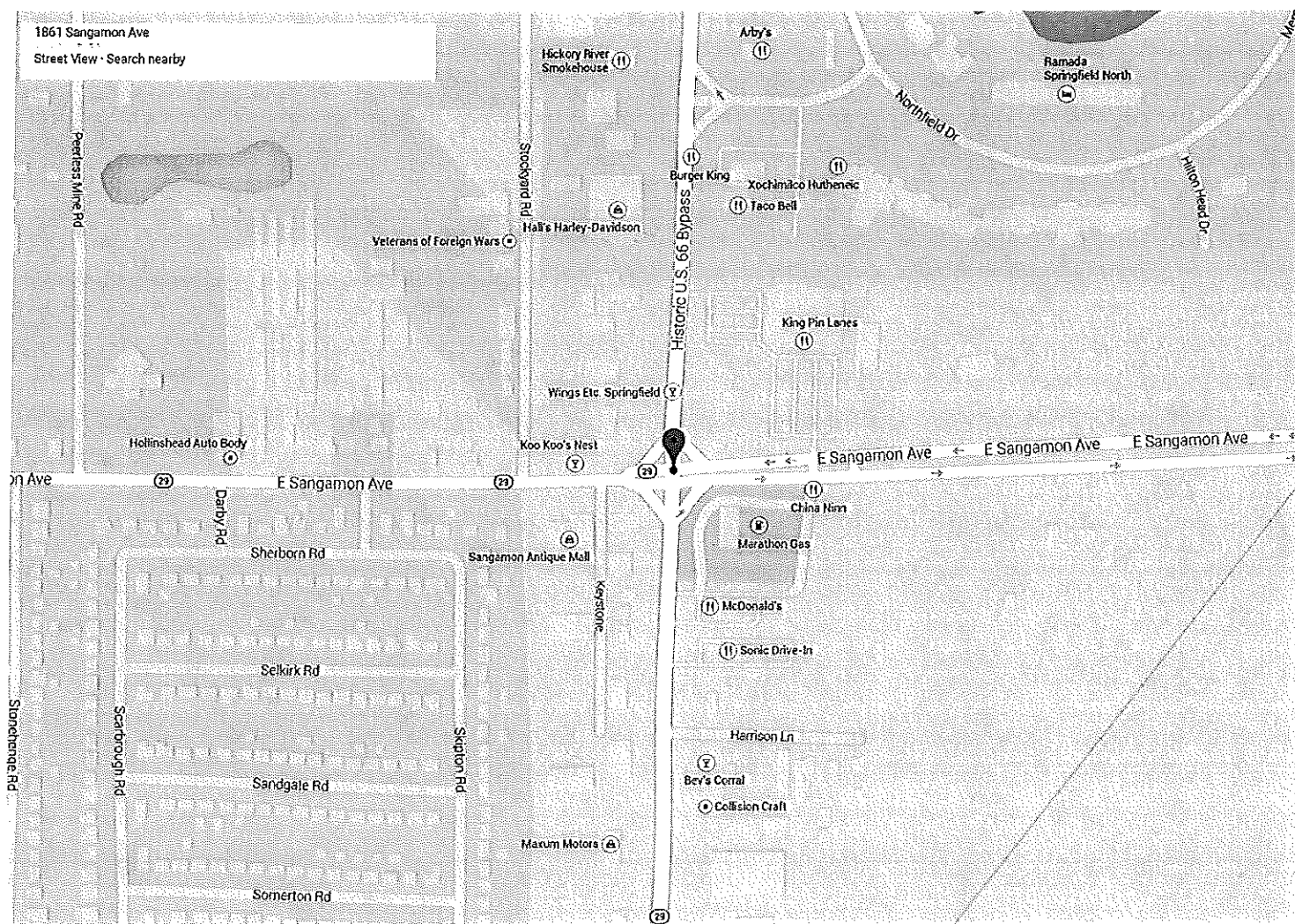
|                                                                                           |                    |                                                                                                                                               |                                                                        |
|-------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Shelving for supplies,<br>Mktng & HR materials                                            | Trash<br>Can       | Stacked boxes for books and miscel<br>Hand truck                                                                                              | Stack bags of cloth two<br>rows deep and all the<br>way to the ceiling |
| Ambassador Seating                                                                        |                    |                                                                                                                                               |                                                                        |
| 3-ft open area<br>allows tub to be<br>flat before going<br>onto or coming<br>off of scale | Scale: 3-ft X 3-ft | Keep 3' open path through POD for<br>product access, storage and unload<br>with gray tub and / or hand truck.<br>Store gray tub in this area. |                                                                        |
| Furniture and OLI storage                                                                 |                    |                                                                                                                                               |                                                                        |

All brochures, pads, receipts, logs, tools, tape, etc should be neatly organized on storage shelving

Tubs are 40" L X 30" W

Scale is 36" X 36"

2015-028



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 variation of Section 155.010 (a ), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300 (c ) ( 1 ) , General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, of the Springfield Zoning Ordinance. A donation collection Pod and bin with signage has been installed on said property, which does not constitute an accessory use. Petitioner, to be in compliance with the zoning ordinance, respectfully petitions for variance of section 155.010 (a) to allow a 8' x 16' donation collection POD/ and 5'x 5' BIN as a principal use, and a Variance of Section 155.001, Definitions, Lot, to allow for two principal uses on a lot, and a variance of 155.300 (c ) ( 1) to allow for signage on pod/bin, which is movable and would be considered a portable sign.

Improvements (or structures) located on said property are a commercial retail shopping center and associated parking. Subject property is currently classified in the S-2, Community Shopping and Office District, Section 155.031

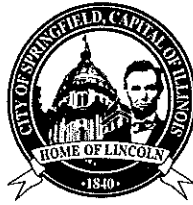
Legally described as: Lot 1 Sangamon Center North, situated in the County of Sangamon and State of Illinois; commonly known as 1861 Sangamon Avenue, Springfield, Illinois, and further identified as Index # 14-14-355-023.

The subject property is commonly known as 1861 Sangamon Avenue

The petitioner is BRE Retail Residual Owner 6, by Charlie Carver, Executive Vice President of the Corporation

Docket No. 2015-028

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

## 1861 Sangamon 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 variation of Section 155.010 (a ), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300 (c ) ( 1 ) , General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, of the Springfield Zoning Ordinance. A donation collection Pod and bin with signage has been installed on said property, which does not constitute an accessory use. Petitioner, to be in compliance with the zoning ordinance, respectfully petitions for variance of section 155.010 (a) to allow a 8' x 16' donation collection POD/ and 5' x 5' bin as a principal use, and a Variance of Section 155.001, Definitions, Lot, to allow for two principal uses on a lot, and a variance of 155.300 (c ) ( 1) to allow for signage on pod/bin, which is movable and would be considered a portable sign.

The petitioner is BRE Retail Residual Owner 6, by Charlie Carver, Executive Vice President of the Corporation

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. 2015-028





Springfield-Sangamon County  
Regional Planning Commission

**Staff Findings and Recommendation**

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

SPRINGFIELD ZONING CASE # 2015-028

ADDRESS 1861 Sangamon Avenue

Property Index # 14-14-355-023

REQUESTED ZONING

Vary Section 155.010(a), General Provisions; Section 155.011, Definitions, Lot; and, Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs.

PROPOSED LAND USE

Allow a donation collection POD that is 8' x 16' in size and a 5' x 5' BIN as a principal use, allow two principal uses on a lot, and allow signage on the POD/BIN which is movable and is considered to be a portable sign.

EXISTING:

ZONING S-2, Community Shopping and Office District, Section 155.031.

LAND USE Commercial retail shopping center and associated parking.

ROAD FRONTAGE Sangamon Avenue – 196'

Good

STRUCTURE DESIGNED FOR Commercial/retail

CONDITION OF STRUCTURE Good

LOT AREA 558,439 sq. ft.

FRONT YARD N/A

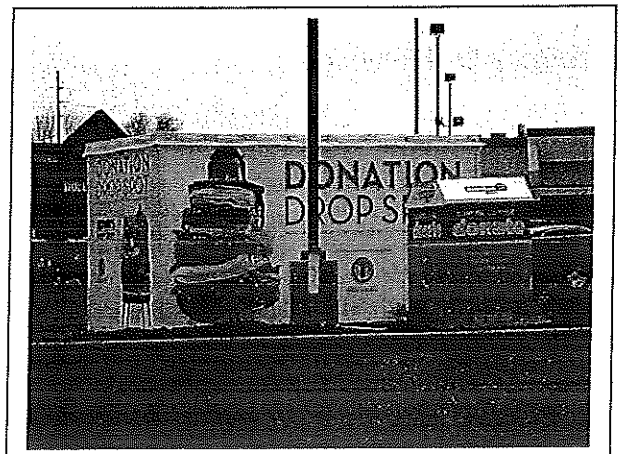
SIDE YARDS N/A

REAR YARD N/A

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

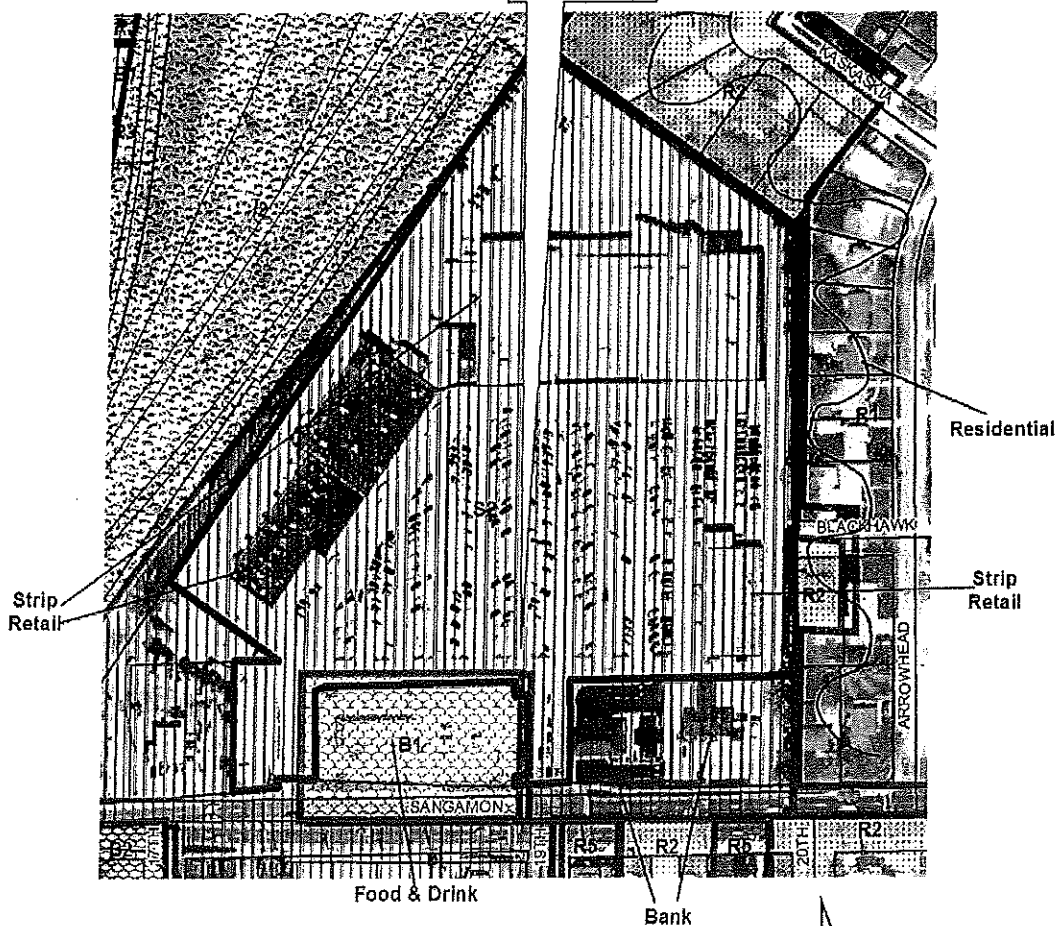


**PLANNING COMMISSION STAFF RECOMMENDATION:**

Recommend approval. The petitioner does not have a permanent location within the strip mall on the property. As such, the donation pod and box are not considered to be accessory structures to the primary use. To the extent that having a donation box of this nature at this location contributes to the best interest of the public, the variance is warranted. Because the POD and box are movable, the signage on the structures is considered to be portable. The location of the donation pod, box and signage will not impair the availability of parking or flow of traffic or motorists visibility.

# City Zoning Case# 2015-028

Requested:  
Variance

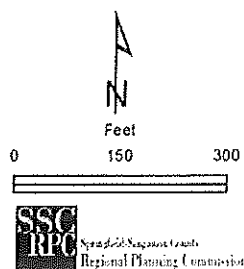


## County Zoning

|      |    |
|------|----|
| 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<br>We have no comments.                                                                                                                                                                                                                                                                                                            |
| Docket # 2015-017 | 1302 and 1304 South 11 <sup>th</sup> Street<br>We recommend denial of the petition. The parking lot would be located across 11 <sup>th</sup> Street from the use it would be serving. Placing a parking lot at this location may encourage patrons to jay walk across 11 <sup>th</sup> Street.                                                                             |
| Docket # 2015-022 | 118 N. Glenwood Avenue<br>Off street parking may be an issue with this property.                                                                                                                                                                                                                                                                                           |
| Docket # 2015-023 | 4600, 4630, 4680, 4700 Wabash and 3120 and 3121 Hamlin Parkway<br>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<br>We have no objections to the petition as submitted                                                                                                                                                                                                                                                                                                |
| Docket # 2015-025 | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                                                                                                              |
| Docket #2015-026  | 300 East Madison Street and 227 N. 4 <sup>th</sup> Street<br>We have objections to the petition as submitted.                                                                                                                                                                                                                                                              |

Docket # 2015-027

3400 Block Freedom Drive, Tax Parcel # 21-13-228-032

We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.

Docket # 2015-028

1861 Sangamon Avenue

We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.

CC: Mark Mahoney, Director Public Works

**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](mailto: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 COMMISSION**

**RE: Docket No. 2015-028**

**Date: April 15, 2015**

**Address: 1861 Sangamon Ave.**

**Motion Made by: Commissioner Moore**

**Seconded by: Commissioner Mills**

**MOTION: Continue to May 20, 2015**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | X   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | X   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | A   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |



**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-028

Date: May 20, 2015

Address: 1861 Sangamon Ave.

Motion Made by: Commissioner Moore

Seconded by: Commissioner Yazell

**MOTION: To approve the petition for a Variance of Sections 155.010(a), General Provisions, Section 155.001, Definitions, Lot, and Section 155.300(c)(1), General Sign Regulations: Prohibited Signs: Portable, wheeled or trailer signs, to allow an 8' by 16' donation collection POD and a 5' by 5' BIN as a principal use on the lot and to allow for signage on POD/BIN.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:**

2015-030

Ward # 3

**ADDRESS:**

2125 Clearlake Avenue &  
West 20 feet of 111 N. 22<sup>nd</sup> Street

**PETITIONER:**

Juma A. Jubailat

**PRESENT ZONING  
CLASSIFICATION:**

I-1, Light Industrial District, Section 155.040.

**REQUESTED  
ZONING RELIEF:**

Reclassification to B-1, Highway Business Service District, Section 155.033.

**COMMENTS:**

To construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales.

**OBJECTORS:**

None

**SPRINGFIELD-SANGAMON  
COUNTY REGIONAL  
PLANNING COMMISSION  
RECOMMENDATION:**

Recommend approval.

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:**

To accept the petition to concur with the staff recommendation for approval of Reclassification to B-1, Highway Business Service District, Section 155.033, to construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales.

**DATE:**

May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:**

June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**  
**Juma A. Jubailat.**

- ) **DOCKET NO. 2015-030**
- ) **PROPERTY LOCATED AT:**
- ) **2125 Clearlake Avenue &**
- ) **West 20 feet of 111 N. 22<sup>nd</sup> 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 B-1, Highway Business Service District, Section 155.033**, 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 **May 20, 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:

**PT W ½ SE ¼ EX SE 87x140 & EX S 10' ROW 26-16-5, Situated in the County of Sangamon and State of Illinois; commonly known as 2125 Clear Lake Avenue, Index # 14-26-451-024;**  
**The west 20 feet of PT W ½ SE ¼ EX S 10' ROW 26-16-5, Situated in the County of Sangamon and State of Illinois; commonly known as 111 N. 22<sup>nd</sup> Street, Index # 14-26-451-025.**

3. That the present zoning of said property is **I-1, Light Industrial District**.
4. That the present land use of said property is a **condemned cabin like units that are falling down on the east and west of the property**.
5. That the proposed land use of said property is to **construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales**.
6. That the changes requested is a **Reclassification to B-1, Highway Business Service District, Section 155.033**.
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 that 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**

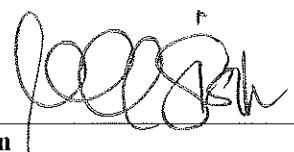
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To accept the petition to concur with the staff recommendation for approval of **Reclassification to B-1, Highway Business Service District, Section 155.033**, to construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales.

The vote of the Commission was as follows:

**Yes: 07          No: 00          Absent: 02**

  
\_\_\_\_\_  
**Recording Secretary**

  
\_\_\_\_\_  
**Chairman**

## FINDINGS OF FACT

Case #: 2015-030

Address: 2125 Clear Lake Avenue

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

North: Residential. South: Commercial. East: Vacant commercial and an office. West: Mixed commercial and vacant land.

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

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

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

The subject property currently contains cabin-like units that will be demolished. Given the commercial/retail zoning and uses in the immediate area, it is unlikely that this property would economically be developed with uses permitted in the existing I-1 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.

Commercial and retail uses have developed near the subject property as would be expected along this major transportation and commercial corridor.

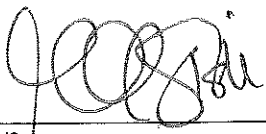
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan indicates that that strip commercial development should be prevented from encroaching into existing neighborhoods. While the proposed zoning permits retail and commercial uses, the subject property fronts on Clear Lake Avenue and does not encroach into a residential neighborhood.

- (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.

Case # 2015-030,

  
Chairman

PT W ½ SE ¼ EX SE 87X140 & EX S 10' ROW 26-16-5  
situated in the County of Sangamon and State of Illinois:  
commonly known as 2125 Clearlake Avenue, Springfield, Illinois  
and further identified as index # 14-26-451-024.

And the west 20' of PT W 1/2 SE ¼ EX S 10' ROW 26-16-5,  
Situating in the county of Sangamon and State of Illinois.  
Commonly known as 111 N. 22<sup>nd</sup> street and further identified  
As index # 14-26.0-451-025

2. Said property is located on Clearlake Avenue and consist of (120') Feet frontage on Clearlake Avenue by One Hundred Eighty (180') feet depth and running Northerly from Clearlake Avenue and being approximately Twenty One Thousand Six Hundred (21,600') Square feet of land.
3. The improvements (or structures) located on said are condemned Cabin like units that are falling down on the east and west side of the property.
4. The subject real estate is currently classified in the I-1 Light Industrial District.
5. The Petitioner, Juma A. Jubailat , desires to construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales.
6. The Petitioner to be in compliance with the Zoning Ordinance respectfully petitions to reclassify the above mentioned property I-1 Light Industrial District, to B-1, Highway Business District which will allow the petitioner to build a Multi- Unit Complex and to operate his own store as well as create business in the area.

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 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 , Commission, as follows:

That the Council of the City of Springfield, Illinois will amend Chapter 155. Section 155.005 the Code of the City of Springfield, Illinois, as amended by changing the zoning classification of the described property from I-1 Light Industrial to B-1 Highway Business District, and that the 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,

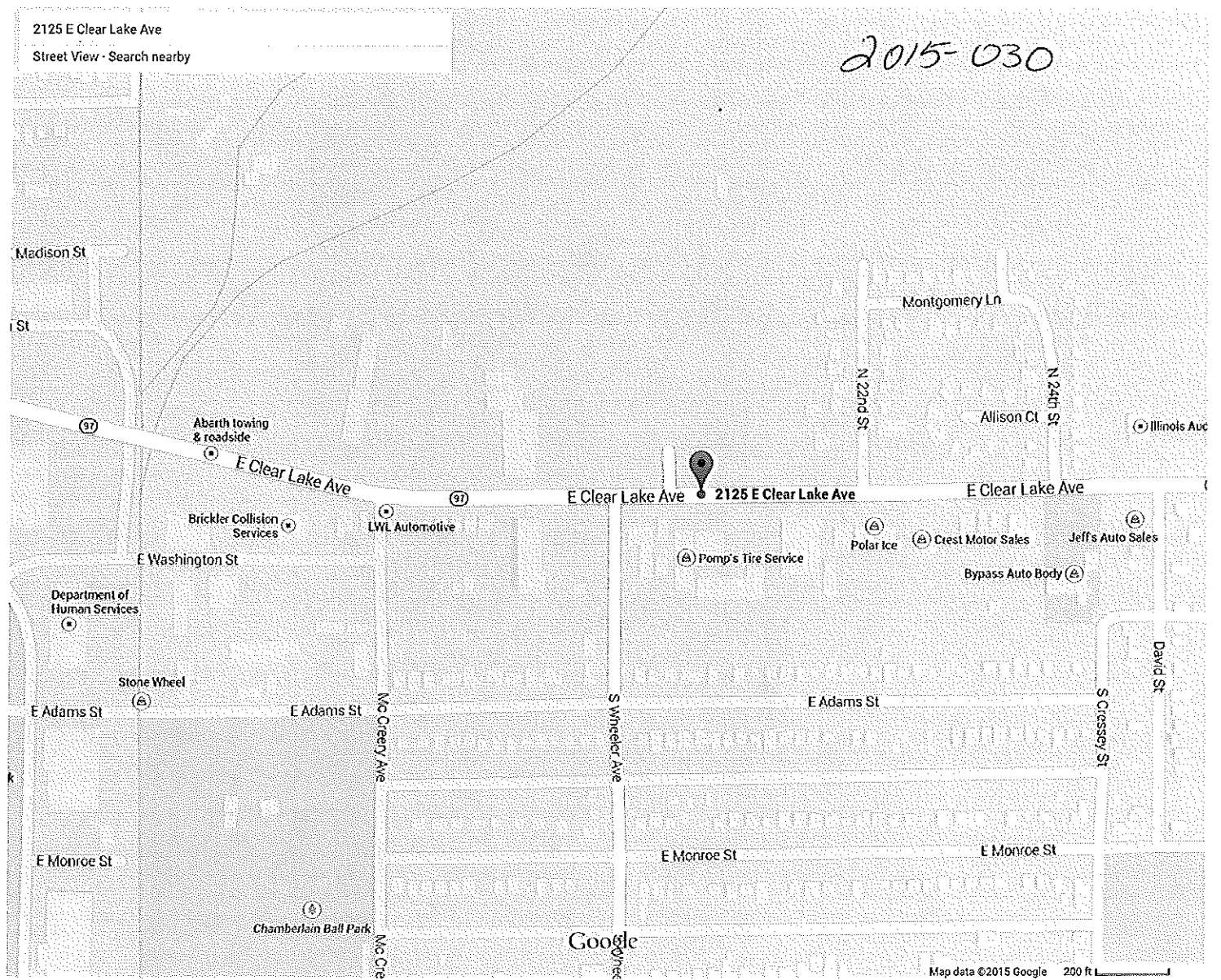
  

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Juma A. Jubialat

Mr. Juma A. Jubialat  
2125 Clearlake Avenue  
Springfield, IL 62703  
Telephone: (217) 361-7577





State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 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 I-1, Light Industrial District, Section 155.040, to B-1, Highway Business Service District, Section 155.033, of the Springfield Zoning Ordinance. Petitioner desires to construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales. Said property is located on Clear Lake Avenue and consists of 120 feet of street frontage and 180 feet depth running northerly from Clear lake Avenue, being approximately 21,600 square feet of land.

Improvements (or structures) located on said property are condemned Cabin like units that are falling down on the east and west side of the property. Subject property is currently classified in the I -1, Light Industrial District, Section 155.040.

Legally described as: PT W ½ SE ¼ EX SE 87 x 140 & EX S 10' ROW 26-16-5 situated in the County of Sangamon and State of Illinois: commonly known as 2125 Clear Lake Avenue, Springfield, Illinois and further identified as index # 14-26-451-024.

And the west 20 feet of PT W ½ SE ¼ EX S 10' ROW 26-16-5, Situated in the County of Sangamon and State of Illinois. Commonly known as 111 N 22<sup>nd</sup> Street, and further identified as index # 14-26-451-025.

The subject property is commonly known as 2125 Clear Lake Avenue and the West 20 feet of 111 North 22<sup>nd</sup> Street, Springfield, Illinois

The petitioner is Juma A. Jubailat

Docket No. 2015-030

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**2125 Clear Lake Avenue and the West 20 feet of 111 North 22<sup>nd</sup> Street**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 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 I-1, Light Industrial District, Section 155.040, to B-1, Highway Business Service District, Section 155.033, of the Springfield Zoning Ordinance. Petitioner desires to construct a building on the west edge of the property with the intent to have a multi unit complex for retail sales. Said property is located on Clear Lake Avenue and consists of 120 feet of street frontage and 180 feet depth running northerly from Clear lake Avenue, being approximately 21,600 square feet of land. Subject property is currently classified in the I -1, Light Industrial District, Section 155.040.

The petitioner is Juma A. Jubailat

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-030



Springfield-Sangamon County  
Regional Planning Commission

**Staff Findings and Recommendation**

(inspected **5-7-15** by MB & SK)

SPRINGFIELD ZONING CASE # 2015-030

ADDRESS 2125 Clear Lake Avenue

Property Index # 14-26-451-024, -025

REQUESTED ZONING B-1 Highway Business District, Section 155.033.

PROPOSED LAND USE Multi-unit complex for retail sales.

EXISTING:

ZONING I-1 Light Industrial District, Section 155.040.

LAND USE Multi-family residence and condemned cabin-like units. The cabin-like units will be demolished.

ROAD FRONTAGE 22<sup>nd</sup> Street – 91'

Good

Clear Lake – 120'

Good

STRUCTURE DESIGNED FOR Multi-family residence and condemned cabin-like units.

CONDITION OF STRUCTURE Residence – Good  
Cabins – Poor (condemned)

LOT AREA 35,300 sq. ft.

FRONT YARD 61'

SIDE YARDS North – 41' South – 5'

REAR YARD 71'

**SEE ATTACHED**

Would the proposed zoning be spot zoning? No

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

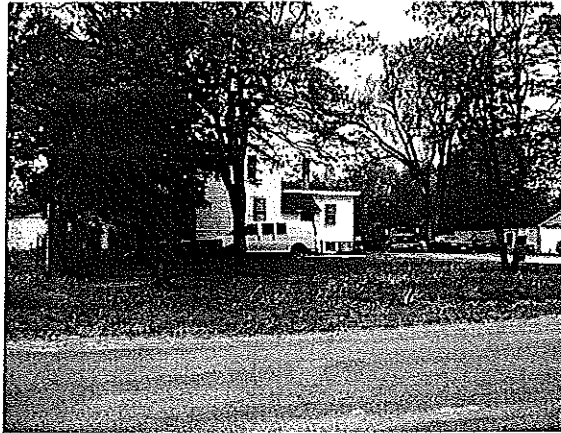
If not in accord, is the request an acceptable variation? \_\_\_\_\_

**PLANNING COMMISSION STAFF RECOMMENDATION:**

**Recommend approval.** The subject property currently contains cabin-like units that will be demolished. The owner proposes to redevelop the property with a multi-unit retail complex. The trend in the area is for zoning and uses that are less intense than the uses permitted under the existing zoning classification. As such, the requested zoning classification is considered to be more appropriate for the trend in the area and is consistent with the City Plan.

Case #: 2015-030

Address: 2125 Clear Lake Avenue

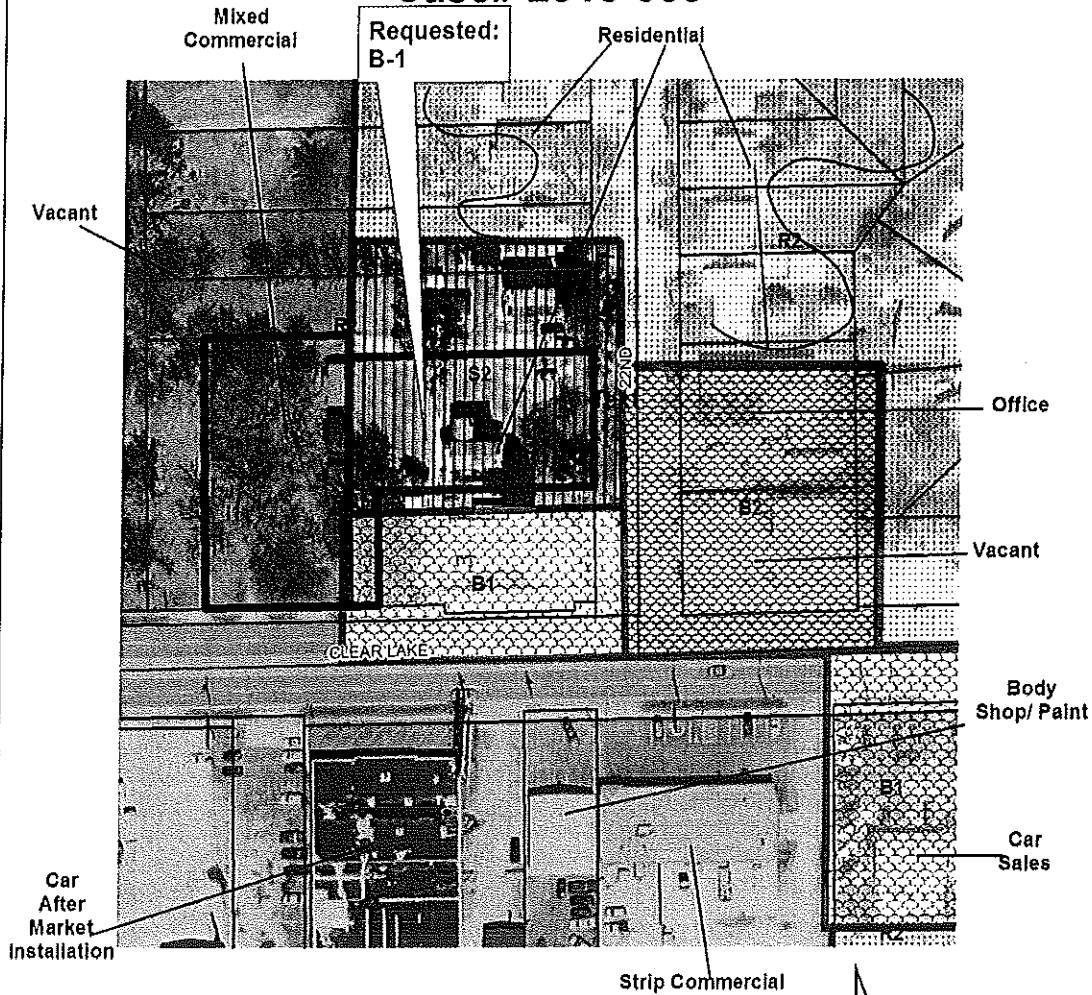


Residence on parcel.



Cabin units to be demolished. Location of proposed multi-unit retail unit.

# City Zoning Case# 2015-030

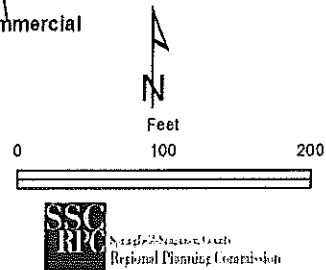


## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |





James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |



**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-030

Date: May 20, 2015

Address: 2125 Clearlake Ave & West 20 feet of 111 N. 22<sup>nd</sup> St.

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

**MOTION: To accept the petition to concur with the staff recommendation for approval of  
Reclassification to B-1, Highway Business Service District, Section 155.033, to construct a building  
on the west edge of the property with the intent to have a multi unit complex for retail sales.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-031 Ward # 10

**ADDRESS:** 3000 Lenhart Road

**PETITIONER:** Hope Evangelical Free Church of Springfield  
by Attorneys LaBarre, Young & Behnke,  
Duane D. Young, of counsel

**PRESENT ZONING  
CLASSIFICATION:** R-1, Single-family Residence District, Section 155.016

**REQUESTED  
ZONING RELIEF:** Variance of Sections 155.310 through 155.315, Residence Office District  
Sign Regulations pursuant to Section 155.212, General provisions, to  
allow sign regulations of Sections 155.320 through 155.325, commercial  
and industrial district sign regulations in this R-1 Zoning District.

**COMMENTS:** The S-2 sign regulations would allow for 1050 square feet of wall signage  
for the subject property.

**OBJECTORS:** None

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

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:** To accept the amended recommendation of staff for approval of a  
Variance of Sections 155.310 through 155.315, Residence Office District  
Sign Regulations pursuant to Section 155.212, General provisions, to  
allow sign regulations of Sections 155.320 through 155.325, commercial  
and industrial district sign regulations in this R-1 Zoning District, to  
allow for 1050 square feet of wall signage for the subject property.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

2015-031

# HOPE CHURCH

Saturday 5:30pm  
Sunday 9:00 & 10:45am

3000  
Lenhart Road

787-1446  
[www.hope-church.us](http://www.hope-church.us)

6' X 12'  
72 SQ FT



2015-031

# HOPE CHURCH

Saturday 5:30pm  
Sunday 9:00 & 10:45am

3000  
Lenhart Road

787-1446  
[www.hope-church.ws](http://www.hope-church.ws)

6' X 12'  
72 SQ FT



2015-031

# HOPE CHURCH

Saturday 5:30pm  
Sunday 9:00 & 10:45am

3000  
Lenhart Road

787-1446  
[www.hope-church.org](http://www.hope-church.org)

6' X 12'  
72 SQ FT



2015-031

← MAIN ENTRANCE  
← GYM  
↑ CHILDREN'S  
MINISTRIES

4' X 2 1/2'  
10 SQ FT



2015-031

↑ CHILDREN'S  
MINISTRIES  
← MAIN ENTRANCE  
← GYM

4' X 2 1/2'  
10 SQ FT



2015-031

→ MAIN ENTRANCE  
→ GYM

4' X 2 1/2'  
10 SQ FT



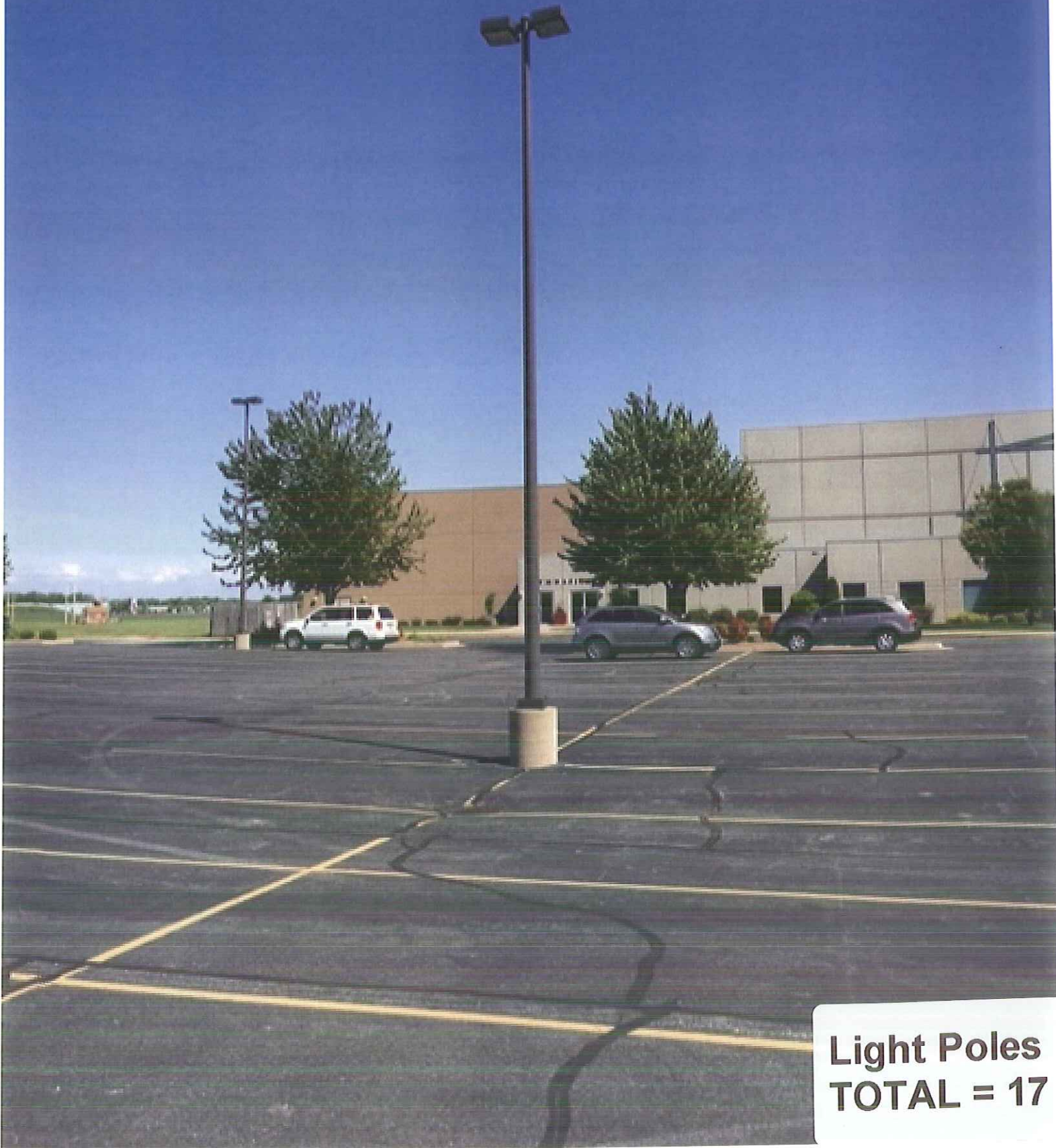
2015-031

↑ EXIT

4' X 2 1/2'  
10 SQ FT



2015-031



**Light Poles  
TOTAL = 17**



2015-031



**Sign**  
**2' X 5'**  
**10 SQ FT**

**Light Poles**  
**TOTAL = 17**



2015-031

# GYMNASIUM

LETTER = 12" X 12"  
9 SQ FT



2015-031



CHILDREN'S MINISTRY



22' 11" X 1' 2"  
26.7 SQ FT



Living Hope  
COUNSELLING CENTER

5' X 10'  
50 SQ FT



**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
Hope Evangelical Free Church of Springfield,  
by Attorneys LaBarre, Young & Behnke,  
Duane D. Young, of counsel

) DOCKET NO. 2015-031  
) PROPERTY LOCATED AT:  
) 3000 Lenhart Road  
)

**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 **Variance of Sections 155.310 through 155.315, Residence Office District Sign Regulations**, 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 **May 20, 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:  
  

**The Southwest Quarter of the Southeast Quarter, except the road right-of-way dedicated by Document #2004R08454, of Section 10, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois PIN 21-10-400-007.**
3. That the present zoning of said property is **R-1, Single-family Residence District, Section 155.016.**
4. That the present land use of said property is a **55,061 square foot church building.**
5. That the proposed land use of said property is to **allow the sign regulations for the S-2, Community Shopping and Office District to be applied to the subject property in lieu of the R-1, Single-Family Residence District sign regulations so the petitioner could have 1050 square feet of wall signage.**
6. That the changes requested is a **Variance of Sections 155.310 through 155.315, Residence Office District Sign Regulations pursuant to Section 155.212, General provisions and Section 155.213, Applications for Variances, to allow the commercial and industrial sign regulations for Sections 155.320 through 155.325 in this R-1 Zoning District.**
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.

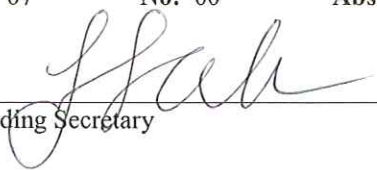
**BELOW** is the RECOMMENDATION of the Springfield Planning and Zoning Commission:

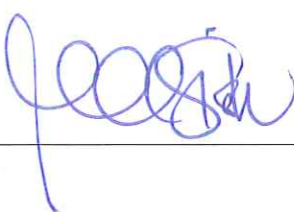
Motion made by: **Commissioner Wood**  
Motion seconded by: **Commissioner Mills**

**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To accept the amended recommendation of staff for approval of a **Variance of Sections 155.310 through 155.315, Residence Office District Sign Regulations pursuant to Section 155.212, General provisions, to allow sign regulations of Sections 155.320 through 155.325, commercial and industrial district sign regulations in this R-1 Zoning District, to allow for 1050 square feet of wall signage for the subject property.**

The vote of the Commission was as follows:  
Yes: 07      No: 00      Absent: 02

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## STANDARDS FOR VARIATIONS

Case #: 2015-031

Address: 3000 Lenhart Road

- (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 purpose of the variance request is to place three wall signs on the side of the church that total approximately 576 square feet. To the extent that such wall signs increase attendance at the worship services resulting in a positive yield to the congregation, then the variance may be warranted. However, it is unsure as to the nature and location of the additional 474 square feet of signage being requested. More information needs to be provided to determine if the additional square footage is needed.

AMENDED: Testimony was provided to clarify that all signage on the property would total less than the requested 1,050 square feet.

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

The church is located on a large lot with relatively large setbacks in the R-1 zoning district. The R-1 district presumes a majority of the territory will be occupied by single-family residences, which are more likely to be grouped more closely together and be on lower velocity public streets than the church on the subject property. This increased density leads to a heightened perception of large signs for residences that is not necessarily apparent when the primary structure is a large church building, on a large lot, that is spaced relatively far back from the public street.

- (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?

It appears that the 576 square feet of signage will not have a negative impact on the immediate area. It is unknown where the additional 474 square feet of signage will be located or if it will have a negative impact.

AMENDED: Testimony was provided that that the signage on the property would total less than the requested 1,050 square feet. Staff finds that the increased square footage of signage would not have a negative impact on the immediate area due to the location of the subject property.

  
Chairman



2015-031

**CITY OF SPRINGFIELD  
PETITION FOR VARIANCE OF SIGN REGULATION PROVISIONS OF THE  
CITY CODE**

STATE OF ILLINOIS                     )  
                                                      )     SS  
COUNTY OF SANGAMON             )

RECEIVED

APR 01 2015

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

In the matter of the Petition of HOPE EVANGELICAL FREE CHURCH, an Illinois Religious Corporation, of Springfield, Illinois, respectfully petition, pursuant to Section 155.212, General Provisions, of the zoning ordinance of the City of Springfield, Illinois in respect thereto for a variance of the provisions of Sections 155.310 to 155.315, Residence and Office Sign Regulations, to instead apply the signage regulations for the S-2 district (Section 155.320 to 155.325) to an R-1 zoned property, for property commonly known as 3000 Lenhart Road, Springfield, Illinois 62711.

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, HOPE EVANGELICAL FREE CHURCH of Springfield, Illinois, an Illinois Religious Corporation, and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner is the owner of 3000 Lenhart Road, Springfield, Illinois 62711, legally described as:

The Southwest Quarter of the Southeast Quarter, except the road right-of-way dedicated by Document #2004R08454, of Section 10, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois.

PIN: 21-10.0-400-007

2. Said property is located at the corner of Bunker Hill Road and Lenhart Road and consists of 39.752 acres with approximately 1307.38 feet of frontage on Bunker Hill Road, and 1325.88 feet of frontage on Lenhart Road;

the parcel is approximately square and has depth of approximately the same dimension as the frontage measurements.

3. The subject real estate is currently improved with an approximately 55,061 square feet church building, including common areas, sanctuary auditorium, multi-purpose room, children's wing and full size gym, and includes a separate storage building, and a counseling center.

4. The subject real estate is currently classified R-1, Single Family.

5. The Petitioner, because of the usage of the real estate as a church, ministry center and related outreach functions seeks variation from wall signage restrictions of 100 square feet, as defined and allowed under 155.310-155.315 of the zoning ordinance, and instead allow for S-2 sign regulations to be applied to the property located in an R-1 Zoning district, which allows for 900 square feet of wall signage plus an additional 150 square feet allowed for a corner lot.

6. That the additional signage will enhance the Petitioner's outreach, mission and ministry to the community; current attendance exceeds 800, and the facilities to be served by this signage were erected at a cost exceeding \$10,000,000 at this location to serve not only Springfield, but an area surrounding Springfield; to do so the Petitioner seeks to identify the facilities and its location and make them visible to nearby public roadways and traffic. Current restriction do not allow for adequate visibility and identification.

7. The uniqueness and use of the building is that the zoning category of R-1, Single Family allows for church use; the actual use of the real estate is



not for single family residency but as a church with facilities for public gatherings as both a church and related ministries and functions.

8. If granted, the variance will not alter the essential character of the real estate, not impair any adequate supply of air and light to adjacent property, not increase traffic or diminish or impair property values in the locality. The signage will be tasteful and will contribute positively to the property and the area.

9. Petitioner attached a rendering of the proposed signage and manufacturer specifications of the sign mounting planned to be used.

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 requested variances of the property herein described, recommend approval to the City Council of Springfield, Illinois.

WHEREFORE, Petitioner prays that 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, allow 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 granting the variance of the described property pursuant to Section 155.212 to allow the application of the S-2 zoning district sign regulations, Section 155.320 to 155.325, to a property located in a R-1 zoning district, to allow 1050 square feet of wall signage; 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,  
HOPE EVANGELICAL FREE CHURCH of  
Springfield, Illinois,

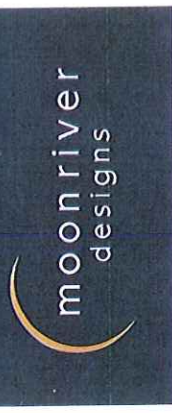
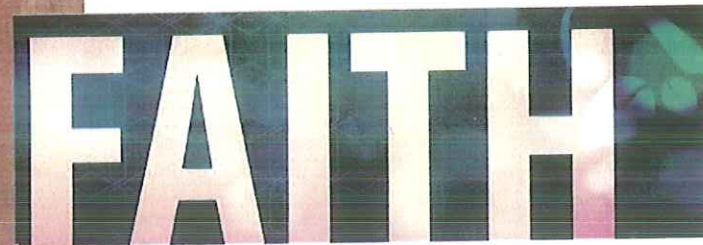
BY: \_\_\_\_\_

One of its Attorneys

Attorney's Address:  
DUANE D. YOUNG  
Registration No.: 3091457  
LaBARRE, YOUNG & BEHNKE  
1300 South Eighth Street  
Suite Two  
Springfield, Illinois 62703  
Telephone: (217) 544-8500  
Facsimile: (217) 544-6200  
E-Mail: duane@lyblaw.com

2015-031

Design B



**Dimensions**  
8 x 24 ft banners

## Please proof carefully.

Once the proof is approved, the accuracy of copy, size and color are your responsibility.  
Please pay careful attention to phone numbers, addresses and spelling.

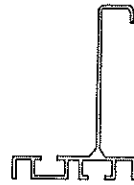
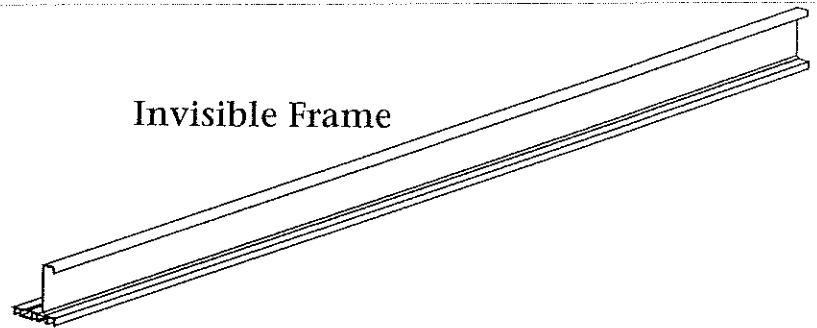
Due to variations in computer monitor settings, colors shown may not be an exact match to the final printed output. All effort is taken to produce the final product according to the approved proof. However, due to production and application requirements, slight adjustments in size or color may be made. Proof may not be to scale. Design property of Moon River Designs until order completion. It is not to be used in whole or part without permission from Moon River Designs.

## Proof №3

Produced for : Hope Church  
Designed by: Nicole Denby Date: 11/13/14  
Approved As Is ☐ Approved With Changes ☐ Redesign w/changes ☐  
Customer Signature \_\_\_\_\_

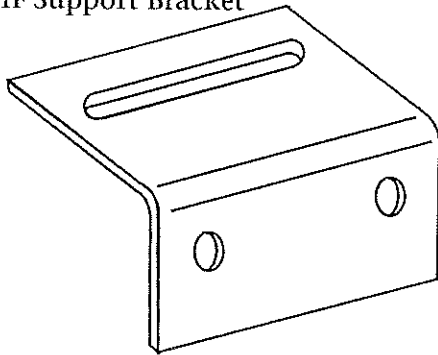
# Invisible Frame System

The IF Frame Aluminum Extrusion is 3 1/4" deep and 4 1/2" high. When you order your IF Frame you order by the size of your copy area. The IF Frame Kit comes to you pre-cut to length and with the corners mitered. All you do is install the IF Frame to the wall.



Invisible Frame

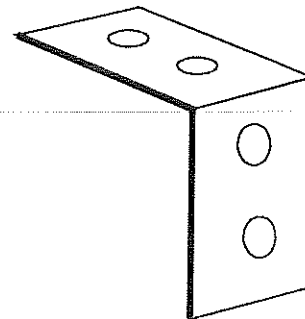
IF Support Bracket



The IF Support Brackets are made from 1/4" steel. We recommend 3 IF Brackets for 10' - 12' IF Frames and 2 IF Brackets for IF Frames 8' and less.

Bolts, lag screws etc. used to mount the IF Support Bracket to the walls are not included with the IF Kit.

IF Corner Support Brackets will keep the mitered corners in a tight fit for easy installation of the vinyl.



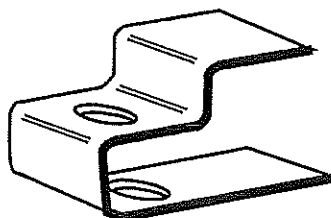
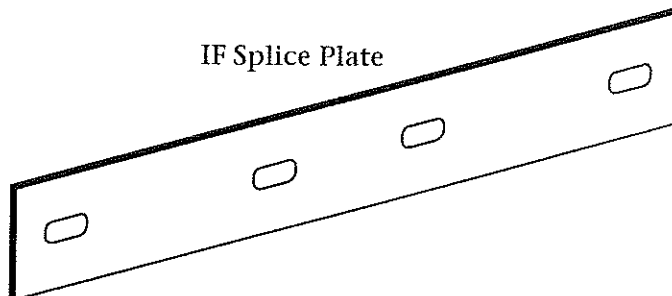
IF Clamp

# Invisible Frame System

IF Splice Plates applied at butt joints in the IF Frame keeps them tight.

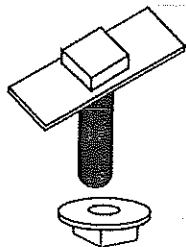
IF Clamps tension the vinyl behind the IF Frame therefore hiding the IF Frame from view.

IF Splice Plate

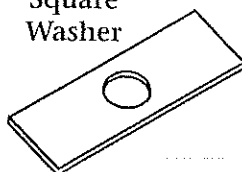


IF Support Bracket,  
IF Corner Support  
and IF Splice Plate  
Attachment

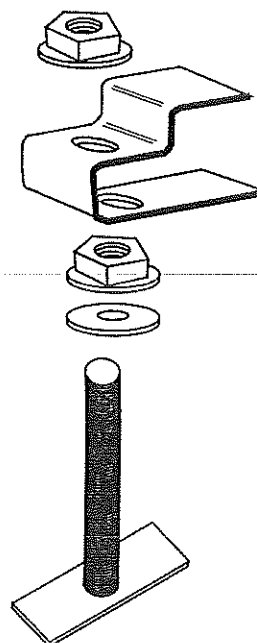
3/8" x 1" Sq Head Bolt  
Square Washer  
Flange Nut  
2 per IF Support Bracket



Square  
Washer



3/8" x 4" Bolt  
IF Clamp  
Flange Nuts  
3/8" Washer

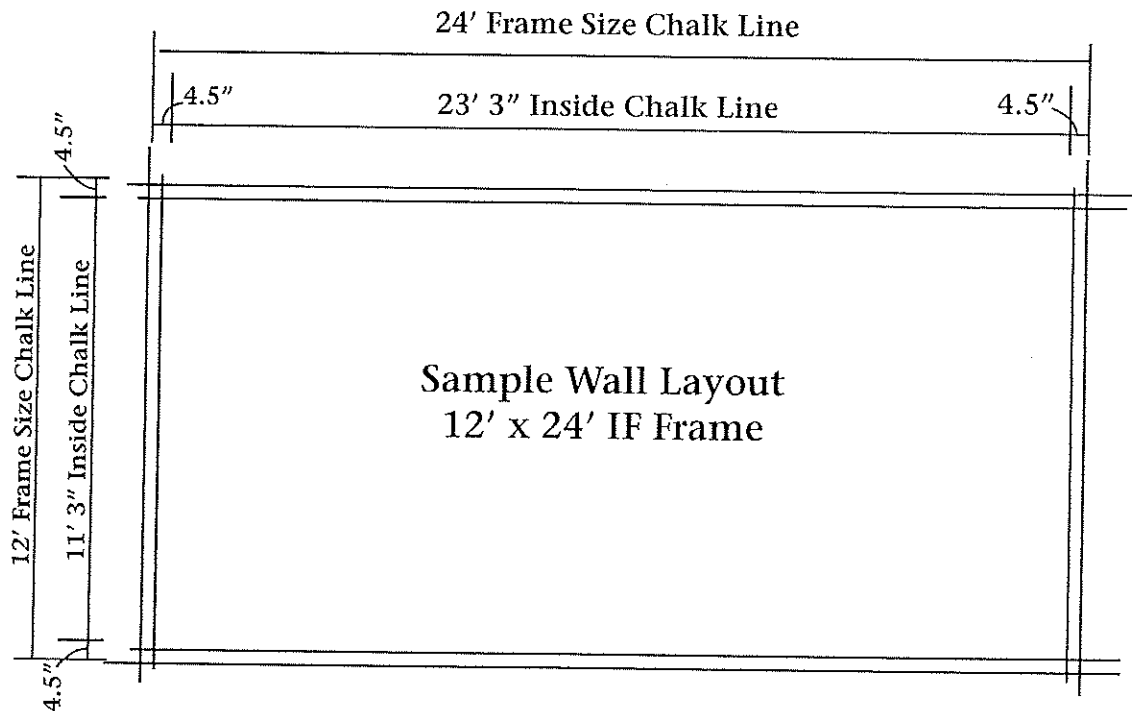




# Invisible Frame System

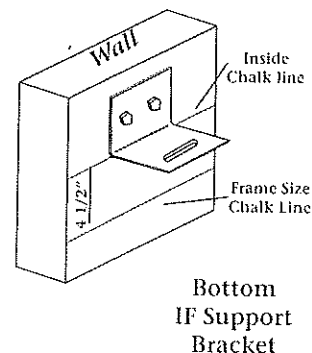
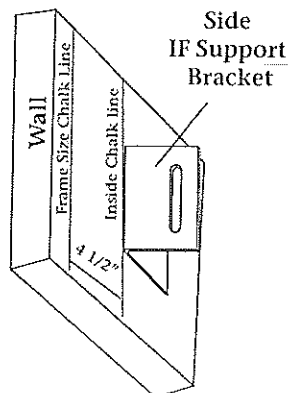
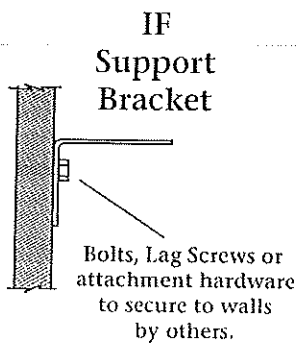
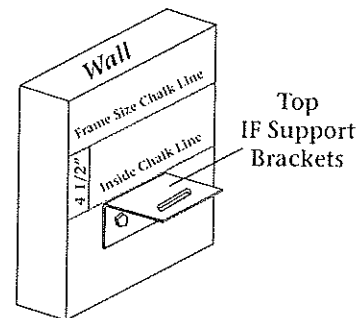
## IF Frame Installation

First make chalk lines on the wall the size of your IF Frame. Then make a second set of chalk lines 4 1/2" inside the Frame chalk lines.

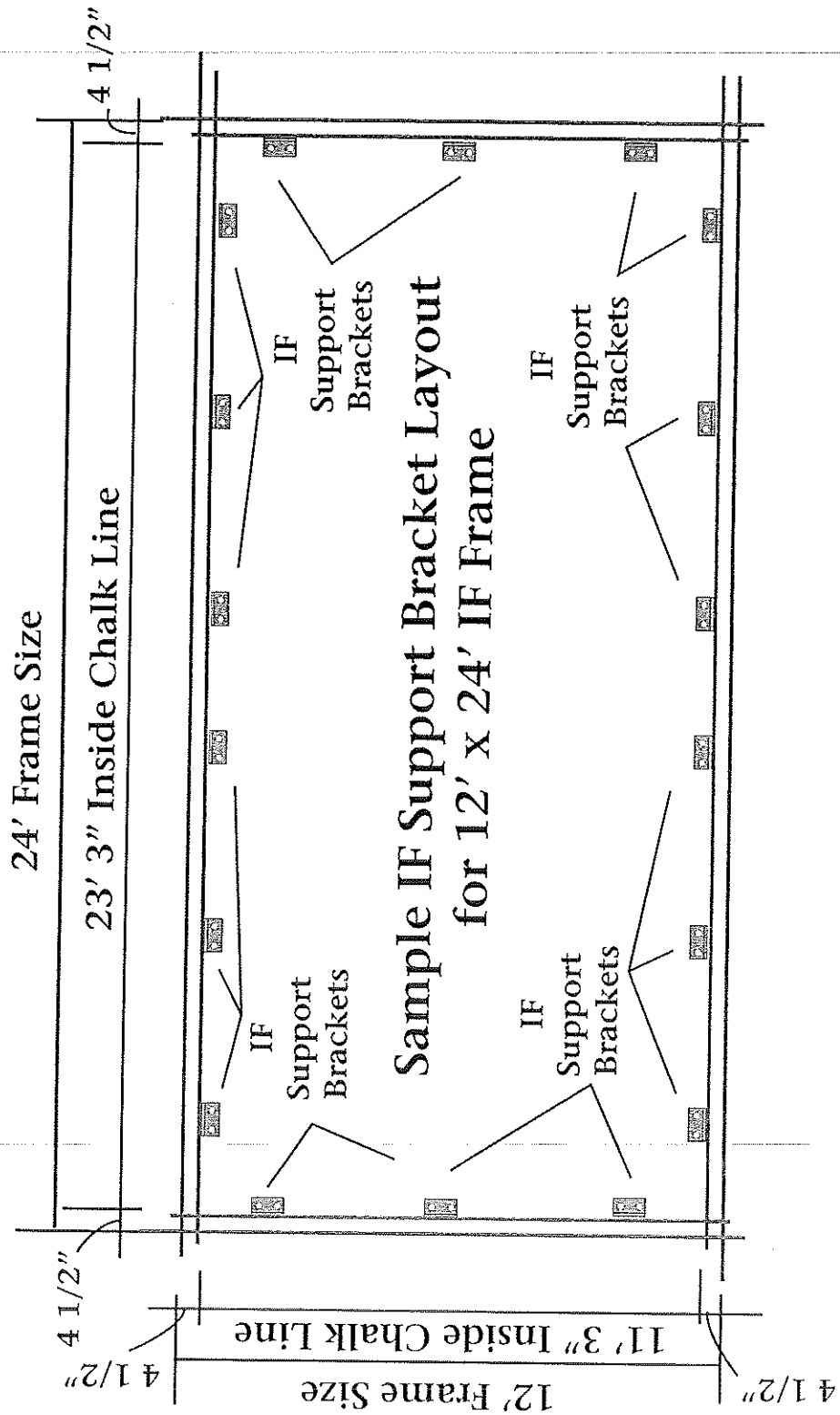


Install the IF Support Brackets flush with the inside chalk line facing out.

Note: Install IF Support Brackets at least 10" from corners and butt joints as to not interfere with the installation of IF Corner Supports or IF Splice Plates.



# Invisible Frame System



# Invisible Frame System

Take an IF Frame piece and slide 2 - 3/8" x 1" Square Head Bolt and Square Washer in the bottom slot for each IF Support Bracket, IF Corner Support and IF Splice Plate (if needed). Bolts should be facing to the inside of the IF Frame. Space the bolts out in the approximate location of the IF Support Brackets.

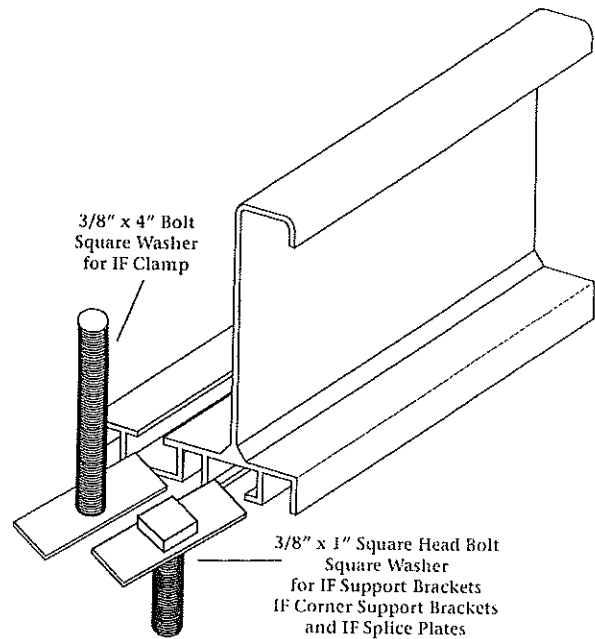
At this time loosely install an IF Corner Support and/or an IF Splice Plate to the IF Frame.

Place IF Frame on the IF Support Brackets and tighten the Flange Nuts.

Continue installing the IF Frames until all have been installed.

Now tighten all of the bolts and Flange Nuts.

You are ready to install the vinyl.

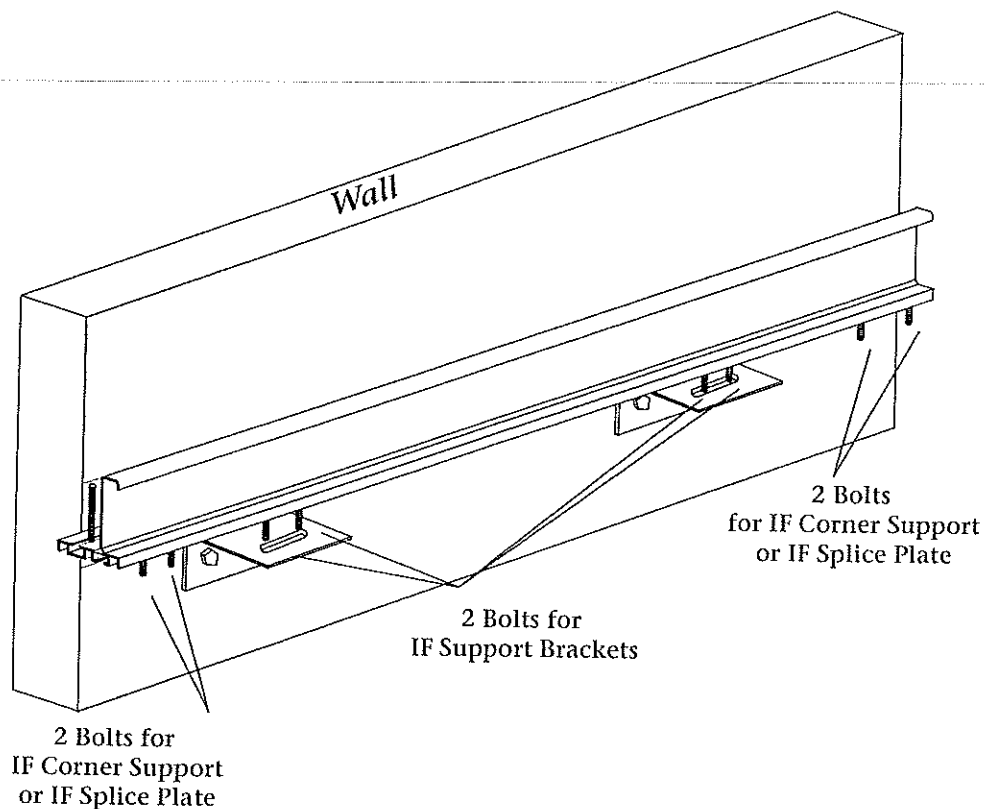


IF Corner Support

IF Splice Plate

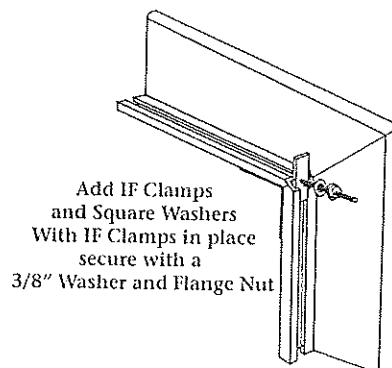
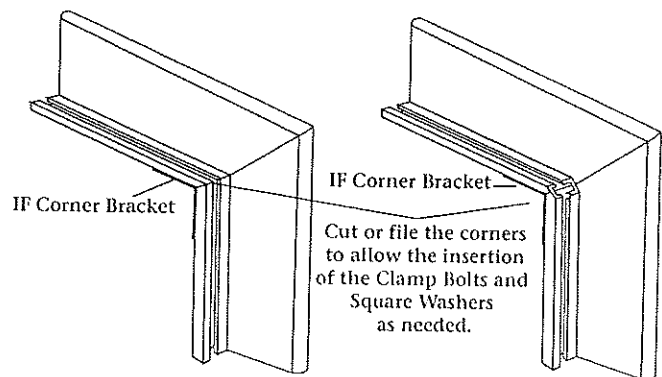
Before installing the IF Frame slide 2 - Bolts and Square Washers in frame for each IF Corner Support or IF Splice Plate. Also, slide 2 - Bolts and Square Washers in frame for each IF Support Bracket.

# Invisible Frame System

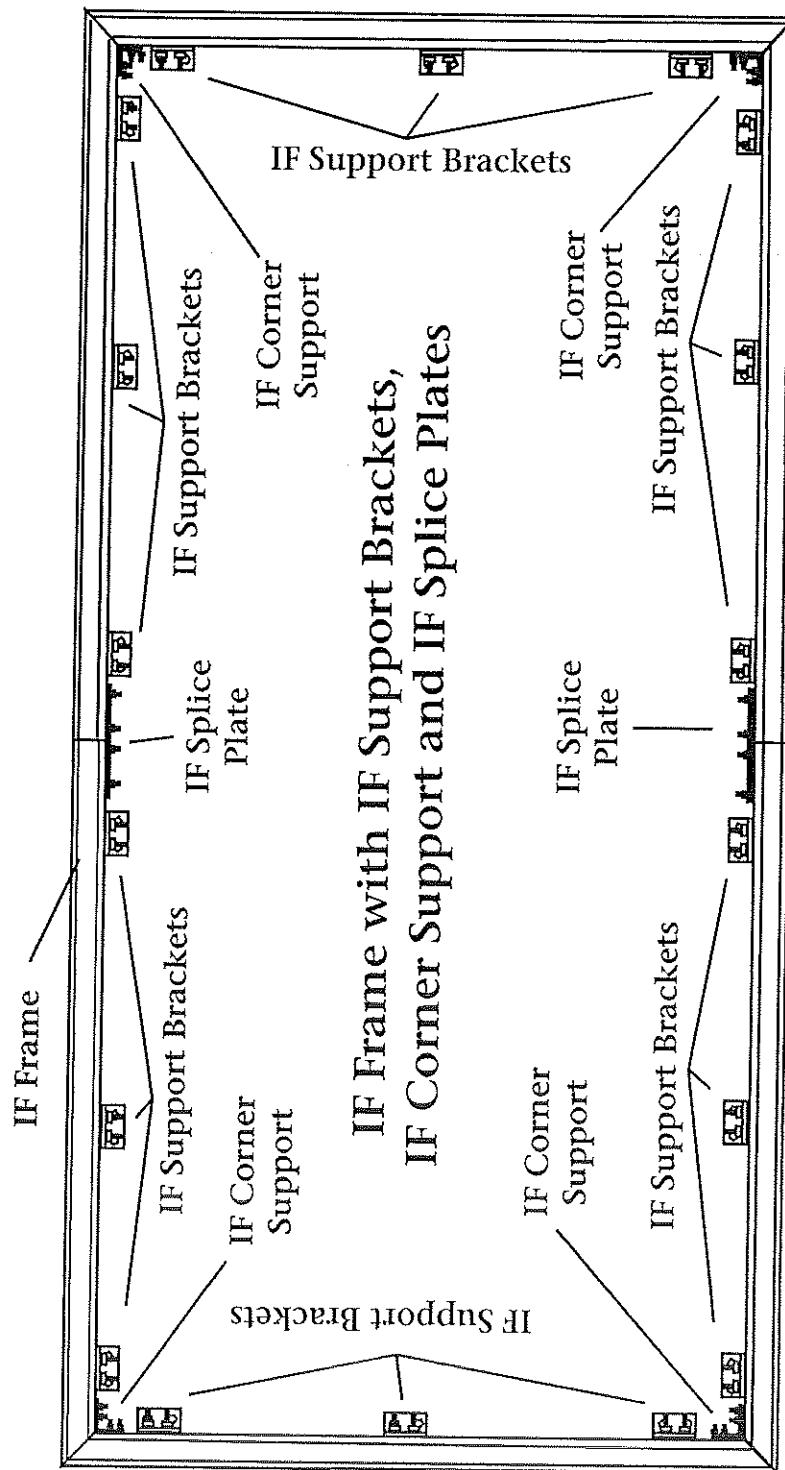


To make it easier to insert the 4" Bolts for the IF Clamps, file or cut the corner of the mitered IF Frame, see illustration.

You can now insert all the IF Clamp bolts with the Square Washer that you need.



# Invisible Frame System





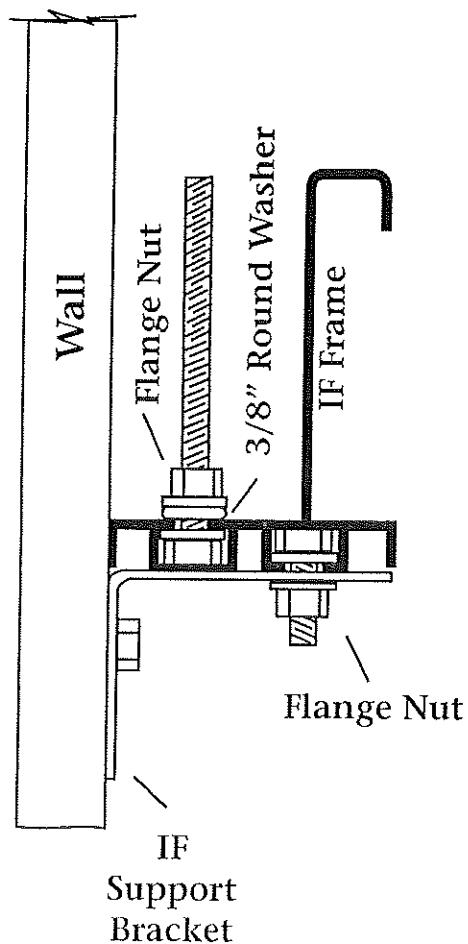
# Invisible Frame System

## IF Vinyl Installation

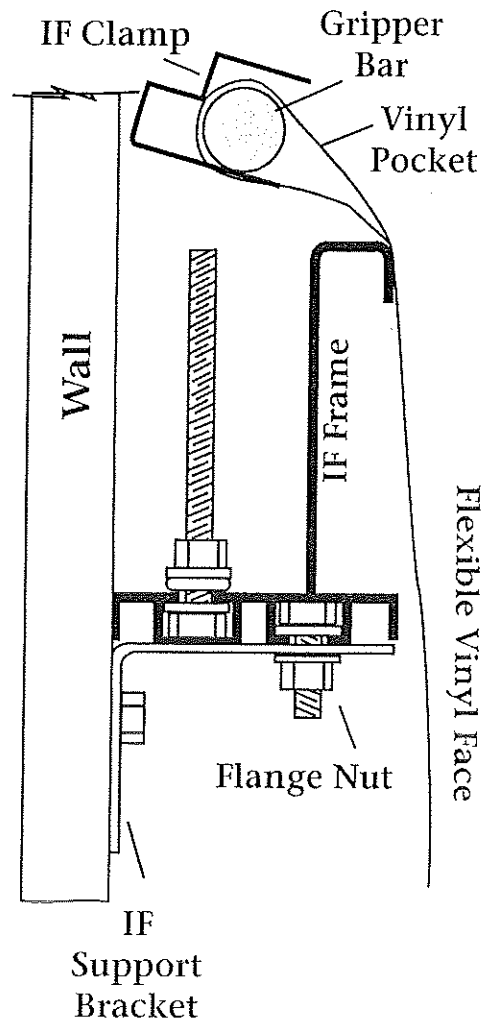
Slide the 4" bolt in place and secure with a Flange Nut.

Install the Gripper Bars into the pockets of the vinyl face. Place an IF Clamp over the Gripper Bar and vinyl. Rotate over and onto the 4" bolt.

Insert the 4" Bolts  
with Square Washers  
in IF Frame.  
When in position  
secure the bolts  
with Flange Nuts



Place a IF Clamp  
over the vinyl pocket  
and Gripper Bar.  
Place IF Clamp on  
the 4" Bolt.

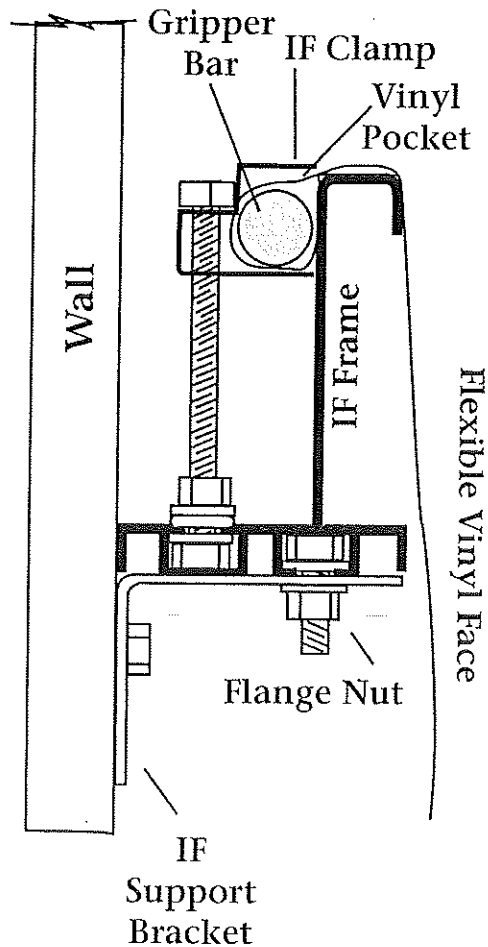


# Invisible Frame System

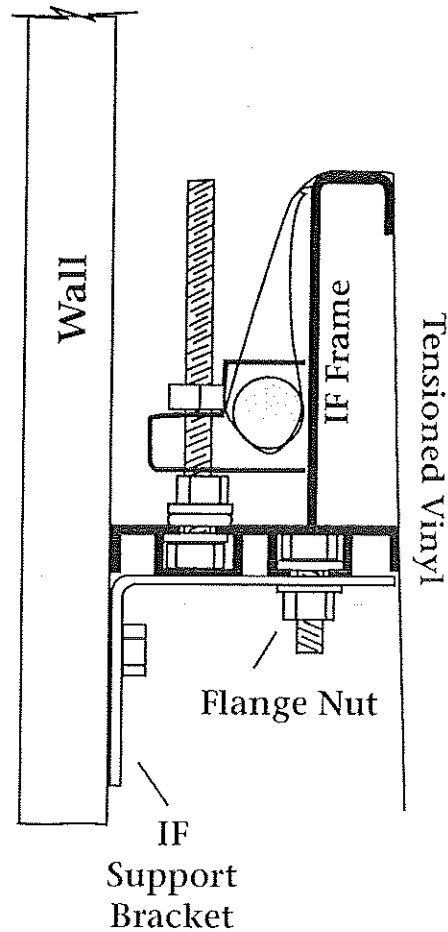
## IF Vinyl Installation

Slide the IF Clamp down on the bolt and place a Flange Nut on the bolt and tighten just enough to hold in place. After all of the IF Clamps have been placed on the bolts, start tightening the Flange Nuts using a 3/8" deep well socket until the vinyl is taut.

With IF Clamp on Bolt  
hold in place with a  
Flange Nut.  
Do not tighten  
at this time.



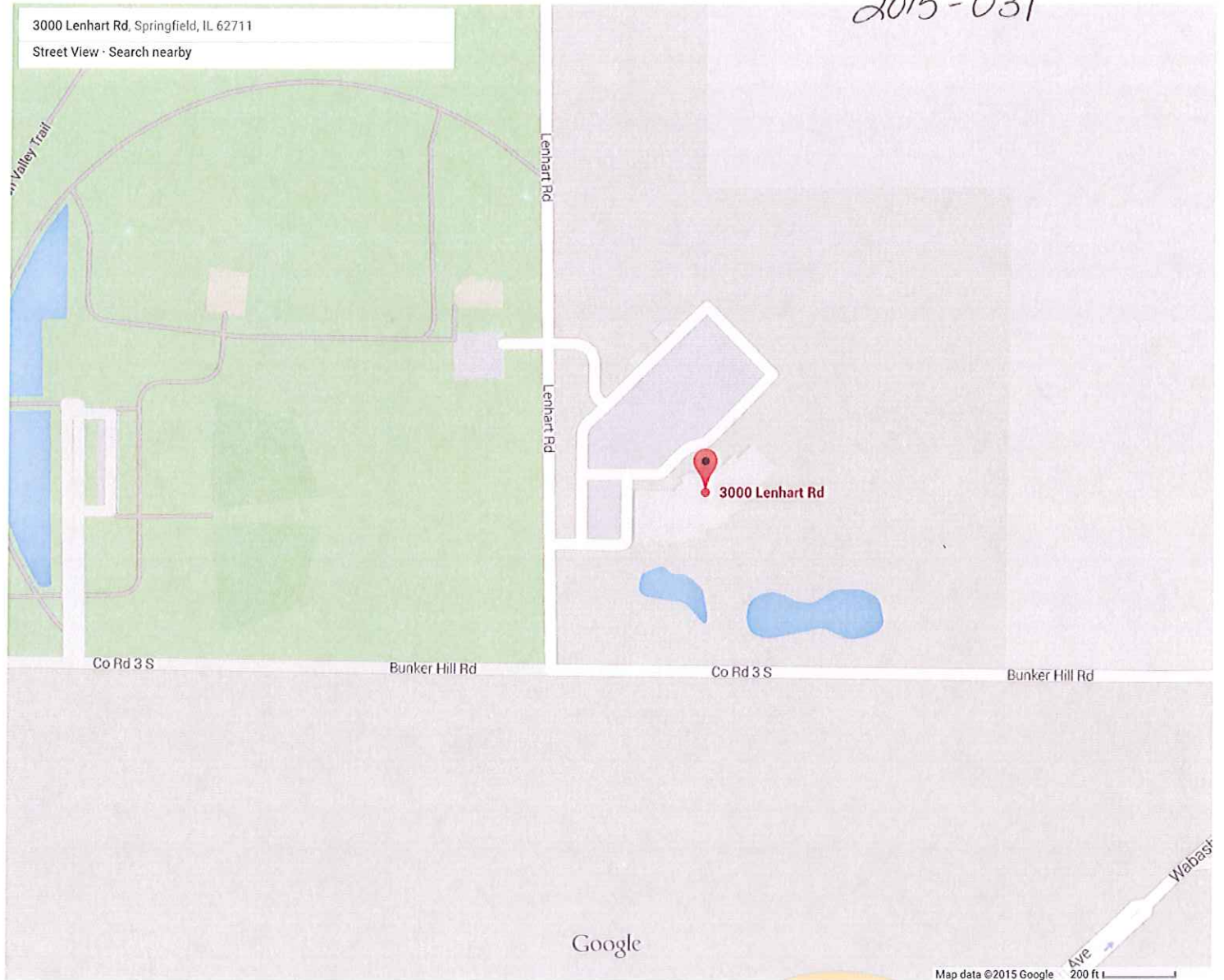
With all IF Clamps  
in place on the bolts,  
using a 3/8" deep well  
socket tension all  
of the IF Clamps.



4/27/2015

3000 Lenhart Rd - Google Maps

2015-031



Legal Notice

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015 at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Sections 155.310 through 155.315, Residence Office District Sign Regulations, pursuant to Sections 155.212, General provisions, of the Springfield Zoning Ordinance. The variance will allow the sign regulations of Sections 155.320 through Sections 155.325, Commercial and Industrial District Sign Regulations, for property zoned R-1. Petitioner desires to install wall signage which is in excess of the 100 square feet allowed in the R-1 District. Petitioner seeks a variance to allow the sign regulations for the S-2, Community Shopping and Office District to be applied to the Subject property in lieu of the R-1, Single-family Residence district sign regulations. Said property, is located at the corner of Bunker Hill Road and Lenhart Road and consists of 39.752 acres. The S -2 sign regulations would allow for 1050 square feet of wall signage for subject property.

Improvements (or Structures) located on said property is an approximately 55,061 square feet church building, including common areas, sanctuary auditorium, multi-purpose room, children's wing and full size gym, and a separate storage building and a counseling center. The subject real estate is currently classified in the R-1, Single Family Residence District.

Legally described as: The Southwest Quarter of the Southeast Quarter, except the road right-of-way dedicated by Document #2004R08454, of Section 10, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois. P.I.N: 21-10.0-400-007.

The property is commonly known as 3000 Lenhart Road, Springfield, Illinois.

The petitioner is Hope Evangelical Free Church of Springfield, Illinois, by its attorneys LaBarre, Young & Behnke. Duane D. Young, of counsel.

Docket No. 2015-031

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**3100 Lenhart**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Sections 155.310 through 155.315, Residence Office District Sign Regulations, pursuant to Sections 155.212, General provisions, of the Springfield Zoning Ordinance. The variance will allow the sign regulations of Sections 155.320 through Sections 155.325, Commercial and Industrial District Sign Regulations, for property zoned R-1. Petitioner desires to install wall signage which is in excess of the 100 square feet allowed in the R-1 District. Petitioner seeks a variance to allow the sign regulations for the S-2, Community Shopping and Office District to be applied to the Subject property in lieu of the R-1, Single-family Residence district sign regulations. Said property, is located at the corner of Bunker Hill Road and Lenhart Road and consists of 39.752 acres. The S -2 sign regulations would allow for 1050 square feet of wall signage for subject property. The subject real estate is currently classified in the R-1, Single Family Residence District.

The petitioner is Hope Evangelical Free Church of Springfield, Illinois, by its attorneys LaBarre, Young & Behnke. Duane D. Young, of counsel.

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-031





### Staff Findings and Recommendation

(inspected **5-7-15** by MB & SK)

### AMENDED

SPRINGFIELD ZONING CASE # 2015-031

ADDRESS 3000 Lenhart Road

Property Index # 21-10-400-007

REQUESTED ZONING Vary Sections 155.310 through 155.315, Residence Office District Sign Regulations, pursuant to Section 155.212.

PROPOSED LAND USE Allow the sign regulations for S-2, Community Shopping and Office District to be applied and allow for one thousand, fifty (1,050) square feet of wall signage instead of the one hundred (100) square feet allowed in the R-1 classification.

#### EXISTING:

ZONING R-1, Single-Family Residence District, Section 155.016.

LAND USE Building being used as church with 55,061 square feet and associated parking and signage.

ROAD FRONTAGE Bunker Hill – 1248'

Good

Lenhart – 1260'

Good

STRUCTURE DESIGNED FOR Building being used as church with 55,061 square feet.

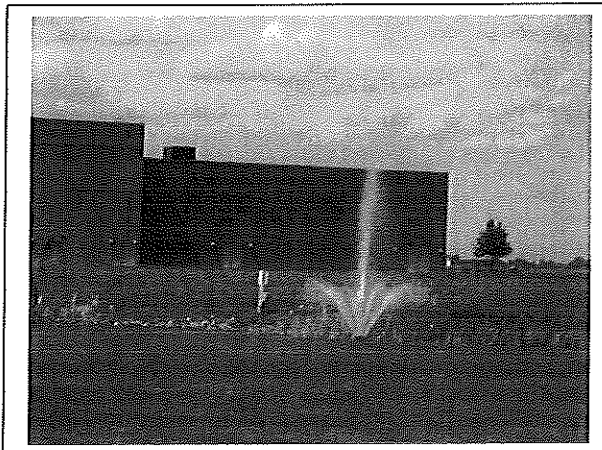
CONDITION OF STRUCTURE Good

LOT AREA 34.46 acres

FRONT YARD 173'

SIDE YARDS North – 703' South – 333'

REAR YARD 689'



Would the proposed zoning be spot zoning? N/A

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

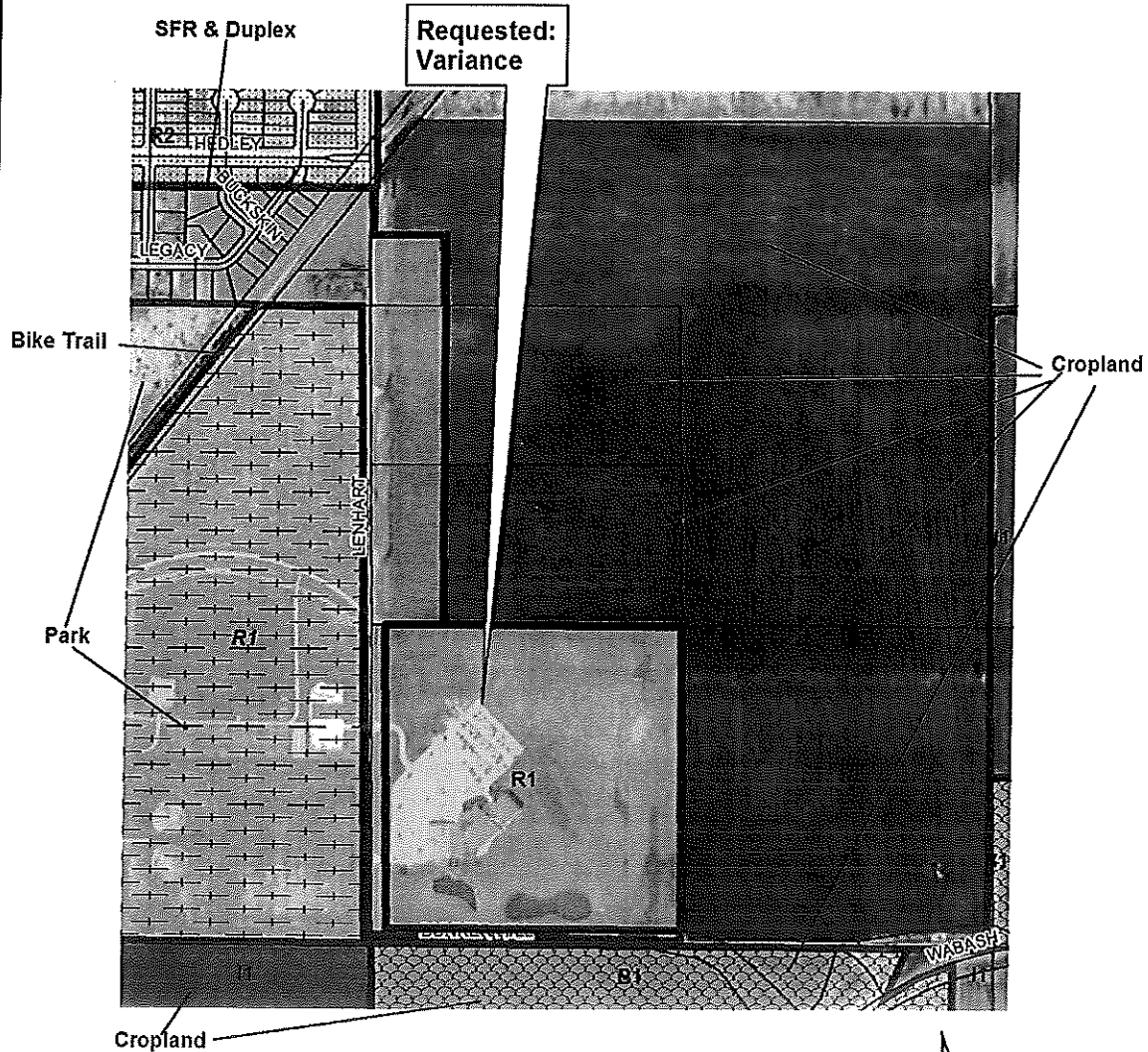
If not in accord, is the request an acceptable variation? N/A

#### PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend denial. The petitioner is requesting the variance to have the ability to place 1,050 square feet of wall signage on the building located on the subject property. According to the petition, the total square footage of the signage is approximately 576 square feet. The petitioner does not indicate where on the site the remaining 474 square feet of signage will be located. While there is precedence to allow the S-2 sign regulations to be utilized in the R-1 zoning district for uses of this nature there is not enough information contained in the petition to determine if the requested 1,050 total square feet is warranted without having a negative impact on the immediate area.

**AMENDED:** Testimony was provided that that the signage on the property would total less than the requested 1,050 square feet. Staff finds that the increased square footage of signage would not have a negative impact on the immediate area due to the location of the subject property.

# City Zoning Case# 2015-031

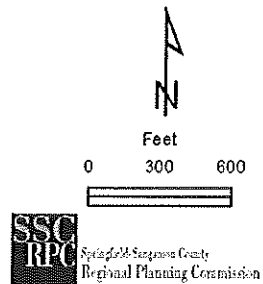


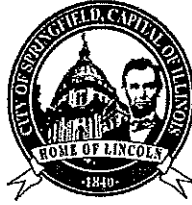
## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |





James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-031

Date: May 20, 2015

Address: 3000 Lenhart

Motion Made by: Commissioner Wood

Seconded by: Commissioner Mills

**MOTION: To accept the amended recommendation of staff for approval of a Variance of Sections 155.310 through 155.315, Residence Office District Sign Regulations pursuant to Section 155.212, General provisions, to allow sign regulations of Sections 155.320 through 155.325, commercial and industrial district sign regulations in this R-1 Zoning District, to allow for 1050 square feet of wall signage for the subject property.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:**

2015-032

Ward # 5

**ADDRESS:**

216 S. 6<sup>th</sup> Street

**PETITIONER:**

Carolyn B. Oxtoby,  
By Rachel Bonnie

**PRESENT ZONING  
CLASSIFICATION:**

S-3, Central Shopping District, Section 155.032

**REQUESTED  
ZONING RELIEF:**

Variance of Section 155.321(b), Non Illuminated signs, maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet.

**COMMENTS:**

To allow installation of 32 square feet of wall/building mounted signage instead of the 22 square feet allowed.

**OBJECTORS:**

None

**SPRINGFIELD-SANGAMON  
COUNTY REGIONAL  
PLANNING COMMISSION  
RECOMMENDATION:**

Recommend approval.

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:**

To approve the petition to concur with the staff recommendation for approval of a Variance of Section 155.321(b), Non Illuminated signs, maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet, to allow installation of 32 square feet of wall/building mounted signage instead of the 22 square feet allowed.

**DATE:**

May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:**

June 16, 2015



**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**

Carolyn B. Oxtoby,  
by Rachel Bonnie.

) **DOCKET NO. 2015-032**  
) **PROPERTY LOCATED AT:**  
) **216 S. 6<sup>th</sup> 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 **Variance of Section 155.321(b), Non illuminated signs**, 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 **May 20, 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:

**E Iles Sub Lot 5 Block 23 & PT Vacated Alley Old Town, Plat L 1 34-16-5, 1650 SQ FT 22X75; Situated in the County of Sangamon, and State of Illinois. Tax ID # 14-34-131-047.**

3. That the present zoning of said property is **S-3, Central Shopping District, Section 155.032.**
4. That the present land use of said property is **a three story brick building, bottom level is commercial space, the second and third floors are residential.**
5. That the proposed land use of said property is **to allow installation of 32 square feet of wall/building mounted signage instead of the 22 square feet allowed.**
6. That the changes requested is a **Variance of Sections 155.321(b), Non Illuminated signs, maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet.**
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:**

To approve the petition to concur with the staff recommendation for approval of a **Variance of Section 155.321(b), Non Illuminated signs, maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet, to allow installation of 32 square feet of wall/building mounted signage instead of the 22 square feet allowed.**

The vote of the Commission was as follows:

**Yes: 07      No: 00      Absent: 02**

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## STANDARDS FOR VARIATIONS

Case #: 2015-032

Address: 216 South Sixth 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?

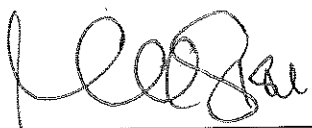
The variance request would allow the petitioner to construct a sign in excess of the twenty-two (22) square feet allowed by code. Page 1 of the petition indicates a sign of thirty-two (32) square feet. However, the sign also includes a graphic display adjacent to the sign text. Page 2 of the petition indicates a sign of approximately three (3) by fifteen (15) feet, or forty-five (45) square feet. Testimony should be obtained to determine how much signage in the 32-45 square feet range the petitioner intends to use. In either case, the proposed sign will be smaller than the original awning, which was eighty-five (85) square feet according to Page 2 of the petition. Thus, granting the variance would appear to be less intense than the previous awning sign, allowing the property in question to yield a reasonable return.

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

The subject property is located along a low speed, one-way street with heavy vehicular and pedestrian traffic. While the signage would not be noticeable along a higher-speed more heavily vehicular traffic arterial roadway such as Wabash or Veterans, in downtown, the requested signage could be noticeable. While this does help yield a reasonable return on the property, it is not a unique circumstance to the buildings along this block of South Sixth, between Adams and Monroe.

- (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?

No negative impacts are anticipated.

  
Chairman

Case # 2015-032

2015-032

CITY OF SPRINGFIELD

PETITION FOR VARIATIONS(S)  
OF PROVISIONS OF THE CITY CODE

RECEIVED

APR 02 2015

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

STATE OF ILLINOIS )

) SS

COUNTY OF SANGAMON )

IN THE MATTER OF THE PETITION OF OXTOBY PROPERTIES, OF SPRINGFIELD ILLINOIS, RESPECTFULLY  
PETITION FOR AMMENDMENT(S) OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS,  
FOR THE VARIANCE(S) IN RESPECT THERETO OF THE PROVISIONS OF SECTIONS 155.218  
REGARDING SIGNAGE OF THE CODE OF THE CITY OF SPRINGFIELD, ILLINOIS,  
FOR PROPERTY COMMONLY KNOWN AS 216 SOUTH 6TH STREET, SPRINGFIELD, ILLINOIS, 62701.

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, Carolyn B. Oxtoby, and respectfully petitions the Council of the  
City of Springfield as follows:

1. The Petitioner is the owner of 216 South 6th Street, Springfield, Illinois, legally

described as:

E lles Sub Lot 5 Block 23 & PT Vacated Alley Old Town, Plat L 1 34-16-5, 1650 SQ FT 22x75. situated in  
County of Sangamon, 2nd State of Illinois, commonly known as 216 S 6th St. Tax ID: 14-34,0-131-047

2. Said property is located on 6th Street and consists of Twenty-Two (22') feet of frontage  
on 6th Street by Seventy-Five (75') feet depth and running Easterly from 6th Street and being  
approximately One Thousand Six Hundred And Fifty (1650) square feet of property.

3. Improvements (or structures) located on said property are 3 Story Brick Building,  
bottom level is Commercial Space, the second and third floors are residential.

4. The subject real estate is currently classified in the Code S-3, Commercial District.

5. The Petitioner, Carolyn B. Oxtoby, desires to allow a new business sign be erected on  
the front of the Commercial property.

6. The Petitioner, Carolyn B. Oxtoby, to be in compliance with the Zoning Ordinance  
respectfully petitions to vary Section(s) 155.321 B, to allow 32 square feet of Wall  
signage, instead of the 22 square feet allowed in the  
S-3 zoning district.

7. Coded signage is too small for the commercial face of the building.
8. The original awning on the commercial front was Seventeen (17') Feet Long and Five (5') Feet Wide. We propose to erect a sign that is Fifteen (15') Feet Long and Three (3') Wide.
9. If granted, the variance will not alter the essential character or locality as we are in a downtown commercial area.

Wherefore, Petitioner prays that the Springfield Planning and Zoning Commission 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 155-321 B of the Code of the City of Springfield, Illinois, as amended, by granting the variance(s) of the described property of Section 155.321 B, Allowing <sup>32 square feet wall signage</sup> to be erected approximately 10' from the ground to the front of the commercial space, being Fifteen (15') Feet Long and Three (3') Feet Wide as required in Section 155.321 B and that Sections 155 and 155.005 of the City Code and that of the Springfield Zoning Ordinance (Chapter 155. Springfield City Code), passed <sup>June 28, 1966,</sup> and all amendments thereto, be amended in accordance therewith.

Respectfully submitted,

Carolyn B. Oxtoby

Carolyn B. Oxtoby

Oxtoby Properties

216 S 6th St  
Springfield IL 62701  
217 523-3888

4/27/2015

216 S 6th St - Google Maps

2015-032





Legal Notice

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015 at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Section 155.321 (b), Non Illuminated Signs, Maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet, of the Springfield Zoning Ordinance. Petitioner desires to install 32 square feet wall signage on a building front which measures 22 feet street frontage in the S-3 zoning district. To be in compliance with the zoning ordinance, petitioner respectfully petitions to vary section 155.321 (b) to allow installation of 32 square feet of wall/ building mounted signage instead of the 22 square feet allowed by code.

Improvements (or Structures) located on said property is a three story brick building, bottom level is commercial space, the second and third floors are residential. The subject real estate is currently classified in the S-3, Central Shopping District, Section 155.032.

Legally described as: E lles Sub Lot 5 Block 23 & PT Vacated Alley Old Town, Plat L 1 34-16-5, 1650 SQ FT 22x75; situated in the County of Sangamon, and State of Illinois, commonly known as 216 S. 6<sup>th</sup> Street. Tax I.D. 14-34.0-131-047.

The property is commonly known as 216 South 6<sup>th</sup> Street, Springfield, Illinois.

The petitioner Carolyn B. Oxtoby

Docket No. 2015-032

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**216 South 6<sup>th</sup> Street**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

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The petitioner is Carolyn B. Oxtoby

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-032



Springfield-Sangamon County  
Regional Planning Commission

**Staff Findings and Recommendation**

(inspected 5-7-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-032

ADDRESS 216 South Sixth Street

Property Index # 14-34-131-047

REQUESTED ZONING Vary Section 155.321(b), Non-Illuminated Signs, Maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet.

PROPOSED LAND USE To allow thirty-two (32) square feet of wall/building mounted signage instead of the twenty-two (22) square feet permitted.

EXISTING:

ZONING S-3, Central Shopping District, Section 155.032.

LAND USE Three (3) story building, bottom level is commercial, second and third floors are residential.

ROAD FRONTAGE South Sixth Street – 22'

Good

STRUCTURE DESIGNED FOR Three (3) story building, bottom level is commercial, second and third floors are residential.

CONDITION OF STRUCTURE Good

LOT AREA 1,540 sq. ft.

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A

SEE ATTACHED

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

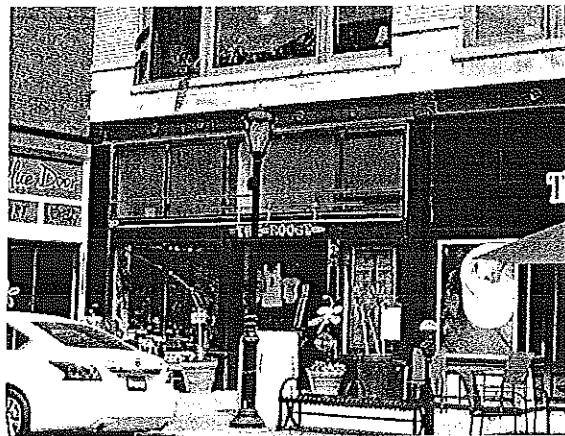
PLANNING COMMISSION STAFF RECOMMENDATION: Recommend approval of the requested variance. It is recommended testimony be obtained regarding the size of the proposed sign, including any graphics displays. Granting the variance would appear to be less intense than the previous awning sign, which was eight-five (85) square feet. The standards of variation are met.

Case #: 2015-032

Address: 216 South Sixth Street



**Subject property, taken July 2012**



**Subject property, taken May 2015**

# City Zoning Case# 2015-032

Requested:  
Variance

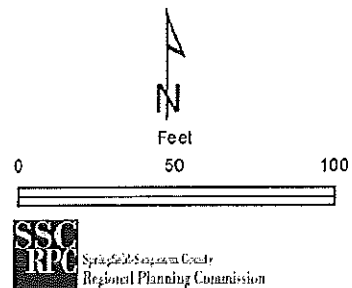


## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |







James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

---

|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

**RE: Docket No. 2015-032**

**Date: May 20, 2015**

**Address: 216 S. 6<sup>th</sup> Street**

**Motion Made by: Commissioner Mills**

**Seconded by: Commissioner Wood**

**MOTION: To approve the petition to concur with the staff recommendation for approval of a Variance of Section 155.321(b), Non Illuminated signs, maximum area of all building and wall mounted signs per tenant space less than 20,000 square feet, to allow installation of 32 square feet of wall/building mounted signage instead of the 22 square feet allowed.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-033 Ward # 8

**ADDRESS:** 121-123 Astoria Road

**PETITIONER:** Robert Drummond, as Trustee (Drummond Family Trust); and  
Dean & Priscilla Rademaker  
By Attorneys Presney & Gonzalez  
Paul E. Presney, Jr., of counsel

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

**REQUESTED  
ZONING RELIEF:** Variance of Section 155.055, Minimum lot width for residences.

**COMMENTS:** To allow a lot width of 28.86 feet at building line for parcel 1 (aka Unit 1)  
instead of the 35 feet required. The petitioners seek to enter into a zero  
lot line party wall agreement for further sale.

**OBJECTORS:** None

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

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:** To approve the petition as submitted for a Variance of Section 155.055,  
Minimum lot width for residences, to allow a lot width of 28.86 feet at  
building line for parcel 1 (aka Unit 1) instead of the 35 feet required.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

|                                                              |                               |
|--------------------------------------------------------------|-------------------------------|
| <b>IN THE MATTER OF THE PETITION</b>                         | ) <b>DOCKET NO. 2015-033</b>  |
| <b>Robert Drummond, as Trustee (Drummond Family Trust) ,</b> | ) <b>PROPERTY LOCATED AT:</b> |
| <b>Dean &amp; Priscilla Rademaker,</b>                       | ) <b>121-123 Astoria Road</b> |
| <b>By Attorneys Presney &amp; Gonzalez,</b>                  | )                             |
| <b>Paul E. Presney, Jr., of counsel.</b>                     | )                             |

**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 **Variance of Section 155.055, Minimum lot width for residences**, 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 **May 20, 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:

**Units 1 and 2 of the condominium at 121-123 Astoria Road, Springfield, Illinois as delineated on a survey of Lot 4 in West Pasfield Estate First Addition, being part of the west half of the Northeast Quarter of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian. (Exhibit A). Tax ID # 14-31-204-029(Unit 1), and 14-31-204-030(Unit 2).**
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 **two unit (duplex) condominium structure.**
5. That the proposed land use of said property is **to allow a lot width of 28.86 feet at building line for parcel 1 (aka Unit 1) instead of the 35 feet required. The petitioners seek to enter into a zero lot line party wall agreement.**
6. That the changes requested is a **Variance of Section 155.055, Minimum lot width for residences.**
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:

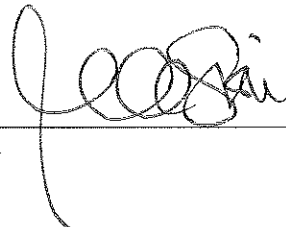
**Motion made by: Commissioner Moss**  
**Motion seconded by: Commissioner Yazell**

**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition as submitted for a **Variance of Section 155.055, Minimum lot width for residences, to allow a lot width of 28.86 feet at building line for parcel 1 (aka Unit 1) instead of the 35 feet required.**

The vote of the Commission was as follows:  
**Yes: 07      No: 00      Absent: 02**

  
\_\_\_\_\_  
**Recording Secretary**

  
\_\_\_\_\_  
**Chairman**

## STANDARDS FOR VARIATIONS

Case #: 2015-033

Address: 121-123 Astoria Drive

- (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?

It may be questionable whether a reasonable return can be obtained if the condominium remains, given the tighter lending requirements by entities such as Fannie Mae. Granting the variance will allow the property owner to convert the existing condominium units into a zero lot line duplex, separating the property in order to sell part of the property.

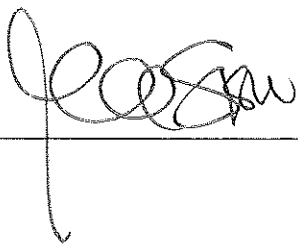
- (ii) Is the plight of the owner due to unique circumstances?

The petition indicates that the variance is requested due to tightened lending requirements by Fannie Mae. There are several examples throughout Springfield where variances were granted to allow condominium to zero lot line duplex splits due to the tighter lending regulatory environment.

- (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?

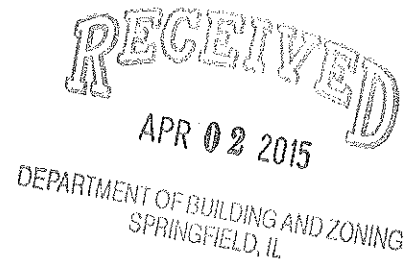
No negative impacts are anticipated.

Chairman

A handwritten signature in dark ink, appearing to be "J. C. Smith", is written over a horizontal line. The signature is stylized and cursive.



2015-033



**CITY OF SPRINGFIELD, ILLINOIS**  
**PETITION FOR VARIATION OF THE CITY CODE (ZONING)**

IN THE MATTER OF THE PETITION OF ROBERT DRUMMOND, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 2000 AND KNOWN AS THE "DRUMMOND FAMILY TRUST", (OWNERS OF UNIT 1, AND DEAN B. RADEMAKER AND PRISCILLA A. RADEMAKER, (OWNERS OF UNIT 2) OF THE CONDOMINIUM AT 121-123 ASTORIA ROAD, SPRINGFIELD, ILLINOIS, 62704, WITH RESPECT TO PETITION FOR VARIANCES AS TO **TITLE XV, ARTICLE IV, CHAPTER 155.055** OF THE CODE OF THE CITY OF SPRINGFIELD FOR ZONING.

To the Honorable Planning and Zoning Commission of the City of Springfield:

Now comes Robert Drummond, as Trustee under Trust Agreement dated August 1, 2000 and known as the "Drummond Family Trust", and Dean B. Rademaker and Priscilla A. Rademaker, and respectfully petition and state as follows:

1. Robert Drummond, as Trustee under Trust Agreement dated August 1, 2000 and known as the "Drummond Family Trust", is record owner of Unit 1 of 121-123 Astoria Road Springfield, Illinois, 62704, also known as 121 Astoria Road, Springfield, Illinois, 62704.
2. The current beneficiaries of the "Drummond Family Trust" are the following descendants of Dorothy Drummond (deceased):
  - a. Robert C. Drummond, 208 Evesham W, Lake Saint Louis, Missouri, 63367
  - b. John C. Drummond, 800 Saranac Springs Road, Leasburg Missouri, 65535
  - c. Thomas Drummond, 1672 Littleton Ct., Fenton, Missouri, 63026
  - d. Mary Ann Lamm, 201 Astoria Road, Springfield, Illinois, 62704
  - e. Virginia Kepp, 5225 Wildcat Run, Springfield, Illinois, 62711

- f. Children of Bernard E. Drummond (deceased)
  - i. Mark Drummond, 2830 S. York St., Muskogee, Oklahoma, 74403
  - ii. Jamie Drummond , 7331 Madison, Kansas City, Missouri, 64114
  - iii. Kenneth Drummond, 200 W. 116<sup>th</sup> St., Kansas City, Missouri, 64114
- g. Children of William F. Drummond (deceased)
  - i. Cindy Merx, Route A Box 620, Potosi, Missouri, 63564
  - ii. Louis Drummond, 10847 Black Rd., Potosi, Missouri, 63564
  - iii. Chris Mackley, 903 Dotson, Potosi, Missouri, 63564

3. Dean B. Rademaker and Priscilla A. Rademaker are the record owners and residents of Unit 2 of 121-123 Astoria Road Springfield, Illinois, 62704, also known as 123 Astoria Road, Springfield, Illinois, 62704.

4. The property commonly known as 121-123 Astoria Road Springfield, Illinois, 62704 is legally described as

Units 1 and 2 of the condominium at 121-123 Astoria Road Springfield, Illinois, as delineated on a survey of Lot 4 in West Pasfield Estates First Addition, being part of the West Half of the Northeast Quarter of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian, which Plat of Survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership made by Maurice Dullenty and recorded December 6, 1985 as Document 006454 together with an undivided 100% interest in the common elements.

Situated in Sangamon County, Illinois.

TAX ID: Unit 1 14-31-204-029

TAX ID: Unit 2 14-31-204-030

5. The subject property (both Units 1 and 2 of the condominium at 121-123 Astoria Road, Springfield, Illinois) are presently zoned R-2.
6. The improvement presently situated on the property is a two unit (duplex) condominium structure.
7. Lot 4 in West Pasfield Estates First Addition is a slightly irregular squarish shape, with street frontage 67.40 feet.

8. The respective owners of Units 1 and 2 of the condominium at 121-123 Astoria Road, Springfield, Illinois, seek to dissolve the condominium and enter into a zero lot line party wall agreement. The owner of Unit 1 (121 Astoria Road Springfield, Illinois- Robert Drummond, Trustee of the "Drummond Family Trust"), further seeks to sell 121 Astoria Road and to thereafter make final trust distribution, as the original principal beneficiary, Dorothy Drummond, is now deceased.
9. Attached hereto as **Exhibit A** to this Petition is the Preliminary Plat of Survey of Michael D. Curtis, Professional Land Surveyor with Fuhrman Engineering, 2852 South 11<sup>th</sup> Street, Springfield, Illinois, 62703, completed on or about March 23, 2015, which discloses:
  - a. a street frontage of 67.40 feet;
  - b. a combined frontage at building line for Parcel 1 (aka Unit 1) and Parcel 2 (aka Unit 2) of 70.01 feet (28.86 feet-Parcel 1 and 41.15 feet-Parcel 2);
  - c. side yards for both parcels each exceed 3 feet on non-attached side.
10. That as a result of the information at item 9 above, petitioners seek a variance of the zoning ordinance:
  - a. **Title XV, Article IV, Chapter 155.055-** minimum lot width for residence (Parcel 1 falls below the required 35 feet - variation sought to permit 28.86 feet at building line)
11. That by virtue of changes in loan qualification standards for fixed rate long term mortgages under the Federal National Mortgage Association (FNMA or 'Fannie Mae') since the economic downturn of 2008 and thereafter (sometimes known as the banking crisis) the ability to qualify a condominium unit for a FNMA residential home loan has become difficult through no fault of petitioners, preventing and negatively impacting economic use and reasonable return on the property.
12. That the reduced financing options available further adversely affect marketability to the disadvantage of your petitioners and any prospective subsequent purchasers, preventing and negatively impacting economic use and reasonable return on the property.
13. The plight of the owners (Petitioners) is a unique circumstance stemming from a 2008 banking crisis, beyond their control. Petitioners seek to avail themselves of the newer zero lot line ordinance provisions not available at the time of original construction. The unique structure and design of the improvement on this lot

(where the units are not of equal size) further adds to the unique circumstance and plight of the respective owners.

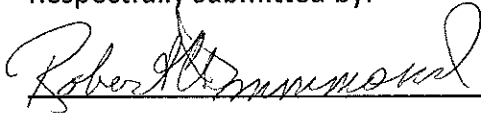
14. That the variation, if granted, will not alter the essential character of the locality in any manner, nor will the variation impair adequate supply of light or air to adjacent property, increase traffic congestion or adversely impair property values. Petitioners do not seek to modify the existing structure, only the legal format/classification as to how the property is characterized. The existing structure has been in existence for some 30 years as presently located. Petitioners note that property removed from condominium classification and converted to zero lot line actually increases in appraised value, merely by change of the legal form and classification.
15. Attached as Exhibit B, for reference, is a draft version of the document which would effectuate the change to zero lot line format/classification upon granting of variance.

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SEE FOLLOWING PAGE FOR SIGNATURES.

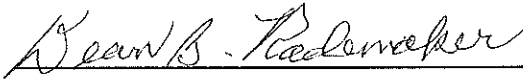
(Petition Signature Page)

Respectfully submitted by:



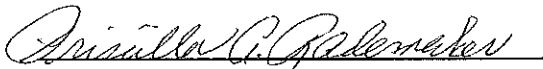
Dated 4-2-, 2015

Robert Drummond, as Trustee under  
Trust Agreement dated August 1, 2000  
and known as the "Drummond Family Trust"



Dated 4-02, 2015

Dean B. Rademaker



Dated 4-02, 2015

Priscilla A. Rademaker

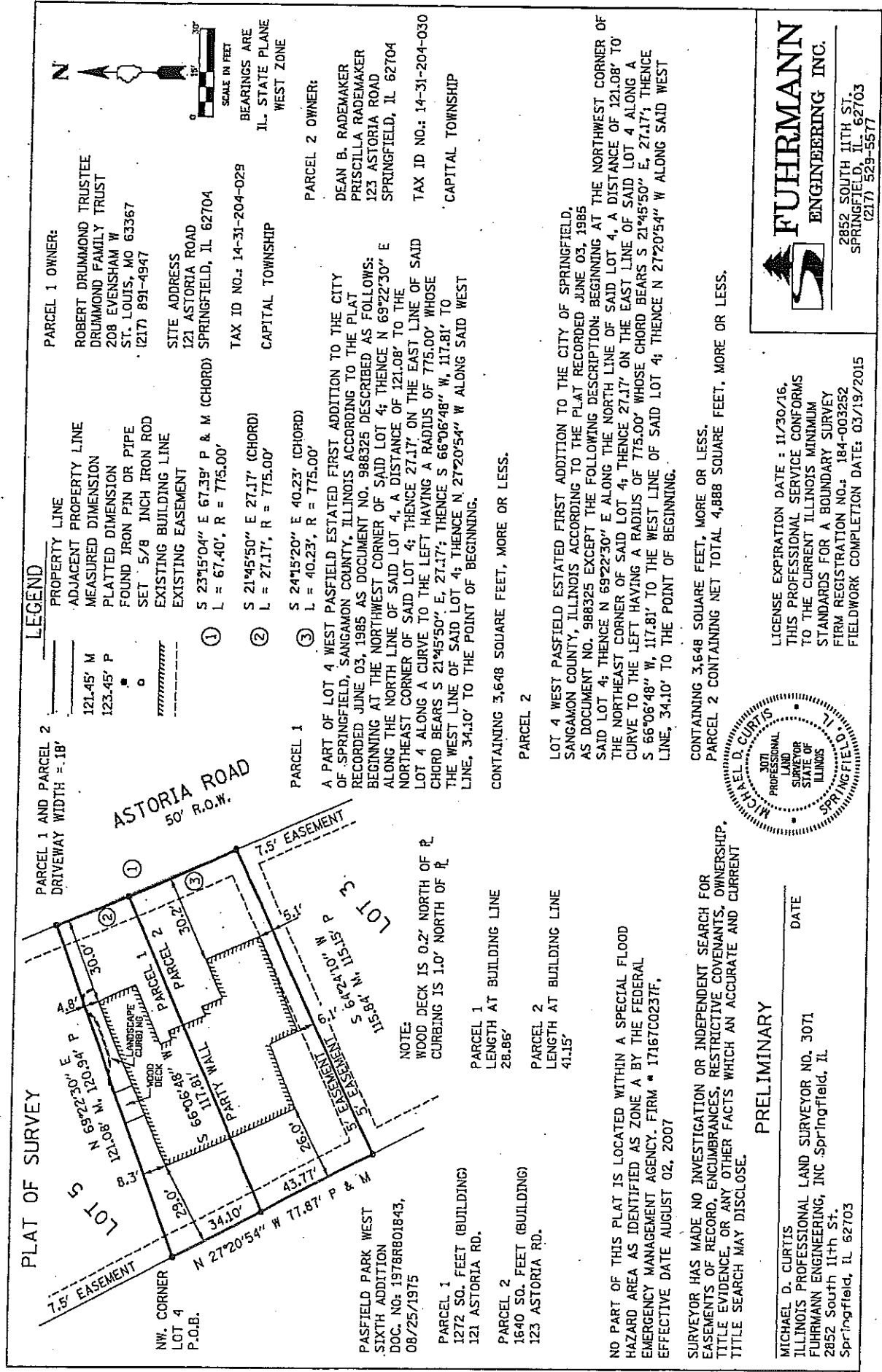
Prepared by:

Paul E. Presney, Jr. (counsel for Robert Drummond)  
Presney & Gonzalez  
726 South Second Street  
Springfield, IL 62704  
(217) 525-0016



## **EXHIBIT A**

### **Survey**





State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Section 155.055, Minimum lot width for residences, of the Springfield Zoning Ordinance. The petitioners respectfully petition to vary section 155.055 to allow a lot width of 28.86 feet at building line for parcel 1 (aka unit 1) instead of the minimum 35 feet required per code, as indicated in the Preliminary Plat of Survey of Michael D. Curtis, Professional Land Surveyor, completed on or about March 23, 2015. Due to current mortgage restrictions on condominium properties, it has become difficult to qualify condominiums for home loans. The petitioners, seek to dissolve the condominium and enter into a zero lot line party wall agreement for further sale.

Improvements (or structures) located on said property is a two unit (duplex) condominium structure. Subject property is currently classified in the R-2, Single family and duplex residence district, Section 155.017.

Legally described as: Units 1 and 2 of the condominium at 121-123 Astoria Road Springfield, Illinois as delineated on a survey of Lot 4 in West Pasfield Estates First Addition, being part of the West Half of the Northeast Quarter of Section 31, Township 16 North, Range 5 West of the Third Principal Meridian, which Plat of Survey is attached as Exhibit 'A' to the Declaration of Condominium Ownership made by Maurice Dullenty and recorded December 6, 1985 as Document 006454 together with an undivided 100 % interest in the common elements. Situated in Sangamon County, Illinois. Tax ID: Unit 1 14-31-204-029. Tax ID: Unit 2 14-31-204-030.

The subject property is commonly known as 121 -123 Astoria Road, Springfield, Illinois.

The petitioners are Robert Drummond, as Trustee under Trust Agreement dated August 1, 2000 and known as the "Drummond Family Trust" and Dean B. Rademaker and Priscilla A. Rademaker, by Attorneys Presney & Gonzalez, Paul E. Presnéy, Jr. (counsel for Robert Drummond)

Docket No. 2015-033

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**121 – 123 Astoria Road**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary Section 155.055, Minimum lot width for residences, of the Springfield Zoning Ordinance. The petitioners respectfully petition to vary section 155.055 to allow a lot width of 28.86 feet at building line for parcel 1 (aka unit 1) instead of the minimum 35 feet required per code, as indicated in the Preliminary Plat of Survey of Michael D. Curtis, Professional Land Surveyor, completed on or about March 23, 2015. Due to current mortgage restrictions on condominium properties, it has become difficult to qualify condominiums for home loans. The petitioners, seek to dissolve the condominium and enter into a zero lot line party wall agreement for further sale. Subject property is currently classified in the R-2, Single family and duplex residence district, Section 155.017.

The petitioners are Robert Drummond, as Trustee under Trust Agreement dated August 1, 2000 and known as the "Drummond Family Trust" and Dean B. Rademaker and Priscilla A. Rademaker, by Attorneys Presney & Gonzalez, Paul E. Presney, Jr. (counsel for Robert Drummond)

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-033



**Staff Findings and Recommendation**

(inspected 5-7-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-033

ADDRESS 121-123 Astoria Drive

Property Index # 14-31-204-029, -030

REQUESTED ZONING Vary Section 155.055, Minimum lot width for residence.

PROPOSED LAND USE To allow a lot with of 28.86 feet at the building line for Parcel 1 (aka Unit 1) instead of the thirty-five (35) feet required to have a zero lot line duplex.

EXISTING:

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

LAND USE Condominiums.

ROAD FRONTAGE Astoria - 67.39'

Good

STRUCTURE DESIGNED FOR Condominiums.

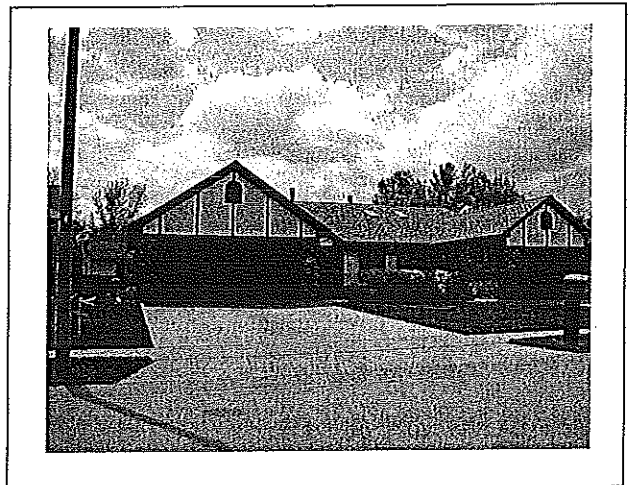
CONDITION OF STRUCTURE Good

LOT AREA 8,572 sq. ft.

FRONT YARD 30'

SIDE YARDS North - 4.8' South - 5.1'

REAR YARD 26'



Would the proposed zoning be spot zoning? N/A

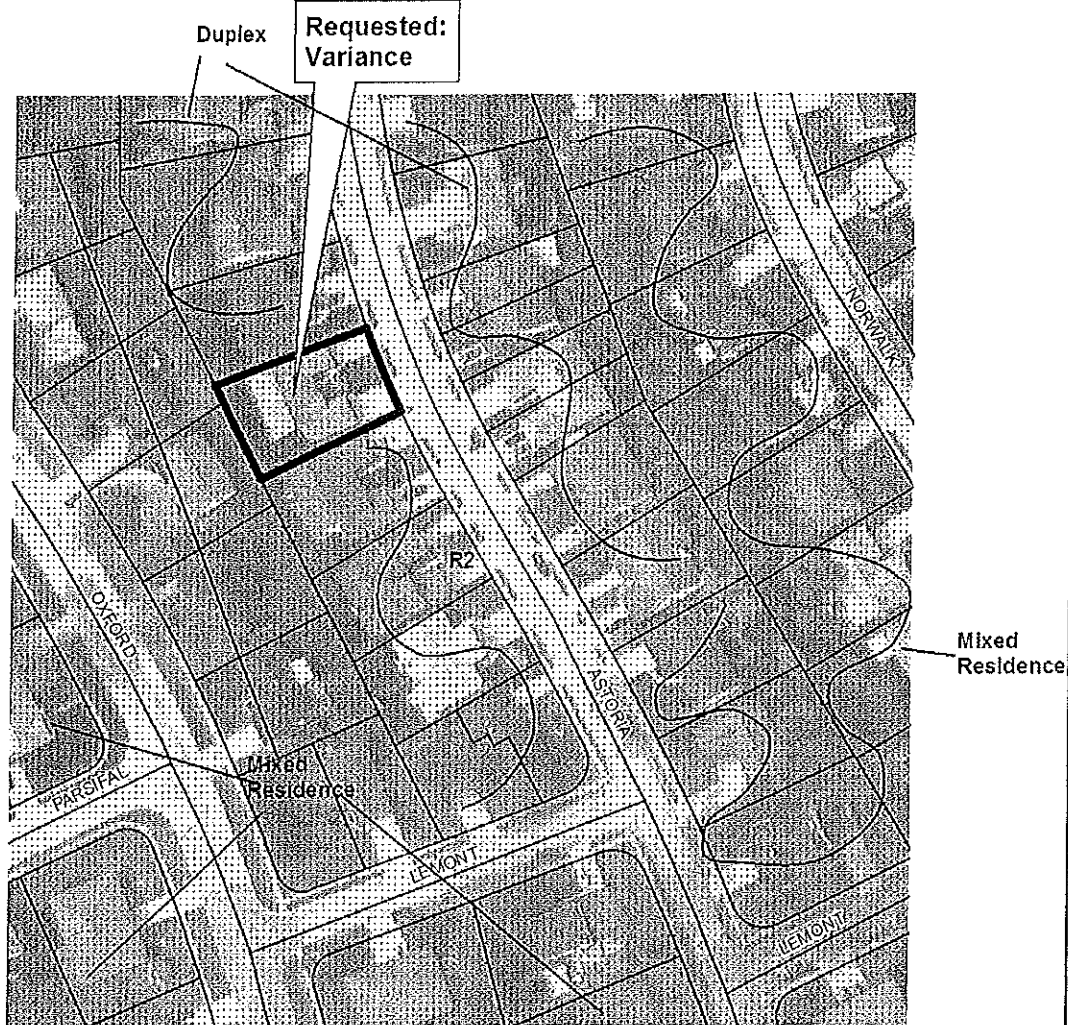
Is the proposed zoning in accord with the City Plan? N/A

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

**PLANNING COMMISSION STAFF RECOMMENDATION:** Recommend approval of the requested variance. Granting the variance will allow the property owner to convert the existing condominium units into a zero lot line duplex, separating the property in order to sell part of the property. The petition indicates that the split is required due to tightening of lending requirements by Fannie Mae. There are several examples throughout Springfield where variances were granted to allow condominium to zero lot line duplex splits due to the tighter lending regulatory environment. The standards of variation are met.



# City Zoning Case# 2015-033

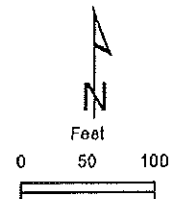


## County Zoning

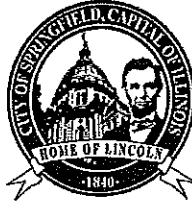
|  |      |  |    |
|--|------|--|----|
|  | RM-4 |  | I1 |
|  | R3   |  | I2 |
|  | R2   |  | B3 |
|  | R1a  |  | B2 |
|  | R1   |  | B1 |
|  | OFF  |  | A  |

## City Zoning

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



**SSC RPC**  
Sny-Leitch-Snapman County  
Regional Planning Commission



James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

---

|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

**RE: Docket No. 2015-033**

**Date: May 20, 2015**

**Address: 121- 123 Astoria Rd.**

**Motion Made by: Commissioner Moss**

**Seconded by: Commissioner Yazell**

**MOTION: To approve the petition as submitted for a Variance of Section 155.055, Minimum lot width for residences, to allow a lot width of 28.86 feet at building line for parcel 1 (aka Unit 1) instead of the 35 feet required.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-035 Ward # 5

**ADDRESS:** 900 Rutledge

**PETITIONER:** Rutledge Joint Ventures, LLC  
By its attorneys Cox & Associates,  
Patrick R. Cox, of counsel

**PRESENT ZONING CLASSIFICATION:** R-5(b), General Residence and Office District, Section 155.021 with a CPU for a nursing home, for the majority of the property; and the rest being zoned R-5(b), General Residence and Office District.

**REQUESTED ZONING RELIEF:** A Conditional Permitted Use pursuant to Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes.

**COMMENTS:** Petitioner desires to have its entire nursing home, and associated property classified under the same Zoning with the CPU so that future remodeling or construction projects are zoned correctly.

**OBJECTORS:** None

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** To accept the staff recommendation to approve the petition for a Conditional Permitted Use pursuant to Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes, to have its entire nursing home, and associated property classified under the same Zoning with the CPU so that future remodeling or construction projects are zoned correctly.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
Rutledge Join Ventures, L.L.C.,  
By its attorneys Cox & Associates,  
Patrick R. Cox, of counsel

) DOCKET NO. 2015-035  
) PROPERTY LOCATED AT:  
) 900 Rutledge  
)

**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 **Conditional Permitted Use** pursuant to **Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes**, 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 **May 20, 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:

West 120 feet of Lot 33 of the Assessor's Subdivision of part of the West Half of Section 27 and part of the East Half of Section 28, Township 16 North, Range 5 West of the Third Principal Meridian, also the West 120 feet of Lot 9 of Groesch's Addition to the City of Springfield and also Lots 1,2,3,4,5,6,7, and 8 of Groesch's Addition to the City of Springfield, situated in Sangamon County, Illinois.

3. That the present zoning of said property is **R-5(b), General Residence and Office District, Section 155.021** with a **CPU** for a nursing home, for the majority of the property; and the rest being zoned **R-5(b), General Residence and Office District**.
4. That the present land use of said property is a nursing home.
5. That the proposed land use of said property is to have its entire nursing home, and associated property classified under the same Zoning with the CPU so that future remodeling or construction projects are zoned correctly.
6. That the changes requested is a **Conditional Permitted Use** pursuant to **Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes**.
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 Oblinger

**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To accept the staff recommendation to approve the petition for a **Conditional Permitted Use** pursuant to **Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes**, to have its entire nursing home, and associated property classified under the same Zoning with the CPU so that future remodeling or construction projects are zoned correctly.

The vote of the Commission was as follows:

Yes: 07          No: 00          Absent: 02

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Chairman

**FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: 2015-035

Address: 900 Rutledge

- (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?

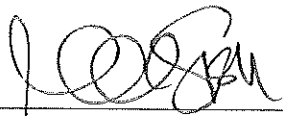
**Yes.**

- (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?

**Yes.**

  
\_\_\_\_\_  
Chairman



## CITY OF SPRINGFIELD

PETITION FOR A CONDITIONAL PERMITTED USE  
OF PROVISIONS OF THE CITY CODE

STATE OF ILLINOIS                     )  
                                                      )  
COUNTY OF SANGAMON                )           SS

IN THE MATTER OF THE PETITION OF **RUTLEDGE JOINT VENTURES, L.L.C.**, AN ILLINOIS LIMITED LIABILITY COMPANY, RESPECTFULLY PETITIONS FOR AMENDMENTS OF THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO GRANT A CONDITIONAL PERMITTED USE PURSUANT WITH SECTIONS 155.021 (c ) (4), AND 155.193, **CONDITIONAL PERMITTED USE – NURSING HOME** TO PROPERTY COMMONLY KNOWN AS **900 RUTLEDGE ST., SPRINGFIELD, IL 62702.**

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, **RUTLEDGE JOINT VENTURES, L.L.C.**, by its attorneys Cox & Associates, LLC and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner is the owner of **900 Rutledge St., Springfield IL 62702** legally described as:

**The West 120 feet of Lot 33 of the ASSESSOR'S SUBDIVISION of part of the West Half of Section 27 and part of the East half of Section 28, Township 16 North, Range 5 West of the Third Principal Meridian, also the west 120 feet of Lot 9 of GROESCH'S ADDITION to the City of Springfield and also,**

**Lots 1, 2, 3, 4, 5, 6, 7, and 8 of GROESCH'S ADDITION to the City of Springfield.**

**Situated in Sangamon County, Illinois**

**Real Estate Tax Index #14-28-277-027**

RECEIVED

APR 06 2015

DEPARTMENT OF BUILDING & ZONING  
SPRINGFIELD, IL

2. Said property is located on the corner of Dodge St. and Rutledge St., consisting 260.5 feet of frontage on Dodge St. and 312 feet of frontage on Rutledge St., being approximately 1.75 acres.
3. The improvements (or structures) located on said property is the Nursing Care facility owned by Petitioner and parking for the same.
4. The majority of subject real estate is currently classified in the R5B, General Residence and Office District with a conditional permitted use under 155.021 and 155.193 for nursing homes as evidenced by docket numbers 1972-093 and 1986-059, with the remainder being classified R-5 b, General Residence and Office District, Section 155.021.
5. Petitioner requests to secure a conditional permitted use under 155.021 C-4 and 155.193 for Nursing homes on a portion of the subject property which is zoned R 5 b and does not contain a c.p.u., more particularly described as:

**The South 40 Feet of the west 120 feet of Lot Thirty-three (33) of the Assessor's Subdivision of part of the west Half of Section 27 and part of the East Half of Section 28, Township 16 North, Range 5 West of the Third Principal Meridian; and also,**

**The west 120 feet of Lot Nine (9) of Groesch's Addition to the City of Springfield**

**Situated in Sangamon County, Illinois**

6. The Petitioner, RUTLEDGE JOINT VENTURES, L.L.C., desires to have its entire nursing home, and associated property, classified under the same conditional permitted use, so that all future remodeling or construction projects will be zoned correctly.
7. Said proposed use requires a Conditional Permitted Use of Section 155.021 C-4 and 155.193 of the Zoning Ordinance.

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois, after proper notice by publications and hearing on this petition, and all of the findings by the Section applicable to the proposed (requested) conditional permitted use of the property herein described, will recommend approval of the requested relief 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 grant a Conditional Permitted Use of Section 155.021 C-4 and 155.193 of the Code of the City of Springfield to allow all of petitioners property to operate as a nursing home facility.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'P.R. Cox', with a long, sweeping horizontal stroke extending to the right.

---

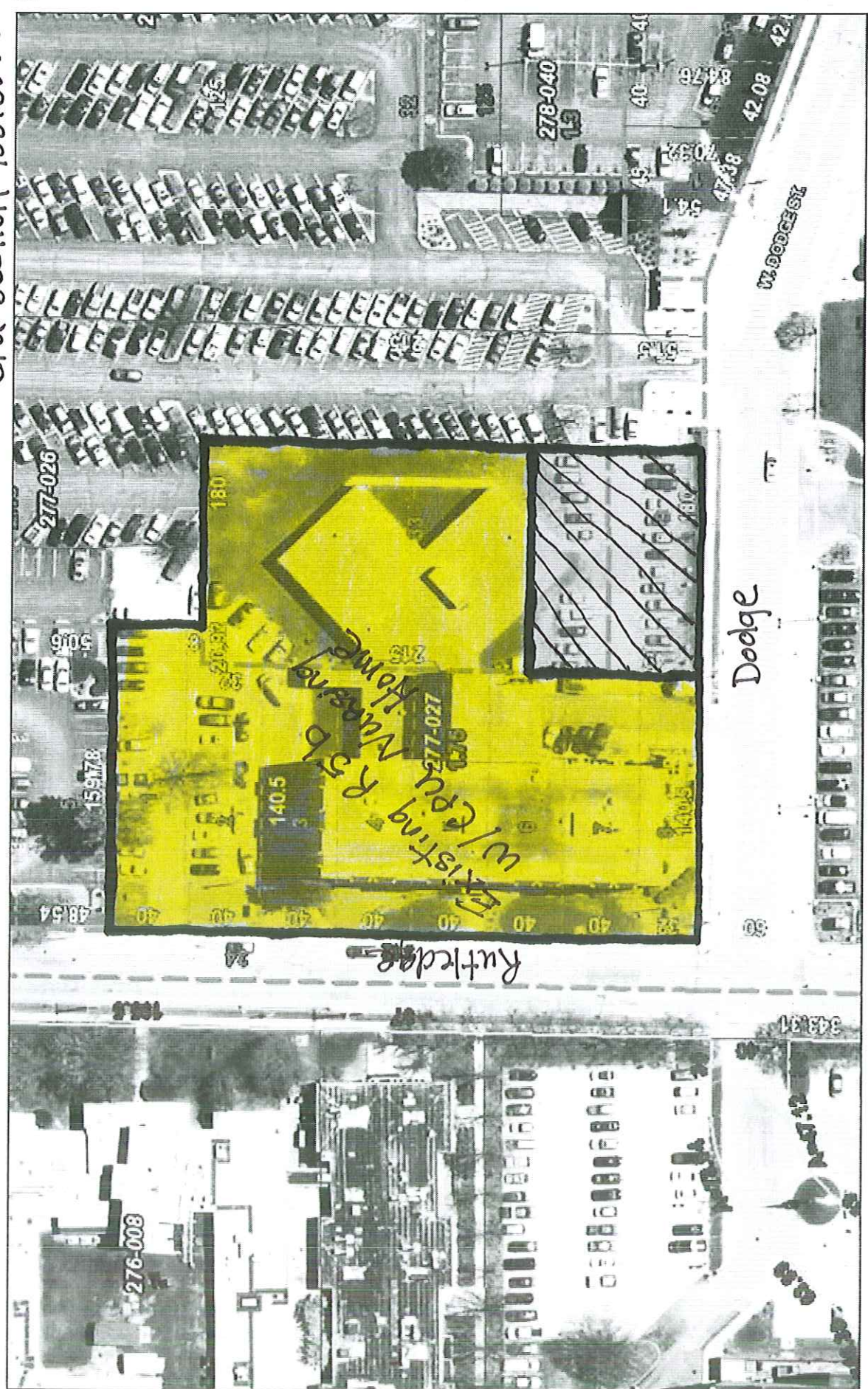
Patrick R. Cox, Attorney for  
The Petitioner

Patrick R. Cox  
Cox & Associates, LLC  
202 N. Center St.  
Bloomington, IL 61701  
(309) 828-7331

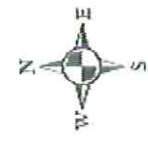


Sangamon County GIS  
Area Zoned R5-b  
- Which is request for  
CPU Section 155.021C4 &

155.  
193



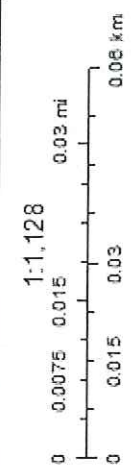
April 2, 2015



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.



2015-035



Search nearby: (hotels·restaurants)

**Heritage Health Therapy & Senior Care**  
900 N Rutledge St  
Springfield, IL 62702  
Open today 8:00 am – 5:00 pm

Directions Save  
heritageofcare.com  
(217) 789-0930

Street View Photos

Nursing Home

Be the first to review · Add a photo  
Suggest an edit

Map data ©2015 Google 200 ft

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for conditional permitted use pursuant to Sections 155.021 (c) (4) and 155.193, Institutions: Nursing Homes, of the Springfield Zoning Ordinance. Petitioner respectfully petitions to have its entire nursing home, and associated property, classified under the same conditional permitted use, so that future remodeling or construction projects are zoned correctly. Subject property is located at the corner of Dodge and Rutledge and contains approximately 1.75 acres and contains a nursing care facility and parking for the same. Petitioner seeks to secure a conditional permitted use of section 155.021 (c) (4) and 155.193 for the portion of the subject property which does not contain a c.p.u, more particularly described as: the south 40 feet of the west 120 feet of lot Thirty-three (33) of the Assessor's Subdivision of part of the west Half of Section 27 and part of the East Half of Section 28, Township 16 North, Range 5 West of the Third Principal Meridian; and also, The west 120 feet of Lot Nine (9) of Groesch's Addition to the City of Springfield. Situated in Sangamon County, Illinois.

Improvements (or structures) located on said property are a Nursing Care facility and parking. Subject property is currently classified, for the majority, R 5 (b), General Residence and Office District with a conditional permitted use for a nursing home (docket numbers 1972-093 and 1986-059), with the remainder being classified R 5 b, General Residence and Office District, Section 155.021.

Legally described as: The West 120 feet of Lot 33 of the ASSESSOR'S SUBDIVISION of part of the West Half of Section 27 and part of the East half of Section 28, Township 16 North, Range 5 West of the Third Principal Meridian, also the west 120 feet of Lot 9 of GROESCH'S ADDITION to the City of Springfield and also, Lots 1,2,3,4,5,6,7, and 8 of GROESCH'S ADDITION to the City of Springfield. Situated in Sangamon County, Illinois. Real Estate Tax Index # 14-28-277-027.

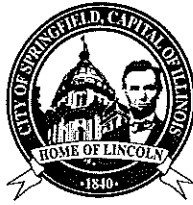
The subject property is commonly known as 900 Rutledge , Springfield, Illinois

The petitioner is Rutledge Joint Ventures, L.L.C. by its attorneys Cox and Associates, Patrick R. Cox of counsel.

Docket No. 2015-035

John Harris  
Assistant Zoning Administrator





BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**900 Rutledge**

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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. 2015-035



Springfield-Sangamon County  
Regional Planning Commission

### Staff Findings and Recommendation

(inspected 5-7-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-035

ADDRESS 900 Rutledge

Property Index # 14-28-277-027

REQUESTED ZONING Conditional Permitted Use pursuant to Sections 155.021(c)(4), Institutions: Nursing Homes and Section 155.193.

PROPOSED LAND USE Nursing care facility and parking.

#### EXISTING:

ZONING R-5(b), General Residence and Office District, Section 155.021. Part of the property has a Conditional Permitted Use for a nursing facility (Dockets 1972-093 and 1986-059).

LAND USE Nursing care facility and associated parking.

ROAD FRONTAGE Rutledge - 312'

Good

Dodge - 260.5'

Good

STRUCTURE DESIGNED FOR Nursing care facility

CONDITION OF STRUCTURE Good

LOT AREA 1.75 acres

FRONT YARD 26'

SIDE YARDS North - 112' South - 6'

REAR YARD 23'

SEE ATTACHED

Would the proposed zoning be spot zoning? N/A

Is the proposed zoning in accord with the City Plan? \_\_\_\_\_

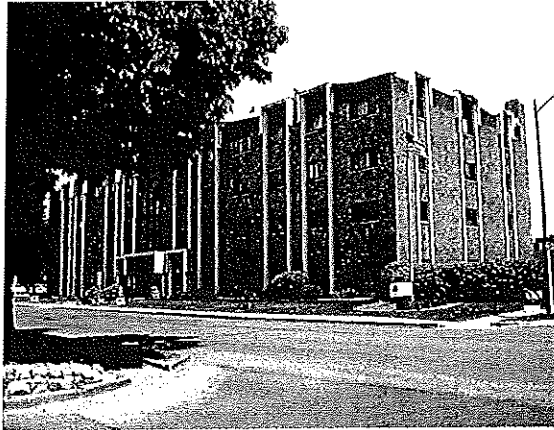
If not in accord, is the request an acceptable variation? \_\_\_\_\_

#### PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend approval. The purpose of the petition is to provide a Conditional Permitted Use for the entire subject property to include the parking associated with the nursing facility. Such zoning action will accommodate any future remodeling or construction projects and is consistent with good planning principles.

Case #: 2015-035

Address: 900 Rutledge

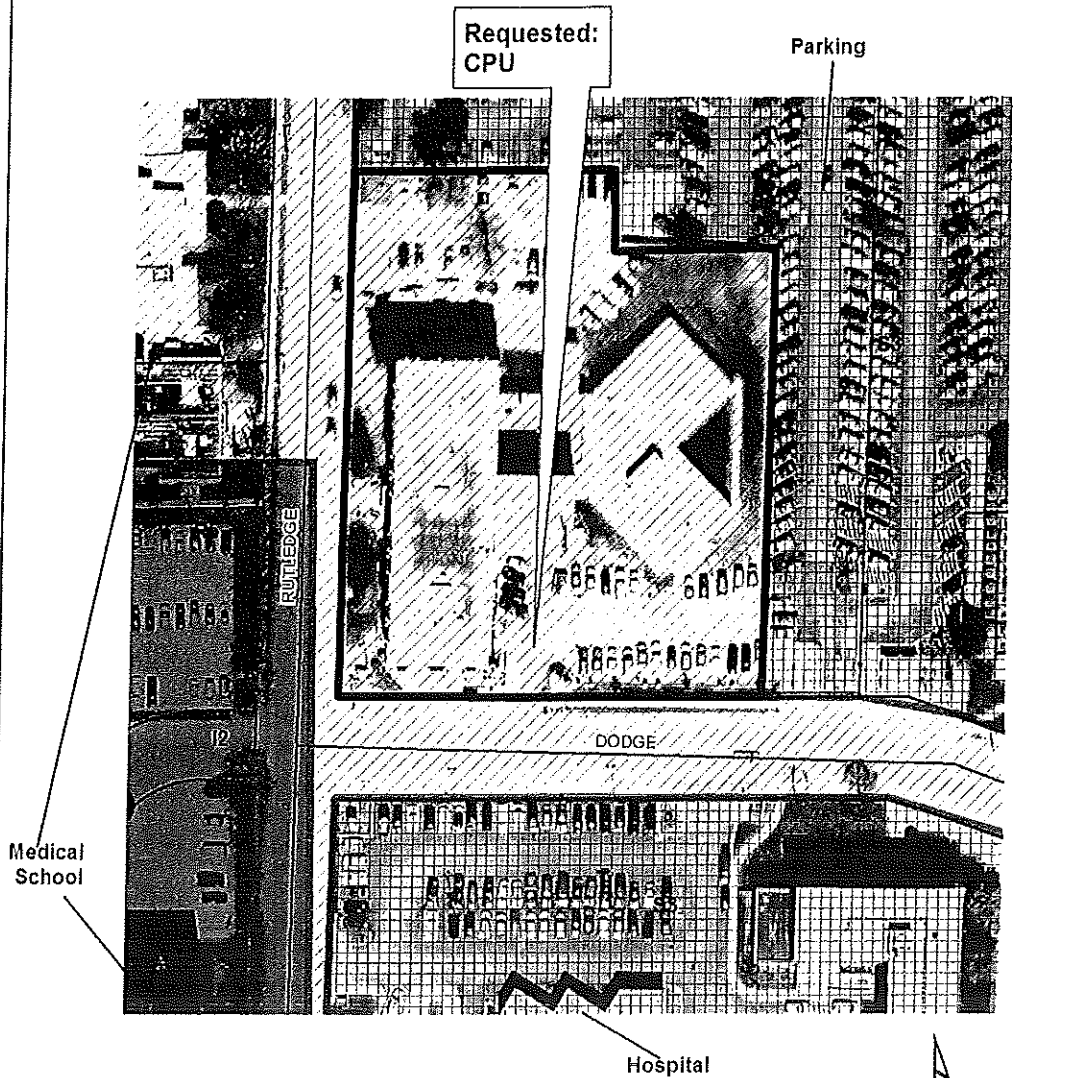


Front of facility.



Location of parking.

# City Zoning Case# 2015-035

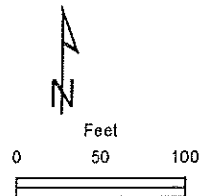


## County Zoning

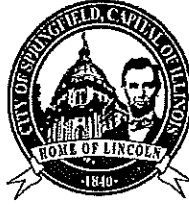
|  |      |  |    |
|--|------|--|----|
|  | RM-4 |  | I1 |
|  | R3   |  | I2 |
|  | R2   |  | B3 |
|  | R1a  |  | B2 |
|  | R1   |  | B1 |
|  | OFF  |  | A  |

## City Zoning

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



**SSC RPC**  
Syracuse-Seneca County  
Regional Planning Commission



James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

---

|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-035

Date: May 20, 2015

Address: 900 Rutledge

Motion Made by: Commissioner Moore

Seconded by: Commissioner Oblinger

**MOTION:** To accept the staff recommendation to approve the petition for a Conditional Permitted Use pursuant to Section 155.021(c)(4) and 155.193, Institutions: Nursing Homes, to have its entire nursing home, and associated property classified under the same Zoning with the CPU so that future remodeling or construction projects are zoned correctly.

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |



## RECAP

**DOCKET NO:**

2015-036

Ward # 2

**ADDRESS:**

1120 East Capitol Avenue, and  
411 & 427 South 12<sup>th</sup> Street

**PETITIONER:**

Forerunner Christian Fellowship,  
By Scott C. Beauchamp, as contract purchaser

**PRESENT ZONING  
CLASSIFICATION:**

I-1, Light Industrial District, Section 155.040.

**REQUESTED  
ZONING RELIEF:**

Reclassification to R-3(b), General Residence District, Section 155.018, and a Variance of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship.

**COMMENTS:**

To update and remodel the subject property for use as a church community center with a paved parking lot; to waive the 10 foot transitional buffer yard and allow construction of a 6 foot privacy fence along the north side property line of 411 S. 12<sup>th</sup> Street; to allow building at 1120 E Capitol an east property line set back for a community facility building with a side yard setback of less than 4 feet; to allow existing building front yard setback of 0 feet instead of 20 required and existing east side yard setback less than 4 feet; and to allow 22 parking spaces instead of the 25 spaces required.

**OBJECTORS:**

|                                  |                |                          |
|----------------------------------|----------------|--------------------------|
| Angela Harris                    | Darrell Harris | Darrell Shaver           |
| Pioneer Park Neighborhood Assoc. | Spfld., IL     | Springfield School Dist. |

**SPRINGFIELD-SANGAMON  
COUNTY REGIONAL  
PLANNING COMMISSION  
RECOMMENDATION:**

Recommend denial of the R-3(b) zoning. Recommend approval of R-2 zoning instead and recommend approval of the requested Variances.

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:**

To accept the recommendation of staff to deny the R-3(b) zoning, but recommend approval of R-2 zoning instead and recommend approval of the requested Variances of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship.

**DATE:**

May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:**

June 16, 2015

2015-036



Proposed Development  
House of Prayer, Springfield  
Twelfth & Capitol Streets  
Springfield, Illinois





2015-036



Proposed Rehabilitation  
Lyman Hubbard Youth Center  
(Lincoln Colored Home)  
Springfield, Illinois





2015-036



Existing Site  
House of Prayer, Springfield  
Twelfth & Capitol Streets  
Springfield, Illinois

May 20, 2015

Springfield Planning and Zoning Commission  
City of Springfield, Illinois

Please accept this letter as additional information for the Petition for Reclassification and for Variations of Provisions of the City Code; docket 2015-036 for property commonly known as 1120 East Capitol Avenue, 411 & 427 South 12<sup>th</sup> Street Springfield, Illinois.

Forerunner Christian Fellowship has entered into a verbal agreement to purchase the property commonly known as 1128 East Capitol Avenue which is adjacent to the east of 1120 East Capitol Avenue and north of 411 & 427 South 12<sup>th</sup> Street. Purpose of the purchase would be to remove the existing house and increase the finished parking area for the 1120 East Capitol Avenue building. We estimate with a 25 foot front yard setback and a 12 foot side setback we would be able to increase our parking capacity by 10-12 spaces depending on an architect's plans. Thank you for your additional consideration of this petition.

Scott Beauchamp, President



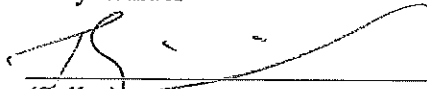
Forerunner Christian Fellowship  
624 South 4<sup>th</sup> Street  
Springfield, IL 62703  
217-899-9704  
info@hopspringfield.com

May 20, 2015

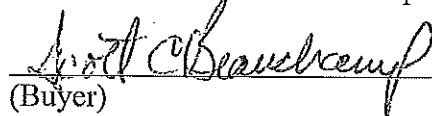
Springfield Planning and Zoning Commission  
City of Springfield, Illinois

On May 18, 2015, Forerunner Christian Fellowship entered into a verbal agreement to purchase the property commonly known as 1128 East Capitol Avenue, Springfield, Illinois with owners Billy Wilder and Asta Ramanauskaite. This agreement is contingent upon the city of Springfield's approval of Forerunner Christian Fellowship's petition for zoning reclassification.

Billy Wilder

  
(Seller)

Scott Beauchamp  
Forerunner Christian Fellowship

  
(Buyer)



**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**

**Forerunner Christian Fellowship,  
By Scott C. Beauchamp, as contract purchaser.**

) **DOCKET NO. 2015-036**  
) **PROPERTY LOCATED AT:**  
) **1120 East Capitol Avenue, and**  
**411 & 427 South 12<sup>th</sup> 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 R-3(b), General Residence District, Section 155.018, and a Variance of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship 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 **May 20, 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:

**E ILES Addn L 16 EX 72.69' & L 15 EX E 72.69' N35' L 15 B 25, Situated in the County of Sangamon and State of Illinois. Commonly known as 1120 East Capitol Avenue. Parcel # 14-34-254-009;**  
**E ILES Addn L 14 B 25, Situated in the County of Sangamon and State of Illinois. Commonly known as 411 S. 12<sup>th</sup> Street. Parcel # 14-34-254-011;**  
**E ILES Addn L 13 B 25, Situated in the County of Sangamon and State of Illinois. Commonly known as 427 S. 12<sup>th</sup> Street. Parcel # 14-34-254-012.**

3. That the present zoning of said property is **I-1, Light Industrial District, Section 155.040.**
4. That the present land use of said property is a masonry block/brick building and a vacant lot.
5. That the proposed land use of said property is to update and remodel the subject property for use as a church community center with a paved parking lot; to waive the 10 foot transitional buffer yard and allow construction of a 6 foot privacy fence along the north side property line of 411 S. 12<sup>th</sup> Street; to allow building at 1120 E Capitol an east property line set back for a community facility building with a side yard setback of less than 4 feet; to allow existing building front yard setback of 0 feet instead of 20 required and existing east side yard setback less than 4 feet; and to allow 22 parking spaces instead of the 25 spaces required.
6. That the changes requested is a Reclassification to R-3(b), General Residence District, Section 155.018 and a Variance of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship..
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 Wood**  
**Motion seconded by: Commissioner Moore**

**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To accept the recommendation of staff to deny the R-3(b) zoning, but recommend approval of R-2 zoning instead and recommend approval of the requested Variances of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship

The vote of the Commission was as follows:

Yes: 05      No: 02      Absent: 02

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## FINDINGS OF FACT

Case #: 2015-036

Address: 1120 E. Capitol Avenue & 411 & 427 S. 12<sup>th</sup> Street

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

**North: School. South: Vacant building. East: Duplex and Single-family residence. West: Graphics/printing services. Southwest: Auto parts repair.**

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

**North and south: R-3b. East: R-2 and R-3b. West: I-1. Southwest: B-2.**

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

The property contains a large commercial building that can be used for various uses. However, given the neighborhood, it is unlikely that I-1 uses would be appropriate for the area.

- (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 has maintained its residential nature to the east with the school as the anchor to the north. Properties to the west that front on 11<sup>th</sup> Street have developed with commercial uses.

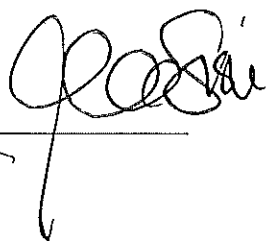
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The City Plan indicates that efforts should be made maintain a stable neighborhood in this area. The property contains a commercial structure that is vacant. Redevelopment of the property as a church community center would contribute to a stable neighborhood.

- (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 I-1 zoning is not compatible with the other less intense uses in the immediate area. However, the property contains a commercial structure which is somewhat difficult to redevelop. While the requested R-3b zoning permits some uses that would be compatible with the area, the R-3b zoning also permits several uses that would not be compatible with the area, i.e. boarding or lodging houses, apartment hotels, multiple-residential units. As such, staff finds that R-2 zoning would be most appropriate for the subject property.

Chairman

A handwritten signature in black ink, appearing to read "Joe Biden", written over a horizontal line. The signature is fluid and cursive, with the first name "Joe" and last name "Biden" clearly distinguishable.

Docket # 2015-036

## STANDARDS FOR VARIATIONS

Case #: 2015-036

Address: 1120 E. Capitol and 411 & 427 South 12<sup>th</sup> 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 commercial structure that was built many years ago. As such, there are limitations on redevelopment due to the lack of existing setbacks. It is likely that any redevelopment of the property to uses more compatible with the area would require variances in order to yield a reasonable return.

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

The property contains an existing building that was developed many years ago in the I-1 zoning district. To develop the property with uses more compatible with the area, variances are required.

- (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?

It is unlikely that there will be a negative impact on the area.

  
Chairman

2015-036

CITY OF SPRINGFIELD

**PETITION FOR RECLASSIFICATION**  
**AND FOR VARIATIONS OF PROVISIONS OF THE CITY CODE**

STATE OF ILLINOIS )

SS

COUNTY OF SANGAMON )

APR 15 2015

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

IN THE MATTER OF THE PETITION OF FORERUNNER CHRISTIAN FELLOWSHIP, OF SPRINGFIELD, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENT OF THE ZONING ORDINANCE OF THE CITY OF SPRNGFIELD, ILLINOIS, TO RECLASSIFY PROPERTY COMMONLY KNOWN AS 1120 EAST CAPITOL AVENUE, 411 AND 427 SOUTH 12<sup>TH</sup> STREET FROM I-1 WHICH IS LIGHT INDUSTRIAL OF SECTION 155.040 OF THE CITY CODE TO R-3B WHICH INCLUDES "CHURCHES, OTHER PLACES OF WORSHIP, RECTORIES, OR PARISH HOUSE." Section 155.018 OF THE CITY CODE, AND FOR VARIANCES IN RESPECT THERETO OF THE PROVISIONS OF SECTION(S) (A) 155.480 OF THE CODE OF THE CITY OF SPRINGFIELD. A TRANSITIONAL BUFFER YARD REQUIREMENT TO ALLOW PARKING LOT ON TO THE EAST SIDE OF THE EXISTING BUILDING ON THE NORTH SIDE OF PARCELL #14-34.0-254-011(411 S. 12<sup>TH</sup> ST.), THAT THIS REQUIREMENT BE WAVED AND ALLOW AN INSTALLATION OF 6 FOOT PRIVACY FENCE BE INSTALLED BETWEEN EXISTING DUPLEX AND PAVED PARKING LOT. (B) SECTION 155.065 STATES FOR A BUILDING OF 2 STORIES OR LESS REQUIRES THE WIDTH OF EACH SIDE YARD BE AT LEAST FOUR FEET. WE ASK FOR A VARIANCE OF LESS THAN FOUR FEET ON THE EAST SIDE OF THE BUILDING LOCATED AT 1120 EAST CAPITOL AVENUE. (C) SECTION 155.061 FRONT YARD REQUIREMENT OF 20 FEET TO ALLOW FOR A FRONT YARD SETBACK WHICH IS EXISTING AT 0 FEET AND SIDE YARD SETBACK OF MORE THAN FOUR FEET TO THE EXISTING OF LESS THAN FOUR FEET. (D) SECTION 155.095b OUTLINES AT LEAST ONE ACCESSORY OFF-STREET PARKING SPACE FOR EACH EIGHT SEATS OR EACH 200 LINEAL INCHES OF SEATING SPACE IN THE MAIN AUDITORIUM OR ASSEMBLY HALL. THAT WE WOULD BE GRANTED A REDUCTION OF APPROXIMATELY 25 PARKING SPACES (ESTIMATE A 200 SEAT ASSEMBLY HALL) TO 22.

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, FORERUNNER CHRISTIAN FELLOWSHIP and respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner has entered into a signed Real Estate Sell Agreement with earnest money paid with William D. Moore the owner of 1120 East Capitol Avenue, 411 AND 427 SOUTH 12<sup>TH</sup> STREET Springfield, Illinois, legally described as:

- a) E ILES Addn L 16 EX 72.69' & L15 EX E 72.69' N35' <sup>L15</sup> B25, situated in the County of Sangamon and State of Illinois. Commonly known as 1120 East Capitol Avenue. Parcel # 14-34.0-254-009



- b) E ILES ADDN L 14B 25, situated in the county of Sangamon and State of Illinois. Commonly known as 411 South 12<sup>th</sup> Street Parcel # 14-34.0-254-011
- c) E ILES ADDN L 13B25, situated in the county of Sangamon and State of Illinois. Commonly known 427 South 12<sup>th</sup> Street Parcel # 14-34.0-254-012

2. Said property is located on

- a) #14-34.0-254-009 Capitol Avenue and consists of 79.31 feet of frontage on Capitol Avenue by 80 feet of depth plus 5 feet of frontage on 12<sup>th</sup> Street by 72.69 feet of depth and being approximately 6708 square feet of land
- b) #14-34.0-254-011 located on 411 S. 12<sup>th</sup> St and consist of 40 feet of frontage on 12<sup>th</sup> St. by 152 feet of depth and being approximately 6080 square feet of land
- c) #14-34.0-254-012 located on 427 S. 12<sup>th</sup> St. and consist of 40 feet frontage on 12<sup>th</sup> St. by 152 feet of depth and being approximately 6080 square feet of land

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

- a) #14-34.0-254-009 is a one(1) story masonry block/brick building
- b) 14-34.0-254-011 located on the back side of this property is in part the one(1) story masonry block/brick (approximately 40 feet wide 60 feet deep) with the front of the property unimproved
- c) #14-34.0-254-012 this property is a vacant unimproved lot

4. The subject real estate is currently classified I1 light *industrial*

5. The Petitioner, Forerunner Christian Fellowship desires to completely remodel and update the existing building at 1120 East Capitol Avenue for use as a church community center and the attached properties at 411 and 427 South 12<sup>th</sup> Street be improved to a paved parking lot to provide off street parking.

6. The Petitioner to be in compliance with the Zoning Ordinance, and be able to construct, erect, maintain, and operate petitioner's proposed project (use), said property must be reclassified from I1 light commercial to a R-3B which includes "churches, other places of worship, rectories, or parish house." Section 155.018.OF THE CITY CODE.

7. Petitioner to be able to erect, construct develop, maintain Petitioner's proposed development (use) will require variance(s) as requested on the application of the regulations of the Zoning Ordinance of the City of Springfield, as they apply to said described property as follows:

- (a) Under the provisions of Section 155.480 (i) Transitional buffer yard requirement and landscaping 1.) that no (TBY) shall be no less than ten(10) feet; that this minimum be waived and be allowed to construct a six(6) foot high privacy fence along north side of parcel # 14-34.0-254-011(411 S. 12<sup>th</sup> St.) this would allow for such width and design as to afford adequate ingress and egress of the proposed off street paved parking lot.
- (b) Section 155.065 of a minimum of no less than four(4) feet width of side yard , we ask for a variance of less than four (4) on the east side of the existing building at 1120 East Capitol
- (c) Section 155.061 front yard requirement of minimum of 20 feet to allow for a front yard setback which is existing at 0 feet and side yard setback to the existing of less than four feet.

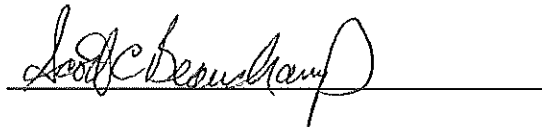
(d) SECTION 155.095b at least one accessory off-street parking for each eight seats. That we would be granted reductions from 25 spaces to 22 spaces base on a 200 seat assembly hall. **NOTE: THERE IS ON STREET PARKING ON BOTH SIDES OF 12<sup>TH</sup> STREET BOTH TO THE NORTH AND SOUTH OF CAPITOL AS WELL AS BOTH SIDES OF CAPITOL JUST EAST OF 12<sup>TH</sup> STREET(FRONT ENTRANCE OF OUR BUILDING IS APPROXIMATELY 100 FEET FROM 12<sup>TH</sup> STREET) ALSO SEE EXHIBIT B(Drawing of proposed parking lot) AND EXHIBIT C**

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) 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 above described property from an I1 Light Industrial to a R-3B Section 155.018 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.

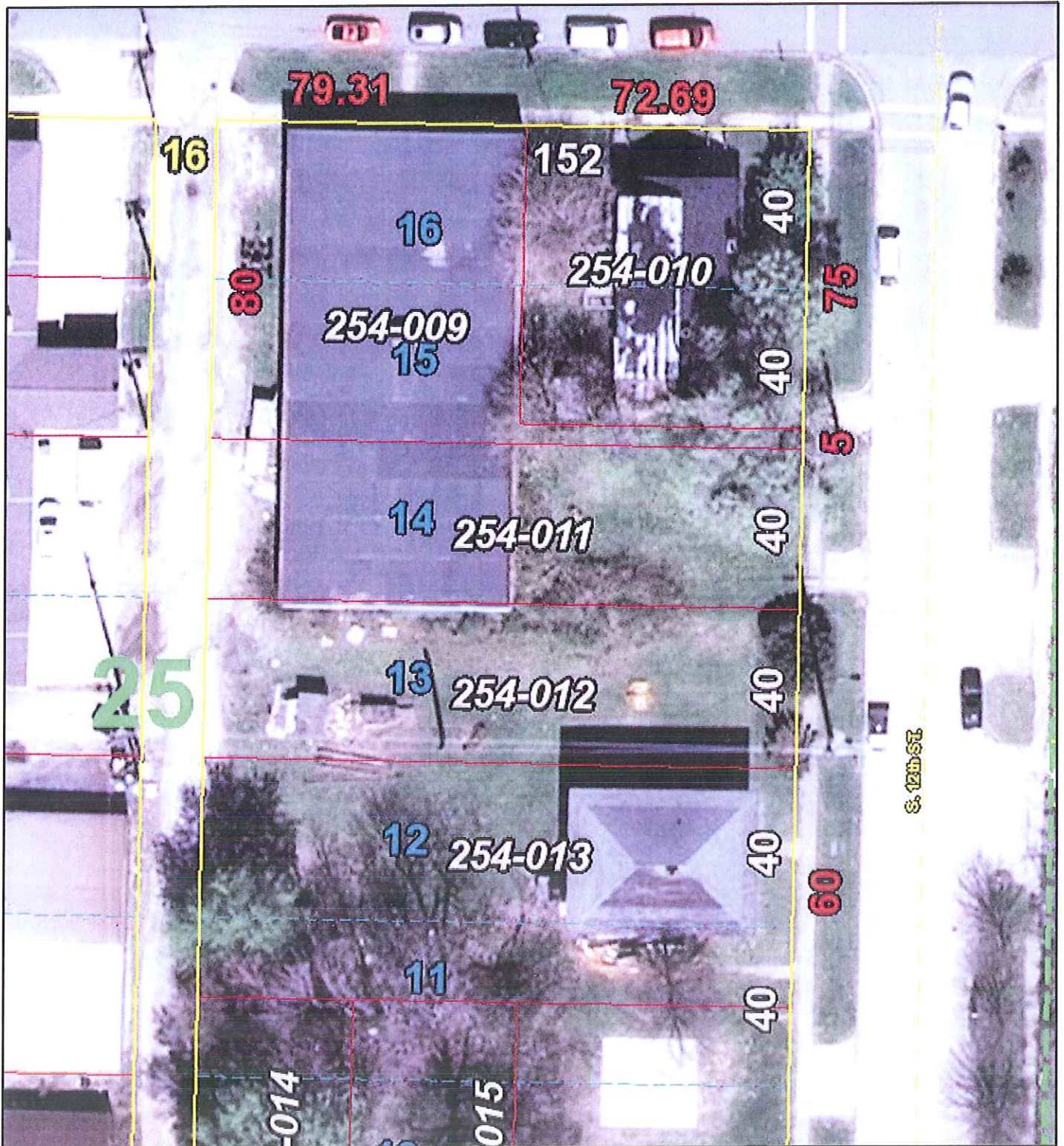
(2) That the Council of the City of Springfield, Illinois will grant variances of a) Section 155.480(i) that the minimum 10 foot TBY be waived and allow a 6' high privacy fence be built so to afford adequate ingress and egress of proposed paved parking lot; b) Section 155.065 we ask for a side yard variance on east side of existing building from a minimum of four(4) feet to less than four (4) c) Section 155.061 front yard requirement of a minimum of 20 feet to allow for a front yard setback which is existing at 0 feet and side yard setback of more than four feet to the existing of less than four feet. d)Section 155.095b at least one accessory off-street parking space for each eight seats that a reduction from 25 spaces to 22 spaces based on a 200 seat auditorium; of the Code of the City of Springfield.

Respectfully submitted,

A handwritten signature in cursive script, reading "Scott C Beauchamp", is written over a horizontal line.

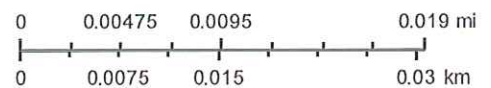
Forerunner Christian Fellowship  
Scott C Beauchamp

Forerunner Christian Fellowship  
Scott C Beauchamp  
624 South 4<sup>th</sup> Street  
Springfield, IL 62703  
Telephone: (217) 899-9704



April 1, 2015

1:564

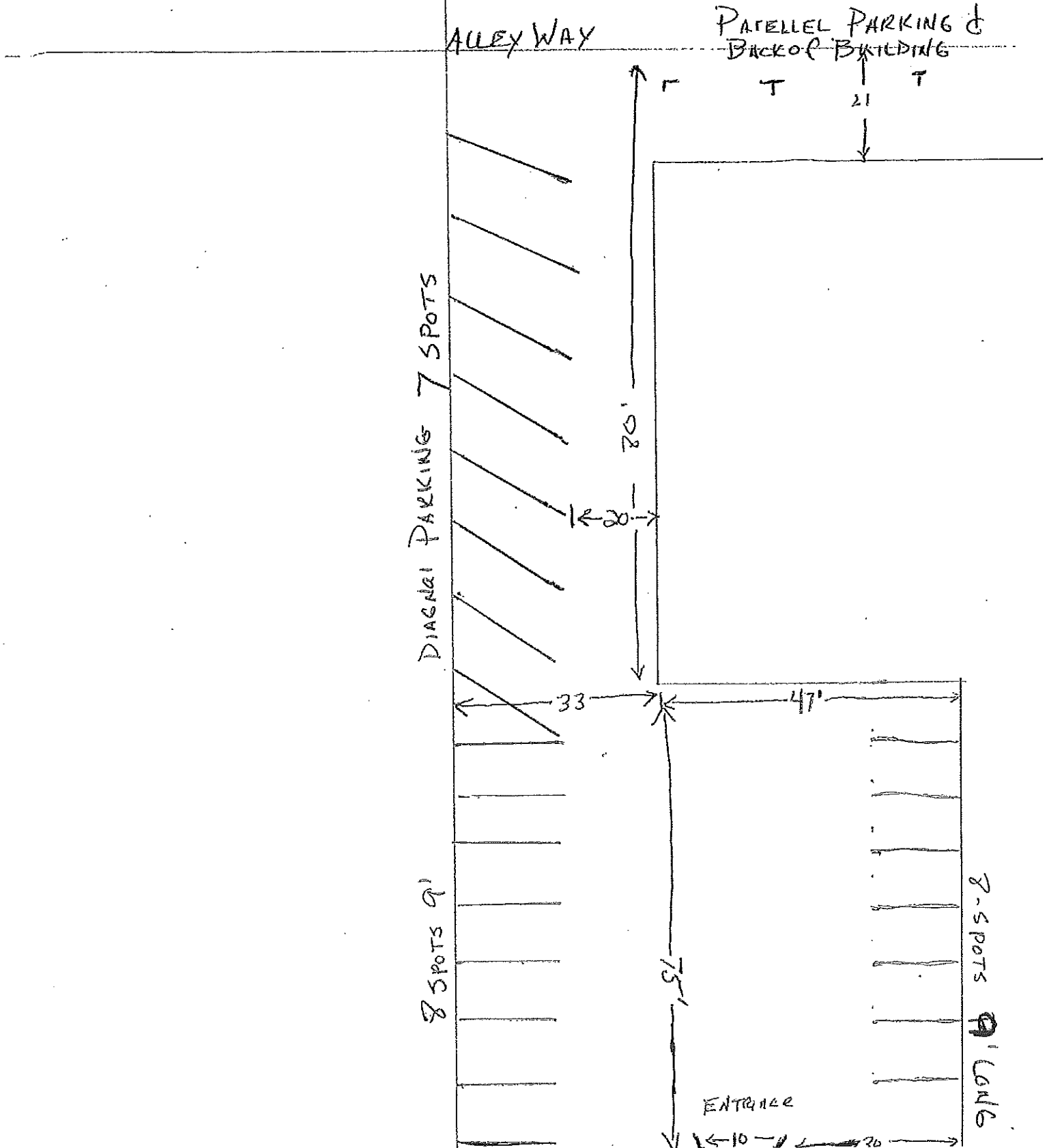


Office Of  
Supervisor of Assessments  
Sangamon County GIS

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.

Parcel Number: 14340254012

# EXHIBIT B



## EXHIBIT C

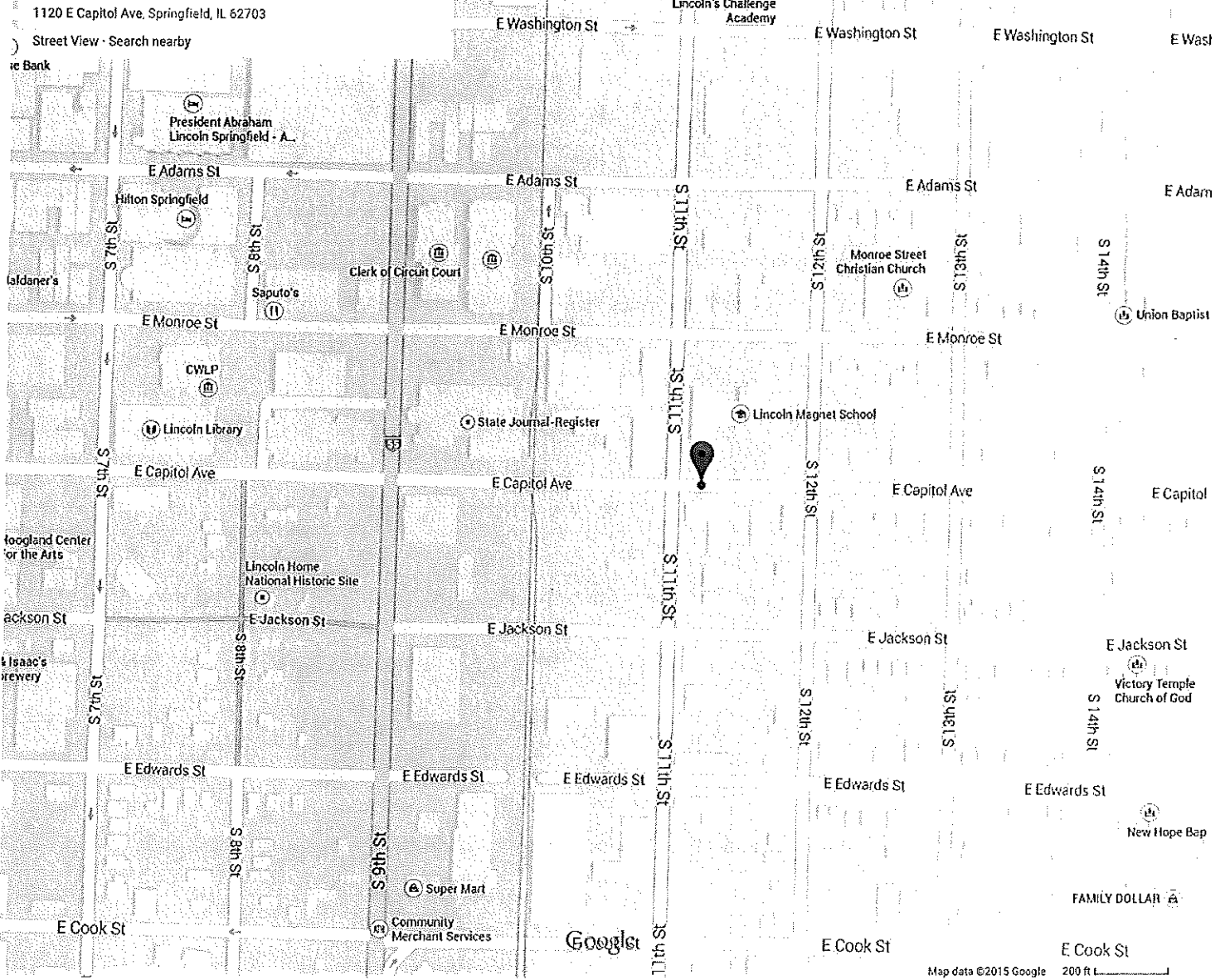
A possible option that will be looked at during the design stage of this project will be adding parallel parking on the west side of the existing building (120feet length). There is sixteen (16) feet of property between the building and the alley of which we would have a five (5) feet paved walkway leaving eleven (11) feet of width. This I believe would allow for the required eight (8) feet wide by twenty-five (25) length of space needed for parallel parking. We would have signage and markings that clearly would define one set direction of traffic flow. If this was granted it would allow for an additional 3-4 parking spaces with a 20feet to 45feet of setback from the front of the building.



4/27/2015

1120 E Capitol Ave - Google Maps

2015-036





State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 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 I-1, Light Industrial District, Section 155.040, to R 3 (b), General Residence District, Section 155.018, and a variance of sections: 155.480 (i), Transitional Buffer Yards, 155.065, Side yard for community facilities building, 155.061, Basic Yard Requirements, and 155.095 (b), required Accessory Off-Street Parking Spaces: Churches, and similar places of Worship, of the Springfield Zoning Ordinance. Petitioner desires to update and remodel subject property for use as a church community center with a paved parking lot to provide off street parking. To be in compliance with the zoning ordinance, petitioner respectfully petitions for reclassification from I-1 to R 3 (b), and a variance of section 155.480 (i) waving the the 10 foot transitional buffer yard and allow construction of a 6 foot privacy fence along the north side property line of 411 S. 12<sup>th</sup> Street, a variance of Section 155.065 to allow the existing building at 1120 E Capitol an east property line set back for a community facility building with a side yard less than the minimum 4 feet side yard required by code, and a variance of section 155.061 to allow the existing building front yard setback of 0 feet instead of the 20 feet required and an existing east side yard setback of less than the minimum 4 feet required by code, and a variance of section 155.095 (b) for a reduction of required accessory off street parking spaces to allow 22 spaces instead of the 25 spaces which would be required based on a 200 seat assembly hall.

Improvements (or structures) located on said property are a masonry block/brick building and vacant unimproved lot. Subject property is currently classified in the I-1, Light Industrial District, Section 155.040.

Legally described as: E ILES Addn L 16 EX 72.69' & L 15 EX E 72.69' N35' L 15 B 25, situated in the County of Sangamon and State of Illinois. Commonly known as 1120 East Capitol Avenue. Parcel # 14-34.0-254-009.

E ILES ADDN L 14 B 25, situated in the County of Sangamon and State of Illinois. Commonly known as 411 South 12<sup>th</sup> Street. Parcel # 14-34.0-254-011.

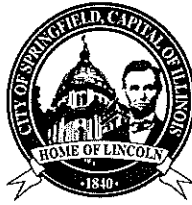
E ILES ADDN L 13 B 25, situated in the County of Sangamon and State of Illinois. Commonly known as 427 S 12<sup>th</sup> Street. Parcel # 14-34.0-254-012.

The subject property is commonly known as 1120 East Capitol Avenue, and 411 and 427 South 12<sup>th</sup> Street, Springfield, Illinois

The petitioner is Forerunner Christian Fellowship, by Scott C. Beauchamp, as contract purchaser.

Docket No. 2015-036

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**1120 East Capitol Avenue, and 411 and 427 South 12<sup>th</sup> Street**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 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 I-1, Light Industrial District, Section 155.040, to R 3 (b), General Residence District, Section 155.018, and a variance of sections: 155.480 (i), Transitional Buffer Yards, 155.065, Side yard for community facilities building, 155.061, Basic Yard Requirements, and 155.095 (b), required Accessory Off-Street Parking Spaces: Churches, and similar places of Worship, of the Springfield Zoning Ordinance. Petitioner desires to update and remodel subject property for use as a church community center with a paved parking lot to provide off street parking. To be in compliance with the zoning ordinance, petitioner respectfully petitions for reclassification from I-1 to R 3 (b), and a variance of section 155.480 (i) waving the the 10 foot transitional buffer yard and allow construction of a 6 foot privacy fence along the north side property line of 411 S. 12<sup>th</sup> Street, a variance of Section 155.065 to allow the existing building at 1120 E Capitol an east property line set back for a community facility building with a side yard less than the minimum 4 feet side yard required by code, and a variance of section 155.061 to allow the existing building front yard setback of 0 feet instead of the 20 feet required and an existing east side yard setback of less than the minimum 4 feet required by code, and a variance of section 155.095 (b) for a reduction of required accessory off street parking spaces to allow 22 spaces instead of the 25 spaces which would be required based on a 200 seat assembly hall. Subject property is currently classified in the I-1, Light Industrial District, Section 155.040.

The petitioner is Forerunner Christian Fellowship, by Scott C. Beauchamp, as contract purchaser.

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-036





### Staff Findings and Recommendation

(inspected 5-7-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-036

ADDRESS 1120 E. Capitol, 411 & 427 S. 12<sup>th</sup> St.  
14-34-254-009; 14-34-254-011; and  
Property Index # 14-34-254-012.

R-3(b) General Residence District, Section 155.018; and Vary Section 155.480(i), Transitional Buffer Yards to allow a zero (0) feet transitional buffer yard rather than the required twenty (20) feet and allow construction of a six (6) foot privacy fence along the north side of the property line of 411 S. 12<sup>th</sup> Street; Vary Section 155.065 to allow the existing building at 1120 E. Capitol to have an east side yard setback to be less than the minimum four (4) feet; Vary Section 155.061 to allow the front yard setback to be zero (0) feet instead of the required twenty (20) feet and an existing east side yard setback of less than the minimum required four (4) feet; and, Vary Section 155.095(b) to allow twenty-two (22) parking spaces instead of the required twenty-five (25) spaces as required for a 200 seat assembly hall.

REQUESTED ZONING  
PROPOSED LAND USE

Church community center with paved parking lot to provide off-street parking

#### EXISTING:

ZONING I-1 Light Industrial District, Section 155.040.

LAND USE Vacant mixed-use building and vacant lot.

ROAD FRONTAGE 79.31' – Capitol

Good

85' – S. 12<sup>th</sup>

Good

STRUCTURE DESIGNED FOR Mixed use building.

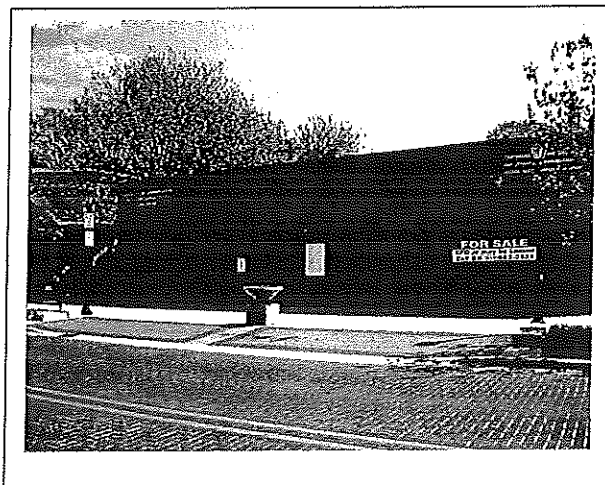
CONDITION OF STRUCTURE Good

LOT AREA 19,324 sq. ft.

FRONT YARD 0'

SIDE YARDS West – 16' East – 4'

REAR YARD 39'



Would the proposed zoning be spot zoning? No

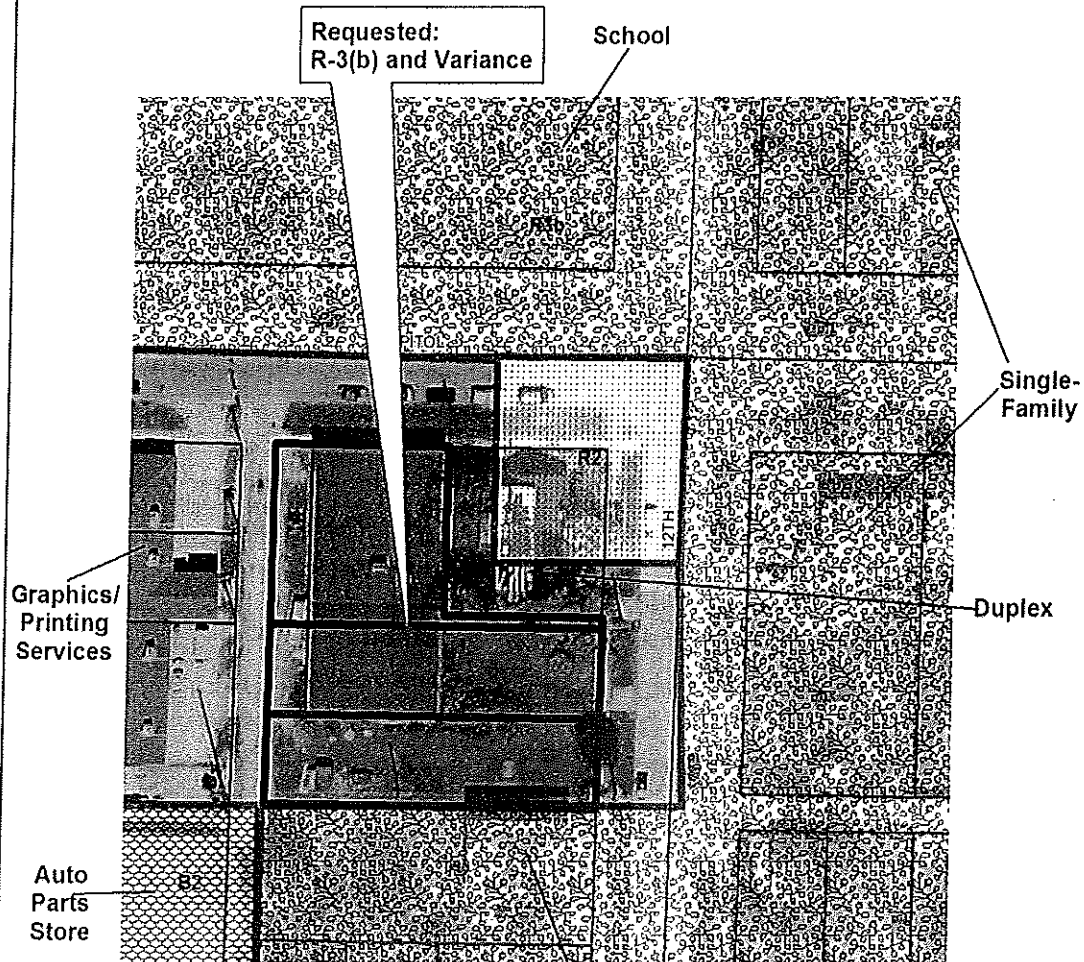
Is the proposed zoning in accord with the City Plan? No

If not in accord, is the request an acceptable variation? No

#### PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend denial of the requested R-3b zoning. The existing I-1 zoning is not compatible with the other less intense uses in the immediate area. However, the property contains a commercial structure which is somewhat difficult to redevelop. While the requested R-3b zoning permits some uses that would be compatible with the area, the R-3b zoning also permits several uses that would not be compatible with the area, i.e. boarding or lodging houses, apartment hotels, and multiple-residential units. In the alternative, staff recommends that R-2 zoning would be most appropriate for the subject property. Recommend approval of the requested variances. It is likely that any redevelopment of the property to uses more compatible with the area would require variances in order to yield a reasonable return.

# City Zoning Case# 2015-036

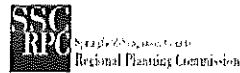
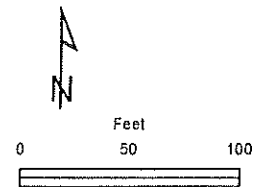


## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |





James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

- Docket # 2015 – 036      1120 E. Capitol Ave, 411 and 427 S. 12<sup>th</sup> Street  
We have no objection to the rezoning the property. The parking lot could allow for a buffer yard to the residential property. As the property would be 85' in width and parking would only take up 60'. The reduction in parking is 3 spaces that what is required by code. We have no objections in granting relief of section 155.095 (b).
- Docket # 2015 – 037      Lot 2 Blackstone Subdivision  
We have no objections to the petition as submitted.
- Docket # 2015 – 039      2800 West Lawrence Avenue  
We have no objections to the petition as submitted.
- Docket # 2015 – 040      1237 North 9<sup>th</sup> Street  
We have no objections to the petition as submitted.
- Docket # 2-15 – 041      3151 Dotmar Drive  
We have no objections to changing the current zoning of the property to I-1. This property has two points of access: one from the south off of Dotmar Drive which is a private road and the other from Old Rochester Road which is not rated for large vehicles. Old Rochester Road would have to be updated to current standards and extended to service the property. If access is desirable via Old Rochester Road this upgrade would be responsibility of the owner of the property.

CC: Mark Mahoney, Director Public Works



**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-036

Date: May 20, 2015

Address: 1120 East Capitol, 411 & 427 South 12<sup>th</sup> Street

Motion Made by: Commissioner Wood

Seconded by: Commissioner Moore

**MOTION:** To accept the recommendation of staff to deny the R-3(b) zoning, but recommend approval of R-2 zoning instead and recommend approval of the requested Variances of Sections 155.480(i), Transitional Buffer Yards, 155.065, Side Yard for community facilities building, 155.061, Basic yard requirements, and 155.095(b), Required Accessory Off-street parking spaces, Churches or similar places of worship.

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MOORE            | X   |    |             |     |    |
| STRATTON         |     | X  |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            |     | X  |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

RECAP

DOCKET NO:

2015-037

Ward # 8

ADDRESS:

2301 W. Monroe  
(Lot 2 Blackstone Subdivision)

PETITIONER:

Blackstone Group- Cranmer LLC  
by Mimi Hurwitz and Josh Vehovic

PRESENT ZONING  
CLASSIFICATION:

S-2, Community Shopping and Office District, Section 155.031

REQUESTED  
ZONING RELIEF:

CPU pursuant to Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center.

COMMENTS:

The petitioner desires to operate a restaurant with the sale of alcohol by the drink.

OBJECTORS:

Knox Knolls Free Methodist Church (Via letter attached)  
2251 W. Monroe  
Springfield, IL

SPRINGFIELD-SANGAMON  
COUNTY REGIONAL  
PLANNING COMMISSION  
RECOMMENDATION:

Recommend approval.

PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:

To approve the petition to concur with the staff recommendation for approval of a CPU pursuant to Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center.

DATE:

May 20, 2015

CITY COUNCIL ACTION:

DATE:

June 16, 2015

2015-037

Building and Zoning Department  
City of Springfield, Illinois  
304 Municipal Center West  
Springfield IL, 62701

May 18, 2015

To Whom It May Concern,

I am writing today on behalf of Knox Knolls Free Methodist Church located at 2251 W. Monroe Street. Regarding the petition for a Conditional Permitted Use pursuant to section 155.031 (c) (7), we affirm the prohibition against the sale of alcohol, "within 100 feet of the nearest residential zoning lot, church park, school, community facility or commercial daycare." This is a wise policy, in place to guard neighborhoods and residential areas from the damaging effects of the misuse of alcohol. The restriction is in place to guard public safety and the common good.

We affirm that the restaurant requesting a variance "for the sale of alcohol by the drink," is in no way seeking to act against neighborhood safety or the public good. We applaud the desire to start a business and bring jobs to the neighborhood. It is our understanding that if a variance is approved it will include the following stipulations:

- a reasonable closing time consistent with the close proximity to a residential area;
- at least 60% of sales will come from the sale of food;
- there will be no packaged liquor sold at the location;
- the restaurant will only serve wine and beer with meals;
- the restaurant is not a bar serving hard liquor or mixed drinks;
- and, there will not now, nor ever be, video gaming on the premises.

Knox Knolls Free Methodist Church cannot in good conscience speak in favor of the sale of alcohol across the street from our church. However, we appreciate the good faith efforts of the petitioner to accommodate the spirit of the ordinance, if not the letter of the ordinance. Therefore, if the stipulations listed above are adhered to by the petitioner, the Knox Knolls Free Methodist Church will not object to the petitioner's request.

Sincerely,

Rev. Tyler Boyer  
Knox Knolls Free Methodist Church

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
Blackstone Group- Cranmer LLC,  
By Mimi Hurwitz and Josh Vehovic.

) DOCKET NO. 2015-037  
) PROPERTY LOCATED AT:  
) 2301 W. Monroe  
) (Lot 2 Blackstone Subdivision)

**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 **Conditional Permitted Use** pursuant to **Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center**, 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 **May 20, 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:

**Lot 2 of Blackstone Subdivision, Springfield, Sangamon County, Illinois. Containing 1.335 Acres more or Less and Tax ID # 14-31-277-030.**

3. That the present zoning of said property is **S-2, Community Shopping and Office District, Section 155.031**.
4. That the present land use of said property is a **one block building with a brick veneer being used for a multi tenant retail space**.
5. That the proposed land use of said property is **operate a restaurant with the sale of alcohol by the drink**.
6. That the changes requested for said property is a **Conditional Permitted** pursuant to **Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center**.
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:

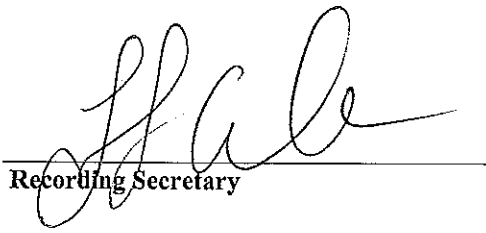
**Motion made by: Commissioner Mills**  
**Motion seconded by: Commissioner Wood**

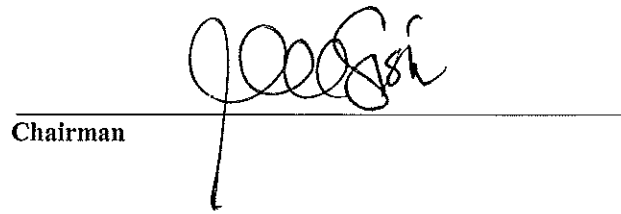
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition to concur with the staff recommendation for approval of a CPU pursuant to **Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center**.

The vote of the Commission was as follows:

Yes: 07                  No: 00                  Absent: 02

  
Recording Secretary

  
Chairman

**FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: 2015-037

Address: 2301 W. Monroe

- (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?

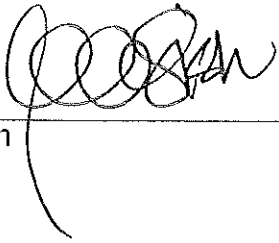
**Yes.**

- (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 appears to be the case.**

  
\_\_\_\_\_  
Chairman



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

**RESTAURANT WITH SERVICE OF ALCOHOLIC BEVERAGES**

Case #: 2015-037

Address: 2301 W. Monroe

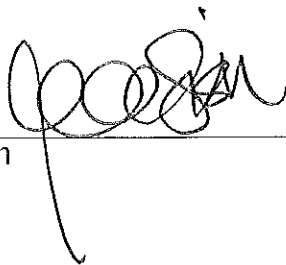
- (i) Will the operation of such a restaurant at this particular location have an adverse effect upon the district in which it is located or upon nearby residence districts?

**It appears that the operation of a restaurant at this location will not have an adverse effect on the area.**

- (ii) Is the zoning lot on which the restaurant is to be located at least 100 feet from the nearest church, park, school, community facility or commercial daycare center?

**The zoning lot is less than 100 feet from the nearest church.**

\_\_\_\_\_  
Chairman



## STANDARDS FOR VARIATIONS

Case #: 2015-037

Address: 2301 W. Monroe

- (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 vacant and can be developed with any use that can yield a reasonable return. However, to the extent that there is a community benefit that may be obtained from having a restaurant with the service of alcohol at this location, the variance to allow it to be within 100 feet of a church may be warranted.

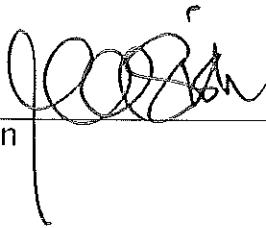
- (ii) Is the plight of the owner due to unique circumstances?

The subject property is being redeveloped with commercial and retail uses and seeks to attract a restaurant with the service of alcohol on a commercial corridor.

- (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?

While no information was provided related to the method and hours of operation, it is presumed that because the use will be a restaurant with the service of alcohol, rather than a tavern, the impact on the area will be negligible.

Chairman



2015-037

**CITY OF SPRINGFIELD**  
**PETITION FOR A CONDITIONAL PERMITTED USE AND FOR VARIATION(S)**  
**OF PROVISIONS OF THE CITY CODE**

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

STATE OF ILLINOIS            )  
                                          )  
COUNTY OF SANGAMON        )       SS

APR 06 2015

*Received*

IN THE MATTER OF THE PETITION OF Blackstone Group - Crammer L.L.C. OF  
SPRINGFIELD, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENT(S) OF  
THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS, TO GRANT A  
CONDITIONAL PERMITTED USE PURSUANT WITH SECTIONS 155.031 c 7 and  
155.211, CONDITIONAL PERMITTED USES IN S-2, Community Shopping and Office  
District, AND A VARIANCE OF SECTION 155.211, a restaurant with the service of  
alcoholic beverages by the drink, with a variance to allow the establishment within 100  
feet of a church, school, daycare, or residentially zoned lot, OF THE CODE OF THE  
CITY OF SPRINGFIELD, ILLINOIS, FOR PROPOSED DEVELOPMENT AT THE  
NORTH WEST CORNER OF MONROE AND CRAMMER.

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, Blackstone Group - CRAMMER L.L.C., and  
respectfully petitions the Council of the City of Springfield as follows:

1. The Petitioner is the owner of the North West corner of Monroe and  
Crammer, Springfield, IL, legally described as:

Lot 2 OF BLACKSTONE, SPRINGFIELD, SANGAMON  
COUNTY, ILLINOIS. CONTAINING 1.335 ACRES MORE  
OR LESS , TAX ID 14-31,0-277-030

2. Said property is located on the north west corner of  
Monroe and Crammer and consists of Two hundred and  
twenty (220.51) feet of frontage on Monroe Street by  
Two Hundred Sixty Three feet (263.75) of frontage on  
Crammer and being approximately Fifty Eight Thousand  
One Hundred Fifty Nine (58,159) square feet of land.
3. The proposed improvements located on said property will be one  
block building with a brick veneer being used for multi tenant retail  
space.
4. The subject real estate is currently classified in the S-2, Community  
Shopping and Office District.

5. The Petitioner, Blackstone Group – Cranner, L.L.C, desires to obtain a conditional permitted use for a restaurant with the sale of alcohol by the drink, with a variance to allow the establishment within 100 feet of a church, school, daycare, and residentially zoned lot.

6. The above mentioned property is bound by a four lane street to the South, Retail to the West, residential to the North, and residential and a church to the East.

7. Being granted the use of a restaurant with the sale of alcohol by the drink will add considerable value to the proposed business. The proposed business is a Chicago style pizzeria serving deep dish and thin crust pizza, pasta, salads, and appetizers. The brand currently has 31 restaurants open in Chicago, IL and 2 in Atlanta, GA. This would be the first down state Illinois location for the brand.

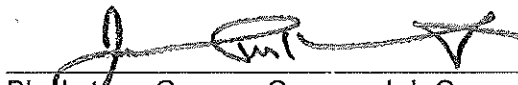
8. If granted, the variance will not alter the essential character or locality, impair an adequate supply of air and light to adjacent property, increase congestion of traffic, or diminish or impair property values in the locality. Additionally there are other neighboring businesses that also serve beer and wine by the drink to be consumed on premises.

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) variance(s) 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 grant a Conditional Permitted Use pursuant to Section 155.031 c7 and section 155.211 a Conditional Permitted Use in a S-2, Community Shopping and Office District, of the Code of the City of Springfield to allow a restaurant with the sale of alcohol by the drink with a variance of section 155.211 to allow the establishment with 100 feet of a church, school, daycare, or residentially zoned lot.

Respectfully submitted,

  
Blackstone Group – Cranner L.L.C.

Blackstone Group – Cranner, L.L.C.  
One Lawrence Square  
Springfield, IL 62704  
Telephone: (217) 544-4002

CHARLES S. WANLESS' KNOX  
KNOLLS SUBDIVISION  
FOURTH ADDITION

CHARLES S. WANLESS' KNOX  
KNOLLS SUBDIVISION  
EIGHTH ADDITION

329  
330  
333

291  
292  
293

LOT 1

LOT 2

LOT 3

MONROE STREET

PROPOSED 6' RETAIL

18'

6'

26'

45'

10'

64'

26'

4'

22'

3'

16'

15'

329  
CHARLES S. WANLESS' KNOX  
KNOLLS SUBDIVISION  
EIGHTH ADDITION

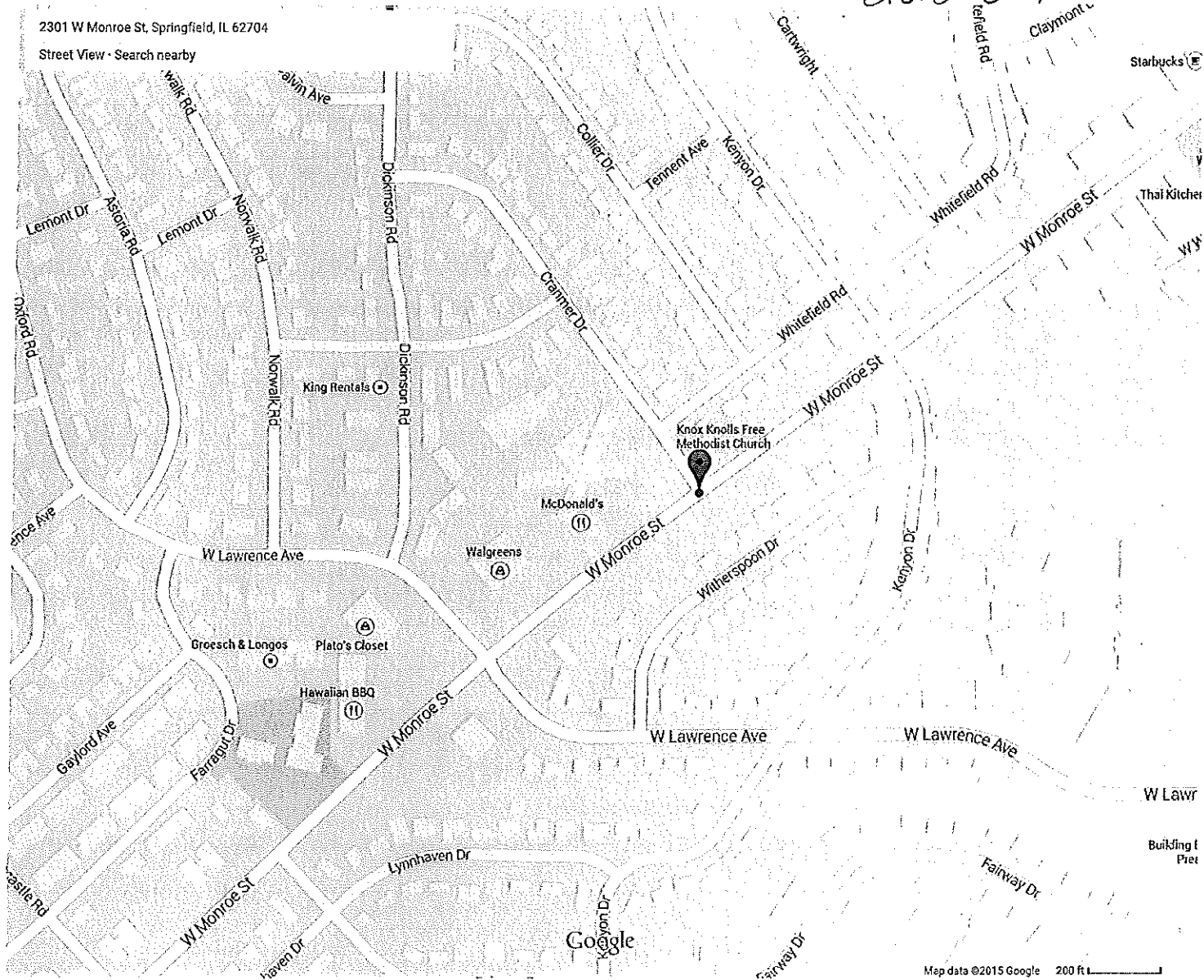
4/27/2015

2301 W Monroe St - Google Maps

2015-037

2301 W Monroe St, Springfield, IL 62704

Street View - Search nearby





Legal Notice

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for a Conditional Permitted Use pursuant to section 155.031 (c) ( 7), Conditional Permitted Uses in the S-2 Community Shopping and Office District: Restaurants with the service of alcoholic beverages , and Section 155.211, Restaurants with the service of alcoholic beverages , and a variance of section 155.211, Restaurants with the service of alcoholic beverages , of the City of Springfield Zoning Ordinance. The petitioner desires to operate a restaurant with the sale of alcohol by the drink. The proposed business is a Chicago style pizzeria serving deep dish and thin crust pizza, pasta, salads and appetizers. The petitioner, to be in compliance with the Zoning Ordinance, respectfully requests a Conditional Permitted Use in the S-2 District to allow for a restaurant with the sale of alcohol by the drink, and a variance of Section 155.211, to allow for a Restaurant with the service of alcoholic beverages, within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center. Said property is located on the North West corner of Monroe and Cranmer.

Improvements (or Structures) located on said property will be one block building with a brick veneer being used for a multi tenant retail space. Subject Real Estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

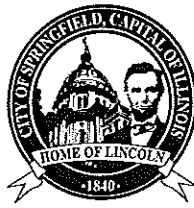
Legally described as: Lot 2 of Blackstone Subdivision, Springfield, Sangamon County, Illinois. Containing 1.335 Acres more or less, Tax ID 14-31.0-277-030.

The property is commonly known as Lot 2 Blackstone Subdivision (2301 W. Monroe), Springfield, Illinois.

The petitioner is Blackstone Group – Cranmer L.L.C.

Docket No. 2015-037

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**Lot 2 Blackstone Subdivision (2301 W. Monroe)**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for a Conditional Permitted Use pursuant to section 155.031 (c) ( 7), Conditional Permitted Uses in the S-2 Community Shopping and Office District: Restaurants with the service of alcoholic beverages , and Section 155.211, Restaurants with the service of alcoholic beverages , and a variance of section 155.211, Restaurants with the service of alcoholic beverages , of the City of Springfield Zoning Ordinance. The petitioner desires to operate a restaurant with the sale of alcohol by the drink. The proposed business is a Chicago style pizzeria serving deep dish and thin crust pizza, pasta, salads and appetizers. The petitioner, to be in compliance with the Zoning Ordinance, respectfully requests a Conditional Permitted Use in the S-2 District to allow for a restaurant with the sale of alcohol by the drink, and a variance of Section 155.211, to allow for a Restaurant with the service of alcoholic beverages, within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center. Said property is located on the North West corner of Monroe and Cranmer. Subject Real Estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

The petitioner is Blackstone Group – Cranmer L.L.C.

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-037



Springfield-Sangamon County  
Regional Planning Commission

### Staff Findings and Recommendation

(inspected **5-7-15** by MB & SK)

SPRINGFIELD ZONING CASE # **2015-037**

ADDRESS **2301 W. Monroe**

Property Index # **14-31-277-030**

REQUESTED ZONING

Conditional Permitted Use pursuant to Section 155.031(c)(7), Conditional Permitted Uses in the S-2 Community Shopping and Office District: Restaurants with the service of alcoholic beverages, and Section 155.211, Restaurants with the service of alcoholic beverages; and Vary Section 155.211, Restaurants with the service of alcoholic beverages.

PROPOSED LAND USE

Allow a pizzeria with the service of alcohol by the drink within one hundred (100) feet of the nearest residential zoning lot and church.

### EXISTING:

ZONING **S-2 Community Shopping and Office District, Section 155.031.**

LAND USE **Vacant commercial.**

ROAD FRONTAGE **Cranmer – 263.75'**

**Good**

**Monroe – 220.51'**

**Good**

STRUCTURE DESIGNED FOR **N/A**

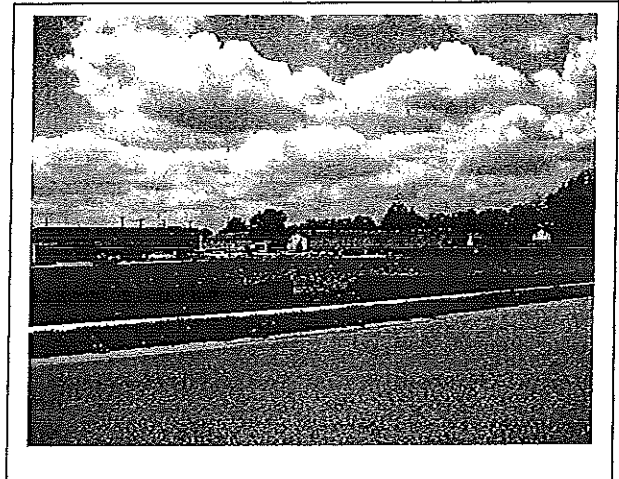
CONDITION OF STRUCTURE **N/A**

LOT AREA **1.33 acres**

FRONT YARD **N/A**

SIDE YARDS **N/A**

REAR YARD **N/A**



Would the proposed zoning be spot zoning? **N/A**

Is the proposed zoning in accord with the City Plan? \_\_\_\_\_

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

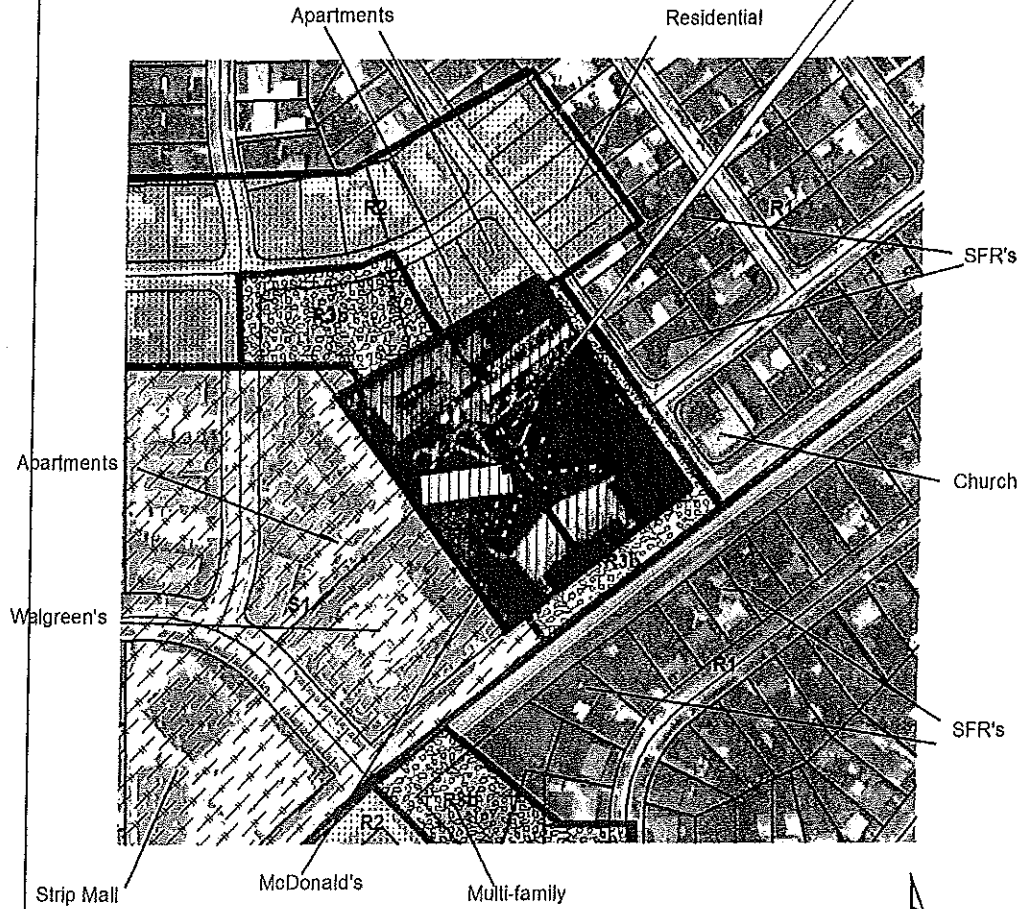
### PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend approval. The property is being redeveloped with a strip retail center. One of the prospective tenants is a restaurant with the service of alcohol. While the zoning lot is within 100 feet of the nearest church, it is located on a major corridor and such a use is considered to compatible with the development area.

# City Zoning

Case# 2015-037

Requested:  
CPU and  
Variance



## 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  |

Feet  
0 100 200

SSC  
RPC  
Savannah's Strategic  
Regional Planning Commission



James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

Docket # 2015 – 036      1120 E. Capitol Ave, 411 and 427 S. 12<sup>th</sup> Street  
We have no objection to the rezoning the property. The parking lot could allow for a buffer yard to the residential property. As the property would be 85' in width and parking would only take up 60'. The reduction in parking is 3 spaces that what is required by code. We have no objections in granting relief of section 155.095 (b).

Docket # 2015 – 037      Lot 2 Blackstone Subdivision  
We have no objections to the petition as submitted.

Docket # 2015 – 039      2800 West Lawrence Avenue  
We have no objections to the petition as submitted.

Docket # 2015 – 040      1237 North 9<sup>th</sup> Street  
We have no objections to the petition as submitted.

Docket # 2-15 – 041      3151 Dotmar Drive  
We have no objections to changing the current zoning of the property to I-1. This property has two points of access: one from the south off of Dotmar Drive which is a private road and the other from Old Rochester Road which is not rated for large vehicles. Old Rochester Road would have to be updated to current standards and extended to service the property. If access is desirable via Old Rochester Road this upgrade would be responsibility of the owner of the property.

CC: Mark Mahoney, Director Public Works



**SPRINGFIELD PLANNING AND ZONING COMMISSION**

**RE: Docket No. 2015-037**

**Date: May 20, 2015**

**Address: Lot 2 Blackstone Subdivision (2301 W. Monroe)**

**Motion Made by: Commissioner Mills**

**Seconded by: Commissioner Wood**

**MOTION: To approve the petition to concur with the staff recommendation for approval of a CPU pursuant to Section 155.031(c)(7) Conditional Permitted Uses in the S-2, Community Shopping and Office District, Restaurants with the service of alcoholic beverage, and Section 155.211, Restaurants with the service of alcoholic beverages; and a Variance of Section 155.211, Restaurants with the service of alcoholic beverage within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-039 Ward # 8

**ADDRESS:** 2800 W. Lawrence

**PETITIONER:** Lawrence Four, LLC  
by Jeff Lochbaum, Manager

**PRESENT ZONING CLASSIFICATION:** S-1, Neighborhood Commercial and Office District, Section 155.030.

**REQUESTED ZONING RELIEF:** A Conditional Permitted Use pursuant to Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts.

**COMMENTS:** As part of commercial development, to include the possibility of multifamily development or residential development use of the first floor in an S-1 Zoning District.

**OBJECTORS:** Darlene Ross and Le Moyne Ross  
Springfield, IL

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

**PLANNING AND ZONING COMMISSION RECOMMENDATION:** To approve the petition to concur with the staff recommendation for approval of a Conditional Permitted Use pursuant to Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts, to include the possibility of multifamily development or residential development use of the first floor in an S-1 Zoning District.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

IN THE MATTER OF THE PETITION  
Lawrence Four, LLC,  
by Jeff Lochbaum, Manager.

) DOCKET NO. 2015-039  
) PROPERTY LOCATED AT:  
) 2800 W. Lawrence

**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 **Conditional Permitted Use** pursuant to **Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts**, 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 **May 20, 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:  
  
S PT SW NW 31-6-5, situated in the County of Sangamon and State of Illinois; and further identified as index # 14-31-100-017.
3. That the present zoning of said property is **S-1, Neighborhood Commercial and Office District, Section 155.030**
4. That the present land use of said property is a brick building in the process of being demolished and a parking lot.
5. That the proposed land use of said property is to include the possibility of multifamily development or residential development use of the first floor in an S-1 Zoning District.
6. That the changes requested is a **Conditional Permitted Use** pursuant to **Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts**.
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:

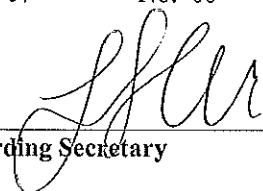
Motion made by: Commissioner Mills  
Motion seconded by: Commissioner Wood

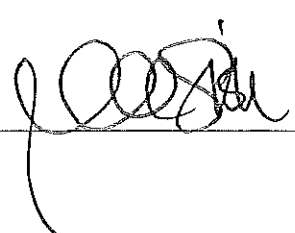
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition to concur with the staff recommendation for approval of a **Conditional Permitted Use** pursuant to **Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts**, to include the possibility of multifamily development or residential development use of the first floor in an S-1 Zoning District.

The vote of the Commission was as follows:

Yes: 07      No: 00      Absent: 02

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

**FINDINGS OF FACT  
FOR CONDITIONAL PERMITTED USES**

Case #: 2015-039

Address: 2800 W. Lawrence

- (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.**

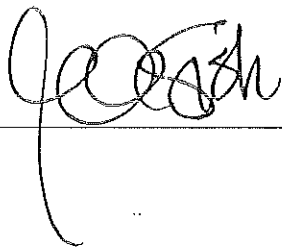
- (iii) Will the vehicular entrance or exit for such use be at least 100 feet from any exit or entrance for a school (except trade schools for adults), and playground accessory thereto, or any non-commercial park or playground one-half acre or more in area?

**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 appears to be the case.**

Chairman

A handwritten signature in black ink, appearing to read "Joseph", is written over a horizontal line that serves as a signature line.

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

**MULTI-FAMILY RESIDENCES IN CERTAIN COMMERCIAL DISTRICTS**

Case #: 2015-039

Address: 2800 W. Lawrence

- (i) Is the proposed location reasonably suited to residential uses in that commercial activities and influence of the neighborhood do not pose a substantial threat to the health and safety of the potential residents?

**Yes.**

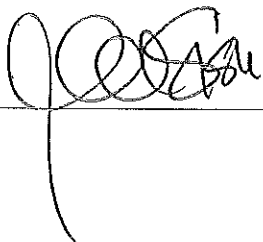
- (ii) Is there a trend toward more intensive commercial or industrial uses in the vicinity?

**There are commercial uses to the north of the subject property.**

- (iii) If permitted, will the residences result in an appropriate mixture of local shopping and residential uses designed to create a more interesting, livelier, and efficient neighborhood?

**Yes. There are multi-family residential units to the south, commercial to the north and duplex and single-family residential to the west. As such, the proposed use would provide an appropriate blend of uses.**

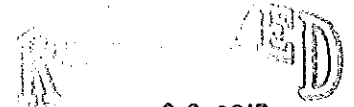
Chairman



2015-039

CITY OF SPRINGFIELD

PETITION FOR A CONDITIONAL PERMITTED USE  
OF PROVISIONS OF THE CITY CODE



APR 06 2015

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL

STATE OF ILLINOIS                    )  
                                                  )     SS  
COUNTY OF SANGAMON            )

IN THE MATTER OF THE PETITION OF LAWRENCE FOUR, LLC OF  
SPRINGFIELD, ILLINOIS, RESPECTFULLY PETITIONS FOR AMENDMENTS OF  
THE ZONING ORDINANCE OF THE CITY OF SPRINGFIELD, ILLINOIS TO  
GRANT A CONDITIONAL PERMITTED USE PURSUANT WITH SECTIONS  
155.030 (C) (6), RESIDENCES LOCATED ON 1<sup>ST</sup> FLOOR, AND 155.182  
MULTIFAMILY RESIDENCES IN CERTAIN COMMERCIAL DISTRICTS TO  
PROPERTY COMMONLY KNOWN AS 2800 W. LAWRENCE.

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, Lawrence Four, LLC, and respectfully petitions the  
Council of the City of Springfield as follows:

1. The Petitioner is the owner of 2800 W. Lawrence, Springfield, Illinois,  
legally described as:

S PT SW NW 31-16-5, situated in the County of Sangamon and State of  
Illinois; commonly known as 2800 W. Lawrence, Springfield, Illinois and further  
identified as Index #14-31-100-017

2. Said property is located at the corner of W. Lawrence and Rickard Road, and  
consists of approximately Four Hundred Forty-Seven (447') feet of frontage  
along Rickard Road, and approximately Five Hundred (500') along the south  
boundary of the property, running Easterly from Rickard Road and being  
approximately 216,493.20 square feet of land (4.97 acres).
3. The improvements (or structures) located on said property are a brick  
building and a parking lot that was used in the operation of a nursing care  
facility. The structures are in the process of a demolition.



4. The subject real estate is currently classified in the S-1, Neighborhood Commercial and Office District (Section 155.030).
5. The Petitioner, Lawrence Four, LLC, desires to have approval as part of the recent commercial development plans. The development plans include the possibility of multifamily development or residential development use on the 1<sup>ST</sup> floor.
6. Said proposed use requires a Conditional Permitted Use of Section 155.030 (C) (6) Conditional Permitted Use – Residences when located on 1<sup>ST</sup> Floor and Section 155.182 Multifamily Residences in Certain Commercial Districts.

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) conditional permitted use of the property herein described, will recommend approval of the requested relief 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 grant a Conditional Permitted Use of Section 155.030 Conditional Permitted Use – Residences Located on 1<sup>ST</sup> Floor of the Code of the City of Springfield to allow main floor residences.

Respectfully submitted,



L. Jeff Lochbaum

Manager, Lawrence Four, LLC

Mr. L. Jeff Lochbaum  
3813 Thackeray Drive  
Springfield, Illinois 62711  
Telephone: (217) 341-2800

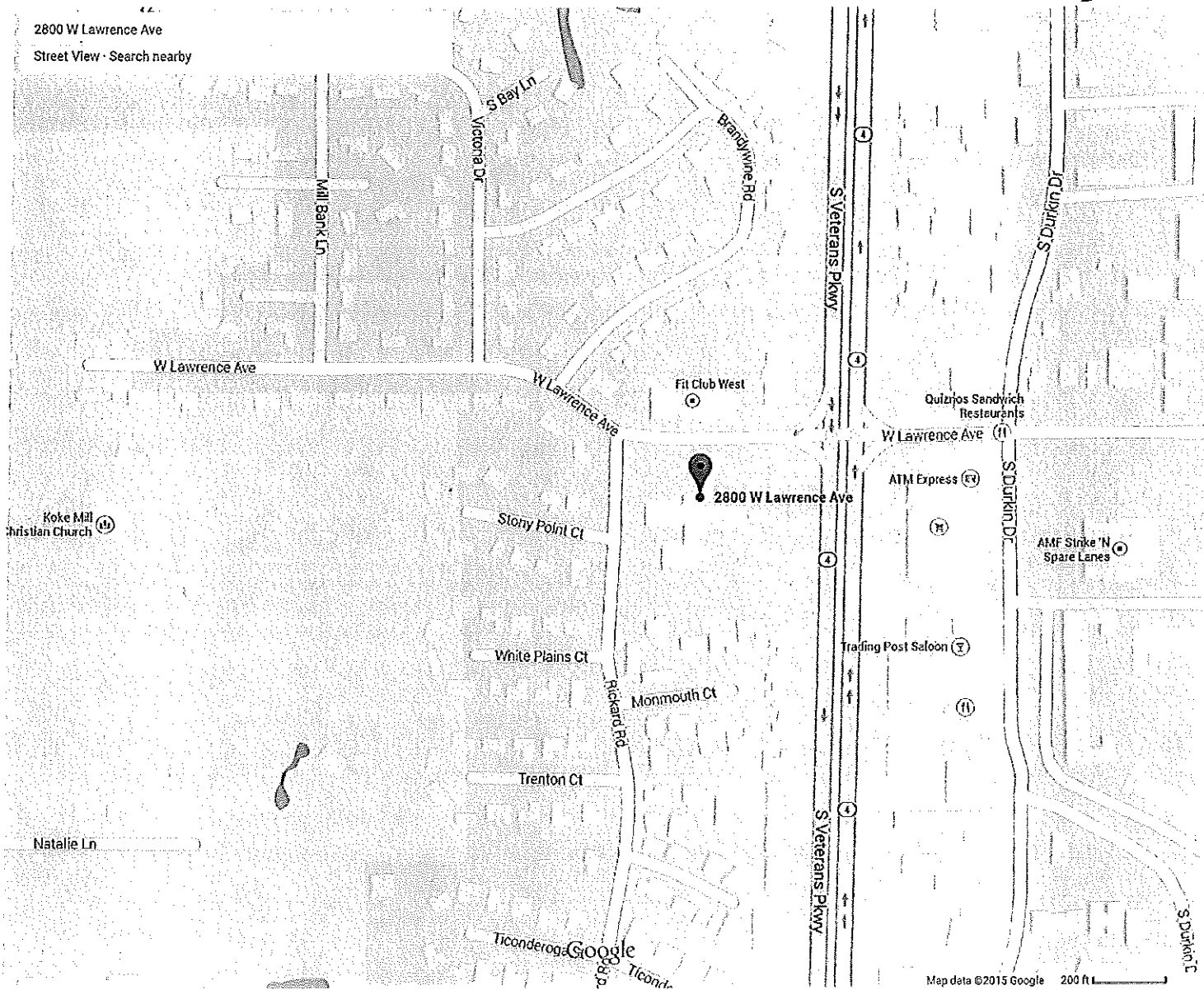
4/27/2015

2800 W Lawrence Ave - Google Maps

2015-039

2800 W Lawrence Ave

Street View · Search nearby



Legal Notice

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015 at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for conditional permitted use pursuant to Section 155.030 (c) (6), Residences located on the the first floor, and Section 155.182, Multifamily residences in certain commercial districts, of the Springfield Zoning ordinance. Petitioner, as part of the recent commercial development, desires to include the possibility of multifamily development or residential development use on the first floor. To be in compliance with the zoning ordinance, petitioner respectfully petitions for a conditional permitted use to allow residences on the first floor in an S-1 zoning district.

Improvements (or Structures) located on said property consist of a brick building and a parking lot that was used in the operation of a nursing care facility, which are in the process of a demolition. The subject real estate is currently classified in the S-1, Neighborhood Commercial and Office District, Section 155.030.

Legally described as: S PT SW NW 31-6-5, situated in the County of Sangamon and State of Illinois; commonly known as 2800 W. Lawrence, Springfield, Illinois and further identified as Index # 14-31-100-017.

The property is located at 2800 W. Lawrence, Springfield, Illinois.

The petitioner is Lawrence Four, LLC, by L. Jeff Lochbaum, Manager.

Docket No. 2015-039

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**2800 West Lawrence**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for conditional permitted use pursuant to Section 155.030 (c) (6), Residences located on the the first floor, and Section 155.182, Multifamily residences in certain commercial districts, of the Springfield Zoning ordinance. Petitioner, as part of the recent commercial development, desires to include the possibility of multifamily development or residential development use on the first floor. To be in compliance with the zoning ordinance, petitioner respectfully petitions for a conditional permitted use to allow residences on the first floor in an S-1 zoning district. The subject real estate is currently classified in the S-1, Neighborhood Commercial and Office District, Section 155.030.

The petitioner is Lawrence Four, LLC, by L. Jeff Lochbaum, Manager.

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-039



Springfield-Sangamon County  
Regional Planning Commission

Staff Findings and Recommendation

(inspected 5-7-15 by MB & SK)

SPRINGFIELD ZONING CASE # 2015-039

ADDRESS 2800 W. Lawrence

Property Index # 14-31-100-017

REQUESTED ZONING

Conditional Permitted Use pursuant to Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multi-family residences in certain commercial districts.

PROPOSED LAND USE

Allow residences on the first floor in an S-1 zoning district.

EXISTING:

ZONING

S-1, Neighborhood Commercial and Office District, Section 155.030 excluding the uses of: masseurs, psychics, mediums, hospitals, crematorium, bed and breakfast, fishing tackle, hotels apartment, hotels, transient, pet stores that sell lives animals, tattoo parlors, tobacco stores, tourist homes, trade or other schools for adults, package liquor stores, cemeteries or mausoleums, water/sewer stations.

LAND USE

Vacant.

ROAD FRONTAGE

West Lawrence – 544.7'

Good

Rickard Road – 447'

STRUCTURE DESIGNED FOR

N/A

CONDITION OF STRUCTURE

NA

LOT AREA

4.97 acres

FRONT YARD

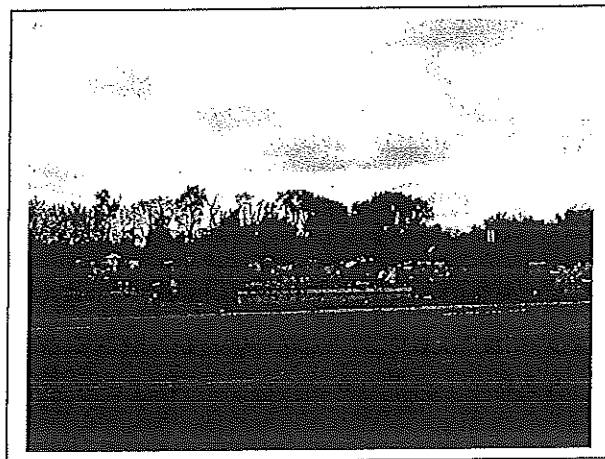
N/A

SIDE YARDS

N/A

REAR YARD

N/A



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 approval. The Conditional Permitted Use would allow residences on the first floor of buildings located in the S-1 zoning district. This would be an acceptable blend of residential and light commercial/retail which would be compatible with the immediate area.



James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda – May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 – 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 – 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 – 033 | 121 – 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 – 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |



- Docket # 2015 – 036      1120 E. Capitol Ave, 411 and 427 S. 12<sup>th</sup> Street  
We have no objection to the rezoning the property. The parking lot could allow for a buffer yard to the residential property. As the property would be 85' in width and parking would only take up 60'. The reduction in parking is 3 spaces that what is required by code. We have no objections in granting relief of section 155.095 (b).
- Docket # 2015 – 037      Lot 2 Blackstone Subdivision  
We have no objections to the petition as submitted.
- Docket # 2015 – 039      2800 West Lawrence Avenue  
We have no objections to the petition as submitted.
- Docket # 2015 – 040      1237 North 9<sup>th</sup> Street  
We have no objections to the petition as submitted.
- Docket # 2-15 – 041      3151 Dotmar Drive  
We have no objections to changing the current zoning of the property to I-1. This property has two points of access: one from the south off of Dotmar Drive which is a private road and the other from Old Rochester Road which is not rated for large vehicles. Old Rochester Road would have to be updated to current standards and extended to service the property. If access is desirable via Old Rochester Road this upgrade would be responsibility of the owner of the property.

CC: Mark Mahoney, Director Public Works

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-039

Date: May 20, 2015

Address: 2800 West Lawrence

Motion Made by: Commissioner Mills

Seconded by: Commissioner Wood

**MOTION:** To approve the petition to concur with the staff recommendation for approval of a Conditional Permitted Use pursuant to Section 155.030(c)(6), Residences located on the first floor, and Section 155.182, Multifamily residences in certain commercial districts, to include the possibility of multifamily development or residential development use of the first floor in an S-1 Zoning District.

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-040 Ward # 5

**ADDRESS:** 1237 N. 9<sup>th</sup> Street

**PETITIONER:** Michael Noonan, as Trustee  
By it attorneys Brown, Hay & Stephens, LLP  
Patrick Joyce, Jr., of counsel

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

**REQUESTED  
ZONING RELIEF:** Variance of Section 155.157, Discontinuance of use, in the B-1, Highway Business Service District, Section 155.033.

**COMMENTS:** To remodel a vacant single family residence, permitting a continued use of the property as a nonconforming single family residence in a B-1 Zoning District. The non-conforming residential use was discontinued when the property was vacant and ceased active continuous operations for a period of six months.

**OBJECTORS:** None

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

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:** To approve the petition to concur with the staff recommendation to approve a Variance of Section 155.157, Discontinuance of use, in the B-1, Highway Business Service District, Section 155.033, permitting a continued use of the property as a nonconforming single family residence.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**

Michael Noonan, as Trustee,  
By it attorneys Brown, Hay & Stephens, LLP,  
Patrick Joyce, Jr., of counsel

) **DOCKET NO. 2015-040**  
) **PROPERTY LOCATED AT:**  
) **1237 N. 9<sup>th</sup> 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 **Variance of Section 155.157, Discontinuance of use**, 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 **May 20, 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:  
  

**Lot 1 in W.O. Converse's Subdivision of the Southwest part of the West half of the Southeast quarter of Section 22, Township 16 North, Range 5 West of the Third Principal Meridian. Situated in the City of Springfield, County of Sangamon and State of Illinois, Tax Identification Number 14-22.0-452-031.**
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 **vacant single family residence.**
5. That the proposed land use of said property is to allow a continued use of the property as a **nonconforming single family residence in a B-1 Zoning District. The non-conforming residential use was discontinued when the property was vacant and ceased active continuous operations for a period of six months.**
6. That the changes requested is a **Variance of Section 155.157, Discontinuance of use, in the B-1, Highway Business Service District, Section 155.033.**
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 Moss**

**Motion seconded by: Commissioner Yazell**

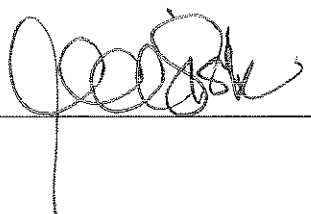
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To approve the petition to concur with the staff recommendation to approve a **Variance of Section 155.157, Discontinuance of use, in the B-1, Highway Business Service District, Section 155.033, permitting a continued use of the property as a nonconforming single family residence.**

The vote of the Commission was as follows:

**Yes: 07      No: 00      Absent: 02**

  
\_\_\_\_\_  
Recording Secretary

  
\_\_\_\_\_  
Chairman

## STANDARDS FOR VARIATIONS

Case #: 2015-040

Address: 1237 N. 9<sup>th</sup> 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 properties to the north are being used for residential purposes. Given the small lot size of the subject property, it is unlikely that the property could be developed with a use permitted in the existing B-1 zoning district. As such, the most economical use of the property is as a residence.

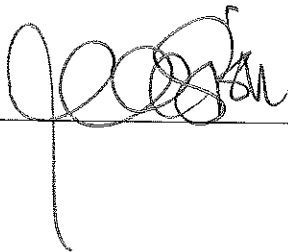
- (ii) Is the plight of the owner due to unique circumstances?

The property was used as a residence for many years but has been vacant for several years resulting in a discontinuance of the residential use in the B-1 zoning district. Given the residential uses to the north and the small lot size of the subject property, it is unlikely that the property could be economically developed with a use permitted in the B-1 zoning district.

- (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 house will be remodeled and improved resulting in a positive benefit to the immediate area.

Chairman

A handwritten signature in black ink, appearing to be "J. J. [unclear]", is written over a horizontal line. A vertical line extends downwards from the signature.

2015-040

**PETITION FOR VARIANCE REGARDING CONTINUANCE OF A  
NONCONFORMING USE FOR PROPERTY COMMONLY KNOWN AS  
1237 NORTH NINTH STREET, SPRINGFIELD, ILLINOIS**

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

Petitioner, Michael Noonan, as Successor Trustee to Matthew A. Noonan, Jr. of the Matthew A. Noonan, Jr. Declaration of Trust dated June 18, 1991, of the City of Springfield, County of Sangamon and State of Illinois, by his attorneys, Brown, Hay & Stephens, LLP, J. Patrick Joyce, Jr., of counsel, hereby petitions the Springfield City Council and the Springfield Planning and Zoning Commission, pursuant to Section 155.212 (General Provisions-Variations) of the City of Springfield Zoning Ordinance, (the "Zoning Ordinance"), for a variance of Section 155.157 of the Zoning Ordinance (Discontinuance of Nonconforming Use) to allow the property described hereinbelow to continue to be used as a nonconforming single family residence in a B-1 zoning district.

The real estate that is the subject of this Petition is described as follows:

LOT 1 IN W. O. CONVERSE'S SUBDIVISION OF THE  
SOUTHWEST PART OF THE WEST HALF OF THE  
SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16  
NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL  
MERIDIAN. SITUATED IN THE CITY OF SPRINGFIELD,  
COUNTY OF SANGAMON, STATE OF ILLINOIS.

Commonly known as: 1237 North Ninth Street, Springfield, Illinois  
Tax Identification Number: 14-22.0-452-031  
Hereinafter the "Subject Real Estate."

Attached hereto as *Exhibit A* is a plat showing the location and dimensions of the Subject Real Estate.

Attached hereto as *Exhibit B* is an aerial photograph and street view of the Subject Real Estate.

1. Petitioner is the record owner of the Subject Real Estate.

RECEIVED

APR 06 2015

DEPARTMENT OF BUILDING AND ZONING  
SPRINGFIELD, IL



2. The Subject Real Estate has dimensions of approximately 40 feet by 150 feet, for a total of approximately 6,000 square feet. It has approximately 40 feet of frontage on the West side of North Ninth Street.

3. The Subject Real Estate is zoned B-1. It is improved with a single family residence that, according to the records of the Capital Township Assessor, was constructed in 1860. The property has over the years been used as a single family residence and thus has been classified as a nonconforming use.

4. The residential structure on the Subject Real Estate had been the long time residence of Michael Noonan's grandparents. The residence is now vacant and is need of extensive repairs. Petitioner desires to commence repairs on the home so that it may again be used as a single family residence by the Noonan family. Section 155.157 of the Zoning Ordinance, however, provides that: "If a nonconforming use discontinues active continuous operations for a period of six (6) months, the building or the land where such nonconforming use existed shall be occupied and used only for a conforming use."

5. The Subject Real Estate has not been used for a single family residence for several years, and it has been registered with the City as an abandoned building. A single family residence is not a permitted use in the B-1 zoning district. The property to the immediate South of the Subject Real Estate is used as a single family residence. The properties along the West side of North Ninth Street to the North of the Subject Real Estate are used for residential purposes.

6. The Subject Real Estate is too small for business use, and the structure on the property is a single family residence. Petitioner intends to renovate the single family residence to enable it to again be used for residential purposes by the Noonan family. In order to use said property for a single family purpose, Petitioner seeks a variance of Section 157.157 of the Zoning Ordinance to allow the property to continue to be used as an allowed nonconforming single family residential use in a B-1 zoning district. Petitioner is prepared to undertake a significant expenditure to renovate the residential structure and to bring the residence into conformity with the Springfield Building Code. Petitioner, however, will not be allowed by the City to obtain a building permit until and unless Petitioner obtains the variance sought herein.

7. In regard to the variance requested herein:

(a) The Subject Real Estate cannot be economically used or cannot yield a reasonable return if permitted to be used only for conditions allowed by the regulations. As stated hereinabove, the property is located on a small lot and the properties to the North and South of the Subject Real Estate are used for single family residential purposes. Relative thereto, if the house on the Subject Real Estate is demolished, it is very unlikely that anyone would purchase the Subject Real Estate to use the same for business use. Unless the residential structure on the Subject Real Estate is renovated, it will need to be demolished and the Subject Real Estate will become a vacant lot with little value.

(b) The plight of Petitioner is due to unique circumstances. The size of the lot, the fact that there are single family uses to the North and South, and the fact that the Subject Real Estate is currently improved with the nonconforming single family residence demonstrate that the plight of Petitioner is due to unique circumstances.

(c) The variance requested will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent properties, increase congestion of traffic or diminish or impair property values in the locality. The granting of this variance will allow the improvement of a vacant residential building which will be an aesthetic improvement to the neighborhood. Also, the building in question was apparently built in 1860. Thus, the variance will preserve a very old building which, once improved, will complement existing residences located in the immediate neighborhood along the West side of North Ninth Street.

WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, Illinois recommend approval of a variance of Section 155.157 of the Zoning Ordinance to allow the Petitioner to continue to use the residential structure on the property as a nonconforming single family residence in the B-1 zoning district in which the property is situated.

Petitioner further prays that the City Council of the City of Springfield, Illinois, after proper hearing on this Petition and consideration of the recommendation made by the Springfield Planning and Zoning Commission, grant said variance.

Respectfully submitted,

**MICHAEL NOONAN, as Successor Trustee  
to Matthew A. Noonan, Jr. of the Matthew A.  
Noonan, Jr. Declaration of Trust dated June  
18, 1991, Petitioner**

By: Brown, Hay & Stephens, Its Attorneys

By: \_\_\_\_\_

J. Patrick Joyce, Jr.

J. PATRICK JOYCE, JR.  
**BROWN, HAY & STEPHENS, LLP**  
205 South Fifth Street, Suite 700  
Springfield, Illinois 62701  
phone: (217) 544-8491  
fax: (217) 544-9609

2015-040



Subject Property

ASSESSOR'S SUB.  
OF 1876

PRIEST'S,  
JOHN W.,  
ADD.

EXHIBIT

A

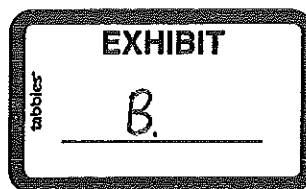
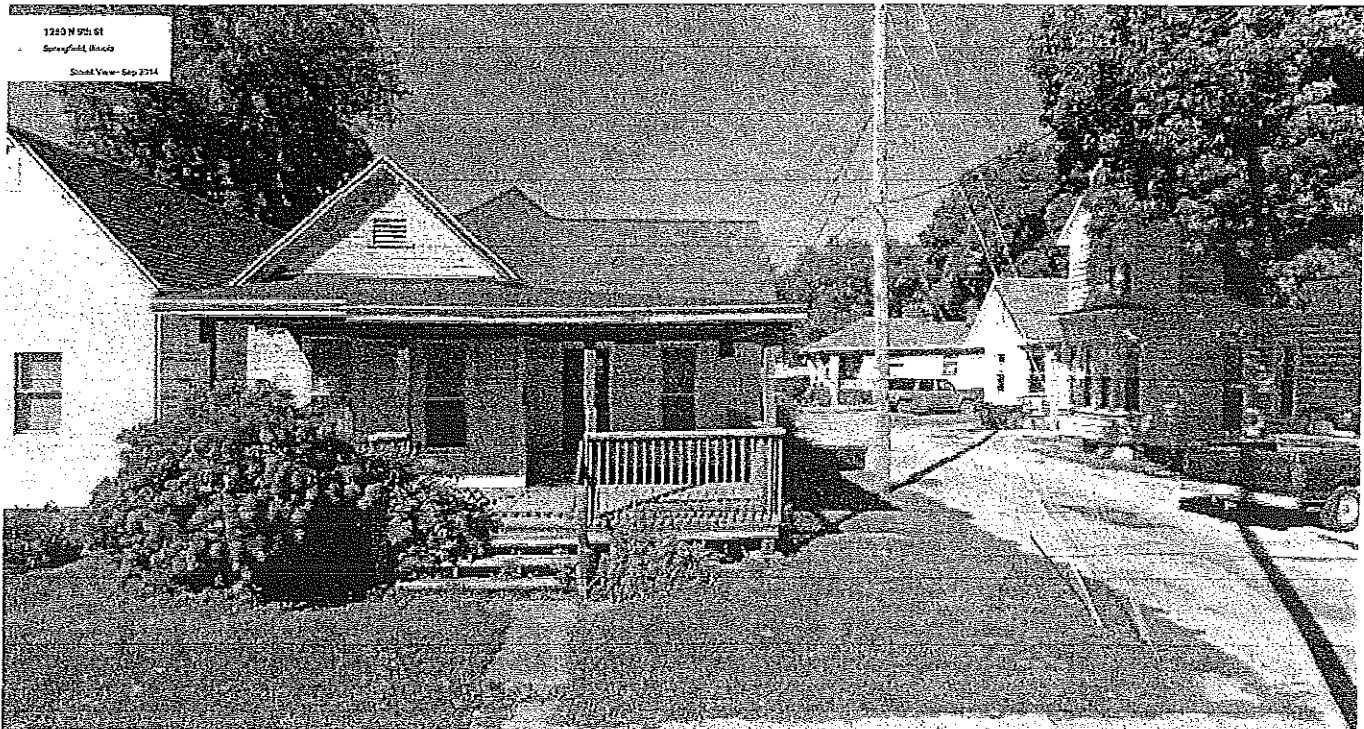
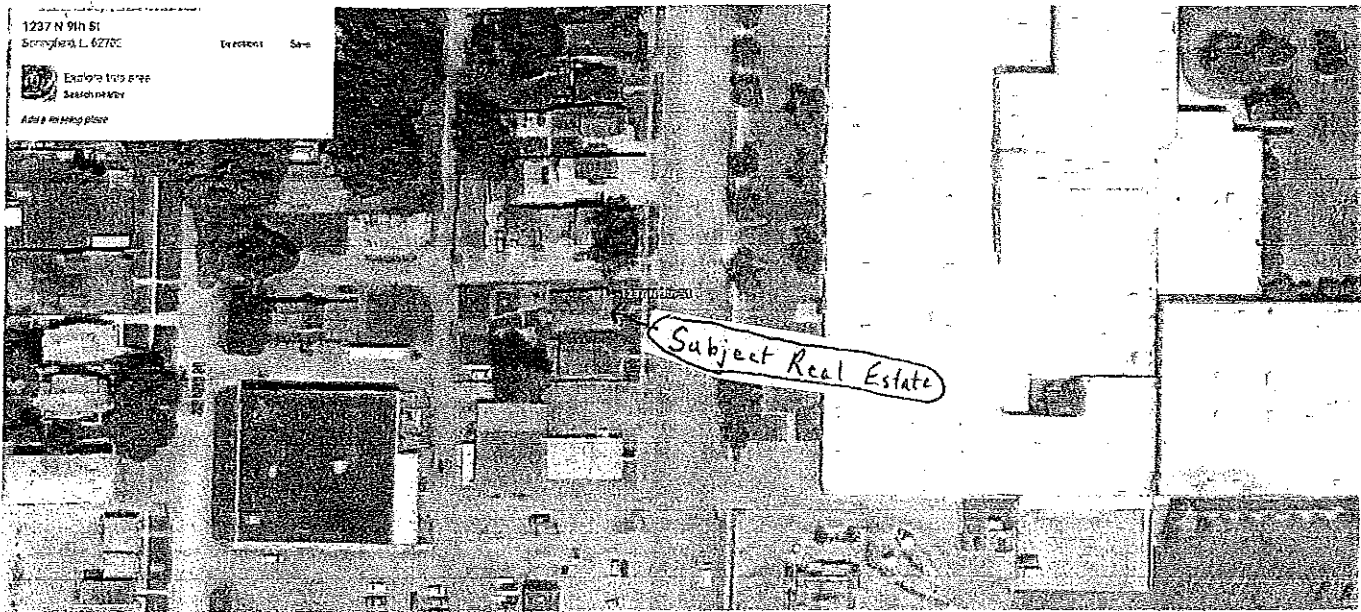
CAPITAL

MAP PAGE LOCATOR

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| 7 | 8 | 9 | 10 | 11 | 12 |
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| A | B | C | D  | E  | F  |



2015-040



State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary sections 155.157, discontinuance of use, in the B-1, Highway Business Service District, Section 155.033, of the Springfield Zoning Ordinance. Petitioner respectfully petitions a variance of section 155.157 to remodel a vacant single family residence, permitting a continued use of the property as a nonconforming single family residence in an B-1 zoning district. The non-conforming residential use discontinued when the property was vacant and ceased active continuous operations for a period of six months per code.

Improvements (or structures) located on said property is a single family residence. Subject Real Estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: LOT 1 IN W. O. CONVERSE'S SUBDIVISION OF THE SOUTHWEST PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN. SITUATED IN THE CITY OF SPRINGFIELD, COUNTY OF SANGAMON, STATE OF ILLINOIS. Commonly known as 1237 North Ninth Street, Springfield, Illinois. Tax Identification Number: 14-22.0-452-031.

The property is commonly known as 1237 North Ninth Street, Springfield, Illinois

The petitioner is Michael Noonan, as Successor Trustee to Matthew A. Noonan, Jr. of the Matthew A. Noonan, Jr. Declaration of Trust dated June 18, 1991. By its attorneys Brown, Hay & Stephens, LLP. J. Patrick Joyce, Jr., of counsel.

Docket No. 2015-040

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**1237 North 9<sup>th</sup> Street**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition to vary sections 155.157, discontinuance of use, in the B-1, Highway Business Service District, Section 155.033, of the Springfield Zoning Ordinance. Petitioner respectfully petitions a variance of section 155.157 to remodel a vacant single family residence, permitting a continued use of the property as a nonconforming single family residence in an B-1 zoning district. The non-conforming residential use discontinued when the property was vacant and ceased active continuous operations for a period of six months per code. Subject Real Estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

The petitioner is Michael Noonan, as Successor Trustee to Matthew A. Noonan, Jr. of the Matthew A. Noonan, Jr. Declaration of Trust dated June 18, 1991. By its attorneys Brown, Hay & Stephens, LLP. J. Patrick Joyce, Jr., of counsel

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-040





Springfield-Sangamon County  
Regional Planning Commission

### Staff Findings and Recommendation

(inspected **5-7-15** by MB & SK)

SPRINGFIELD ZONING CASE # **2015-040**

ADDRESS **1237 North 9th Street**

Property Index # **14-22-452-031**

REQUESTED ZONING Vary Section 155.157, discontinuance of use, in the B-1, Highway Business Service District, Section 155.033.

PROPOSED LAND USE Remodel a vacant single-family residence, permitting a continued use of the property as a nonconforming single-family residence in a B-1 zoning district.

### EXISTING:

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

LAND USE Single-family residence.

ROAD FRONTAGE North 9<sup>th</sup> Street - 39.17'

Good

STRUCTURE DESIGNED FOR Single-family residence

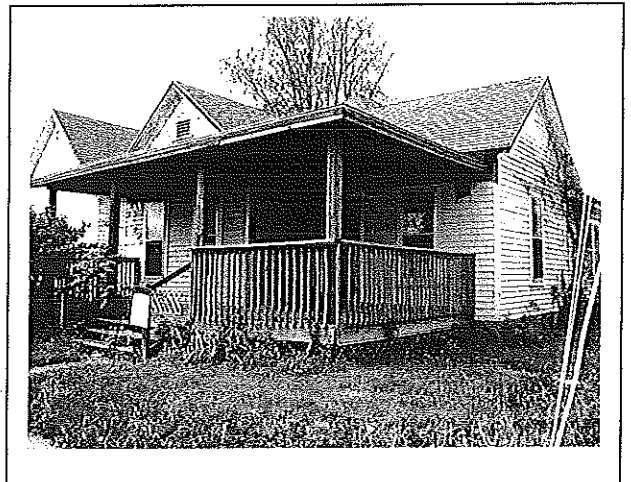
CONDITION OF STRUCTURE Poor

LOT AREA 5,875 sq. ft.

FRONT YARD 10'

SIDE YARDS North - 9' South - 0'

REAR YARD 75'



Would the proposed zoning be spot zoning? N/A

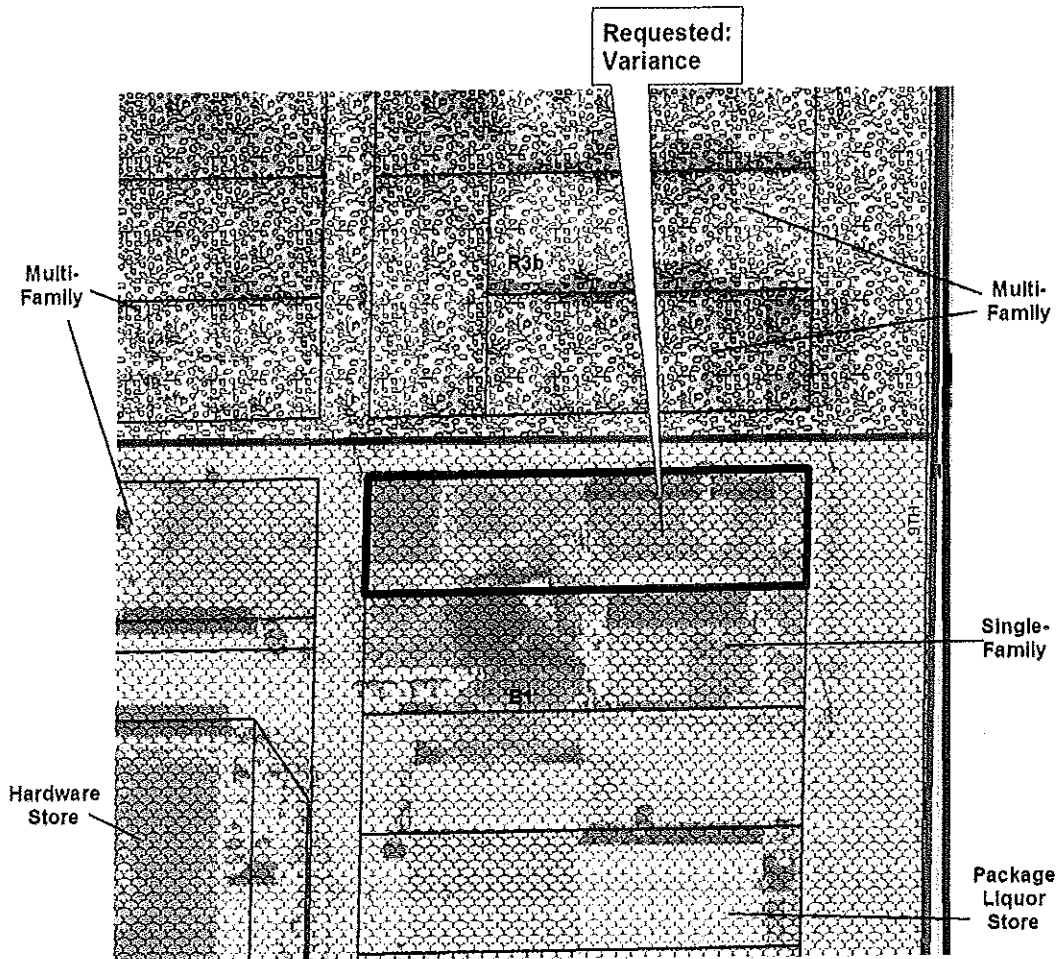
Is the proposed zoning in accord with the City Plan? \_\_\_\_\_

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

### PLANNING COMMISSION STAFF RECOMMENDATION:

Recommend approval. The property was used as a residence for many years but has been vacant for several years resulting in a discontinuance of the residential use in the B-1 zoning district. Given the residential uses to the north and the small lot size of the subject property, it is unlikely that the property could be economically developed with a use permitted in the B-1 zoning district. As such, the most economically feasible use of the property is as a residence which would be compatible with the area.

# City Zoning Case# 2015-040

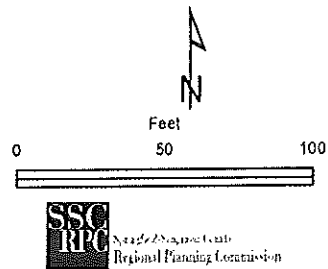


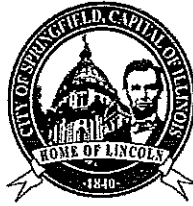
## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |





James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda -- May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
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| Docket # 2015 - 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
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CC: Mark Mahoney, Director Public Works

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-040

Date: May 20, 2015

Address: 1237 N. 9<sup>th</sup> Street

Motion Made by: Commissioner Moss

Seconded by: Commissioner Yazell

**MOTION:** To approve the petition to concur with the staff recommendation to approve a Variance of Section 155.157, Discontinuance of use, in the B-1, Highway Business Service District, Section 155.033, permitting a continued use of the property as a nonconforming single family residence.

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| MOSS             | X   |    |             |     |    |
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |

**RECAP**

**DOCKET NO:** 2015-041 Ward # 3

**ADDRESS:** 3151 Dotmar Dr.

**PETITIONER:** David P. Barkus, contract purchaser,  
By his attorneys Brown, Hay & Stephens, LLP,  
Patrick Joyce, Jr., of counsel

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

**REQUESTED  
ZONING RELIEF:** Reclassification to I-1, Light Industrial District, Section 155.040.

**COMMENTS:** To allow operation of a business which compounds plastics for various plastic products and parts that are uses in several different industries, such as the automotive industry. Uses will include warehousing the various plastic components and in the future manufacturing plastic products.

**OBJECTORS:** None

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

**PLANNING AND ZONING  
COMMISSION  
RECOMMENDATION:** To accept the staff recommendation to approve the petition for Reclassification to I-1, Light Industrial District, Section 155.040, to allow operation of a business which compounds plastics for various plastic products and parts that are uses in several different industries, such as the automotive industry, and including warehousing the various plastic components and in the future manufacturing plastic products.

**DATE:** May 20, 2015

**CITY COUNCIL ACTION:**

**DATE:** June 16, 2015

**SPRINGFIELD PLANNING AND ZONING COMMISSION**  
**SPRINGFIELD, ILLINOIS**

**IN THE MATTER OF THE PETITION**

David P. Barkus, contract purchaser,  
By his attorneys Brown, Hay & Stephens, LLP,  
Patrick Joyce, Jr., of counsel.

) **DOCKET NO. 2015-041**  
) **PROPERTY LOCATED AT:**  
) **3151 Dotmar Drive**  
)

**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 I-1, Light Industrial District**, 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 **May 20, 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.**
1. That the present land use of said property is the **principal building on the south portion of consisting of 13,400 square feet, and a building on the north end containing approximately 6,860 square feet.**
2. That the proposed land use of said property is to **allow operation of a business which compounds plastics for various plastic products and parts that are uses in several different industries, such as the automotive industry. Uses will include warehousing the various plastic components and in the future manufacturing plastic products.**
6. That the changes requested is a **Reclassification to I-1, Light Industrial District.**
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 that 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**

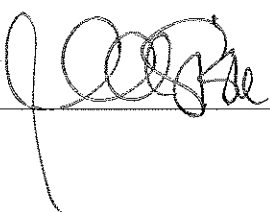
**RECOMMENDATION OF THE PLANNING & ZONING COMMISSION:**

To accept the staff recommendation to approve the petition for **Reclassification to I-1, Light Industrial District, Section 155.040**, to allow operation of a business which compounds plastics for various plastic products and parts that are uses in several different industries, such as the automotive industry, and including warehousing the various plastic components and in the future manufacturing plastic products.

The vote of the Commission was as follows:

**Yes: 07      No: 00      Absent: 02**

  
\_\_\_\_\_  
**Recording Secretary**

  
\_\_\_\_\_  
**Chairman**



## FINDINGS OF FACT

Case #: 2015-041

Address: 3151 Dotmar Drive

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

**North: Flooring sales, thrift retail, athletic instruction. South: Machinery parts and repair. East: Cellular parts and towers. West: Gardening and pool store.**

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

**North: I-1. South and east: B-1. West: B-1.**

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

**The property is suitable to commercial and industrial uses.**

- (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 subject property previously housed an automobile dealership with sales and service. Parcels adjacent to the property were developed with commercial/industrial uses.**

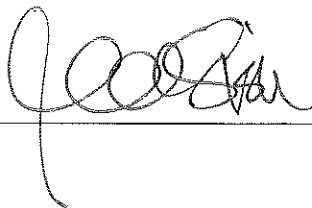
- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

**The City Plan indicates that this area is developed for heavy commercial and/or light industrial use. As such, the proposed use would be compatible with the 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 classification is appropriate.**

Chairman



APR 10 2015

2015-041

**AMENDED PETITION FOR RECLASSIFICATION FROM B-1  
HIGHWAY BUSINESS SERVICE DISTRICT  
TO I-1 LIGHT INDUSTRIAL DISTRICT FOR REAL ESTATE  
COMMONLY KNOWN AS 3151 DOTMAR DRIVE, SPRINGFIELD, ILLINOIS**

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

Petitioner, David P. Barkus, of Sangamon County, Illinois, by his attorneys, Brown, Hay & Stephens, LLP, J. Patrick Joyce, Jr., of counsel, 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 real estate described hereinbelow, the "Subject Property," from the B-1 Highway Business Service District to the I-1 Light Industrial District.

The Property that is the subject of this Petition is described on Exhibit A attached hereto and by this reference incorporated herein as fully and completely as if it had been set forth in full herein.

Situated in Sangamon County, Illinois.

Commonly known as: 3151 Dotmar Drive, Springfield, Illinois

Tax Identification Nos.: 22-01.0-177-023, Part of 22-01.0-177-027, 22-01.0-177-028

The above-described Property is hereinafter referred to as the "Subject Property."

Attached hereto as Exhibit B is a plat showing the location and dimensions of the Subject Property.

Attached hereto as Exhibit C is an aerial photograph of the Subject Property.

1. Petitioner, David P. Barkus, is a contract purchaser of the Subject Property which is owned of record by Lincoln Land Development Co., LWS Enterprises, Ltd. and by United Community Bank, as Trustee of Trust No. 404-030.

2. The Subject Property was originally operated as part of the Landmark Ford automobile sales and service business. Said automobile business relocated a number of years ago. The Subject Property is improved with two buildings. The building on the South portion

of the Property is the principal building and contains approximately 13,400 square feet. The building on the North end of the Subject Property contains approximately 6,860 square feet. The Subject Real Estate has approximately 214 feet of frontage on the North side of Dotmar Drive, East of Dirksen Parkway and has frontage on Old Rochester Road along the North side of the Subject Property. However, only a small portion of Old Rochester Road along the North side of the Subject Property is paved. The Subject Property contains approximately 4.71 acres.

3. Petitioner owns a business in which he compounds plastics for various plastic products and parts that are used in several different industries, such as the automotive industry. Petitioner will initially use the Subject Real Estate for warehousing the various plastic components and intends in the future to manufacture plastic products on the Subject Property. The South building will contain his principal operations. The building on the rear portion (the North) will be used as an accessory building, primarily for excess storage for the business.

4. The Subject Property is currently zoned B-1. The property to the North of the Subject Real Estate on the North side of Old Rochester Road is zoned I-1. The property to the immediate South of the Subject Real Estate is zoned B-2 and the property to the immediate East of the South part of the Subject Real Estate is zoned B-2. The property to the immediate West of the Subject Property is zoned B-1. To the Northwest across Dirksen Parkway there is property zoned I-1. The properties in the immediate vicinity of the Subject Property are used for commercial or light industrial purposes.

5. The Springfield Comprehensive Plan 2020 shows that the Subject Property is situated in Sector 26 and indicates that the area in Sector 26 in which the Subject Property is located should be developed for heavy commercial/light industrial use. Thus, the I-1 classification is an appropriate classification for the Subject Property. Also, one of the guiding principles enumerated in the Comprehensive Plans relates to redevelopment of vacant industrial and commercial sites. The Plan states that vacant commercial or industrial sites available for redevelopment and reuse should be redeveloped to complement surrounding uses. The surrounding uses of the Subject Property are such that Petitioner's proposed I-1 use will complement such uses.

6. The trend of development in the immediate area is toward the I-1 classification. Reclassification of the Subject Property to I-1 will be in accord with both the trend of development in the area and with the Springfield Comprehensive Plan.

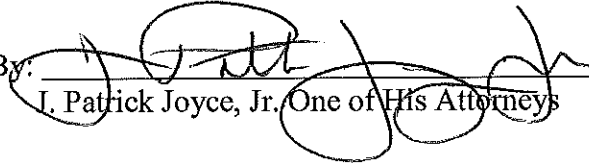
WHEREFORE, Petitioner prays that the Springfield Planning and Zoning Commission of the City of Springfield, recommend approval of the Reclassification of the Subject Property from its B-1 Classification to the I-1 Classification.

Petitioner further prays that the City Council of the City of Springfield, Illinois, after proper hearing on this Petition and consideration of the recommendation made by the Springfield Planning and Zoning Commission grant said reclassification.

Respectfully submitted,

**DAVID P. BARKUS, Petitioner**

By: Brown, Hay & Stephens, LLP

By:   
J. Patrick Joyce, Jr. One of His Attorneys

BROWN, HAY & STEPHENS  
J. Patrick Joyce, Jr.  
205 South Fifth Street  
Springfield, IL 62701  
Phone: (217) 544-8491  
Fax: (217) 544-9609

2015-04/1

**LEGAL DESCRIPTION**  
**TRACT NO. 1**

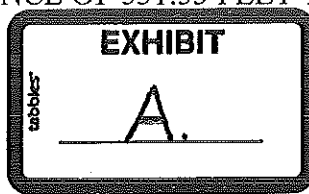
PART OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH FOR A DISTANCE OF 2799.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 66 BYPASS, SAID POINT BEING THE POINT OF CURVE OF A CURVE TO THE RIGHT OF RADIUS OF 992.10 FEET AND A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES; THENCE NORTHEASTERLY ON SAID CURVE A CHORD DISTANCE OF 561.03 FEET TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT HAVING A BEARING OF NORTH 32 DEGREES 51 MINUTES EAST, 65.95 FEET; THENCE SOUTH 58 DEGREES 28 MINUTES EAST, 197.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 58 DEGREES 28 MINUTES EAST 244.86 FEET; THENCE SOUTH 31 DEGREES 32 MINUTES WEST, 276.10 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 08 SECONDS WEST, 74.05 FEET; THENCE NORTH 77 DEGREES 43 MINUTES 05 SECONDS WEST, 85.21 FEET; THENCE SOUTH 84 DEGREES 30 MINUTES 25 SECONDS WEST, 55.00 FEET; THENCE NORTH 23 DEGREES 41 MINUTES 30 SECONDS EAST 340.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.508 ACRES, MORE OR LESS.

**TRACT NO. 2**

PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SPRINGFIELD, SANGAMON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2799.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF DIRKSEN PARKWAY BEING THE BEGINNING OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 992.10 AND A CENTAL ANGLE OF 32 DEGREES 51 MINUTES 00 SECONDS; THENCE NORTHEASTERLY ON SAID CURVE RIGHT AND SAID EAST RIGHT OF WAY LINE, A CHORD DISTANCE OF 561.03 FEET TO THE END OF SAID CURVE; THENCE NORTH 29 DEGREES 28 MINUTES 59 SECONDS EAST ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 246.93 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 51 SECONDS EAST, A DISTANCE OF 331.55 FEET TO AN IRON PIN SET AT THE POINT OF BEGINNING.



2015-04/1

FROM SAID POINT OF BEGINNING; THENCE NORTH 30 DEGREES 30 MINUTES 58 SECONDS EAST, A DISTANCE OF 143.31 FEET; THENCE SOUTH 59 DEGREES 29 MINUTES 02 SECONDS EAST, A DISTANCE OF 69.11 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 231.70 FEET; THENCE SOUTH 59 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 31.80 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 05 SECONDS EAST, A DISTANCE OF 391.05 FEET; THENCE SOUTH 59 DEGREES 26 MINUTES 58 SECONDS EAST, A DISTANCE OF 61.94 FEET; THENCE SOUTH 30 DEGREES 39 MINUTES 43 SECONDS WEST, A DISTANCE OF 39.99 FEET; THENCE NORTH 59 DEGREES 25 MINUTES 59 SECONDS WEST, A DISTANCE OF 260.09 FEET; THENCE NORTH 59 DEGREES 27 MINUTES 51 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 65,039.262 SQUARE FEET (1.493 ACRES), MORE OR LESS.

**TRACT NO. 3**

PART OF THE NORTHWEST QUARTER OF SECTION 1 IN TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN IN SANGAMON COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH FOR A DISTANCE OF 2799.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 66 BYPASS, SAID POINT BEING THE POINT OF CURVE TO THE RIGHT WITH A RADIUS OF 992.10 FEET AND A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES 00 SECONDS, THENCE NORTHEASTERLY ON SAID CURVE A CHORD DISTANCE OF 561.03 FEET TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT AND EAST RIGHT OF WAY LINE OF U.S. ROUTE 66 BYPASS A DISTANCE OF 65.95 FEET; THENCE SOUTH 58 DEGREES 14 MINUTES 30 SECONDS EAST A DISTANCE OF 701.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 31 DEGREES 52 MINUTES 11 SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 30 SECONDS WEST A DISTANCE OF 61.94 FEET TO A POINT ON THE SPRINGFIELD CORPORATE LIMIT LINE; THENCE NORTH 00 DEGREES 43 MINUTES 23 SECONDS EAST ALONG THE SAID CORPORATE LIMIT LINE A DISTANCE OF 391.05 FEET TO A POINT ON THE CENTERLINE OF OLD ROCHESTER ROAD; THENCE SOUTH 58 DEGREES 14 MINUTES 38 SECONDS EAST ALONG SAID CENTERLINE A DISTANCE OF 264.20 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 42 SECONDS WEST A DISTANCE OF 389.45 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 30 SECONDS WEST A DISTANCE OF 105.55 FEET TO THE POINT OF BEGINNING CONTAINING 1.709 ACRES MORE OR LESS.

BASIS OF BEARING IS SOUTH 58 DEGREES 14 MINUTES 38 SECONDS EAST ALONG THE CENTERLINE OF OLD ROCHESTER ROAD.

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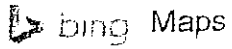
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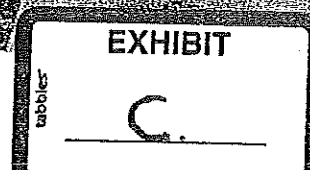
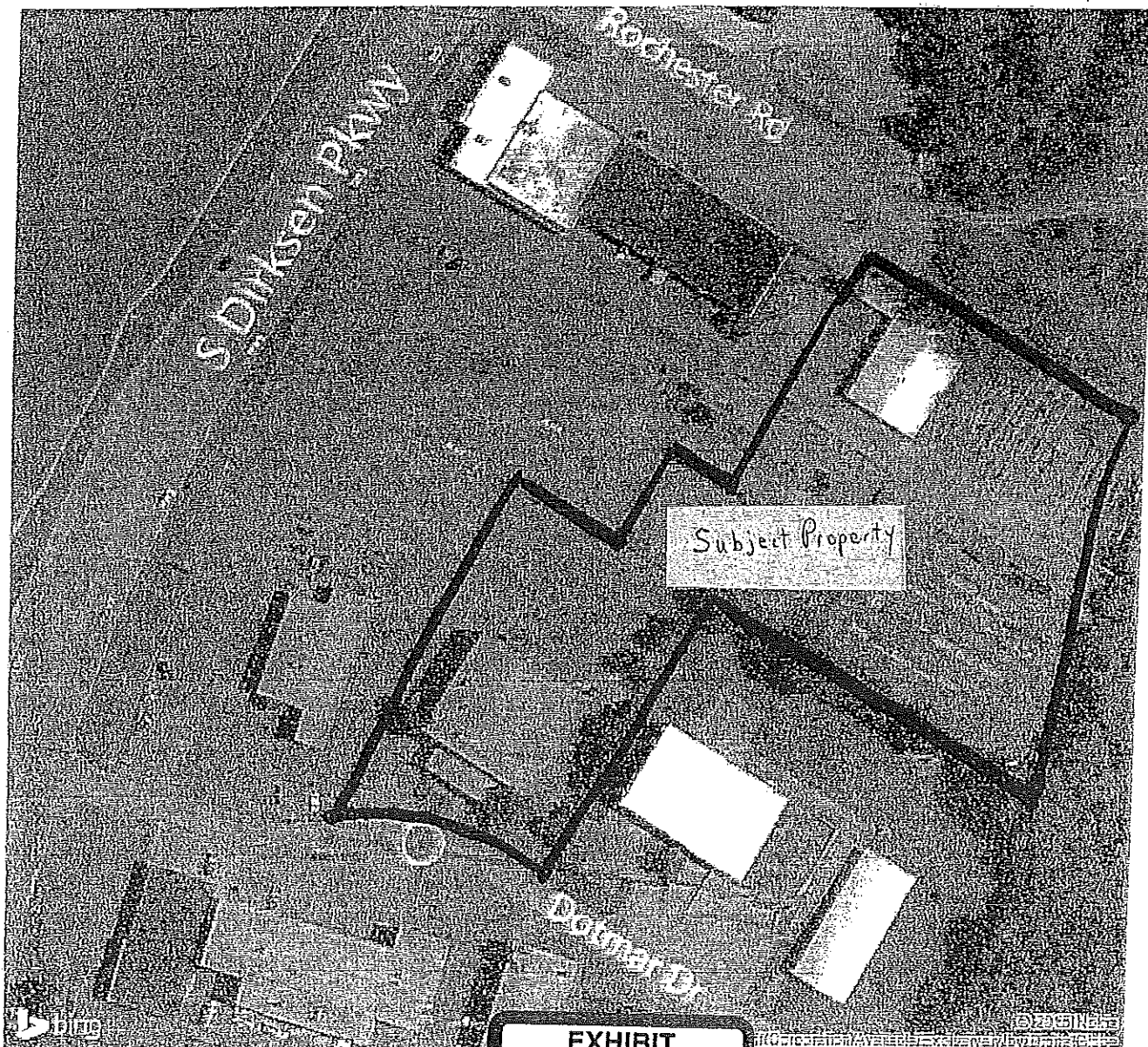
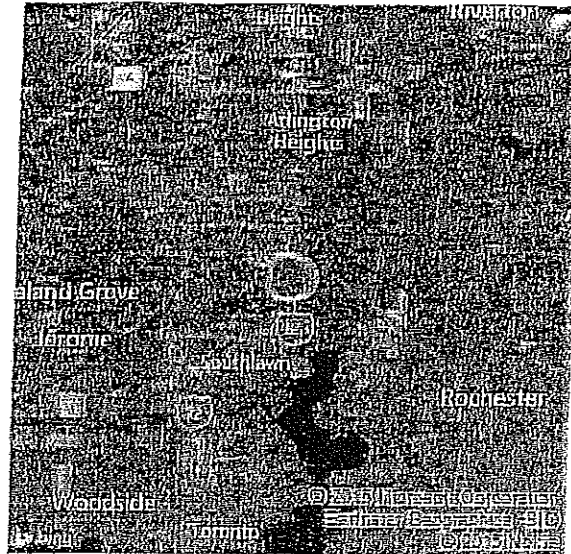
2015-041



3151 Dotmar Dr, Springfield, IL 62703

My Notes

On the go? Use [m.bing.com](http://m.bing.com) for maps, directions, businesses, and more.



Legal Notice

State Journal Register

May 1, 2015

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 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 property from B-1, Highway Business Service District, Section 155.033, to I-1, Light Industrial District, Section 155.040, of the Springfield Zoning Ordinance. Petitioner respectfully requests reclassification from B-1 to I-1 to allow for operation of a business which compounds plastics for various plastic products and parts that are used in several different industries, such as the automotive industry. Petitioner's use will include warehousing the various plastic components and in the future manufacturing plastic products.

Improvements (or Structures) located on said property consist of two buildings: one on the south portion of said property is the principal building consisting of approximately 13,400 square feet, and the building on the north end contains approximately 6,860 square feet. The subject real estate is currently classified in the B-1, Highway Business Service District, Section, 155.033.

Legally described as: Tract NO. 1: PART OF SECTION 1, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1, NORTH FOR A DISTANCE OF 2799.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. ROUTE 66 BYPASS, SAID POINT BEING THE POINT OF CURVE OF A CURVE TO THE RIGHT OF RADIUS OF 992.10 FEET AND A CENTRAL ANGLE OF 32 DEGREES 51 MINUTES ; THENCE NORTHEASTERLY ON SAID CURVE A CHORD DISTANCE OF 561.03 FEET TO THE POINT OF TANGENCY; THENCE NORTHEASTERLY ON SAID TANGENT HAVING A BEARING OF NORTH 32 DEGREES 51 MINUTES EAST, 65.95 FEET; THENCE SOUTH 58 DEGREES 28 MINUTES EAST, 197.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 58 DEGREES 28 MINUTES EAST 244.86 FEET; THENCE SOUTH 31 DEGREES 32 MINUTES WEST, 276.10 FEET; THENCE NORTH 58 DEGREES 27 MINUTES 08 SECONDS WEST, 74.05 FEET; THENCE NORTH 77 DEGREES 43 MINUTES 05 SECONDS WEST, 85.21 FEET; THENCE SOUTH 84 DEGREES 30 MINUTES 25 SECONDS WEST, 55.00 FEET ; THENCE NORTH 23 DEGREES 41 MINUTES 30 SECONDS EAST 340.48 FEET TO THE POINT OF BEGINNING, CONTAINING 1.508 ACRES, MORE OR LESS.

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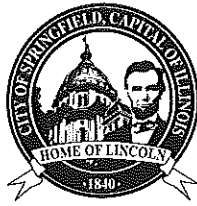
Situated in Sangamon County, Illinois. Commonly known as 3151 Dotmar Drive, Springfield, Illinois. Tax Identification Nos: 22-01.0-177-023, Part of 22-01.0-177-027, 22-01.0-177-028

The property is commonly known as 3151 Dotmar Drive, Springfield, Illinois.

The petitioner is David P. Barkus, as contract purchaser, by his attorneys Brown, Hay & Stephens, LLP. J. Patrick Joyce, Jr., of counsel.

Docket No. 2015-041

John Harris  
Assistant Zoning Administrator



BUILDING AND ZONING DEPARTMENT  
CITY OF SPRINGFIELD, ILLINOIS

**3151 Dotmar Drive**

The Springfield Planning and Zoning Commission will meet on Wednesday, May 20, 2015, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

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The petitioner is David P. Barkus, as contract purchaser, by his attorneys Brown, Hay & Stephens, LLP. J. Patrick Joyce, Jr., of counsel.

The Springfield City Council will meet on Tuesday, June 16, 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. 2015-041



Springfield-Sangamon County  
Regional Planning Commission

**Staff Findings and Recommendation**

(inspected **5-7-15** by MB & SK)

SPRINGFIELD ZONING CASE # **2015-041**

ADDRESS **3151 Dotmar Drive**

Property Index # **22-01-177-023, -027, -028**

REQUESTED ZONING **I-1 Light Industrial District, Section 155.040**

PROPOSED LAND USE **Warehousing plastic components and future manufacturing plastic products**

EXISTING:

ZONING **B-1 Highway Business Service District, Section 155.033**

LAND USE **Vacant commercial buildings**

ROAD FRONTAGE **Dotmar – 214.26’;  
Old Rochester-31.8’**

**Good;  
Good**

**Dirksen – 143.41’**

**Good**

STRUCTURE DESIGNED FOR **Commercial**

CONDITION OF STRUCTURE **Good**

LOT AREA **4.71 acres**

FRONT YARD **Varied**

SIDE YARDS **Varied**

REAR YARD **Varied**

SEE ATTACHED

Would the proposed zoning be spot zoning? **No**

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

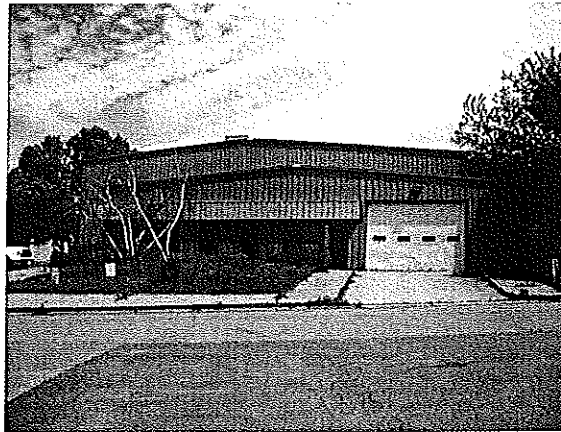
If not in accord, is the request an acceptable variation? \_\_\_\_\_

**PLANNING COMMISSION STAFF RECOMMENDATION:**

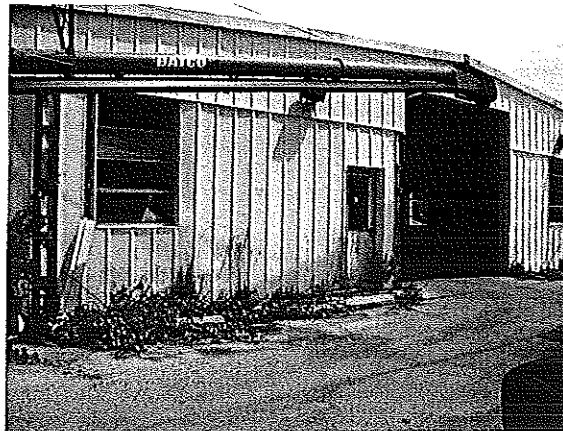
**Recommend approval. The City Plan indicates that vacant commercial or industrial sites available for redevelopment should be done in a manner to compliment the surrounding area. Staff finds that the reclassification of the property to I-1 to accommodate the light industrial use would be compatible with the area and consistent with the City Plan.**

Case #: 2015-041

Address: 3151 Dotmar Drive



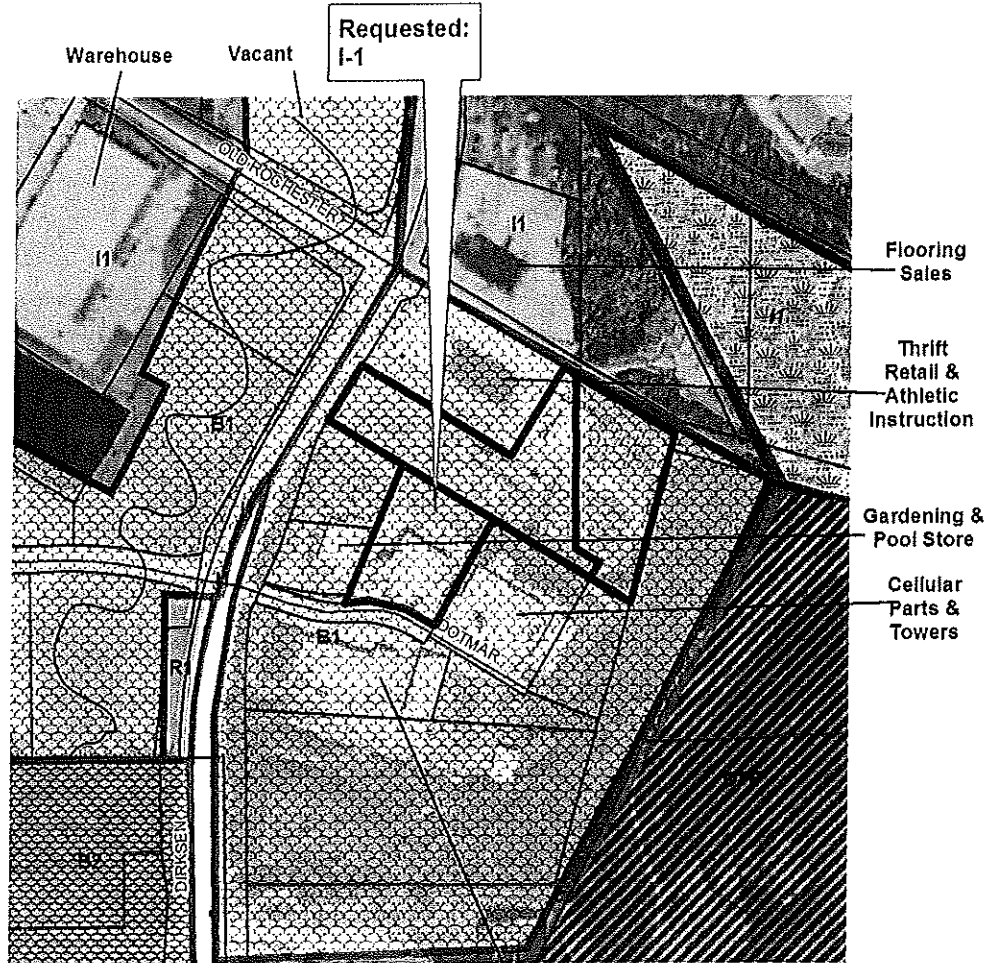
Building on Dotmar Drive to be primary location of operations.



Building to be used primarily for accessory storage.



# City Zoning Case# 2015-041



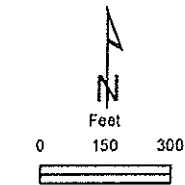
## County Zoning

|  |      |  |    |
|--|------|--|----|
|  | 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  |

Machinery  
Parts &  
Repair



**SSC RPC**  
Seward County  
Regional Planning Commission



James O. Langfelder, 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

DATE: May 14, 2015

RE: Zoning Agenda -- May 20, 2015

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|                     |                                                                                                                                                                                                                                                                                         |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Docket # 2015-025   | 844 and 846 N 3 <sup>rd</sup> Street<br>We have no comments on this petition.                                                                                                                                                                                                           |
| Docket # 2015-027   | 3400 Block Freedom Drive, Tax Parcel # 21-13-228-032<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                    |
| Docket # 2015-028   | 1861 Sangamon Avenue<br>We have no objections to the petition as submitted. These pod and donation boxes shall be placed as to not disrupt the flow of traffic and parking for the primary facility.                                                                                    |
| Docket # 2015-030   | 2125 Clearlake Ave & West 20 feet of 111 N. 22 <sup>nd</sup> Street<br>We have no objections to the petition as submitted. Please be aware that this property will have to go through the Land Subdivision process to take the west 20 and add it to the 2125 Clearlake Avenue address. |
| Docket # 2015 - 031 | 3000 Lenhart Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                                |
| Docket # 2015 - 032 | 216 South 6 <sup>th</sup> Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                 |
| Docket # 2015 - 033 | 121 - 123 Astoria Road<br>We have no objections to the petition as submitted.                                                                                                                                                                                                           |
| Docket # 2015 - 035 | 900 Rutledge Street<br>We have no objections to the petition as submitted.                                                                                                                                                                                                              |

- Docket # 2015 – 036      1120 E. Capitol Ave, 411 and 427 S. 12<sup>th</sup> Street  
We have no objection to the rezoning the property. The parking lot could allow for a buffer yard to the residential property. As the property would be 85' in width and parking would only take up 60'. The reduction in parking is 3 spaces that what is required by code. We have no objections in granting relief of section 155.095 (b).
- Docket # 2015 – 037      Lot 2 Blackstone Subdivision  
We have no objections to the petition as submitted.
- Docket # 2015 – 039      2800 West Lawrence Avenue  
We have no objections to the petition as submitted.
- Docket # 2015 – 040      1237 North 9<sup>th</sup> Street  
We have no objections to the petition as submitted.
- Docket # 2-15 – 041      3151 Dotmar Drive  
We have no objections to changing the current zoning of the property to I-1. This property has two points of access: one from the south off of Dotmar Drive which is a private road and the other from Old Rochester Road which is not rated for large vehicles. Old Rochester Road would have to be updated to current standards and extended to service the property. If access is desirable via Old Rochester Road this upgrade would be responsibility of the owner of the property.

CC: Mark Mahoney, Director Public Works

**SPRINGFIELD PLANNING AND ZONING COMMISSION**

RE: Docket No. 2015-041

Date: May 20, 2015

Address: 3151 Dotmar Drive

Motion Made by: Commissioner Moore

Seconded by: Commissioner Mills

**MOTION: To accept the staff recommendation to approve the petition for Reclassification to I-1, Light Industrial District, Section 155.040, to allow operation of a business which compounds plastics for various plastic products and parts that are uses in several different industries, such as the automotive industry, and including warehousing the various plastic components and in the future manufacturing plastic products.**

| FIRST VOTE       | YES | NO | SECOND VOTE | YES | NO |
|------------------|-----|----|-------------|-----|----|
| WOOD             | X   |    |             |     |    |
| MILLS            | X   |    |             |     |    |
| STROM            | A   |    |             |     |    |
| YAZELL           | X   |    |             |     |    |
| MOORE            | X   |    |             |     |    |
| STRATTON         | X   |    |             |     |    |
| ALEXANDER        | A   |    |             |     |    |
| OBLINGER         | X   |    |             |     |    |
| MOSS             | X   |    |             |     |    |
| CHAIRMAN<br>SISK |     |    |             |     |    |