

AN ORDINANCE GRANTING THE PROPERTY LOCATED AT 6444 SOUTH SIXTH STREET FRONTAGE ROAD EAST A VARIANCE OF SECTION 155.020, REGULATIONS OF THE OFF OFFICE DISTRICT AND SECTION 155.021, REGULATIONS OF R-5(A) AND (B) GENERAL RESIDENCE AND OFFICE DISTRICT TO ALLOW USE OF THE BUILDING FOR WHOLESALE OFFICES WITH STORAGE RESTRICTED TO UTILIZING NO MORE THAN 8,000 SQUARE FEET OF THE BUILDING, SUBJECT TO THE FOLLOWING RESTRICTIONS: 1. NO MORE THAN TWO USERS OF THE BUILDING AT ANY GIVEN TIME, 2. NO OUTSIDE STORAGE ALLOWED OTHER THAN BUSINESS VEHICLES OF THE BUILDING USERS, AND 3. NO STORAGE OF TOXIC CHEMICALS ON THE PROPERTY.

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DOCKET #2024-006

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

**WHEREAS**, on February 21, 2024, the Springfield Planning and Zoning Commission heard a petition regarding the property located at 6444 South Sixth Street Frontage Road East and legally described as follows:

Lot 49 of Cheryl Estates, an Addition to the City of Springfield, Illinois, being part of the Northwest Quarter of Section 34, Township 15 North, Range 5 West of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Sangamon County, Illinois, August 25, 1977, in Book 23 of Plats at Page 14 as Document Number 390392.

Tax ID: 22-34.0-177-009; and

**WHEREAS**, the Petitioner(s) requested zoning relief consisting of a Variance of Section 155.020, Regulations of the OFF Office District and Section 155.021, Regulations of R-5(a) and (b) General Residence and Office District to allow use of the building for wholesale offices with storage restricted to utilizing no more than 8,000 square feet of the building, subject to the following restrictions: 1. No more than two users of the building at any given time, 2. No outside storage allowed other than business vehicles of the building users, and 3. No storage of toxic chemicals on the property; and

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

**WHEREAS**, the Springfield-Sangamon County Regional Planning Staff recommendation is approval as submitted; and

**WHEREAS**, the Springfield Planning and Zoning Commission recommendation is to accept the recommendation of the Springfield-Sangamon County Regional Planning Staff and approve the alternate relief; and

**WHEREAS**, the Springfield City Council agrees with the recommendation of the Springfield Planning and Zoning Commission.

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

**Section 1:** That the property located at 6444 South Sixth Street Frontage Road East, as legally described above, is hereby granted a Variance of Section 155.020, Regulations of the OFF Office District and Section 155.021, Regulations of R-5(a) and (b) General Residence and Office District to allow use of the building for wholesale offices with storage restricted to utilizing no more than 8,000 square feet of the building, subject to the following restrictions: 1. No more than two users of the building at any given time, 2. No outside storage allowed other than business vehicles of the building users, and 3. No storage of toxic chemicals on the property.

**Section 2:** That the Zoning Administrator is hereby directed to accept petition as submitted and amend the map according to the provisions stated herein.

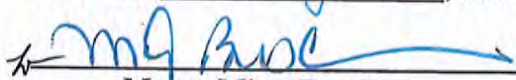
**Section 3:** That this ordinance shall become effective immediately upon its passage and recording by the City Clerk.

PASSED: March 19, 2024

RECORDED: May 10, 2024

ATTEST:   
City Clerk Frank J. Lesko

SIGNED: May 10, 2024

  
Mayor Misty Buscher

Approved as to legal sufficiency:

20-5-9-24  
Office of Corporation Counsel/Date