

## Legal Notice

State Journal Register

May 25, 2017

A.M. One Run

The Springfield Historic Sites Commission will meet on Monday, June 12, 2017, at 4:30 p.m. in Room 108 Municipal Center East to hear the following petition.

A petition for a Conditional Permitted Use pursuant to Section 155.271, H-2 Historic Zoning District Conditional Permitted Uses, and Section 155.208, Conditional Permitted Uses in H-1, H-2, H-3 historic zoning districts and landmarks or historic districts, and a variation of Section 155.275, and 155.275 (a), H-2 Historic Zoning District Bulk Regulations, of the Springfield Zoning ordinance. The petitioners propose to construct a walkway and plaza on subject property between Fifth and Sixth Street along the historic Jackson Street corridor as per Exhibit A. Petitioners plan to name the walkway and plaza "Bicentennial Plaza, an Illinois Realtors Community Project." The petitioners, to be in compliance with the zoning ordinance respectfully request for a Conditional Permitted Use of Sections 155.208 & 155.271 to allow the "5<sup>th</sup> Street Parcels" to be used for: special events, receptions, street fairs, community activities, farmer's markets, public events and similar functions along with Petitioners' receptions and events. In addition, since the zoning ordinance is silent regarding H-2 sign regulations, petitioners request, for the "5<sup>th</sup> street parcels", a variation of Section 155.275 to permit installation of up to 8 illuminated historical interpretive signs of no greater size than six feet by four feet (6' x 4') to be installed in light towers as depicted in exhibit B with approximate locations indicated on the site plan as per Exhibit A; and an identification sign up to 15 square feet as depicted per exhibit C and located on the fence at the Fifth Street entrance to the property at approximate locations indicated per Site plan Exhibit A, and Lighting of the signs by spotlight that are not full cut-off type fixtures in a manner that is aesthetically consistent with surrounding historic district, and minimizing light trespass to adjacent properties. And a variation of Section 155.275 (a) to allow the 15 square feet sign, to be located less than ten feet from the public right of way as it will be installed on an ornamental fence at the Fifth Street entrance to the property at the approximate location shown in Exhibit A.

Improvements (or structures) located on said property are: "5<sup>th</sup> Street Parcels" used as surface parking lots with 58 parking spaces; "6<sup>th</sup> Street Parcels" include a former bank branch building of 2,151 square feet used by petitioners for storage and surface parking lots with 39 parking spaces. Subject Real Estate is currently classified in the H-2, Historic Zoning District, Section 155.266 (b) for the "5<sup>th</sup> Street Parcels", and S-3, Central Shopping District, Section 155.032, for the "6<sup>th</sup> Street Parcels".

Legally described as: Lot 12 and Lot 13 of PP Enos 2<sup>nd</sup> Addition, situated in Sangamon County, Illinois, Parcel ID Nos.: 14-34.0-180-004 and 14-34.0-180-005 ("5<sup>th</sup> Street Parcels") and;

Lot 3 and North 60' of Lot 4 of PP Enos, 2<sup>nd</sup> Addition, situated in Sangamon County, Illinois, Parcel ID No.: 14-34.0-180-039 ("6<sup>th</sup> Street Parcels").

The property is located at 428 South 5<sup>th</sup> Street & 435 South 6<sup>th</sup> Street, Springfield, Illinois.

The petitioners are Plaza Parking I, LLC, and Plaza Parking II, LLC, Illinois limited liability companies, their sole member and manager being IAR Plaza, Inc., an Illinois 501 (c) (2) title holding corporation,

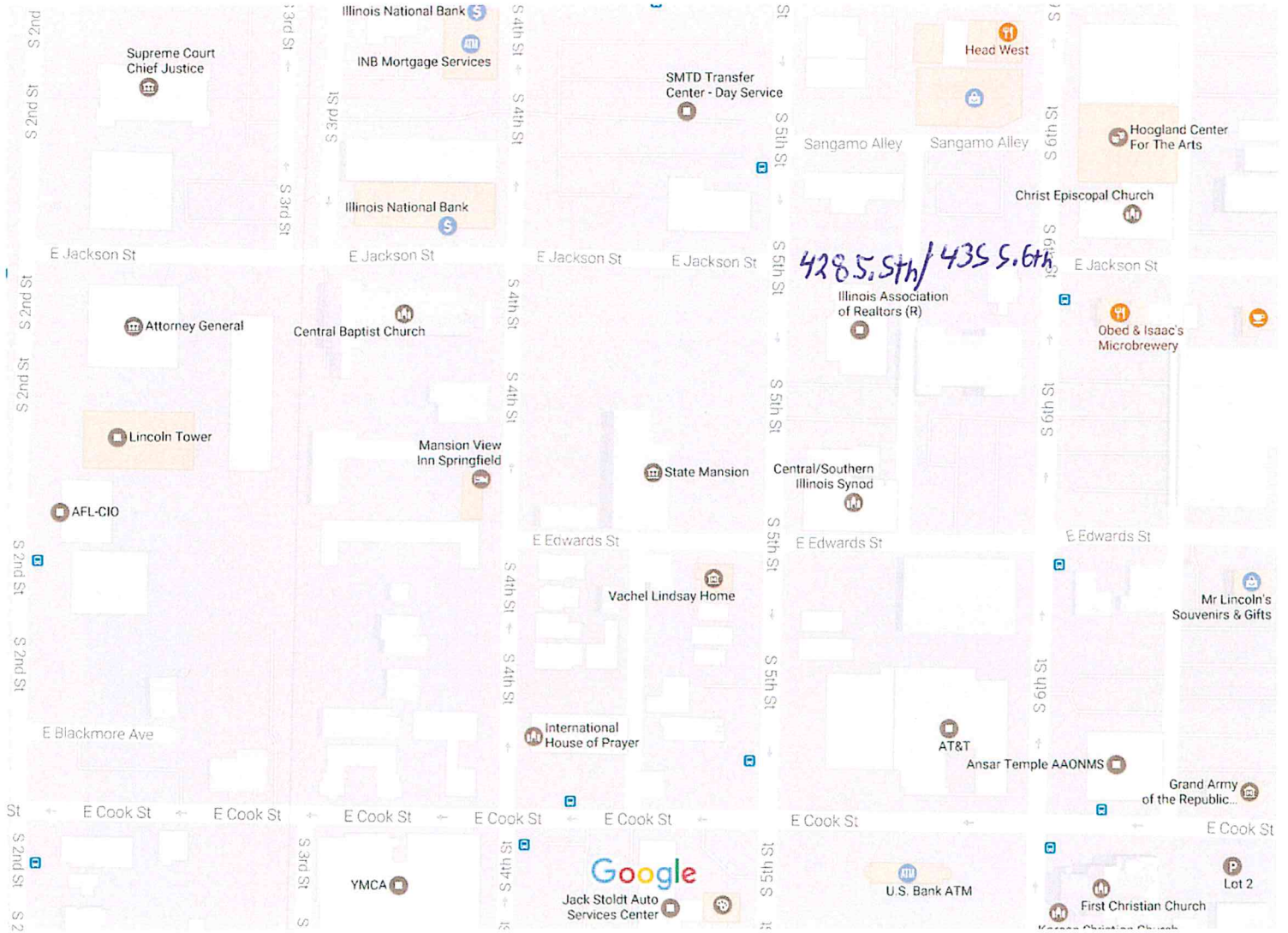
whose sole shareholder is Illinois Association of Realtors, By Their Attorneys Sorling Northrup, Michael G. Horstman Jr. and John A. Kauerauf, of Counsel.

Docket No. 2017-023-HIST

John Harris  
Assistant Zoning Administrator



2017-023-HIST



Map data ©2017 Google 100 ft