

State Journal Register

June 2, 2017

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, June 21, 2017, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for variance of Sections 155.311, Non-illuminated Nameplates and Identification Signs, 155.314, Illuminated Signs, and 155.315, Residential and Office District Sign Conformance, of the Springfield Zoning Ordinance. Subject property contains an office building with approximately 75,960 square feet of rentable area. Petitioner has entered into a lease with Kerber, Eck and Braeckel LLP (KEB), for lease of a 20,346 square feet portion on the South side of the building, on the second floor. KEB, proposed building/ wall mounted illuminated sign is 72 square feet, and is to be located 22 ½ feet to 30 feet above the level of the ground. In addition, petitioner anticipates the remaining vacant space in the building will be occupied by up to 3 additional tenants, all of which may require illuminated wall signage, none of which will individually exceed 75 square feet. To be in compliance with the zoning ordinance, petitioner respectfully requests variance of Sections 155.311, 155.314, and 155.315 to permit (i) the illuminated KEB building sign with an area totaling approximately 72 square feet; (ii) the three illuminated building signs for future prospective tenants with an area not to exceed 225 square feet in total and (iii) the one illuminated ground monument sign with an area totaling approximately 50 square feet. The request in total: 5 illuminated signs totaling 347 square feet instead of the 1 sign 24 square feet or 100 square feet allowed per sections 155.311-155.315; of which two building/ wall mounted signs would be located above 20' in height.

Improvements (or structures) located on said property is a two story office building. Subject Real Estate is currently classified in the R-5 (b), General Residence and Office District, Section 155.021.

Legally described as: The South 232.00 feet of Lot 9 and all of Lot 10 of Southwest Plaza Plat 3 as recorded as Document Number 88E02681, on May 16, 1988 in Sangamon County, Illinois Recorder of Deeds. Also, Lots 11, 12 and the North 62.73 feet of Lot 13 of Southwest Plaza Plat 4 as recorded as Document number 91007508 on March 25, 1991, in Sangamon County, Illinois Recorder of Deeds. Containing 6.444 acres, more or less. Tax ID # 21-12.0-428-029

The property is commonly known as 3200 Robbins Road, Springfield, Illinois

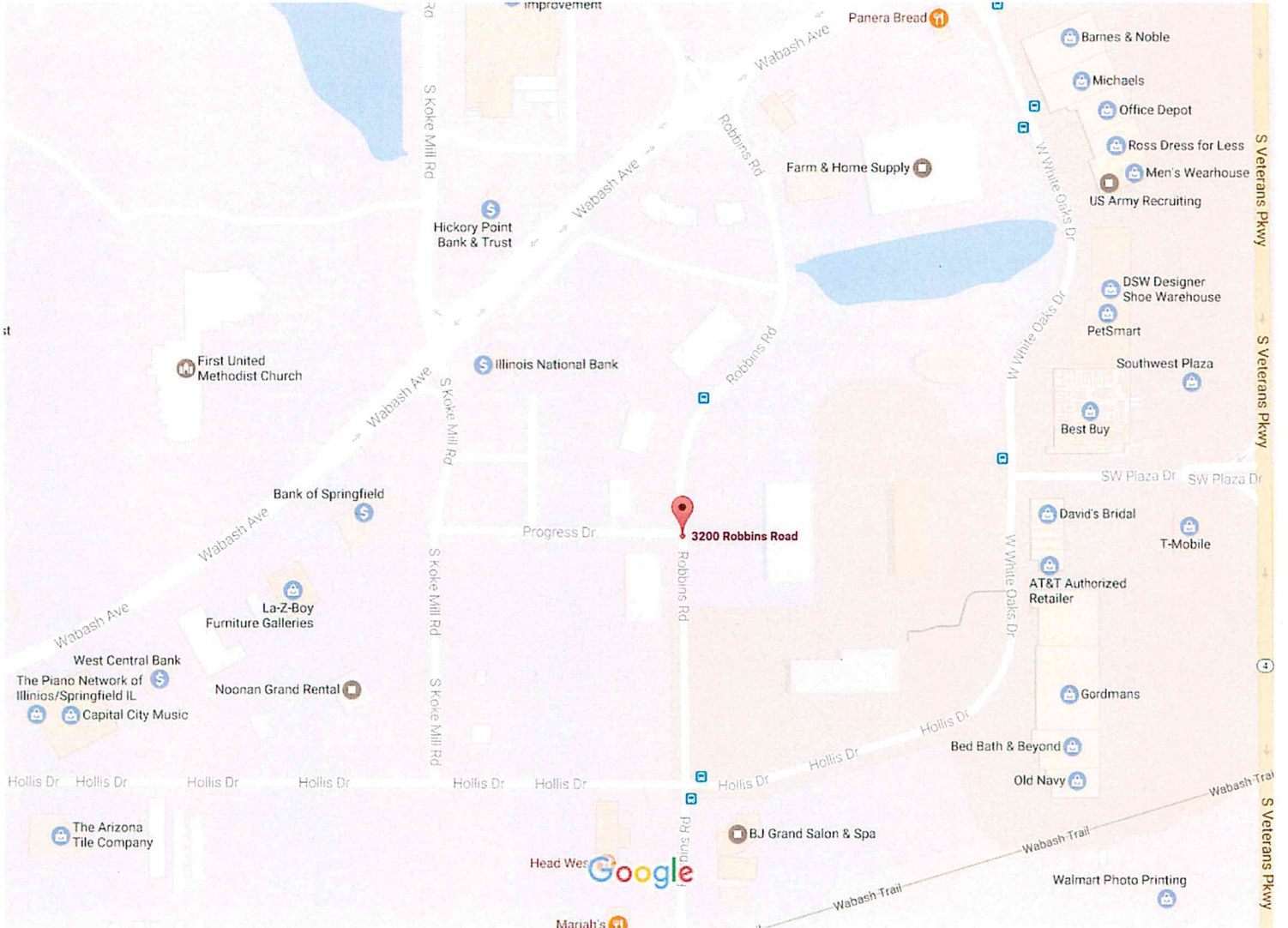
The petitioner is AC Building, LLC, an Illinois limited liability company, by its Attorneys Allen & Cour, LLC, R. Lee Allen, and Emily B. Cour, of counsel.

Docket No. 2017-022

John Harris
Assistant Zoning Administrator

Google Maps 3200 Robbins Rd

2017-022



Map data ©2017 Google 200 ft