

Legal Notice

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 a variance of Sections 155.320 (a) (b) (d) and (e), Commercial and Industrial District Sign Regulations: Permitted accessory on-premises signs; and Section 155.321 (a) Non-Illuminated signs; and Section 155.480 (k), Site and Parking Area Lighting Requirements, 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 plaza is being designed to provide an outdoor venue for special events, receptions, street fairs, community activities, farmer's markets, public events and similar functions. To be in compliance with the zoning code, petitioners respectfully request, for the "6th street parcels": a variance of Sections 155.320 (a) (b) and (d) to allow up to 10 illuminated historical interpretive signs of no greater size than 24 square feet - six feet by four feet (6' x 4') to be installed in the base of light towers as depicted in exhibit B, and to allow the historical interpretive signs to be spaced less than one hundred feet apart, and to not require landscaping of the base of the ground signs installed in the base of light towers; a variance of Sections 155.320 (a) (b) and (e) to allow an identification sign of up to 15 square feet at the Sixth Street entrance to the property, to allow this sign to be less than 100 feet from the nearest historic interpretive signs, and to allow this sign to be less than 10 feet from the public right of way; and a variance of Section 155.321 (a) to increase the maximum area of all ground signs to two hundred fifty-five (255) square feet, instead of the 70 square feet allowed for the parcel in the S-3 zoning district. For both the "5th Street Parcels" and "6th Street Parcels": a variance of Section 155.480 (k) to allow the use of pendant lights in the light towers that are not full-cut off type fixtures and to allow use of dangling cable lights strung between the light towers that are not full cut-off type fixture, and spotlights to light the identification signs that are not full cut-off type fixtures.

Improvements (or structures) located on said property are: "5th Street Parcels" used as surface parking lots with 58 parking spaces; "6th 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 "5th Street Parcels", and S-3, Central Shopping District, Section 155.032, for the "6th Street Parcels".

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

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

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

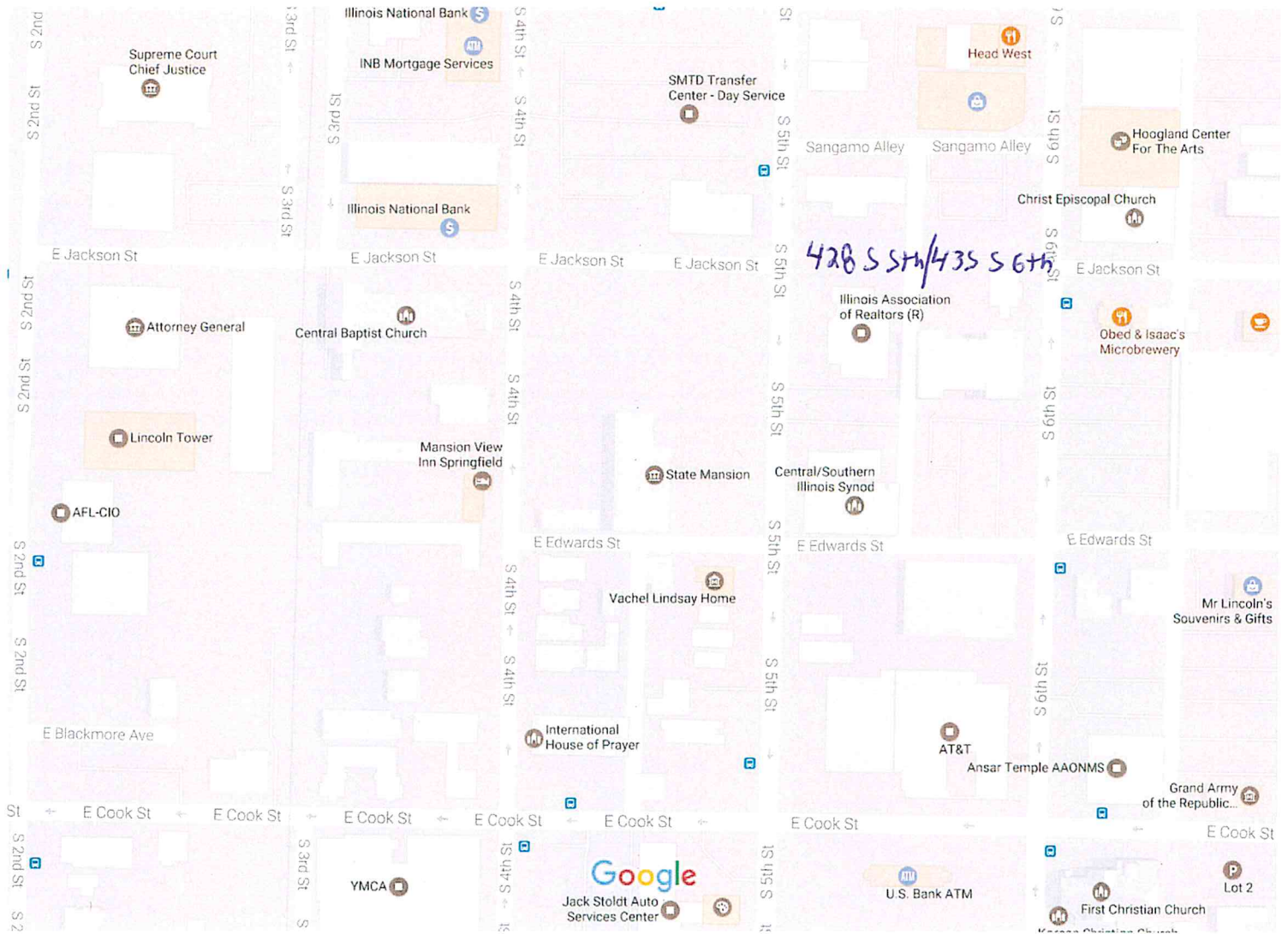
The petitioners are Plaza Parking I, LLC, and Plaza Parking II, LLC, Illinois limited liability companies, their sole member and manager being IAR Plaza, Inc., an Illinois 501 (c) (2) title holding corporation,

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

John Harris
Assistant Zoning Administrator

2017-023



428 S 5th / 435 S 6th

Map data ©2017 Google 100 ft