

Legal Notice

State Journal Register

July 28, 2017

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, August 16, 2017, 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 S-1, Neighborhood Commercial and Office District, Section 155.030, to B-1, General Business Service District, Section 155.033, and a variation of Sections: 155.001, Definitions, Lot, 155.340 (b), (c), (d), (i), and (j), General Provisions for Off-Premises Advertising Signs, 155.320 (b), Permitted accessory on premise signs, and 155.321 (a), Non-illuminated signs, of the City of Springfield Zoning Ordinance. Subject property currently contains a worn, directional sign with an arrow pointing north, stating: Lincoln's Tomb. Petitioner and owner has deeded a permanent easement to the City of Springfield, located along the Southeast portion of the property, for the purpose of constructing/reconstructing/maintaining a permanent sign and associated structure. Petitioner desires to allow Co-Petitioner Oak Ridge Cemetery Foundation to remove the current directional sign to Lincoln's tomb and to construct a sign directing citizens and visitors to the city to Oak Ridge Cemetery; the African American History Museum; and Lincoln's Tomb, all a short distance to the North of subject property. Said sign is 44 square feet, and proposed drawing and site plan attached as Exhibits "C" and "D". The sign is considered off premise advertising and is not allowed in the current S-1 Zoning District. To be in compliance with the zoning ordinance, petitioner respectfully requests Reclassification from S-1 to B-1; and a variance of sections: 155.001, definitions, lot, to allow two principal uses on a lot- the existing Dollar General Retail Store, and the off-premise sign; 155.340 (b) requirement between off premise signs to allow the sign to be within 500' of another off-premise sign on the same street; 155.340 (c) to allow an off premise sign less than 10 feet in height to be less than 15 feet from the property line; 155.340 (d) to allow an off premise sign within 500' of a lot zoned residential or on a lot used for residential purposes, historic zoning district, landmarked property or district, or national register property or district; 155.340 (i), and (j) to allow for issuance of an additional off-premise sign permit without surrendering permits on a four-for-one basis as required; Section 155.320 (b) to permit the proposed sign to be located less than the 100 feet from the existing ground sign on the same zoning lot; and 155.321 (a) to allow total square footage of all ground signs on the zoning parcel to exceed the 150 square feet limitation by 44 square feet (the existing Dollar General sign is 55.125 Square feet and the proposed sign is 44 square feet, for a total current ground signage of 99.125 square feet. Petitioner further requests that if reclassification is deemed inappropriate, granting of a use variance to allow a 44 square feet off-premise advertising sign as per Exhibit "C" to advertise and direct persons to the Oak Ridge Cemetery, The African American History Museum, and Lincoln's Tomb.

Improvements (or Structures) located on said property are a brick and concrete commercial building containing a Dollar General store approximately 13, 449 square feet, and associated parking. Subject Real Estate is currently classified in the S-1, Neighborhood Commercial and Office District, Section 155.030.

Legally described as:

Lots 1-6 in Odiorne's Subdivision of Lots 12, 13, 14, 15, 16, 17, 18 and 19 of Block 2 of B.F. Fox Subdivision # 2 246.8 x 150 situated in the County of Sangamon, State of Illinois; commonly

known as 101 W. North Grand Avenue, Springfield, Illinois, and further identified as Index # 14-21.0-481-038.

The property is commonly known as 101 W. North Grand Avenue, Springfield, Illinois.

The petitioners are Cooney Clan LLC, A Utah Limited Liability Company, (as owner) and Oak Ridge Cemetery Foundation, an Illinois not for profit corporation, (as builder), by their Attorney Samuel J. Cahnman.

Docket No. 2017-034

John Harris
Assistant Zoning Administrator

2017-034

Google Maps 101 N Grand Ave W

