

Legal Notice

Illinois Times

February 20, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 19, 2025, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for a variance of sections: 155.112, Surfacing, and 155.136, Regulations for surfacing of off-street loading facilities, of the Springfield Zoning Ordinance. Petitioner is contract purchaser of subject property. The Petitioner is a contractor engaged in the business of concrete, civil masonry construction and restoration services, including recently the Old State Capitol renovations, and many other projects located in and around Springfield. The Petitioner, in accordance with the proposed Site Plan attached to the petition as "Exhibit B," desires to construct on the Property a forty feet (40') by sixty feet (60') building containing a warehouse for small equipment, machinery, tools and construction materials that require secured or climate-controlled storage, with three (3) offices and a bathroom making up the rest of the building. In front of the building will be a concrete parking apron of twenty-four feet (24') by sixty feet (60'). The Property will be enclosed by a six feet (6') high chain-link fence running along the perimeter of the Property (depicted on the Site Plan as the black lines). To the north, behind the building, Petitioner intends to store equipment, including but not limited to scaffolding, concrete forms, rebar, concrete mixers, conduit, tile, road and construction signage, and concrete installation materials; machinery, including but not limited to enclosed storage trailers, end loaders, diggers, backhoes, track hoes, excavators, trucks; and structural or architectural stone pieces and blocks on the property. With the exception of the aforesaid concrete parking apron and a twenty-four feet (24') wide concrete drive off of Atlanta Street used for access to the property, the petitioner desires to lay aggregate as the surface for the property, instead of asphaltic concrete or comparable hard-surfaced, all-weather dustless material not less than two inches per 155.112, and surface paving the Property with a base course of macadam not less than six inches thick, with a bituminous surface of not less than two inches thick per 155.136. The petitioner, to be in compliance with the zoning ordinance, respectfully requests variation of Sections: 155.112 and 155.136 to allow petitioner to create an equipment, machinery, and stone and block storage yard on an aggregate surface, with such storage yard created in accordance with and similar to the proposed Site Plan per "Exhibit B" of the petition and as stated in Paragraph 8 of the petition.

Improvements (or structures) located on said property are none, unimproved lot. Subject property is currently classified in the I-1, Light Industrial District, Section 155.040.

Legally described as: Lot 18 of R. Kings Subdivision, as shown on Plat No. 2 recorded December 27, 2001 with the Sangamon County Recorder of Deeds as Document No. 2001 R66779, situated in Sangamon County, Illinois. Permanent index number 15-18.0-301-004

The subject property is commonly known as 3353 Atlanta Street, Springfield, Illinois

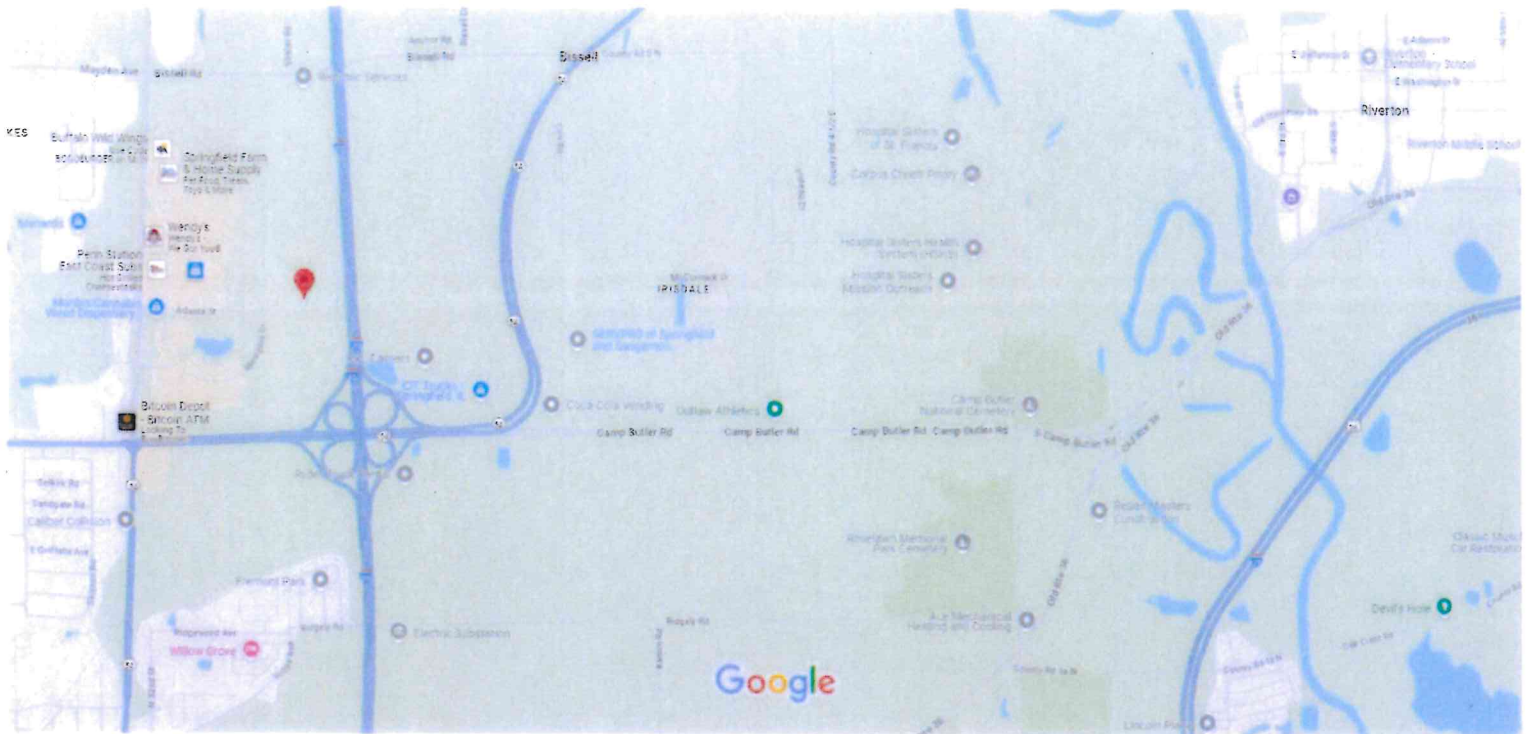
The petitioner is Otto Baum Company, Inc., By Terry L. Baum, President, as Contract Purchaser.

Docket No. 2025-014

John Harris  
Zoning Administrator

3353 Atlanta St

2025-014



Map data ©2025 Google 1000 ft