

Illinois Times

February 16, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 15, 2023, 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 (b), Non-illuminated Nameplates and Identification Signs, 155.314, Illuminated Signs, and 155.315 (a) & (c), Residential and Office District Sign Conformance, of the Springfield Zoning Ordinance. Subject Real Estate was previously occupied by Family Service Center buildings and improvements that were demolished in 2022. The entirety of the block was cleared, and petitioner has commenced construction of a state of the art drive-through laboratory facility. Petitioner desires to use four primary signs on the Subject Real Estate to identify the facility: One illuminated wall sign will be installed on each of the East, South, and West sides of the building, as demonstrated in the site plan attached as Exhibit C. Each wall sign will be approximately 66-70 square feet in size. In addition, Petitioner intends to install one illuminated monument style ground sign along South Grand Avenue, just East of the intersection of S. 7th Street and South Grand Avenue. The illuminated monument style ground sign will be approximately 66-70 square feet in size. To be in compliance with the zoning ordinance, petitioner respectfully requests variance of Sections 155.311 (b), 155.314, and 155.315 (a) & (c) to permit illuminated wall signs on the East, South, and West sides of the building being constructed on the Subject Real Estate that are no larger than 70 square feet each and do not extend more than 25 feet off the ground, along with one illuminated monument style ground sign that is no larger than 70 square feet. The 3 wall signs would total approximately 210 square feet and the monument style ground sign would total no larger than 70 square feet.

Improvements (or structures) located on said property is a drive thru laboratory facility currently under construction. Subject Real Estate is currently classified in the R-5 (b), General Residence and Office District, Section 155.021.

Legally described as: PARCEL 1: BLOCK 8 OF E. ILES' SECOND ADDITION.

EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY.

SITUATED IN SANGAMON COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE 16 FOOT NORTH-SOUTH ALLEY LOCATED IN BLOCK 8 OF ELIJAH LIES' SECOND ADDITION TO THE CITY OF SPRINGFIELD, ILLINOIS, AS SHOWN ON THE PLAT OF E. ILES' SECOND ADDITION, RECORDED OCTOBER 17, 1857 IN PLAT BOOK 7 PAGE 63, SUCH ALLEY BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPLE MERIDIAN, SANGAMON COUNTY, ILLINOIS, CONTAINING 0.115 ACRE MORE OR LESS, AS VACATED BY ORDINANCE NUMBER 2022-166 OF THE CITY OF SPRINGFIELD, ILLINOIS, RECORDED ON MAY 11, 2022 AS

DOCUMENT NUMBER 2022R10254. Commonly known as: 1351 South 8th Street, Springfield, Illinois 62703. Tax Identification No.: 14-34.0-386-004.

The property is commonly known as 1351 S. 8th Street, Springfield, Illinois

The petitioner is Springfield Clinic LLP, by its Attorneys Brown Hay & Stephens, LLP, Daniel L. Hamilton of Counsel.

Docket No. 2023-013

John Harris
Assistant Zoning Administrator