

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 Conditional Permitted Use pursuant to section 155.031 (c) (6), Conditional Permitted Uses in the S-2 Community Shopping and Office District: Package Liquor Sales, except for drive-in or drive-up windows for the sale of alcohol and Section 155.210, Package Liquor Sales , and a variance of section 155.210 (b), package liquor sales, of the City of Springfield Zoning Ordinance. Subject property, 2458 Wabash Avenue, contains a multi-tenant retail building, which petitioners desire to operate a retail package liquor store in the tenant space commonly known as 2490 Wabash Avenue, located on the west end of the building and containing 20,203 square feet. Petitioners, to be in compliance with the Zoning Ordinance, respectfully request a Conditional Permitted Use in the S-2 District pursuant to Sections 155.031 (c) (6) & 155.210 to allow for package liquor sales, and a variance of Section 155.210 (b) , to allow for package liquor sales on a lot within 100 feet of the nearest residential zoning lot, church, park, school, community facility or commercial daycare center. The CPU and variance solely apply to the 20,203 square foot tenant space located on the west end of the building commonly known as 2490 Wabash Avenue.

Improvements (or Structures) located on property is an existing multi-tenant retail building of approximately 40,691 square feet. Subject Real Estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

Legally described as: PARCEL 1

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SPRINGFIELD, SANGAMON COUNTY, ILLINOIS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 36-54 (WABASH AVENUE), DISTANT SOUTH 89 DEGREES 36 MINUTES 07 SECONDS WEST 473.16 (SURVEYED), SOUTH 89 DEGREES 52 MINUTES 28 SECONDS WEST 473.16 FEET (DEED) ALONG SAID SOUTH RIGHT OF WAY LINE FROM ITS INTERSECTION WITH THE WEST LINE OF SHERWOOD SUBDIVISION NINTH PLAT; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89 DEGREES 36 MINUTES 07 SECONDS EAST 473.16 (SURVEYED), NORTH 89 DEGREES 52 MINUTES 28 SECONDS EAST 473.16 FEET TO SAID WEST LINE OF SHERWOOD SUBDIVISION NINTH PLAT; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREE 23 MINUTES 53 SECONDS EAST, 403.97 FEET (SURVEYED), SOUTH 00 DEGREE 07 MINUTES 32 SECONDS EAST, 403.97 FEET (DEED) TO THE NORTHEAST

CORNER OF SHERWOOD SUBDIVISION ELEVENTH PLAT; THENCE ALONG THE NORTH LINE OF SAID SHERWOOD SUBDIVISION ELEVENTH PLAT SOUTH 75 DEGREES 24MINUTES 07 SECONDS WEST, 463.87 FEET (SURVEYED), SOUTH 75 DEGREES 40 MINUTES 28 SECONDS WEST 463.87 FEET (DEED) TO A POINT; THENCE NORTH 02 DEGREES 59 MINUTES 34 SECONDS WEST, 518.29 FEET (SURVEYED), NORTH 02 DEGREES 43 MINUTES 13 SECONDS WEST, 518.29 FEET (DEED) TO THE POINT OF BEGINNING, CONTAINING 4.90 ACRES MORE OR LESS. Tax ID 22-07.0301-036.

The property is commonly known as 2458 Wabash Avenue – Tenant Space 2490 Wabash Avenue, Springfield, Illinois.

The petitioners are Seritage KMT Finance LLC c/o Seritage Growth Properties, as Owner, by James E. Bry, Vice President, and Gold Standard Enterprises dba Binny's Beverage Depot, as Contract Lessee, by Walter Fornek, President.

Docket No. 2017-020

John Harris
Assistant Zoning Administrator

Google Maps 2458 Wabash Ave

2017-020



Map data ©2017 Google 200 ft