

## Legal Notice

State Journal Register

March 26, 2020

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 15, 2020, 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 Sections 155.031, Conditional Permitted Use in S-2, and 155.200, Conditional Permitted Use – Taverns, and 155.210, Conditional Permitted Use – Package Liquor Sales, of the Springfield Zoning Ordinance. The petitioner further requests a variance of Sections: 155.200, and 155.210, to allow a tavern, and package liquor sales, to be located less than 100 feet from the nearest lot which there is a residence, or a residential zoning lot. The subject premises are a portion of Montvale Plaza, the existing floor plan of which is attached as Exhibit B. The Corkscrew Wine Emporium, Ltd. is currently located at 2613 Chatham Road and by City Docket No. 2001-026 was granted the relief pursuant to which it currently operates. The Corkscrew has been asked, however, to relocate to the space immediately South of that in which it is currently housed to facilitate the expansion of Illinois National Bank into the space where the Corkscrew is currently located. For tenant spaces 2625-2629 Chatham Road, petitioners request a conditional permitted use pursuant to Section 155.200 and 155.210 of the Springfield City Code for a tavern and package liquor sales. The Petitioners have operated the present facility for nineteen (19) years and are seeking only to relocate their street address within the same physical structure, the Montvale Plaza. The petitioners further request a variance from the requirement of Springfield City Code Section 155.200 and 155.210 that the zoning lot of which the tavern/package liquor store is to be located is at least 100 ft. from the nearest lot which there is a residence, or a residential zoning lot.

Improvements (or Structures) located on said property is a shopping center known as Montvale Junction. The subject real estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

Legally described as: Parcel I: Lot 122 and the east part of Lot 123 in Montvale Sixth Addition, Springfield, Illinois, being more particularly described as follows: Beginning at the Northeast corner of said Lot 123; thence South 00 degrees 04 minutes 54 seconds West along the East line of said Lot 123, a distance of 240.00 feet to the Southeast corner of said Lot 123; thence North 89 degrees 57 minutes 56 seconds West along the South line of said Lot 123, a distance of 82.30 feet; thence North 00 degrees 08 minutes 53 seconds East, a distance of 240.00 feet to a point on the North line of said Lot 123; thence South 89 degrees 57 minutes 56 seconds East along said North line, a distance of 82.02 feet to the point of beginning.

Parcel II: Lot 141 and the East part of Lot 140 in Montvale Second Addition, Springfield, Illinois, being more particularly described as follows: Beginning at the Southeast corner of said Lot 140; thence North 89 degrees 55 minutes 06 seconds West along the South line of said Lot 140, a distance of 82.57 feet; thence North 00 degrees 08 minutes 53 seconds East, a distance of 230.11 feet to the point on the North line of said Lot 140; thence south 89 degrees 57 minutes 56 seconds East along said North line, a distance of 82.30 feet to the Northeast corner of said Lot 140; thence South 00 degrees 04 minutes 54 seconds West along the East line of said Lot 140, a distance of 230.18 feet to the point of beginning.

Request is limited to tenant spaces commonly known as 2625-2629 Chatham Rd as shown on Exhibit B.

The subject property is commonly known as 2625 – 2629 Chatham Road, Springfield, Illinois.

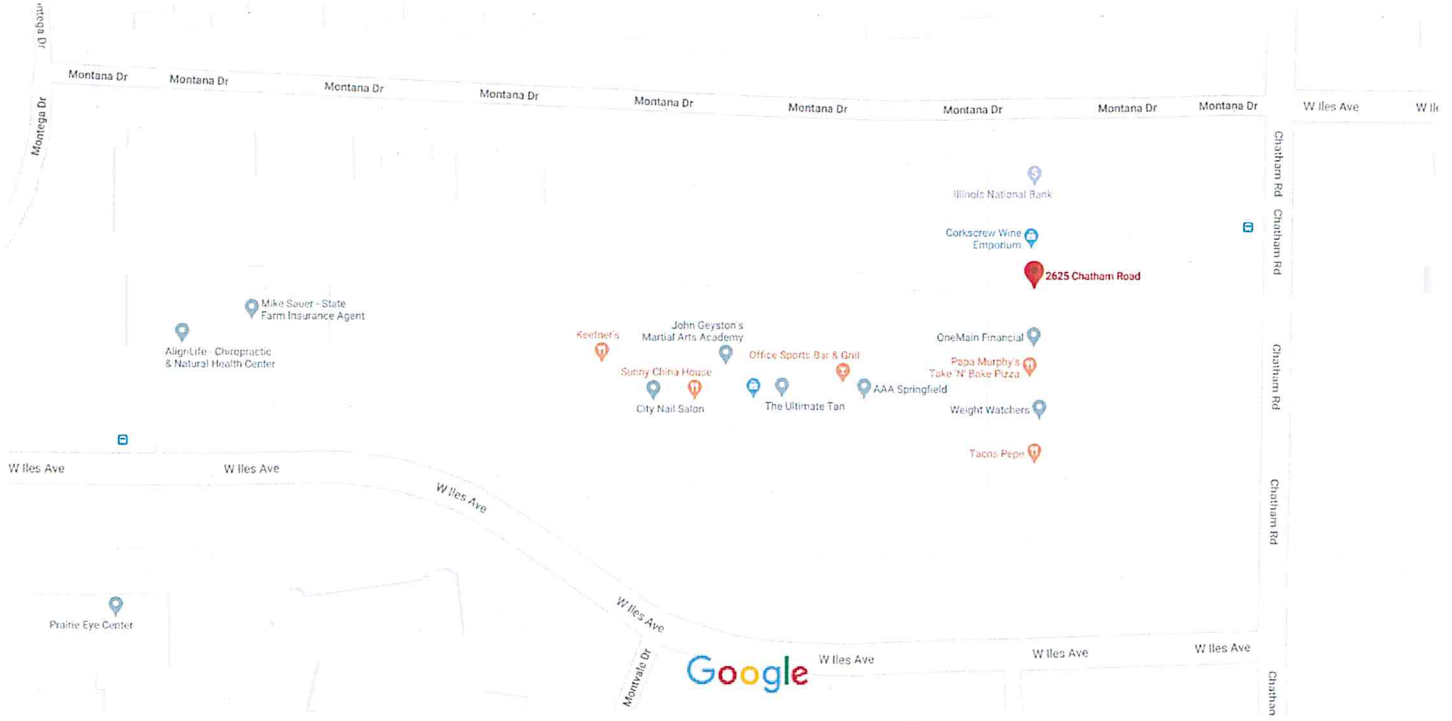
The petitioners are Kelp, LLC, John P. Pruitt, Manager, by its Attorneys Sgro, Hanrahan, Durr, Rabin & Bruce, LLP, Gregory P. Sgro, of Counsel, and The Corkscrew Wine Emporium LTD, by David Anderson, Secretary/Treasurer.

Docket No. 2020-018

John Harris  
Assistant Zoning Administrator

2020-018

# Google Maps 2625 Chatham Rd



Map data ©2020 50 ft