

State Journal Register

May 28, 2020

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, June 17, 2020, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition. Participation in the meeting will be via teleconferencing due to COVID-19. Information regarding this method of participation can be found on the city's website, www.springfield.il.us. Click "Planning & Zoning" in the rotating banner.

A petition for reclassification of property from B-2, General Business Service District, Section 155.034, to S-3, Central Shopping District, Section 155.032, and a Conditional Permitted Use pursuant to Section 155.175, Establishment of Classification of Conditional Permitted Uses, and Section 155.051, Certain Drive-In Businesses, of the Springfield Zoning Ordinance. Petitioner intends to occupy the Subject Real Estate and use it for a medical office or clinic. It is anticipated that the facility will include a drive-through laboratory drop off window. To be in compliance with the zoning ordinance, petitioner respectfully requests a reclassification of property from B-2 to S-3. Additionally petitioner request a conditional permitted uses pursuant to 155.175 and 155.051 to allow use of the platted alley connecting the eastern and western portions of the subject real estate as part of the motor vehicle traffic circulation pattern in association with the proposed facility, and specifically for a drive-through laboratory drop off window that may potentially utilize a portion of the alley for the circulation of traffic. Petitioner further requests that if recommendation of denial of the proposed reclassification to the S-3 Classification, petitioner would accept, in the alternative, reclassification of the Subject Real Estate to the B-1 (Highway Business Service District) Classification, along with variances to eliminate the Front and Rear Yard requirements of Section 155.061 of the Zoning Ordinance.

Improvements (or structures) located on said property are a vacant building, and an ATM machine located in the old bank drive through. Subject property is currently classified in the B-2, General Business Service District, Section 155.034.

Legally described as: Lots 1 to 8 in Block 3 and the fractional tract lying immediately South of and adjoining Lot 4 between Lot 4 and the Street, as shown on survey recorded April 5, 1915 as Document Number 129296, situated in the City of Springfield, Sangamon County, Illinois. Commonly known as 500 East Cook Street, Springfield, Illinois 62703. Tax Identification Nos.: 14-34.0-188-001, -002, -003, -005, -006, -007, -008, -009, and -010.

The subject property is commonly known as 500 East Cook Street, Springfield, Illinois.

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

Docket No. 2020-025

John Harris
Assistant Zoning Administrator

2020-025

Google Maps 500 E Cook St



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