

Legal Notice

State Journal Register

February 26, 2021

A.M. One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 17, 2021, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition. Meeting will be in person. However, if changes occur due to COVID-19, alternative meeting instructions will be provided. Information can be found on the city's website, www.springfield.il.us. Click "Planning & Zoning" in the rotating banner.

A petition for Conditional Permitted Uses pursuant to Sections: 155.031 (c) (3), Conditional Permitted Uses in the S-2, Community Shopping and Office District and 155.200, Taverns, and variations of Section 155.200 (a) (2), Taverns, and a variation of Section 155.480 (i), Landscape, Screening and Lighting Regulations: Transitional Buffer Yard Requirement and Landscaping, of the Springfield Zoning Ordinance. Petitioners plan to develop 2 taverns for operation in the existing commercial building on site. The taverns will have separate ownership. The tavern in the south half of the building will have an outdoor beer garden on the existing concrete pad now on site. The perimeter of the beer garden will be 10 feet off the alley. Petitioners additionally plan to develop the empty lot at 1100 Sangamon for use as a parking lot and buffer yard. Approximately one half of the lot will be used for parking, and half will be green space. To be in compliance with the zoning code, petitioners respectfully request a CPU of Sections 155.031 (c) (3) and 155.200, Taverns, to allow 2 taverns and a variance of 155.200 (a) (2) to allow 2 taverns with liquor sales by the drink on a zoning lot which is located within 100 feet from the nearest lot on which there is a residence, church, school, park, community facility or daycare; and a variance of 155.480 (i) to reduce the required transitional buffer yard requirement from ten feet to zero feet for 1100 Sangamon Avenue to allow construction of additional parking on 1100 Sangamon Avenue.

Improvements (or structures) located on said property is one commercial building. The subject real estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

Legally described as: Lot 1, E.H. Helmles Addition to Ridgely, Parcel Number: 14-22.0-226-001, 1100 Sangamon.

Lots 2 and 3 E.H. Helmles Addition to Ridgely, Parcel Number: 14-22.0-226-046, 1102 Sangamon.

The petitioners are William Tinsley and Debra Fry, By Their Attorneys Donald M. Craven, P.C., Don Craven of Counsel; and Sgro, Hanrahan, Durr, Rabin & Bruce, LLP, Michael M. Durr of Counsel.

The property is commonly known as 1100 and 1102 Sangamon Avenue, Springfield, Illinois.

Docket No. 2021-014

John Harris
Assistant Zoning Administrator

2021-014

Google Maps 1102 E Sangamon Ave

