

Legal Notice

Illinois Times

December 19, 2024

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, January 15, 2025, at 5:30 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for reclassification from B-1, Highway Business Service District, Section 155.033, to I-1, Light Industrial District, Section 155.040, of the Springfield Zoning Ordinance. Petitioner operates Apex Fire Sprinkler Company and desires to use the property for office space, material storage, and a fabrication shop. It is the intention of the company to buildout approximately 2,000 square feet of office space in the subject property and move all personnel and materials to the location. The office space will be used to run the day-to-day operation of the contracting and service business. The warehouse section will be used to house basic materials used in the fire sprinkler industry and perform light fabrication for construction projects and service department. All materials, tools, and equipment will be stored inside and there will be no need for outside storage. Fabrication will be limited to cutting, threading, roll grooving, and minor welding of pipe. The Petitioner to be in compliance with the Zoning Ordinance respectfully petitions to reclassify property from B-1 to I-1. In the event a reclassification is deemed inappropriate, the petitioner respectfully requests a Use Variance to allow the property to be utilized as a fire sprinkler contracting office and fabrication shop as detailed in section 5 of the petition.

Improvements (or Structures) located on said property is a Pre-Engineered Metal Building consisting of Six Thousand Four Hundred Square Feet (6,400) of space which was previously used as a printing and records business. The subject real estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: Lots Three Hundred Thirty-Three (333), Three Hundred Thirty-Four (334), and Three Hundred Thirty-Five (335) in Harvard Park, being a Subdivision situated in the Southwest Quarter (1/4) of Section 3, Township 15 North, Range 5 West of the Third Principal Meridian, in the County of Sangamon and State of Illinois; commonly known as 2168 South 9th Street, Springfield, Illinois 62703 and further identified as Index #22-03.0-326-046.

The subject property is commonly known as 2168 S. 9th Street, Springfield, Illinois.

The petitioner is Apex Fire Sprinkler Company, LLC., by Jason A. Smith, Managing Member

Docket No. 2025-001

John Harris
Zoning Administrator

