

Illinois Times

January 23, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, February 19, 2025, at 5:30 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 (c) (7), Conditional permitted uses in S-2 Community Shopping and Office District: Restaurants and banquet halls with service of alcoholic beverages, except for drive-in or drive-up windows for the sale of alcohol, located on zoning lots adjoining the R-1, R-2 or R-3 zoning districts or equivalent planned unit development designation, or otherwise adjoining those districts but for an alley; and 155.211, Restaurant with service of alcoholic beverages; 155.031(c)(6), Conditional permitted uses in the S-2, Community Shopping and Office District: Liquor sales, package, exclusive of 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 Springfield Zoning ordinance. Subject property is the northernmost unit of a strip center known generally as 3251 Ginger Creek Drive. Petitioner is the tenant under a lease for tenant space 3267 Ginger Creek Drive, (tenant space dimension of approximate 30 feet width x 70 feet depth for approximate 2100 square feet. Petitioner desires to develop subject property for use as a wine and cheese bar including package liquor sales and a restaurant selling alcohol by the drink for consumption on the premises. The intended improvement is approximately 930 square feet of restaurant and tasting area, approximately 620 square feet of retail space and approximately 400 square feet of outdoor seating. Attached as Exhibit B is a floor plan of the completed space. The patio space will be directly to the east and adjacent to the tenant space. To be in compliance with the zoning ordinance, petitioner respectfully requests a Conditional Permitted Use of 155.031(c)(7) and 155.211 to permit the operation of a restaurant with the service of alcoholic beverages for consumption on site on a lot adjoining a lot in the "R-3" zoning district; and a Conditional Permitted Use of 155.031 (c)(6) and 155.210 to permit the sale of package liquor; and a variance of 155.210 (b) to permit package liquor sales on a lot within 100 feet of a residential zoning lot, church, park, school, community facility or commercial daycare center. The relief sought is limited to the tenant space of approximately 2,100 square feet (70' x 30') and the adjacent patio space of approximately 400 square feet (30' x 13').

Improvements (or Structures) located on said property is a retail strip center and vacant tenant space 3267 Ginger Creek Drive. The subject real estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

Legally described as: Part of Lot 2 of the West Iles Business Center. Tax ID number 21-12.0-126-009.

The subject property is commonly known as 3267 Ginger Creek Drive, Springfield, Illinois.

The petitioner is TA DA CATERING, LLC, By It's Attorneys Gates Wise Schlosser & Goebel, Gordon W. Gates. of Counsel.

Docket No. 2025-006

John Harris
Zoning Administrator

