

Illinois Times

February 20, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, March 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: Package liquor sales, , 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. Said property contains a shopping center commonly known as Montvale Junction containing various tenant spaces, specifically-1941 W. Iles having a frontage of 30 feet and a depth of 80 feet, said measurements being from center to center on interior demising walls and outside to outside of any exterior wall creating a floor area of approximately 2,400 square feet of leasable building area; and 1937 W. Iles which is currently vacant but is desired to be used to expand the Restaurant currently located in 1941 W. Iles. Said property at 1937 W. Iles has a frontage of 30 feet and a depth of 80 feet, said measurements being from center to center on interior demising walls and outside to outside of any exterior wall creating a floor area of approximately 2,400 square feet of leasable building area. The petitioner desires to expand the restaurant on the property presently located at 1941 W. Iles, which currently serves alcohol, into the tenant space at 1937 W. Iles. The restaurant additionally intends to sell package liquor of upscale wine, beer and alcohol as part of their operation which presently includes selling related cooking items at the 1941 W. Iles location. 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-1, R-2 or 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 Conditional Permitted Uses and Variance request is limited to tenant spaces 1937 & 1941 W. Iles Avenue, and the patio dining area.

Improvements (or Structures) located on said property is a block and brick building retail strip center with tenant space 1941 W. Iles operating as a restaurant known as Saponi, and tenant space 1931 W. Iles currently vacant. The subject real estate is currently classified in the S-2, Community Shopping and Office District, Section 155.031.

Legally described as: PART OF LOTS 123, 124, 125 AND 126. LOTS 137,138 AND 139 AND PART OF LOT 140. All of Lots 137, 138 and 139 in Montvale Second Addition, Springfield, Illinois; and also, Lot 140 in said Montvale Second Addition, except that part 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 a 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. Also, part of Lots 123,124, 125 and 126 in Montvale Sixth Addition, being more particularly described as follows: Beginning at the southwest corner of said Lot 126; thence North 00 degrees 08 minutes 53 seconds East along the west line of said Lot 126, a distance of 34.32 feet; thence South 89 degrees 57 minutes 56 seconds East, a distance of 380.50 feet; thence South 00 degrees 08 minutes 53 seconds West, a distance of 100.00 feet to a point on the south line of said Lot 123; thence North 89 degrees 57 minutes 56 seconds West along the south line of said Lots 123 and 124, a distance of 180.50 feet to the southeast corner of said Lot 125; thence North 71 degrees 46 minutes 25 seconds West along the south line of said Lots 125 and 126, a distance of 210.38 feet to the point of beginning. All containing 118,784 square feet, 2.727 acres, more or less.

Tenant space 1941 West Iles- Western most tenant space contains approximately 30 x 80 containing 2400 square feet. Tenants space 1937 West Iles- located East and adjacent to 1941 West Iles contains approximately 30 x 80 containing approximately 2400 square feet. Patio dining contains approximately 10 feet depth and 30 feet width in front of both tenant spaces.

The subject property is commonly known as Tenant Spaces 1937 & 1941 West Iles Avenue, Springfield, Illinois.

The petitioner is WILLIAM R. MARRIOTT LIMITED PARTNERSHIP, LTD., By William R. Marriott, By Its Attorneys Barber, Segatto, Hoffee, Wilke & Cate, LLP, Bernard G. Segatto, III, of Counsel.

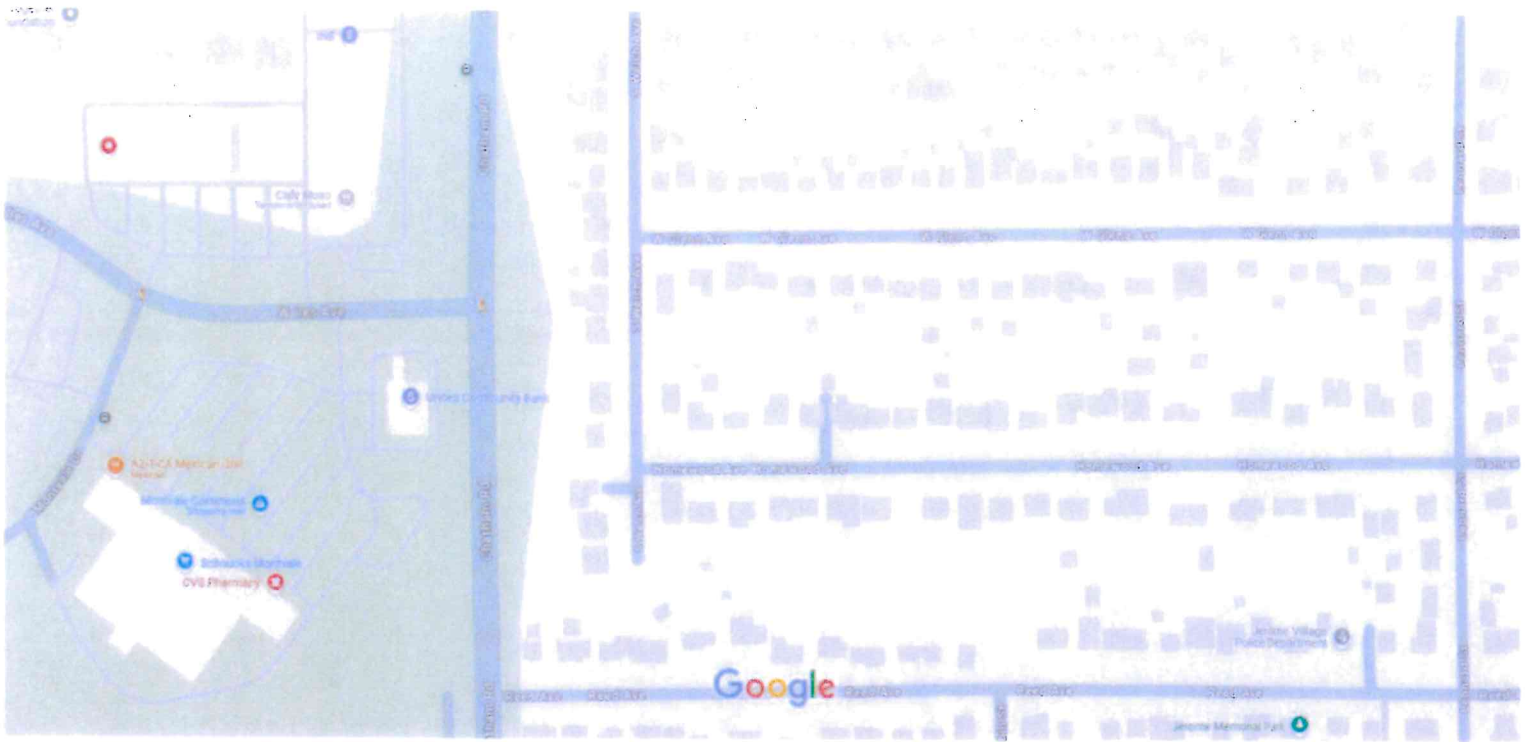
Docket No. 2025-012

John Harris
Zoning Administrator

1937 and 1941 W. Iles Avenue

2025-012

Google Maps



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