

Legal Notice

Illinois Times

March 20, 2025

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, April 16, 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: 155.033 (c) (7), Conditional Permitted Uses in the B-1, Highway Business Service District: Tavern and Microbreweries, Exclusive of Dine-In or Drive Up Windows for the sale of alcohol, and 155.200, Taverns, of the Springfield Zoning Ordinance. Subject property contains a shopping center/strip mall commonly known as Yellowstone Center containing various tenant spaces, specifically 4525 West Wabash Avenue, Suite A, Springfield, Illinois 62707, having a frontage of 42'9" width and a depth of 50'3", a floor area of approximately 2,149 square feet of leasable building area. The tenant space 4525 West Wabash Avenue, Suite A, is currently vacant but is desired to be operate as a tavern. To be in compliance with the Zoning Ordinance, petitioner respectfully requests a Conditional Permitted Use of 155.033 (C) (7) and 155.200 to allow for the sale of liquor by the drink at a tavern. The request for Conditional Permitted Use applies solely to the tenant space 4525 West Wabash Avenue, Suite A.

Improvements (or structures) located on said property is a one story block and brick building commonly known as Yellowstone Center. The subject real estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: Lot 101 Wabash West Business Park (200 x 310) Part of Section 11, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois. Containing 1.42 acres more or less. Tenant space 4525 West Wabash Avenue, Suite A, Springfield, Illinois. The tenant space contains approximately 42'9" width x 50'3" depth containing 2,149 of rentable square feet. Located in the Southwest corner of the building. Commonly known as: 4550 HPR Drive, Springfield, Illinois Tax I.D. No.: 21-11.0-382-009

The petitioner is Yellowstone Center LLC., By It's Attorneys Barber, Segatto, Hoffee, Wilke& Cate, LLP, Randall W. Segatto of Counsel.

The property is commonly known as 4550 HPR Drive, a/k/a 4525 West Wabash Avenue, tenant space, Suite "A", Springfield, Illinois.

Docket No. 2025-018

John Harris  
Zoning Administrator

4525 Wabash Ave

2025-018



Map data ©2025 Google 200 ft