

Legal Notice

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December 22, 2022

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, January 18, 2023, 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.

A petition for a Conditional Permitted Use pursuant to Sections 155.033 (c) (14), Conditional Permitted Uses in the B-1, Highway Business Service District: Adult-Use Cannabis Dispensing Organization, and Section 155.211.7, Adult-Use Cannabis Dispensing Organization, and Section 155.492, Conditional Permitted Use, of the Springfield Zoning Ordinance. Petitioner SHANGRI LA SPRINGFIELD, LLC, is the contract purchaser of subject property, which is a vacant parcel of land. Petitioner Herban Quality Control, LLC, is the proposed tenant of the property and the holder of a cannabis dispensary license, and intends to operate an adult use cannabis dispensing organization on the property. To be in compliance with the zoning ordinance, petitioners respectfully request a Conditional Permitted Use pursuant to 155.033 (c) (14) and 155.211.7, and 155.492, for use of property as an Adult-Use Cannabis Dispensing Organization.

Improvements (or structures) located on said property are none, a vacant lot. The subject real estate is currently classified in the B-1, Highway Business Service District, Section 155.033.

Legally described as: Exhibit A: For APN/Parcel ID(s): 22-12.0-326-020 - Part of the South Half of the Southwest Quarter of Section 12, Township 15 North, Range 5 West of the Third Principal Meridian, further described as follows: Commencing at the Southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 12; thence North 00 degrees 47 minutes 30 seconds West, 628.92 feet along the West line of said Quarter Quarter Section, thence North 51 degrees 33 minutes 38 seconds West, 64.43 feet; thence North 00 degrees 49 minutes 18 seconds West, 59.96 feet; thence North 64 degrees 36 minutes 39 seconds West, 32.03 feet to a point on the Southeasterly right-of-way line of FA Route 169 (Dirksen Parkway); thence North 34 degrees 23 minutes 46 seconds East, 50.00 feet along said Southeasterly right-of-way line; thence continuing along said Southeasterly right-of-way, on a curve to the left having a radius of 749.21 feet, an arc length of 75.71 feet and a chord which bears North 27 degrees 45 minutes 33 seconds East, 75.68 feet to the Point of Beginning; thence South 64 degrees 02 minutes 03 seconds East, 105.90 feet; thence South 51 degrees 12 minutes 23 seconds East, 177.92 feet to a point on the Northwesterly right-of-way line of FAI Route 55; thence North 38 degrees 31 minutes 35 seconds East, 28.52 feet along said Northwesterly right-of-way line; thence North 29 degrees 21 minutes 59 seconds East, 215.00 feet along said Northwesterly right-of-way line; thence North 08 degrees 08 minutes 44 seconds East, 35.16 feet along said Northwesterly right-of-way line to the Southeast corner of Dirksen Plaza Subdivision, being a subdivision recorded as Document Number 2003R56930 in the Recorder's Office of Sangamon County, Illinois; thence South 88 degrees 17 minutes

54 seconds West, 331.65 feet along the South line of said Dirksen Plaza Subdivision and the South line of Said Dirksen Plaza Subdivision extended West to a point on the Southeasterly right-of-way line of said FA Route 169 (Dirksen Parkway); thence along said Southeasterly right-of-way line, on a curve to the right having a radius of 749.21 feet, an arc length of 82.71 feet and a chord bearing South 21 degrees 42 minutes 04 seconds West, 82.67 feet to the Point of Beginning.

Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Sangamon County, Illinois. 3130 South Dirksen Parkway, Springfield, IL.

The property is commonly known as Tax ID # 22-12.0-326-020 (vacant parcel), Commonly known as 3130 S. Dirksen Parkway, Springfield, Illinois.

The petitioners are SHANGRI LA SPRINGFIELD, LLC, and HERBAN QUALITY CONTROL, LLC, By Its Attorneys Gates Wise Schlosser & Goebel, P.C., Gordon W. Gates of Counsel.

Docket No. 2023-002

John Harris
Assistant Zoning Administrator

2023-002

Google Maps



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