

Legal Notice

Illinois Times

July 20, 2023

One Run

The Springfield Planning and Zoning Commission will meet on Wednesday, August 16, 2023, at 6:00 p.m. in the City Council Chamber of the Municipal Center West to hear the following petition.

A petition for Reclassification from B-2, General Business Service District, Section 155.034, to B-1, Highway Business Service District, Section 155.033, of the City of Springfield Zoning Ordinance. The petitioner is contract buyer of subject property and desires to purchase the property for the construction of a retail Family Dollar store. To be in compliance with the zoning ordinance, petitioner respectfully requests reclassification of property from B-2 to B-1. Petitioner further requests that if such zoning relief is granted by the City Council that the Ordinance granting such relief be conditioned upon petitioner's completed purchase of the Real Estate from the current fee title holder. If Petitioner does not complete its purchase of the Real Estate within one (1) year of the date of approval of the ordinance granting the relief sought herein or, upon written notification to the Zoning Administrator that the transaction will not be completed by either the petitioner or the current fee title holder, the zoning classification shall revert to its present classification and the relief sought herein shall not be effective.

Improvements (or Structures) located on property are none. Subject Real Estate is currently classified in the B-2, General Business Service District, Section 155.034.

Legally described as: TRACT 1: THAT PART OF LOT 20 OF COUNTY CLERK'S SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 16 NORTH, RANGE 5 WEST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 30, 1926, IN VOLUME 4 OF THE PLATS, PAGE 75, ALSO DESCRIBED AS PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN. ALSO, PART OF THE SOUTH EAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE FIVE (5) WEST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER, WHICH SAID POINT IS THE POINT OF BEGINNING AND WHICH SAID POINT IS 116.50 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 01 DEGREES 15 MINUTES 23 SECONDS WEST A DISTANCE OF 47.00 FEET TO A SET IRON ROD WITH CAP, THENCE NORTH 89 DEGREES 13 MINUTES 19 EAST 251.11 FEET TO A SET IRON ROD WITH CAP; THENCE SOUTH 01 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 262.68 FEET TO A FOUND IRON ROD ON THE NORTHERN RIGHT OF WAY LINE OF S.B.I. ROUTE #125, THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID ROAD, NORTH 69 DEGREES 18 MINUTES 16 SECONDS WEST A DISTANCE OF 270.73 FEET TO A FOUND IRON ROD, THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE NORTH 01 DEGREES 15 MINUTES 23 SECONDS WEST A DISTANCE OF 116.57 FEET TO THE POINT OF BEGINNING. PIN Nos.: 14-29.0-401-001; 14-29.0-401-002; and 14-29.0-254-022 (part of). Common Address: 1713 and 1725 W Jefferson Street, Springfield, IL 62702.

The property is located at 1713 & 1725 W. Jefferson Street & Parcel 14-29.0-254-022 (portion of),
Springfield, Illinois.

The petitioner is CBC DT LLC, By Michael J. Hobick, Member

Docket No. 2023-034

John Harris
Assistant Zoning Administrator

2023-034

Google Maps 1725 W Jefferson St

