

LAND SUBDIVISION COMMITTEE MEETING
December 2, 2010

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Matt McLaughlin

Rick Weber

Roleen Thoele

Cyndi Knowles

Lori Williams

Brian Davis

Kenneth Springs

Others

John Raynolds

Phil Martin

Don DeFrates

Chuck Weaver

Jason Evers

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2010-04

CENSUS TRACT # 25

NAME OF SUBDIVISION:	Northwest Whitney Business Park – Location & Sketch Map Variance of Sec. 153.157(L) – Restriction of Access onto an Arterial Road Variance of Sec. 153.158(B)(2) – Lot Arrangement		
JURISDICTION:	City		
DATE OF MEETING:	December 2, 2010		
OWNER:	Ehrhardt Hospitality, LLC – Scott Ehrhardt		
ENGINEER:	Greene & Bradford		
DESCRIPTION:	Pt. W ½, NW ¼, Section 12, T15N, R5W (Northeast corner of Stanford Avenue and Adloff Lane)		
	5.437	Acres	3 Lots
MOTION TO RECOMMEND:	Approve a Variance of Section 153.157(L) – Restriction of Access – to allow one entrance from Lot 1 onto Stanford Avenue	Approve a Variance of Section 153.158(B)(2) – Lot Arrangement – to allow Lot 2 to have access from a private access easement	Approve the location & sketch map, Subject To
BY:	Nate Bottom	Nate Bottom	Nate Bottom
2ND BY:	Kenneth Springs	Lori Williams	Steve Stewart
VOTE:	Unanimous	Unanimous	Unanimous

Don DeFrates, Greene and Bradford, presented the location and sketch map and variances. He explained the location and sketch map and variances were necessary because a prior preliminary plan expired and a new owner was handling the property. He said there would be three lots with this commercial development. DeFrates said the purpose of the variance requests was to allow an entrance from Lot 1 onto Stanford Avenue and to allow Lot 2 to have access from a private access easement onto Stanford Avenue through Lot 1.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said staff recommends approval of the variance requests to allow Lot 1 to have access onto Stanford Avenue and the lot arrangement variance to allow one lot to have access from a private access easement. Zeibert said all essential services are available to serve the site and that the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert then said the following comments were received: (1) access to Adloff Lane will not be allowed to Lot 1; (2) sidewalks will need to be constructed along Adloff Lane; (3) the developer is responsible for the cost to extend underground electric to the property lines of Lots 1 and 2; and, (4) additional on-site water system improvements may be needed. The developer and/or builder are responsible for all costs.

Zeibert said Lot 1 may need to be reconfigured since access will not be allowed to Adloff Lane for Lot 1. Zeibert said he had a question for Lori Williams, City Traffic Engineer, if there are any limitations to where Lot 3 can have access off Adloff Lane and whether that should be noted on the plan.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, said depending on how the lots will be used there may be additional fire hydrants or water mains necessary.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said Adloff Lane will need to be improved with sidewalks.

Lori Williams, City Traffic Engineer, said Lot 1 access should only be from Stanford Avenue. She said access to Adloff Lane will not be allowed to Lot 1. Lot 3 access will only be from Adloff Lane. Williams reminded the applicant to show where the access will be on the plans. Williams said the access point for Lot 3 to Adloff Lane must be located at a minimum of 150' from the Stanford intersection. She said an ingress/egress easement shall be identified in Lot 1 for Lot 2 access.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, said the developer is responsible for extending the three phase primary to the lot line between Lots 1 and 3 from in front of Lot 2.

Nate Bottom moved to approve a variance of Sec. 153.157(L) – Restriction of Access – to allow Lot 1 to have one entrance onto Stanford Avenue. Kenneth Springs seconded the motion and the vote was unanimous.

Nate Bottom moved to approve a variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow Lot 2 to have access from a private access easement. Lori Williams seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the location and sketch map, subject to:

- (1) Reconfiguration of Lot 1;
- (2) Showing where the access for Lot 3 will be off Adloff Lane; and
- (3) Identifying an ingress/egress easement for Lots 1 and 2.

Steve Stewart seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2002-12

CENSUS TRACT # 39.01

NAME OF SUBDIVISION:	Summer Ridge Place – Preliminary Plan Reaffirmation
JURISDICTION:	City
DATE OF MEETING:	December 2, 2010
OWNER:	Fields Crossing – Springfield (contact: Timothy Shea)
ENGINEER:	Greene & Bradford
DESCRIPTION:	Pt. W ½, SW ¼, Section 8, T15N, R4W (White Timber Drive north of Rochester Road)
	<u>57.5</u> Acres <u>149</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Rick Weber
VOTE:	Unanimous

Chuck Weaver, Fields Crossing-LLC, presented the preliminary plan for re-affirmation. He said he was requesting re-affirmation of a preliminary plan approved March 23, 2007. Weaver said none of the facts had changed since the first filing.

Joe Zeibert, Regional Planning Commission, asked what the purpose of Lot 1002 was. Weaver replied the current intention is to use Lot 1002 as green space. Zeibert said preliminary covenants have been submitted previously. He said if there are no changes to the preliminary covenants, the previous comments still apply. Weaver replied there have been no changes at this time.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, said the only concern was with correspondence provided to Mr. Weaver dated 1995 from the State's Attorney in the White Bell Estates minor subdivision file that the adjacent owners' property rights are respected regarding the entrance to White Timber Road.

Steve Stewart, CWLP-Water said he was fine with the development. He said he sent correspondence regarding the project in January that the phasing is important. Stewart said additional water will need to be brought to the site from Rochester Road up White Timber Road. He said he was fine with the re-affirmation.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the 20' width between Lots 36 and 37 that is open space should be contiguous with Lot 1002. She said there is a lot line in this area that should be removed. Weaver said the purpose of the 20' wide space is for access to the common area. Williams said there was confusion as to whether or not the 20' width is a separate lot. Weaver asked whether the lot line in question should be removed, to which Williams replied yes. Williams said Laxford Avenue was platted as Laxford Drive and needs to be corrected. She said Glen Field should have a street name type associated with it. Williams said Glen Field Drive is the recommended street name.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, City Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Weaver asked whether a record of the comments will be provided. Committee members said a record would be provided.

Nate Bottom moved to approve the re-affirmation of the preliminary plan, subject to:

- (1) Removing the lot line and clarifying the 20' wide strip between Lots 36 and 37;
- (2) Revising the street name to say Laxford Drive; and
- (3) Attributing a street type with "Glen Field." Glen Field Drive is the recommended name.

Rick Weber seconded the motion.

Gregg Humphrey asked Weaver if the subject to's were understood. Weaver said he understood the Committee's subject to's. Weaver asked whether Davis' comments were a subject to. Davis replied he did not know if the comment was a subject to. Humphrey asked whether Davis' comment was more informational. Bottom said the comment was due diligence the property owners needed to figure out about the access. Bottom said research had been done in the past and he thought the property owner had proven the access was acceptable. Weaver said he was okay with the comment as long as it does not make it more difficult for the development to proceed. Davis said with no subject to there is no added hurdle. He said the major contention is that County residents are impacted by the road access and while we are making no judgment whether or not there is access we are concerned about whether there is a discrepancy of whether or not there is access at that point. Weaver replied by quoting sentences from the previously mentioned correspondence: "[i]t is Mr. Grohne's opinion, the Assistant State's Attorney, that the discrepancy between surveys prepared by William Walschleger can not be used as a basis for the County to take a position that the...parcel does not have" access. Davis said he did not say it did. Davis said there is a concern about the conflict. He said if this development proceeds forward there is a potential for litigation about the access point. Davis asked why the access point continues to be pushed without any apparent contact with the property owners that are adjacent. Weaver replied they did try to contact the

adjacent property owners and that the previously mentioned correspondence states: "the apparent discrepancy between the surveys, however, does appear to leave open the possibility of litigation by adjoining property owners." Weaver said his strategy is to proceed and to prepare for the litigation if it happens. Zeibert said after the preliminary plan was approved in 2007 a letter was sent stating the applicant could proceed with the subdivision process and that a final plat "may be submitted after approval of the construction plans and after documentation has been submitted to the Springfield Sangamon County Regional Planning Commission indicating that the Subdivision has access to White Timber Road." Zeibert said the documentation regarding access will be required with the final plat. Weaver said he was okay with any subject to's that did not make it more difficult to allow the development. Davis said at this stage the proof of access was not required. Humphrey again asked whether the applicant understood the subject to's, to which Weaver replied yes.

The vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2006-24

CENSUS TRACT # 38.01

NAME OF SUBDIVISION:	Carver Estates – City Minor Subdivision Variance of Sec. 153.156(A) – Right-of-Way of Streets
JURISDICTION:	City
DATE OF MEETING:	December 2, 2010
OWNER:	Wilma June Carver, Catherine L. Powell, David G. & Marilyn Carver
ENGINEER:	Raynolds, Higginbotham & Jacobs
DESCRIPTION:	Pt. W ½, E ½, SE ¼, Section 19, T16N, R4W (Carver Road south of Ridgely Road)
	7.198 Acres 3 Lots
MOTION TO RECOMMEND:	Deny a Variance of Section 153.156(A) – Right-of-Way of Streets – to allow a right of way dedication of 0 feet.
BY:	Nate Bottom
2ND BY:	Brian Davis
VOTE:	Unanimous

John Raynolds presented the minor subdivision variance request. He said the division involved three parcels that were approximately seven acres in area.

Joe Zeibert, Regional Planning Commission, said the location map was approved. Zeibert said the purpose of the subdivision was to reconfigure three lots. He said there was not an exemption under the state Plat Act to allow the reconfiguration through the tract survey process and therefore the property owners had to go through the minor subdivision process. He said all that would be required would be to dedicate twenty-five feet from the center line of Carver Road. Zeibert said the owners do not wish to dedicate the right of way. He said staff's recommendation is to deny the variance request because there is no reason why the right of way should not be dedicated.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, asked for clarification as to whether twenty or twenty-five feet from the center line would be required. Zeibert said twenty-five feet would be required. Davis said the Sangamon County Highway Department would be comfortable with a twenty-five foot right-of-way dedication. He said any amount less would be opposed by the Highway Department.

Steve Stewart, CWLP-Water, said there has been some concern about water service south of these properties along Carver Road. He said the properties are served with municipal

water by the Sugar Creek Water District, so CWLP-Water has no objections to this development.

Gregg Humphrey, Springfield Metro Sanitary District, said the District objects to development without all essential utilities in place.

Nate Bottom, Office of Public Works, said the Department recommends twenty-five feet of right of way to be dedicated. He said sidewalks will be required per the City Land Subdivision Ordinance.

Lori Williams, City Traffic Engineer, said a legend needs to be placed on the location map to define all the symbols. She said to please list the date the zoning variance was approved by the County Board.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, said the applicant obtained the necessary zoning and variance in 2006.

Roleen Thoele, CWLP-Electric, had no comments.

Davis said the township will not be holding a bond for sidewalks with this development. Bottom said we will have to figure out some type of acceptable security that they can hold for the sidewalks in accordance with the Land Subdivision Ordinance. Bottom said we will have to have some type of acceptable security for the final plat. Humphrey said this hearing was only on the variance. Zeibert said the sidewalk could be built before the final plat was placed on the City Council's agenda.

Zeibert clarified the variance request was to reduce the right-of-way dedication from twenty-five to zero feet.

Kenneth Springs made a motion to approve a variance of Sec. 153.156(A) – Right of way of streets – to allow a reduction in right-of-way dedication from twenty-five to zero feet. The motion failed for lack of a second.

Nate Bottom made a motion to deny a variance of Sec. 153.156(A) – Right of way of streets – to allow a reduction in right-of-way dedication from twenty-five to zero feet.

Brian Davis seconded the motion and the vote to deny was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-18

CENSUS TRACT # 36.02

NAME OF SUBDIVISION:	Salem Estates West – 6 th Addition – Final Plat
JURISDICTION:	City
DATE OF MEETING:	December 2, 2010
OWNER:	Mike Ryan
ENGINEER:	Raynolds, Higginbotham & Jacobs
DESCRIPTION:	Pt. NW ¼, Section 35, T16N, R6W (North side of Old Salem Lane, west of Bradfordton Road)
	<u>5.877</u> Acres <u>15</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Cyndi Knowles
VOTE:	Unanimous

John Raynolds presented the final plat.

Joe Zeibert, Regional Planning Commission, said the developer shall submit final covenants. He said the acreage or square footage of each lot needs to be identified on the plat. Zeibert said the applicant shall identify the radii along several curves on the final plat.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall submit revised letters of credit.

Lori Williams, City Traffic Engineer, said the applicant shall place the following statement close to the professional land surveyor's seal and signature: "This professional service conforms to the current Illinois minimum standards for a boundary survey." She said the applicant shall add the following statement to the final plat: "The streets shown hereon are hereby dedicated in Fee Simple interest to the City of Springfield." She reminded the applicant that this statement

will require a notarized signature. Williams said the applicant shall list the map number of the FEMA special flood hazard area (SFHA) referenced on the plat.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, reminded the applicant that a builder has been calling wanting to know about electric service. Thoele said electric can go in before the final plat but the dirt work must be completed first.

Nate Bottom moved to approve the final plat, subject to:

- (1) Submitting final covenants;
- (2) Identifying the acreage or square footage of each lot on the final plat;
- (3) Identifying the radii for several line segments;
- (4) Placing the minimum standards statement on the plat;
- (5) Placing a notarized streets dedication statement on the final plat; and
- (6) Listing the map number of the FEMA SFHA on the final plat.

Cyndi Knowles seconded the motion and the vote to approve was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2006-16

CENSUS TRACT # 31

NAME OF SUBDIVISION:	Hilltop Place – Partial Plat of Vacation – Lots 5 and 2000
JURISDICTION:	City
DATE OF MEETING:	December 2, 2010
OWNER:	Dane and Matthew Wacaser & Evers Development, Inc.
ENGINEER:	Martin Engineering
DESCRIPTION:	Pt. NW ¼, NE ¼, Section 18, T15N, R4W (Alder Wood Drive west of Hilltop Road)
	0.588 Acres 2 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Lori Williams
VOTE:	Unanimous

Phil Martin presented the partial plat of vacation. He said the purpose was to correct a building mistake discovered with a zero lot line survey. Martin said the easement was for an access path to Lake Forest Estates. He said the applicant proposed relocating the path to another portion of Lot 5.

Joe Zeibert, Regional Planning Commission, said this is a perfect example of why sidewalks should be constructed within a subdivision ahead of time. He said the applicant shall identify the owners of Lot 5 as the Wacasers and Lot 2000 as Evers Development. Zeibert said sign-offs for the subdivision were received.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said all the newly created Lot 2000 shall be a utility easement.

Nate Bottom, Office of Public Works, asked whether there had been a sign-off submission from the homeowners.

Lori Williams, City Traffic Engineer, said the word date under the scale information should be followed by a colon rather than a semi-colon. She said the applicant shall list the contact information for the owner/developer.

Roleen Thoele, CWLP-Electric, said any relocation of electric lines will be at the developer's cost. She said this was for electric and water.

Nate Bottom moved to approve the partial plat of vacation, subject to:

- (1) Correcting the punctuation next to the date under the scale bar; and
- (2) Correcting the lot owner information for Lots 5 and 2000.

Lori Williams seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2006-16

CENSUS TRACT # 31

NAME OF SUBDIVISION: Redivision of Lots 5 and 2000 of Hilltop Place – Final Plat

JURISDICTION: City

DATE OF MEETING: December 2, 2010

OWNER: Dane and Matthew Wacaser & Evers Development, Inc.

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NW ¼, NE ¼, Section 18, T15N, R4W (Alder Wood Drive west of Hilltop Road)

0.588 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Kenneth Springs

VOTE: Unanimous

Phil Martin presented the final plat.

Joe Zeibert, Regional Planning Commission, said Lot 4 has a 15' drainage and utility easement in the rear yard. He said this easement looks like it is interrupted by Lot 2000. He said the applicant shall correct this discrepancy. He said the applicant shall correct the ownership information on the plat. Zeibert asked if the sidewalk would go within Lot 2000 to which Martin replied yes. Zeibert asked if the sidewalk was moved farther away from Lots 9 and 10 [in Lake Forest Estates] and Lot 2000 was increased by about 5' if this would affect setbacks or the easement. He said previously the sidewalk was platted to run down the middle of the easement located within Lot 2000 and now its location is much closer to the adjacent property lines. Jason Evers, developer, said moving the sidewalks away from the lot line could be more difficult with drainage structures already placed on Lots 9 and 10. Zeibert said placing the sidewalk closer to the middle of the easement would be better. Martin stated he understood what Zeibert meant but that the lot did not offer much room to move the sidewalk. Martin said he would take a look at the situation. Zeibert requested that the easement be called some type of a pedestrian way utility/drainage easement. Gregg Humphrey, Springfield Metro Sanitary District, said he would request that Lot 2000 be a utility and drainage easement. Zeibert said this was acceptable. Humphrey asked why the easement should be made 5' larger. Zeibert said the purpose was to fit the sidewalk down the middle of the easement located within Lot 2000 so the homeowners association can maintain the pedestrian way. Zeibert said that currently all of Lot 2000 is for a

pedestrian walkway. Brian Davis, Sangamon County Highway Department, asked whether placement of the sidewalk would have an effect on the setbacks. Nate Bottom, Office of Public Works, replied there should not be a problem because the building looks like it meets the setbacks. Nate Bottom reminded the applicant to contact Public Works before laying the sidewalk so there would not be compliance problems.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said the newly created Lot 2000 shall be a utility easement. Bottom and Lori Williams, City Traffic Engineer, suggested the applicant name the easement an access, utility and drainage easement.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, said the applicant shall list the contact information for the owner/developer.

Matt McLaughlin, City Building and Zoning Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric, asked if there is still an easement in the front for a secondary electric line. On behalf of Steve Stewart, CWLP-Water, Thoele had no comments.

Nate Bottom moved to approve the final plat, subject to:

- (1) Correcting the discrepancy between the 15' easement at the rear of Lot 4 and the 20' along the rear of Lot 5;
- (2) Calling all of Lot 2000 a utility easement;
- (3) Correcting and listing the lot owner/developer contact information for Lots 5 and 2000; and
- (4) Resolution of the size of Lot 2000 to accommodate the sidewalk running down the center of the access easement.

Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2000-25

CENSUS TRACT # 2.01

NAME OF SUBDIVISION: Shymansky Acres – Part of Lots 2 and 3 – Plat of Easement Vacation

JURISDICTION: City

DATE OF MEETING: December 2, 2010

OWNER: Michael V. Wanless

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NE ¼, Section 30, T16N, R5W (Jefferson Street north of Churchill Road)

0.067 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Cyndi Knowles

VOTE: Unanimous

Phil Martin presented the plat of easement vacation.

Joe Zeibert, Regional Planning Commission, said as long as the utility departments are satisfied with the vacation, staff supports the easement vacation.

Kenneth Springs, citizen member, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments as long as the utilities have no need for the easement.

Gregg Humphrey, Springfield Metro Sanitary District, said prior to vacating the easement, a private sanitary sewer easement will need to be provided from the owners of Lots 2 and 3 to the upstream sewer users located to the southeast to allow continuation of sewer service to those properties in accordance with District Ordinances. Humphrey said he was told this was already done. Humphrey said his comment is a subject to; but, if it is already done, it is fine.

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, had no comments.

Roleen Thoele, CWLP-Electric and on behalf of Steve Stewart, CWLP-Water, said since the easement vacation is complete there were no comments.

Kenneth Springs, moved to approve the plat of easement vacation, subject to submitting documentation that a private sanitary sewer easement will be provided from the owners of Lots 2 and 3 to the upstream sewer users located to the southeast to allow continuation of sewer service to those properties in accordance with Springfield Metro Sanitary District Ordinances.

Cyndi Knowles seconded the motion and the vote was unanimous.

Gregg Humphrey asked the engineer if the subject to's were understood. The engineer stated that they were understood.