

LAND SUBDIVISION COMMITTEE MEETING
May 3, 2012

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Brian Wood

Matt McLaughlin

Rick Weber

Paul O'Shea

Tim Sheehan

Cyndi Knowles

Brian Davis

Tom Prairie

Dean Graven

Staff

Joe Zeibert

Steve Keenan

Norm Sims

Jeff Fulgenzi

Others

Frank Buraski

Jason Buraski

Steve Kuper

Phil Martin

Steve Walker

Joe Hurwitz

Nina Hurwitz

Chris Young

Dave Fontana

Chris Guthrie

George Rose

Josh Collins

Frank Sears

John Shafer

Bill Coombe

Charlie Adams



May 7, 2012

TO: Diocese of Springfield

1615 W. Washington St.

Springfield, IL 62702

RE: Schnucks West Subdivision

Location & Sketch Map & Variances
Sec. 153.157(J) – Stub Streets, Sec.
153.157(L) – Restriction of Access

Sec. 153.158 (B)(2) – Lot Arrangement,
and Sec. 153.158(D) – Public Use and
Service Areas

Enclosed are minutes of the **May 3, 2012** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office by **May 14, 2012** for review at **May 16, 2012** Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2nd Floor, County Building

Original

8 Copies

Percolation Data & Certification

Covenants

Proof of Publication from Newspaper

Surveyor's Certification

Owner's Acknowledgement

Drainage Statement

Other

cc: The Desco Group
Martin Engineering

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

FILE NO. 2012-04

CENSUS TRACT # 2.02

NAME OF SUBDIVISION:	Schnucks West Subdivision – Location & Sketch Map & Variances Sec. 153.157(J) – Stub Streets, Sec. 153.157(L) – Restriction of Access, Sec. 153.158 (B)(2) – Lot Arrangement, and Sec. 153.158(D) – Public Use and Service Areas				
JURISDICTION:	City				
DATE OF MEETING:	May 3, 2012				
OWNER:	Diocese of Springfield				
ENGINEER:	Martin Engineering				
DESCRIPTION:	Pt. SE ¼, SW ¼, Sec. 29, T16N, R5W (Northeast corner of Washington Street and Bruns Lane)				
	20.75	Acres	7	Lots	
MOTION TO RECOMMEND:	Variance Section 153.157(L) – Restriction of Access – Approve	Variance Section 153.158(B)(2) – Lot Arrangement – Approve	Variance Section 153.157(J) – Stub Streets – Approve	Variance Section 153.158(D)(2) – Public Use and Service Areas – Approve	Location & Sketch Map – Approve, Subject To
BY:	Nate Bottom	Nate Bottom	Nate Bottom	Nate Bottom	Nate Bottom
2ND BY:	Dean Graven	Matt McLaughlin	Dean Graven	Matt McLaughlin	Cyndi Knowles
VOTE:	Unanimous	Unanimous	Unanimous	Unanimous	Unanimous

Phil Martin presented the location and sketch map and variances. He said the use would be a Schnucks with outlots at the corner of Bruns and Washington. Martin said there would be a traffic study completed by a firm in St. Louis within the next two weeks, prior to the preliminary plan.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site. Zeibert said the property is zoned R-1 and the necessary zoning relief will need to be obtained through the City of Springfield before the preliminary plan can be submitted for review. He said several variances were associated with the request. He said the first variance was of Section 153.157(L) – Restriction of Access. Zeibert said the request was to allow two access points onto Bruns Lane and three access points onto Washington Street. He said the staff recommends approval with a maximum of two access points onto Bruns Lane and three access points onto Washington Street with the final location and number of access points determined by the traffic study as approved by the City Traffic Engineer. Zeibert said the second variance of Section 153.158(B)(2) – Lot Arrangement – was to allow Lots 3 through 7 to be served through a private

access easement. He said staff recommends approval of the variance request. Zeibert said the third variance was of Section 153.157(J), applying to stub streets. He said staff recommends approval of the variance to not provide a stub street to property that is undeveloped. Zeibert said the final variance of Section 153.158(D)(2) was required because the Comprehensive Plan shows a park area on the site; thus, a reserved area had to be shown and platted for one year so the [Springfield] Park District has an option to purchase it. He said the applicant is trying to save time and ask for a variance of the requirement. Zeibert said staff recommends approval with the condition that the Park District provides a letter waiving their rights to acquire the property. He said a right of way dedication may be required, and there is a concern with the entrances along Bruns Lane due to potential sight distance issues. He said sanitary sewer extensions shall be necessary to serve the property. Zeibert said utility easements for all CWLP electric lines shall be required. He said water main relocation/abandonment/addition will be necessary and all costs will be the developer's responsibility. Zeibert said as a reminder that sidewalks will be required along the perimeter of the development. He said the applicant shall show the location and size of the water main to the site. Zeibert said the existing electric lines that will serve the site need to be identified. He said the applicant shall add the dimension of the lot width at the street for Lot 2 to ensure 60' is present so a flag lot variance is not required. Zeibert said the applicant shall add the proposed land use and the applicant shall submit an owner's intent to subdivide. Zeibert said site plans will be required for Lots 3 through 7 and a large scale plan will be required for Lot 1.

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, said water main relocation costs will be the developer's responsibility and that adequate capacity exists to serve the development.

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer extensions shall be necessary to serve the property.

Nate Bottom, Office of Public Works, said the applicant shall show the approximate access locations. He said some documents were submitted, but these shall be shown on the plans. Bottom asked about discussions with the Park District regarding the park area variance. Martin said he talked to the Executive Director and Joe [Hurwitz] has talked to the Chairman of the Park District Board. He said the Park District will meet with their attorney to find out what the process is. Martin said the subdivision ordinance specifies the area must be made available to the Park District for purchase. Martin said he thought the Park District would act on the letter at its meeting in May. Bottom asked Martin whether the Park District indicated if they were more than likely to decline, to which Martin replied, "Yes". Joe Hurwitz said he had three conversations with the Park District President. He said the Park District does not understand the process because it had not happened for ten years and the Park District has a new attorney. Hurwitz said there is a park down the street on Washington Street that is underused. He said a letter should be provided in the near term, but that the Park District Board had to act upon it. Hurwitz reiterated that the Park District has no intention to buy the property. Bottom said sidewalks will need to be installed. He said a stormwater management design that was similar to another Schnucks in St. Louis would be presented and evaluated at the preliminary plan phase. Bottom said the applicant shall include dimensions on the lots. Bottom said the traffic study will determine locations but the maximum number of access points will be two on Bruns Lane and three on Washington Street. He said the applicant shall resolve the sight distance concerns for all access points.

Tim Sheehan, City Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, reminded the applicant that zoning is not in place for the project.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said it would be nice to have a park at the site to help preserve some of the area's character. He said consideration should be given to nice landscaping and pedestrian walkways along Washington and Bruns.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said any new electric would be at the developer's cost. She said the applicant needs to use caution in selecting landscaping and trees if the overhead electric lines will remain.

Nate Bottom asked about the stub streets variance in regards to the access easement. Martin said an access easement will be shown on the preliminary plan along the north edge of the property and a tract survey that was recently approved combines the property to allow access to Washington.

Gregg Humphrey asked if there were any members of the general public with comments.

George Rose, neighborhood resident, said he had two issues with the proposal. First, he said the proposed site is across the street from the Fair Hills mall, which is not fully occupied. Rose said he thought in the future that there would be more empty locations with both grocery stores in the area. He said there were enough commercial properties around Springfield today. Second, Rose said he thought it was unfortunate to lose the small woods. He said replacing two-foot trees with small saplings is landscape replacement, but it does not replace [the trees] being lost. Rose said admittedly the woods are not in a good condition but he thought with appropriate management, it could be a nice wooded area. He said he hopes the proposal does not happen.

Nate Bottom moved to approve a variance of Section 153.157(L) – Restriction of Access – to allow two access points onto Bruns Lane and three access points onto Washington Street with the condition that the access points be approved by the City Traffic Engineer. Dean Graven seconded the motion and the vote was unanimous.

Nate Bottom moved to approve a variance of Section 153.158(B)(2) – Lot Arrangement – to allow access through an access easement for Lots 3-7. Matt McLaughlin seconded the motion and the vote was unanimous.

Nate Bottom moved to approve a variance of Section 153.157(J) – Stub Streets – to allow an access easement to serve undeveloped property in lieu of a public street. Dean Graven seconded the motion and the vote was unanimous.

Nate Bottom moved to approve a variance of Section 153.158(D)(2) – Public Use and Service Areas – subject to the Park District providing a letter waiving its option on the park site shown on the 2020 Springfield Comprehensive Plan. Matt McLaughlin seconded the motion and the vote was unanimous.

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

- 1) Showing approximate access point locations on the location and sketch map - maximum: two access points on Bruns, three access points on Washington;
- 2) Showing the location and size of the water main to the site;
- 3) Showing the location of the electric lines to serve the site;
- 4) Adding the lot dimensions for all lots;
- 5) Adding the proposed land use; and,
- 6) Submitting an owner's letter of intent to subdivide.

Cyndi Knowles seconded the motion and the vote was unanimous.



May 7, 2012

TO: JC Penny Corp, Inc.
Property Tax Office

PO Box 10001

Dallas, TX 75301-1217

RE: Schnucks East Subdivision

Location & Sketch Map & Variances
Sec. 153.157(L) – Restriction of Access
Sec. 153.158 (B)(2) – Lot Arrangement
– Pt. SW 1/4 , Sec. 36, T16N, R5W

Enclosed are minutes of the **May 3, 2012** Subdivision Committee Meeting.

Revisions are necessary – See minutes

 Revisions are not necessary

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Owner's Acknowledgement

Drainage Statement

Other

cc: Martin Engineering

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

FILE NO. 2012-05

CENSUS TRACT # 16

NAME OF SUBDIVISION: Schnucks East Subdivision – Location & Sketch Map & Variances
Sec. 153.157(L) – Restriction of Access, and Sec. 153.158 (B)(2)
– Lot Arrangement

JURISDICTION: City

DATE OF MEETING: May 3, 2012

OWNER: JC Penney Corp, Inc.

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SW 1/4 , Sec. 36, T16N, R5W (Southwest corner of Singer
Avenue and Dirksen Parkway)

11.25 Acres 2 Lots

MOTION TO RECOMMEND:

Variance 153.157(L) Restriction Access – Approve	Section – of	Variance 153.158(B)(2) – Lot Arrangement Withdrawn	Section – –	Location & Sketch Map – Approve, Subject To
BY:	Nate Bottom			Nate Bottom
2ND BY:	Paul O'Shea			Dean Graven
VOTE:	Unanimous			Unanimous

Steve Walker presented the location and sketch map and variances. He said the property is located on the corner of Singer and Dirksen on the JC Penney's property. Walker said the traffic study is currently at the same stage as the proposed Schnucks on the west side with the final draft due in a few weeks. He said the property would be down zoned from Industrial to an S zoning class.

Joe Zeibert, Regional Planning Commission, said the staff recommendation is based on the original submittal. He said the original variance request was unclear on how many access points were requested and why the lot arrangement variance was requested. Zeibert said due to the lack of information provided by the applicant regarding the number of access points requested, staff cannot make a recommendation on the location and sketch map and the variance requests at this time until additional information is provided. He said depending on the configuration and the number of access points requested, the variance for Section 153.158(B)(2) – Lot Arrangement – may not be required. Zeibert said additional information has been provided to the Public Works Department. He said as long as Public Works is okay with the number of access points requested, staff recommends approval of the location and sketch map and variance request. He said he did not believe the lot arrangement variance would be required because there was no lot dependent upon a shared access easement. Walker said he agreed with this statement and that he would withdraw the lot arrangement variance.

Zeibert said sanitary sewer extensions would be necessary to serve the development. He said water main relocation/abandonment/addition will be necessary and all costs will be the developer's responsibility. Zeibert asked where the existing JC Penney's building was in relation to the new lot lines to ensure the buildings meet zoning setbacks. He said review and approval of the traffic study by the Illinois Department of Transportation [IDOT] and the City of Springfield as well as written approval of the location and spacing of access points by the governmental entities with road jurisdiction shall be required prior to submission of the preliminary plan to the Regional Planning Commission. Zeibert said the alignment of Shackelford Drive shall be shown on the drawing. He said if there is a recorded document number for the Shackelford Drive access easement, it shall be identified on the plan. Zeibert said the applicant shall submit an owner's letter of intent to subdivide. He said the applicant shall show the electric lines that will serve the site. Zeibert said the applicant shall add the proposed land use. Zeibert reminded the applicant that a large scale plan will be required for the development of Lot 1 and a site development plan may be required depending upon the configuration of the other lot(s).

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer extensions shall be necessary to serve the property.

Nate Bottom, Office of Public Works, said a drawing regarding the access locations was submitted after the fact. He said three access points onto Singer is the maximum number that will be allowed. Bottom said the traffic study will determine the locations of the access points. He said the applicant shall provide dimensions on the property line between Lots 1 and 2. Bottom said there was an exhibit presented after the fact showing detention on the northwest corner of the site. He said the adjacent sub-standard roadway improvement agreement will apply to Singer Avenue. Bottom said sidewalks will be required along the site. Bottom said the traffic study is underway to determine the access locations. Walker said curb and gutter already exists on part of Singer. Bottom said if improvements are made the agreement would apply to the sub-standard portion of the road that remains or the site could be bonded.

Tim Sheehan, City Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, said the building setback for JC Penny's building must meet the zoning setback requirements.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said there is an opportunity to provide enhanced landscaping at the intersection of Singer and Dirksen.

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

Dean Graven, citizen member, asked whether the staff recommendation would be to approve conditioned upon the traffic study, to which Zeibert replied, "Yes". Humphrey asked whether the three points were acceptable to which the reply was, "Yes".

Roleen Thoele, CWLP-Electric, said electric easements could be necessary and that any electric relocation costs would be at the developer's expense. She said electric lines are on the north side of Singer and the west side of Shackelford.

Nate Bottom said an IDOT signoff would be required for the traffic study. Tim Sheehan said he talked with Dan Mlacnik with IDOT. Sheehan said that IDOT has no objections with the location and sketch map. He said improvements would be determined after the traffic study is complete.

Nate Bottom moved to approve a variance of Section 153.157(L) – Restriction of Access – to allow a maximum of three access points onto Singer Avenue based upon the traffic study approval. Dean Graven seconded the motion and the vote to approve was unanimous.

Gregg Humphrey asked Walker if the lot arrangement variance [Section 153.158(B)(2)] was being withdrawn, to which Walker replied, "Yes".

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

- (1) Ensuring the JC Penney's building meets setback requirements;
- (2) Showing the alignment of Shackelford Drive;
- (3) Identifying the document number for Shackelford Drive on the plan;
- (4) Submitting an owner's letter of intent to subdivide;
- (5) Showing the electric lines that will serve the site;
- (6) Adding the proposed land use; and,
- (7) Adding the dimension of the lot line between Lots 1 and 2.

Dean Graven seconded the motion and the vote was unanimous.



May 7, 2012

TO: Chicago Title Land Trust
#53.0486-0
c/o Reverend Thomas J. Paprocki
Springfield Diocese
1615 West Washington St.
Springfield, IL 62708

RE: Stone Creek Subdivision
Location & Sketch Map

Enclosed are minutes of the **May 3, 2012** Subdivision Committee Meeting.

- Revisions are necessary – See minutes
- Revisions are not necessary

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- Original
- 8 Copies
- Percolation Data & Certification
- Covenants
- Proof of Publication from Newspaper
- Surveyor's Certification
- Owner's Acknowledgement
- Drainage Statement
- Other

cc: Buraski Builders
Vasconcelles Engineering Corp

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

FILE NO. 2012-03

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Stone Creek Subdivision – Location & Sketch Map
JURISDICTION:	City
DATE OF MEETING:	May 3, 2012
OWNER:	Chicago Title Land Trust #53.0486-0
ENGINEER:	Vasconcelles Engineering Corp
DESCRIPTION:	Pt. SE ¼, SE ¼, Sec. 2, T15N, R6W (East side of Meadowbrook Road, north of Iles Avenue)
	19.75 Acres 60 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Gregg Humphrey
2ND BY:	Cyndi Knowles
VOTE:	Unanimous

Steve Kuper presented the location and sketch map. He said there would be a mixture of residences on the site, e.g. 35 single family lots, 15 multifamily lots, and 9 single family lots in R-2.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said all essential services are available to serve the site and the development is in accord with the 2020 Springfield Comprehensive Plan. Zeibert said comments received included the property must annex to the Springfield Metro Sanitary District. He said sewer extensions will be necessary to serve the property. Zeibert said CWLP Electric is available and that annexation to the City of Springfield is required. He said the location and sketch map refers to multifamily, which the Springfield zoning definition includes three or more units per building. Zeibert said R-2 permits single family and duplex residences only. He said R-2 zoning has not been approved by the City Council. Zeibert said the preliminary plan cannot be reviewed until the appropriate zoning has been obtained. He said it is anticipated that Curran-Gardner Water District will provide water service from a master metered supply from CWLP in accordance with an intergovernmental agreement. Zeibert said the applicant shall submit a tract survey dividing off the Stone Creek portion or include the entire parcel on the location and sketch map. He said the applicant shall add a lot number for the open space area. Zeibert said the applicant shall add a scale to the location map. He said the applicant shall identify the existing zoning as County Ag or Agricultural. Zeibert said the applicant shall size the utility mains that will serve the site. He reminded the applicant there is a 10' screen planting area required along arterials per Section 153.158(B)(4) of the subdivision ordinance that will need to be accommodated with building permits or site plans. He said the applicant proposes

connections from the road to the open space area, e.g. between Lots 22 and 23. Zeibert asked whether this space was supposed to have a sidewalk, to which Kuper replied yes. Zeibert asked for the width, to which Kuper replied 8'. Kuper said the same sidewalk occurs between Lots 10 and 11 which is shown as 20'. Zeibert said the applicant should widen these spaces to approximately 20' and add fence height restrictions within the covenants to reduce the tunnel effect. Zeibert said the applicant should widen the connections or provide an alternative. He said the applicant shall add a lot number for the space between Lots 3 and 4. Zeibert asked what will be in the open space. Kuper replied the area will be grass and trees. He said Lot 2 might have trouble meeting the 35' duplex lot width in the R-2 district if the piece will be divided in fee simple. Zeibert said this matter can be resolved with the Springfield Zoning Department.

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, said the water will be CWLP water but will most likely be metered to Curran-Gardner Water District which will serve the area. He said the applicant should schedule a meeting between Curran-Gardner Water District, CWLP, and the applicant's engineering firm to discuss the details prior to the preliminary plan. Stewart said there is adequate capacity to serve the site.

Gregg Humphrey, Springfield Metro Sanitary District, said the property shall annex to the Springfield Metro Sanitary District and that sanitary sewer extensions are necessary to serve the property.

Nate Bottom, Office of Public Works, said the applicant shall provide lot numbers for the open space lots. He said the applicant shall show the strip of property along the west side of Dubsdread Drive that Albers owns. Bottom said annexation to the City of Springfield will be required. He said the applicant shall dimension the 1000 series lots.

Tim Sheehan, City Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, said zoning should be in place May 15.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Joe Zeibert asked whether annexation to the Sanitary District was required with the final plat. Humphrey replied it is required prior to the preliminary plan or the District cannot serve the property. Kuper asked what needed to be on the annexation plat. Humphrey said the current District boundaries and the acreage that will be added to the District must be shown.

Gregg Humphrey moved to approve the location and sketch map, subject to:

- 1) Submitting a tract survey dividing off the north portion of the property or showing the entire parcel on the location and sketch map;
- 2) Adding a lot number for the open space areas;
- 3) Adding a scale to the location map;
- 4) Identifying the existing zoning as County Agricultural;
- 5) Sizing the utility mains that will serve the site;
- 6) Adding a lot number for the space between Lots 3 and 4;
- 7) Showing the strip of property along the west side of Dubsdread; and,
- 8) Widening the open space connections or providing an alternative.

Cyndi Knowles seconded the motion and the vote was unanimous.



May 7, 2012

TO: Adams Family Lifetime Trust
Charles W. Adams, Trustee
3040 Spring Mill Dr, Suite A
Springfield, IL 62704

RE: Kreston Place
Revised Staging Plan

Enclosed are minutes of the **May 3, 2012** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

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Other

cc: Coombe-Bloxdorf, PC

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

FILE NO. 2005-10
CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Kreston Place – Revised Staging Plan
JURISDICTION:	City
DATE OF MEETING:	May 3, 2012
OWNER:	Adams Family Lifetime Trust
ENGINEER:	Coombe-Bloxdorf, PC
DESCRIPTION:	Pt. E ½, NW ¼, Sec. 1, T15N, R6W (Southwest corner of Old Jacksonville Road & Koke Mill Road)
	<u>73.7</u> Acres <u>125</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Tim Sheehan
2ND BY:	Rick Weber
VOTE:	Unanimous

Bill Coombe presented the revised staging plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall fix the discrepancy (approximately 8') between the lot dimensions for Lots 308 and 309 on the revised staging plan. He said the applicant shall submit preliminary covenants, if they have changed. Zeibert said the applicant shall include the 300 series lots in the proposed use note. He said the applicant shall break the phasing for Plat 3 into two phases since this is how the land is being platted. Zeibert asked if there was a reason why Lot 316 was not being platted with the next phase. Coombe replied because the sewer is not constructed. Zeibert said the applicant shall show the split of Lot 1004 so it is consistent with the final plat. Coombe replied the applicant would rather keep the lot labeled as Lot 1004. Zeibert said the applicant needs to include the entire part of Lot 1004 on the final plat.

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, 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 call the staging plats 3, 4, 5, 6, and 7. Bottom asked if Lot 1004 would now be Lots 1004 and 1005. Coombe said he would have to think about the name but that he was leaning toward platting the entire Lot 1004 with this plat.

Tim Sheehan, City Engineer, reminded the applicant to have the revised staging plan match how the final plat is named.

Matt McLaughlin, Springfield Building and Zoning Department, said Lots 89 and 92 will be difficult to build on because of setbacks.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, asked whether a sewer in a portion of the subdivision needed to be constructed. Coombe said he did not think the sewer was needed at this time.

Tim Sheehan moved to approve the revised staging plan, subject to:

- 1) Correcting the lot discrepancy between Lots 308 and 309 on the staging plan versus the final plat;
- 2) Submitting preliminary covenants;
- 3) Including the 300 series lots in the proposed use note;
- 4) Breaking the phasing for Plat 3 into two phases;
- 5) Ensuring the platting of Lot 1004 is consistent between the revised staging plan and the final plat; and,
- 6) Removing the Phase name from the plat staging (i.e. Plat 3, Plat 4, instead of Plat 3 Phase 1 and Plat 3 Phase 2) and ensuring the staging notes on the revised staging plan match what is on the final plat, especially in regards to Lot 1004.

Rick Weber seconded the motion and the vote was unanimous.



May 7, 2012

TO: Adams Family Lifetime Trust
Charles W. Adams, Trustee

3040 Spring Mill Dr, Suite A

Springfield, IL 62704

RE: Kreston Place

Phase 3

Final Plat

Enclosed are minutes of the May 3, 2012 Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

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cc: Coombe-Bloxdorf, PC

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

FILE NO. 2005-10

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Kreston Place – Plat 3, Phase 1 – Final Plat

JURISDICTION: City

DATE OF MEETING: May 3, 2012

OWNER: Adams Family Lifetime Trust

ENGINEER: Coombe-Bloxdorf, PC

DESCRIPTION: Pt. E ½, NW ¼, Sec. 1, T15N, R6W (Southwest corner of Old Jacksonville Road & Koke Mill Road)

5.85 **Acres** 15 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Steve Stewart

2ND BY: Cyndi Knowles

VOTE: Unanimous

Bill Coombe presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall change Chairman to Executive Director on the signature block. He said the applicant shall submit final covenants. Zeibert said the applicant shall add the lot areas in square feet to the plat. He said the applicant shall add a floodplain panel number to the floodplain note. Zeibert said the applicant shall add the width of Balmoral Drive to the plat. He said the applicant shall apply a lot number to the detention area, i.e., Lot 1004.

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, 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 call this document Plat 3. He said the applicant shall add the owner and the subdivider's telephone number. Bottom said the applicant shall add the professional land surveyor's seal, original signature, date of signing, license number, and expiration date. Bottom said the applicant shall add the date of completion

of the fieldwork. He said the applicant shall add a legend for all symbols and abbreviations used on the plat. Bottom said the applicant shall provide the legal description of the subdivision. He said the applicant shall label the point of beginning [POB] and the point of commencement [POC] as per the legal description. Bottom said the applicant shall add the basis or proper name of any bearing, azimuth or coordinate system used on the plat. He said the applicant shall label the 1000 series lot along the east side of the plat. Bottom said the applicant shall add the two monuments of stone or reinforced concrete set at the opposite extremities platted to the final plat. He said the applicant shall show the width of Balmoral Drive. Bottom said it is not a good practice to refer to the center of section and that it would be better to refer to the corner as the southeast corner of the northwest quarter of section 1.

Tim Sheehan, City Engineer, had no comments.

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

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Steve Stewart moved to approve the final plat, subject to:

- (1) Changing Chairman to Executive Director on the signature block;
- (2) Submitting final covenants;
- (3) Adding the lot areas in square feet;
- (4) Adding a floodplain panel number to the floodplain note;
- (5) Adding the width of Balmoral Drive to the plat;
- (6) Applying a lot number to the detention area/1000 series lot on the east side of the plat;
- (7) Calling this final plat Plat 3;
- (8) Adding the owner and the subdivider's phone numbers;
- (9) Adding the professional land surveyor's seal, original signature, date of signing, license number, and expiration date;
- (10) Adding the date of completion of fieldwork;
- (11) Adding a legend for all symbols and abbreviations used on the plat;
- (12) Providing the legal description of the plat;
- (13) Labeling the POB and the POC per the legal description;

- (14) Adding the basis or proper name of any bearing, azimuth or coordinate system used on the plat; and,
- (15) Adding the two monuments of stone or reinforced concrete set at the opposite extremities platted to the final plat.

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.



May 7, 2012

TO: Flooring America

RE: Flooring America

435 E. Ash Ave

Site Development Plan

Decatur, IL 62526

Enclosed are minutes of the May 3, 2012 Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office by May 14, 2012 for review at May 16, 2012 Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2nd Floor, County Building

Original

9 Copies

Percolation Data & Certification

Covenants

Proof of Publication from Newspaper

Surveyor's Certification

Owner's Acknowledgement

Drainage Statement

Other

cc: Blank, Wesselink, Cook & Assoc.

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

FILE NO. 2012-03

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Flooring America – Site Development Plan

JURISDICTION: City

DATE OF MEETING: May 3, 2012

OWNER: Flooring America

ENGINEER: Blank, Wesselink, Cook & Assoc.

DESCRIPTION: Pt. NW ¼, Sec. 19, T15N, R5W (Conestoga Drive/Chuckwagon Drive north of Meijer)

1.80 **Acres** 1 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Nate Bottom

2ND BY: Paul O'Shea

VOTE: Unanimous with one abstaining vote

Chuck Guthrie with Blank, Wesselink, Cook, and Associates [BWC Engineers] presented the site development plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall add a document number for the access easement. He said the applicant shall submit an erosion control plan with all necessary information. Zeibert said the applicant shall add a note to the lumen plan that all light fixtures shall be full cut-off. He said the applicant shall update the floodplain note on Sheet C-1 to reflect the 2007 flood maps. Zeibert said the applicant shall fix the typo in the legal description [situated]. He said the applicant shall size the water main along Chuckwagon/Conestoga Drive. Zeibert said the applicant shall add a document number for the gas line easement. It appears referenced on the 2006 plat of subdivision.

Tom Prairie, Curran-Gardner Water District, had no comments.

Brian Davis, Sangamon County Highway Department, said he would abstain from voting.

Brian Wood, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, said the fire hydrant location was not reviewed with Fire Safety. He said there is adequate capacity and a fire hydrant nearby. Stewart said confirmation of whether another fire hydrant would be required should be obtained within the next few days when he could talk with the Fire Safety representative.

Gregg Humphrey, Springfield Metro Sanitary District, said elevations shall be provided for both the sanitary sewers and the sanitary service lines along with showing the size of the connecting main lines. He said a manhole shall be utilized for the 6" to the 8" connection. Humphrey said the slope of the sanitary sewer service line shall be shown along with existing cleanouts. He said a note shall be added stating the sanitary sewer service line shall exit the building no less than 2' and no more than 3' in depth to the top of the service. Humphrey said a note shall be added stating the sewer work shall be performed in conformance to the Standard Specifications for Water and Sewer Construction in Illinois, latest addition, along with all other state and local regulations.

Nate Bottom, Office of Public Works, said a contact person shall be added for Flooring America. He asked whether there has been any signoff from Meijer's regarding access easement provisions, removing 4 parking spaces to provide an island on Meijer's property, and the storm sewer. Guthrie said there was preliminary signoff. Bottom said the signoff will be required for the Public Works file. Guthrie asked when the signoff would be required, to which Zeibert said it would be a condition of approval. Bottom said he agreed with Humphrey's comments regarding the sanitary sewer. He said there is only a 0.5 foot difference between the rim and the invert at Structure 2. Bottom said the difference would need to be dropped 1 more foot so there is 1.5 feet from the rim and the invert. He said as a recommendation the applicant may want to consider doing 3" asphalt on 8" rock instead of 2" asphalt on 6" of rock. Guthrie said more than likely the area would all be concrete; he wanted to give his client some options. Bottom suggested using 6" of concrete instead of 5" of concrete.

Tim Sheehan, City Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall add a note to the plans stating that all light fixtures shall be full cutoff.

Rick Weber, Springfield Fire Department, said the street names were not noted on all pages. He said if the building will be sprinkled an additional fire hydrant will be necessary. Guthrie asked if another hydrant would be required. Weber asked if the building would be sprinkled, to which Guthrie replied partially. Weber said another hydrant will be required. He said the hydrant must be within 150' of the fire department connection. Stewart suggested a short meeting after the Committee meeting to resolve the sprinkler location.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said the cabinet at the corner is the source for electric. She said CWLP would need to okay the location of the electric lines.

Nate Bottom moved to approve the site development plan, subject to:

- (1) Adding a document number for the access easement;
- (2) Submitting an erosion control plan with all necessary information;
- (3) Adding a note to the lumen plan that all light fixtures shall be full cutoff;
- (4) Updating the floodplain note to reflect the 2007 flood maps;
- (5) Fixing the typo in the legal description;

- (6) Sizing the water main along Conestoga/Chuckwagon Drive;
- (7) Adding a document number for the gas line easement;
- (8) Providing elevations for the sanitary sewers and the sanitary service lines and showing the size of the connecting main lines;
- (9) Adding a manhole for the 6" to the 8" connection;
- (10) Showing the slope of the existing sanitary sewer service line and the cleanouts;
- (11) Adding a note stating the sanitary sewer service line shall exit the building no less than 2' and no more than 3' in depth to the top of the service;
- (12) Adding a note stating the sewer work shall be performed in conformance to the Standard Specifications for Water and Sewer Construction in Illinois, latest addition, along with all other state and local regulations;
- (13) Adding a contact person for Flooring America;
- (14) Receiving signoff from Meijer regarding the access easement provisions, removing parking for the landscape island, and the storm sewer;
- (15) Fixing the elevation difference between the rim and the invert so it is 1.5' deep;
- (16) Adding street names on all the pages; and,
- (17) Adding another fire hydrant location.

Paul O'Shea seconded the motion and the vote was unanimous with Brian Davis abstaining.

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



May 7, 2012

TO: 1204 South 5th St. Partnership
Attn: John Shafer
1230 S. 5th Street
Springfield, IL 62703

RE: South Fifth Street Partnership
Site Development Plan

Enclosed are minutes of the **May 3, 2012** Subdivision Committee Meeting.

Revisions are necessary – See minutes

Revisions are not necessary

The following are needed at the Planning Commission office by **May 14, 2012** for review at **May 16, 2012** Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2nd Floor, County Building

Original

9 Copies

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Drainage Statement

Other

cc:

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

FILE NO. 2012-01

CENSUS TRACT # 18

NAME OF SUBDIVISION: South Fifth Street Partnership – Site Development Plan

JURISDICTION: City

DATE OF MEETING: May 3, 2012

OWNER: South Fifth Street Partnership

ENGINEER: Coombe-Bloxdorf, PC

DESCRIPTION: Pt SW ¼, Sec. 34, T16N, R5W (Northeast corner of Sixth Street and Vine Street)

0.56 **Acres** 2 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Tim Sheehan

2ND BY: Cyndi Knowles

VOTE: Unanimous

John Shafer presented the site development plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the 64' east-west dimension so it matches the boundary survey. He said the applicant shall submit a site grading plan and a storm drainage plan. Zeibert said the applicant shall add a key for all symbols used. He said it would be beneficial to show the electric lines to the site. Zeibert said there are other items that may still need to be corrected regarding the access easement that was provided. He said language needed to be added to the access easement document stating that the easement would be kept "free and clear" from any obstructions. Zeibert said there must be a legal description showing where the access easement would be located. He said he thought the applicant did not want the easement located on the entire lot. Shafer said the easement would apply to the parking areas. Zeibert said item number three in the access easement document needed correction. He said the Sangamon County Recorder of Deeds does not approve anything.

Tom Prairie, Curran-Gardner Water District, had no comments.

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

Brian Wood, Sangamon County Department of Public Health, had no comments.

Steve Stewart, CWLP-Water, said there is ample water capacity in the area.

Gregg Humphrey, Springfield Metro Sanitary District [SMSD], said elevations shall be provided for both the main sanitary sewers and the sanitary service lines along with showing the size of the connecting main lines. He said cleanouts shall be shown, if required. Humphrey said the slope of the sanitary sewer service line shall be shown. He said a note shall be added stating the sanitary sewer service line shall exit the building no less than 2' and no more than 3' in depth below finished grade to the top pipe. He said a note shall be added stating the sewer work shall be performed in conformance to the Standard Specifications for Water and Sewer Construction in Illinois, latest addition, along with all other state and local regulations. Humphrey said as this is a combined sewer area, locations and sizes, slopes and depth of the storm water drainage system shall be shown. He said the applicant has satisfied the comment that plans shall be signed by an Illinois Professional Engineer.

Nate Bottom, Office of Public Works, said accessible parking signs will need to be located in the middle of the accessible space. He said the sign for the north space will need to be relocated further to the north. Bottom said the applicant shall list names and contacts of the owners, architects, and engineers. He said the drainage calculations shall be properly completed. Bottom said sewer elevations as well as a storm drainage plan and a grading plan shall be necessary. He said the applicant shall provide the outlet elevation for note number 5. Bottom said the lighting must be identified. He said the properly executed access easement must be submitted.

Tim Sheehan, City Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, asked if the comment about landscaping along Vine Street was discussed with Joe Gooden yet. Shafer said he was confused because there is an existing tree. McLaughlin said the tree does not meet the zoning point requirements. He said the applicant's landscaping must be on the applicant's property. McLaughlin said there is no accessible parking space sign detail. He said it appeared there would be landscaping and planters in the front of the property as opposed to on the property. Shafer said there are trees along Sixth Street. McLaughlin said the landscape points for the transitional buffer yard [TBY] in the back are deficient and need to be checked.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

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

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said CWLP Electric is overhead along the east property line. She said there will need to be a discussion if a transformer would need to be placed by the building or a secondary electric line will be used. Shafer said there is a transformer to his building. He said he thought this would be the same way electric would be installed to the new building.

Bottom asked if there would be an agreement about the walkways that go back and forth across the properties. Shafer asked if it was needed. Bottom said it may be needed depending on who is maintaining it. Shafer said if it is a requirement, it can be added. Humphrey asked whether this is on-site pedestrian circulation. Humphrey said it shall be accounted for.

Zeibert asked if an erosion control plan will be needed. Bottom said an erosion control plan will be required with the building permit submittal. He said the applicant may want to submit the erosion control plan now since a grading and storm drainage plan are required with this

submittal. Bottom said there is a new erosion control ordinance and this plan will need to meet the ordinance. Shafer said he thought this would be included with the building permit.

Shafer asked if another plan would need to be submitted to this Committee. Humphrey explained that once the subject tos are corrected, a sign off is sent out asking if the individual items are met. Zeibert said the next meeting the plan would proceed to is the Regional Planning Commission.

Shafer said he had a question about the drainage calculations. He said he was confused why the calculations are necessary. He said when the property was bought it was 120 feet of paved asphalt along with 40 feet of grass. Shafer said when he built his building he removed asphalt, placed a TBY and kept some asphalt in place because he knew another building would eventually be added. He said the new building would share access and a parking lot. He said approximately 40% of the lot is green space that will not drain into the storm sewer. Shafer said the building with a drain would remove approximately 20% of the lot from the storm sewer. He said the calculations show that approximately 60% of the lot would no longer drain into the combination sewer except in a super high density rain storm. Shafer said he is confused as to what else he needs to show with the drainage calculations. Humphrey said if there is a large rain event in February when the ground is frozen, all the water will go to the combined sewer. He said this is a common event in February and March. Humphrey said there needs to be calculations submitted that show where the rain water will go and in what amounts. He said you cannot say the French drain will accept every rain. Shafer said even if the French drain is not considered, he is still removing 40% of the asphalt on the site. Humphrey said then you have to show SMSD and the City Engineer what those calculations determine. Shafer asked if his calculations do not do this. Bottom said he has never seen calculations done in Shafer's manner. He said the rational method is a common method used for a site this size. Shafer said he would do it. Bottom said the engineer who signs off on the plan usually does the calculations.

Tim Sheehan moved to approve the site development plan, subject to:

- 1) Correcting the dimension on the site plan so it matches the tract survey;
- 2) Submitting a site grading and a storm drainage plan;
- 3) Adding a key for all symbols used;
- 4) Providing revised Access easement;
- 5) Providing elevations for the sanitary sewers and the sanitary service lines and showing the size of the connecting main lines;
- 6) Providing cleanout locations, if required;
- 7) Adding a manhole for the 6" to the 8" connection;
- 8) Showing the slope of the existing sanitary sewer service line;
- 9) Adding a note stating the sanitary sewer service line shall exit the building no less than 2' and no more than 3' in depth below finished grade to the top pipe;
- 10) Adding a note stating the sewer work shall be performed in conformance to the Standard Specifications for Water and Sewer Construction in Illinois, latest addition, along with all other state and local regulations;

- 11) Locating the accessible parking signs in the middle of the accessible parking space;
- 12) Relocating the accessible sign for the north space further north;
- 13) Listing the names and contacts of the owners, architects, and engineers;
- 14) Submitting completed drainage calculations using the rational method;
- 15) Providing the outlet elevation for note number 5;
- 16) Submitting a properly executed access easement;
- 17) Ensuring the landscaping points are located on the applicant's property;
- 18) Resolving TBY landscape point total deficiency according to the zoning ordinance;
- 19) Identifying the lighting; and,
- 20) Submitting documentation for maintenance and Access of the walkway between the two properties.

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