

LAND SUBDIVISION COMMITTEE MEETING
June 6, 2013

Members

Gregg Humphrey

Mike Johnson

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Brian Wright

Cyndi Knowles

Kenneth Springs

Brian Wood

Brad Bixby

Others

Phil Martin

Josh Vehovic

Mimi Hurwitz

Joe Hurwitz

Steve Walker

Curt Cassidy

Tim Landis

John Parrish

Don DeFrates

Rick Hector

Elliott McKinley

Mike Lopez

Steve Stewart

Staff

Joe Zeibert

Steve Keenan

Norm Sims

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

FILE NO. 2008-03B

CENSUS TRACT # 30

NAME OF SUBDIVISION:	Cityscape Commons – Location and Sketch Map and Variance – Sec. 153.158(B)(2) – Lot Arrangement	
JURISDICTION:	City	
DATE OF MEETING:	June 6, 2013	
OWNER:	Cityscape 2, LLC	
ENGINEER:	Greene & Bradford	
DESCRIPTION:	Pt. E ½, NW ¼, Sec. 34, T15N, R5W (Southwest corner of Toronto Road and South Sixth Street)	
	2.88	Acres 5 Lots
MOTION TO RECOMMEND:	Variance – Sec. 153.158(B)(2) – Lot Arrangement – Approve	Location & Sketch Map – Approve, Subject To
BY:	Nate Bottom	Nate Bottom
2ND BY:	Kenneth Springs	Matt McLaughlin
VOTE:	Unanimous	Unanimous

Don DeFrates presented the location and sketch map and the variance. He said the variance would allow a lot without access to a public road.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said the plan is in accord with the 2020 Springfield Comprehensive Plan and all essential services are available to serve the site. Zeibert said there was also a variance request for lot arrangement to allow the lots to be served by an access easement. He said staff recommends approval of the variance request. Zeibert said the proposed subdivision is bounded by Toronto Road and the I-55 ramp where access is restricted. He said the development is also located along the South Sixth Street Frontage Road where two existing entrances exist and serve as the only access points for the property. Zeibert said the existing circumstance was not created by the subdivider. He said staff recommends approval of the variance request to allow one lot to have access from a private access drive. Zeibert said the traffic flow and location of the existing entrances will need to be approved by the Illinois Department of Transportation (IDOT) and the City Traffic Engineer. He said the applicant shall check the scaled dimension of the north property line along Lot 1. Zeibert said the plan says the line is 159.87 feet, but it scales to approximately 239 feet. He asked what are the existing and the proposed land uses. DeFrates said the existing and the proposed land uses are commercial. Zeibert said the applicant shall indicate this on the plan, and anything more specific the applicant knows. He said the Illinois Natural Heritage Database shows that an endangered species, the Black-Crowned Night Heron, may be in the vicinity of the project location.

Rick Weber, Springfield Fire Department, had no comments.

Mike Johnson, CWLP-Water, said the development decisions on the individual lots may result in additional water main extensions and/or fire hydrants.

Lori Williams, City Traffic Engineer, had no comments.

Matt McLaughlin, Springfield Building and Zoning Department, said the site must meet the minimum parking requirements for the use and that the development will require site plan review.

Nate Bottom, City Engineer, said right of way (ROW) may need to be donated along the South Sixth Street Frontage Road. He said the applicant shall label all collector and arterial streets. Bottom said some re-grading is needed from the north detention pond outlet to the north culvert. He said the applicant should consider a natural berm for detention and to utilize for sidewalk installation. DeFrates said there was a water main break in the area during the winter, but the issue would be resolved. Bottom said this is a future issue. He said a sanitary sewer extension may be needed for Lot 3.

Kenneth Springs, citizen member, had no comments.

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

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

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer shall be extended to serve all lots. He said the applicant shows this on the preliminary plan.

Nate Bottom made a motion to approve a variance of Section 153.158(B)(2) – Lot Arrangement – to allow lots without access to a public road. Kenneth Springs seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve the location and sketch map, subject to:

- 1) Ensuring the dimension along the north property line is correct;
- 2) Fixing the existing and the proposed land uses, and adding more specific information, if applicable; and,
- 3) Labeling all collector and arterial streets.

Matt McLaughlin 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. 2008-03B

CENSUS TRACT # 30

NAME OF SUBDIVISION:	Cityscape Commons – Preliminary Plan
JURISDICTION:	City
DATE OF MEETING:	June 6, 2013
OWNER:	Cityscape 2, LLC
ENGINEER:	Greene & Bradford
DESCRIPTION:	Pt. E ½, NW ¼, Sec. 34, T15N, R5W (Southwest corner of Toronto Road and South Sixth Street)
	<u>2.88</u> Acres <u>5</u> Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Kenneth Springs
2ND BY:	Nate Bottom
VOTE:	Unanimous

Don DeFrates presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall check the scaled dimension for the north line of Lot 1, i.e. 159 feet versus 239 feet. He said the applicant shall identify the 20-foot easement along the north property line of Lots 2 and 3. Zeibert said the applicant shall add a note stating that all construction will be completed in one phase.

Rick Weber, Springfield Fire Department, said the fire hydrant locations will be insufficient. He said the final placement will be best determined when the building plans are known.

Mike Johnson, CWLP-Water, said there is ample excess water capacity in this area. He said CWLP installs 6-inch and 10-inch water mains so the 8-inch water main will have to increase to a 10-inch water main. Johnson said the development decisions on a lot may result in additional water main extension(s) and/or fire hydrants being required. Johnson said an additional easement will be required for the water main.

Lori Williams, City Traffic Engineer, said there was a note on the location and sketch map about traffic flow. She asked about the one way in, one way out traffic flow. DeFrates said depending on future development, there could be some changes when the land uses on the lots are finalized. Williams said the entrances may need to narrow up to discourage two-way traffic.

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

Nate Bottom, City Engineer, said some re-grading will be needed for the north detention pond to the north culvert. Bottom said Public Works has the detention calculations, but approval for compliance will be necessary.

Gregg Humphrey, Springfield Metro Sanitary District, asked if CWLP-Electric had any comments. Brad Bixby, CWLP-Electric, said no.

Kenneth Springs, citizen member, had no comments.

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

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

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

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

Kenneth Springs made a motion to approve the preliminary plan, subject to:

- 1) Checking the scaled dimension for the north line of Lot 1;
- 2) Identifying the 20-foot easement along the north property line of Lots 2 and 3;
- 3) Adding a note stating that all construction will be completed in one phase;
- 4) Revising the size of the water mains shown;
- 5) Providing the additional water main easement requested by CWLP; and,
- 6) Approval of the drainage calculations by the Office of Public Works.

Nate Bottom seconded the motion and the vote was unanimous.

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

FILE NO. 1998-16

CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Springfield Technology Park – Location and Sketch Map and Variances – Sec. 153.157(l) – Cul-De-Sac Streets and Sec. 153.158(B)(2) – Lot Arrangement		
JURISDICTION:	City		
DATE OF MEETING:	June 6, 2013		
OWNER:	Bill Sallenger		
ENGINEER:	Martin Engineering		
DESCRIPTION:	Pt. W ½, Sec. 14, T15N, R6W and Pt. E ½, Sec. 15, T15N, R6W – (International Parkway, east of Rising Moon Road)		
	53.21	Acres	7 Lots
MOTION TO RECOMMEND:	Variance – Sec. 153.157(l) – Cul De Sac Streets – Approve, Subject To	Variance – Sec. 153.158(B)(2) – Lot Arrangement – Approve, Subject To	Location & Sketch Map – Approve, Subject To
BY:	Nate Bottom	Nate Bottom	Lori Williams
2ND BY:	Kenneth Springs	Lori Williams	Kenneth Springs
VOTE:	Unanimous	Unanimous	Unanimous

Steve Walker presented the location and sketch map and variances.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map. He said the plan is in accord with the 2020 Springfield Comprehensive Plan and it appears that all utilities will be available to serve the site. Zeibert said there were two variance requests. He said the first variance was for Section 153.157(l) – Cul-De-Sac Streets – and that staff recommends approval subject to providing an access easement through Lots 1 and 2 linking International Parkway and Rising Moon Road for emergency response. Zeibert said the second variance request was for lot arrangement [Section 153.158(B)(2)] pertaining to through lots. He said staff recommends approval of the variance subject to the upgrade of Rising Moon Road to provide a safe and efficient street network. Zeibert said the applicant shall clarify the location of International Parkway on the location map. He said the applicant shall add proposed to the land use category. Zeibert said the applicant shall identify the existing land use. He said the applicant shall correct the existing zoning; the property is zoned I-1 in the County. Zeibert said the Illinois Natural Heritage Database shows the endangered Franklin Ground Squirrel may be in the vicinity of your project location. He said this is something to look into as the project moves forward. Zeibert asked if the property will annex to the City of Springfield. Walker said our plan right now is to annex to the City of Springfield.

Rick Weber, Springfield Fire Department, said there is a turnaround at the northeast corner of Lot 6, but the plan does not show the street going all the way up to the property

corner. Walker said this is an existing property line for Lot 6. He said the previous plan was to extend the cul-de-sac all the way to the east property line. Walker said Coleman's Campers has a circular property line. He said the road will not extend that far now. Matt McLaughlin, Springfield Building and Zoning Department, asked if this was the area between Lot 6 and Coleman's. Walker said the lighter line shown on the plans is the edge of Coleman's pavement. He said there is a grass area on the Coleman's lot between the pavement and the property line.

Mike Johnson, CWLP-Water, said there is a high capacity water main along the existing International Parkway. He said there is also a 10-inch line along Rising Moon Road. Johnson said there is good capacity in the area. He said the property directly to the west and the RV site were annexed to the City in 2000 and the rest of the property does not appear to be annexed. Johnson said the intergovernmental agreement between the City of Springfield and the Curran-Gardner Public Water District will apply. He said CWLP proposes meeting with the developer and Curran-Gardner to discuss water service.

Lori Williams, City Traffic Engineer, said Public Works supports the variances with the upgrade of Rising Moon Road to the most eastern entrance onto Rising Moon Road. She said an access easement will be needed through Lot 1 or Lot 2 for emergency responders. Williams said the location of the easement will be finalized with the large scale plan submittal. She said ROW may need to be donated to install sidewalks along Rising Moon Road. Williams said the applicant shall label all collector and arterial streets. She asked if Lot 1000 was included in the subdivision, to which Walker replied yes. Williams replied the applicant shall dimension the lot.

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

Nate Bottom, City Engineer, said a portion of sanitary sewer will be subject to a special assessment agreement. Gregg Humphrey, Springfield Metro Sanitary District, said he would include this in his comments. Bottom said the applicant shall fix the discrepancy between the subdivision boundary on the location map and the sketch plan. He said the property will need to be annexed to the City of Springfield.

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

Brad Bixby, CWLP-Electric, had no comments.

Kenneth Springs, citizen member, had no comments.

Cyndi Knowles, Sangamon County Zoning Department, said the existing zoning shall be changed to County I-1. She said the rest of her comments are null and void since the property will annex to the City.

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

Gregg Humphrey, Springfield Metro Sanitary District, said the east 27.29 acres of the property is subject to a reimbursement agreement payable upon annexation in the amount of \$1,004.04 per acre. He said the property shall be annexed to the Springfield Metro Sanitary District prior to the preliminary plan review.

Humphrey asked about motions. Zeibert said it would be better to have separate motions on each variance.

Nate Bottom made a motion to approve a variance of Section 153.157(I) – Cul-De-Sac Streets – to allow a cul-de-sac street in excess of 1000 feet – subject to the upgrades discussed and providing an emergency access easement through Lots 1 or 2 linking International Parkway and Rising Moon Road. Kenneth Springs seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve a variance of Section 153. 158(B)(2) – Lot Arrangement – Through Lots – to allow two through lots – subject to the upgrades discussed and providing an emergency access easement through Lots 1 or 2 linking International Parkway and Rising Moon Road. Lori Williams seconded the motion and the vote was unanimous.

Lori Williams made a motion to approve the location and sketch map, subject to:

- 1) Clarifying the location of International Parkway on the location map;
- 2) Adding proposed to the land use category;
- 3) Identifying the existing land use;
- 4) Correcting the existing zoning;
- 5) Labeling all collector and arterial streets;
- 6) Providing dimensions for Lot 1000; and,
- 7) Fixing the boundary discrepancy between the location map and the sketch plan.

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. 2013-03
CENSUS TRACT # 10.04

NAME OF SUBDIVISION: Blackstone Subdivision – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: June 6, 2013

OWNER: Blackstone Group

ENGINEER: Martin Engineering

DESCRIPTION: Pt. E ½, NE ¼, Sec. 31, T16N, R5W (Northwest corner of
Cranmer Drive and Monroe Street)

4.36 **Acres** 3 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Gregg Humphrey

2ND BY: Lori Williams

VOTE: Unanimous

Phil Martin presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the acreage, i.e. 4.36 acres. He said the applicant shall add a note stating that all construction shall be completed in one phase, or include the phasing. Zeibert said the applicant shall add the proposed location of the sanitary sewer mains. He said the bearing along the west property line of Lot 3 scales to approximately 192 feet, but 180 feet is shown. Zeibert said the applicant shall show the proposed width and the location of all easements to the nearest foot, especially the sanitary sewer easements.

Rick Weber, Springfield Fire Department, had no comments.

Mike Johnson, CWLP-Water, said the proposed water main extension and fire hydrant location appear reasonable. He said additional water main extension(s) and/or fire hydrants may be needed, depending upon the development plans for the individual lots. Johnson said there is an existing 6-inch water main stubbed across Cranmer Drive that CWLP suggests the applicant use, depending upon its condition. Martin asked about the location, to which Johnson said it was located slightly north. Steve Stewart, CWLP-Water, said the water line was a supply line to the former nursing home.

Lori Williams, City Traffic Engineer, said the entrance shall only be 35 feet wide unless a median is installed. Martin said the applicant wants three lanes so they will likely be slightly less

than 12 feet wide. Williams said the applicant shall remove the County Highway 24 designation from the plan. She said the acreage seems a little high.

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

Nate Bottom, City Engineer, said the applicant should consider reconfiguring the storm sewer as discussed. He said the applicant shall show the sanitary sewer extension. Bottom said the existing laterals will need to be plugged at an existing manhole. He said revised drainage calculations are needed, but they were received today.

Brad Bixby, CWLP-Electric, said an electric access easement to Lot 2 will be required. He suggested using the front yard setback line as an easement line.

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

Kenneth Springs, citizen member, had no comments.

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

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

Gregg Humphrey, Springfield Metro Sanitary District, said sanitary sewer shall be extended to serve all lots.

Gregg Humphrey made a motion to approve the preliminary plan, subject to:

- 1) Correcting the acreage;
- 2) Adding a note about construction phasing;
- 3) Adding the proposed location of the sanitary sewer mains to serve all the lots;
- 4) Fixing the bearing;
- 5) Showing the proposed width and the location of all easements to the nearest foot, especially the sanitary sewer easements;
- 6) Reducing the entrance width to 35 feet or providing a median;
- 7) Removing the County Highway 24 designation from the plan;
- 8) Showing the existing laterals plugged at an existing manhole;
- 9) Approval of the revised drainage calculations by the Office of Public Works; and,
- 10) Providing an electric easement to serve Lot 2.

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.

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

FILE NO. 2013-01

CENSUS TRACT # 20

NAME OF SUBDIVISION: Manor Grove – Preliminary Plan and Variance – Sec. 153.162 – Sidewalks and Sidewalk Ramps

JURISDICTION: City

DATE OF MEETING: June 6, 2013

OWNER: Capitol of Springfield Limited Partnership

ENGINEER: Martin Engineering

DESCRIPTION: Pt. NE ¼, Sec. 1, T15N, R6W (South side of Old Jacksonville Road, east of Koke Mill Road)

16.3 **Acres** 25 **Lots**

MOTION TO RECOMMEND: Withdrawn

BY:

2ND BY:

VOTE:

Steve Walker presented the preliminary plan and variance. He said his intent was to receive comments about sidewalks outside the ROW in easements. Walker said he would end up tabling the plan to allow his client time to think about widening the sidewalks and putting the sidewalks back into the right of way. Discussion followed about procedure. It was decided that the Committee would give comments and then the applicant could withdraw the plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the size of the water mains and the sewer mains. He said the applicant shall submit preliminary covenants. Zeibert said the applicant shall list the owner as Solon LLC and provide a list of officers. He said the applicant shall identify the section line along Old Jacksonville Road. Zeibert asked why the applicant was applying for a variance for the sidewalks and what the intent was. Walker said many trees along the existing roadway fall on the ROW line. He said the applicant originally proposed to build the sidewalk outside the trees, in an easement outside the ROW line. Walker said this will allow the applicant to have the buildings closer to the road than if the applicant platted a wider right of way. He said this will also allow deeper lots. Zeibert asked how many of the existing trees would be preserved and how many would be removed with the design. Walker said he thought the applicant could save all of the trees lining the road up to the turnaround near Lots 8, 9, 16, and 17. He said the trees were planted by Pleasant Nursery. Walker said the design of the curb and the sidewalk would be close, but he thought the design would preserve the trees. Zeibert asked if the sidewalk would meander in and out of the right of way. Walker said the sidewalk definitely would meander south of Lot 9. He said the tree placement was very consistent at the north end of this property. Walker said the applicant wants to think about a set distance for the ROW and eliminating the constraints on where the sidewalk can go. Zeibert

asked the utilities on the Committee if there would be a way to avoid uprooting the trees while installing utilities to serve the property. Steve Stewart, CWLP-Water, said the site was not designed yet, but they could try. Walker said the applicant is proposing putting some utilities under pavement which is not usually where they go for cost reasons and accessibility. He said the applicant will have to proceed further into designing the subdivision to know if this will work or not. Zeibert said staff recognizes the trees are unique to the property, would be nice to save, and would support a variance as long as an easement would work.

Rick Weber, Springfield Fire Department, said the water main size is not noted along the new street. He said an additional fire hydrant will be required near the intersection of the new street and Old Jacksonville Road. Weber said there might be a hydrant at that location that he did not see because it was covered with other diagrams.

Mike Johnson, CWLP-Water, said CWLP-Water understood that Curran-Gardner Water provides water to one or more customers at the site. He said CWLP-Water will investigate whether the intergovernmental agreement may apply to water service for the site and meet with the applicant's engineer.

Lori Williams, City Traffic Engineer, said she had no comments on the preliminary plan. She said for the variance that Public Works would like to see the sidewalk inside the ROW line. Williams said with a larger right of way that the applicant seek a zoning variance to reduce the front yard setback for all the lots. She said the entire subdivision would be consistent in this case.

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

Nate Bottom, City Engineer, said the sanitary sewer line should be installed along the west side of the ROW, if feasible.

Brad Bixby, CWLP-Electric, had no comments.

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

Kenneth Springs, citizen member, had no comments.

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

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

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

Steve Walker said the applicant requests to withdraw the plan for thirty days to consider the wider ROW.

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

	FILE NO. 2013-03 (Lg Sc)
CENSUS TRACT #	25

NAME OF SUBDIVISION:	Real Life Church – Large Scale Development Plan				
JURISDICTION:	City				
DATE OF MEETING:	June 6, 2013				
OWNER:	Real Life Church				
ENGINEER:	Bainbridge-Gee-Milanski & Associates, Inc.				
DESCRIPTION:	Pt. NE ¼, Sec. 11, T15N, R5W (North side of Hermitage Road, east of Taylor Avenue)				
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 15%;">13.821</td> <td style="width: 10%; text-align: center;">Acres</td> <td style="border-bottom: 1px solid black; width: 10%; text-align: center;">3</td> <td style="width: 10%; text-align: center;">Lots</td> </tr> </table>	13.821	Acres	3	Lots
13.821	Acres	3	Lots		
MOTION TO RECOMMEND:	Approve, Subject To				
BY:	Nate Bottom				
2ND BY:	Kenneth Springs				
VOTE:	Unanimous				

Curt Cassidy presented the large-scale development plan. He said the church was in the process of annexing the property to the City of Springfield.

Joe Zeibert, Regional Planning Commission, said the applicant shall add the number of parking spaces required by the Springfield Zoning Ordinance on the parking summary. He said the applicant shall submit documentation for the ROW conveyance. Zeibert said the applicant shall add the document [number] for the existing access easement to Hermitage. He said the applicant shall show the proposed electric lines. Zeibert said the applicant shall identify and key in the landscaped areas. He said the applicant shall show the existing ROW lines along Hermitage. Zeibert said the applicant shall clarify the property corner. He said the legal description refers to an iron pin, but the drawing indicates a property corner as an existing fire hydrant. Zeibert said on the third line from the bottom of the legal description, the bearing says S89-38-26W and to look at the legal description to check this bearing.

Rick Weber, Springfield Fire Department, said the plans call for a new fire hydrant next to the building. He said that due to the other fire hydrants in the area, the proposed hydrant will probably not be required.

Mike Johnson, CWLP-Water, said annexation to the City will be required to obtain CWLP water service. He said a 6-inch fire service line will be required for the development. Johnson said the domestic meter will be installed in the mechanical room off the fireline.

Lori Williams, City Traffic Engineer, said a traffic study will be required to be submitted and reviewed.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall check and ensure the accessible parking spaces are closest to the building entrance, especially the west spaces.

Nate Bottom, City Traffic Engineer, said the applicant shall provide detention calculations for review and approval.

Brad Bixby, CWLP-Electric, had no comments.

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

Kenneth Springs, citizen member, asked if this will be a new church. Cassidy said it is an expansion of the existing church. He said the existing church has been existence over twenty years. Rick Hector said since 1990.

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

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

Gregg Humphrey, Springfield Metro Sanitary District, said the gravity sanitary sewer for the force main to connect to is not constructed and must have its construction permit renewed with the IEPA. He said the service connection sewers shall be constructed so they are no less than 2 feet, nor more than 3 feet, to the top of the service sewer at the point where they exit the building. He said one of the parcels is not annexed to the Sanitary District and the applicant addressed this comment with a petition to annex to the Sanitary District.

Zeibert asked about the annexation status of the property to the City. Cassidy said the annexation is with the Corporation Counsel's office awaiting the annexation agreement to be written. Zeibert asked if the plan should be held until the annexation is complete. Bottom said with the two-phased large-scale plan the annexation will need to be done prior to approval of the construction plans. Zeibert said the applicant met zoning in either case, but obtaining water requires annexation to the City. He asked if the shared parking in the access easement was a zoning issue because it would be creating off-site parking spaces. McLaughlin asked if the parking was in conjunction with the church. Cassidy said it was for the SASSED office adjacent to the church. He said there is a written agreement between the church and the SASSED office. McLaughlin said the applicant shall provide a copy of the agreement.

Nate Bottom made a motion to approve the large-scale development plan, subject to:

- 1) Adding the number of parking spaces required by the zoning ordinance to the parking summary;
- 2) Submitting documentation for the ROW conveyance;
- 3) Adding the document number for the existing access easement to Hermitage;
- 4) Showing the proposed electric lines;
- 5) Identifying and keying in the landscaped areas;
- 6) Showing the existing ROW lines along Hermitage.

- 7) Clarifying the property corner;
- 8) Fixing the bearing in the legal description;
- 9) Review and approval of a traffic study by the City Traffic Engineer;
- 10) Ensuring the accessible parking spaces are closest to the building entrances;
- 11) Review and approval of the detention calculations by the Office of Public Works;
- 12) Resolution of the force main/gravity sewer IEPA permit to SMSD satisfaction;
- 13) Ensuring the service connection sewers shall be constructed so they are no less than 2 feet, nor more than 3 feet, to the top of the service sewer at the point where they exit the building; and,
- 14) Submission and review of the shared parking arrangement with the adjacent SASSED office.
- 15) Providing a 6-inch fire service line to the building.

Kenneth Springs seconded the motion and the vote was unanimous.