



MEETING NOTICE

TIME: 9:30 A.M.

DATE: February 19, 2014

PLACE: County Board Room, 2nd Floor - County Building

A G E N D A

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING.
4. MINUTES OF THE EXECUTIVE POLICY BOARD.
5. REPORT OF OFFICERS.
6. REPORT OF THE EXECUTIVE DIRECTOR.
7. CORRESPONDENCE.
8. PUBLIC HEARINGS.
9. COMMITTEE REPORTS.
(A) Report of the Land Subdivision Committee and
Action on Recommendations
10. UNFINISHED BUSINESS.
11. NEW BUSINESS.
(A) A-95 Review
12. SPECIAL ANNOUNCEMENTS.
13. ADJOURNMENT.

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
January 15, 2014

1. CALL TO ORDER.

Chairman Brad Mills called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2013	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2014	FEBRUARY	MARCH	APRIL	MAY	JUNE
X	X	X	X	X	X	X					
X	X	X	X	X	X						
X	X		X		X	X					
X	X		X	X	X	X					
X	X	X	X	X	X	X					
		X	X	X	X	X					
	X	X	X	X	X	X					
X	X	X		X		X					
X	X	X	X	X	X	X					
X	X	X	X	X	X						
X	X	X	X	X	X	X					
X	X	X	X	X	X						
X		X	X								
X	X	X		X	X	X					
				X	X						

COMMISSION MEMBERS

- Brad Mills, Chairman
- Kenneth Springs, Vice-Chairman
- Bruce Strom, Secretary
- Mayor Mike Houston – M. Farmer
- Andy Van Meter – B. McFadden
- Alderman Sam Cahnman
- Alderman Cory Jobe
- Greg Stumpf
- Andy Goleman – C. Stratton
- Leslie Sgro – E. McKinley
- Frank Vala – R. Blickensderfer
- Brian Brewer – F. Squires
- Dick Ciotti – G. Humphrey
- Jeff Vose – L. Wind
- Larry Hamlin
- Eric Hansen
- Bill Moss

Others

Staff

- Molly Berns
- Abby Bybee
- Jeff Fulgenzi
- Steve Keenan
- Mary Jane Niemann
- Norm Sims
- Amy Uden
- Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Mills asked if there were any additions or corrections to the minutes of the December 18, 2013 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

- A. **Sangamon County Regional Comprehensive Plan** – Norm Sims said he hoped everyone had received the email containing the Sangamon County Regional Plan document and were reviewing it. He noted that the document takes a long time to download. He encouraged anyone having problems downloading the document to contact Jeff Fulgenzi or himself.
- B. **Citizen's Efficiency Commission (CEC)** – Sims reported that the staff is currently finishing work on the CEC's final report. The report will be taken up at the Citizen's Club meeting at 7:30 AM, Friday, January 24, 2014. He encouraged everyone to attend.
- C. **Thank You Letter** – Sims read a letter he received earlier this month from Kathy Edens complimenting the SSCRPC staff and Zoning Department staff and thanking them for their assistance with zoning variance issues during the past 2-3 years. (See attached).

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee – Joe Zeibert presented two projects both being within the City of Springfield's subdivision jurisdiction to be reviewed by the Planning Commission this month.

Redivision of Lots 1 & 2 of White Oaks Commons

Location & Sketch Map

Variance of Sec. 153.158(B)(2) – Lot Arrangement

Description: Pt. NW ¼, Section 7, T15N, R5W (North side of Iles Avenue, east of Veterans Parkway)

LSC Action: Recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement to allow lots without access to a public road and recommend approval of the Location & Sketch Map.

Zeibert said this development consists of 3 lots on 3.5 acres located at the northeast corner of

Veterans Parkway and Iles Avenue, directly north of the mall. A retail building is proposed on one lot. A restaurant building is being planned on each of the two remaining lots. A lot arrangement variance is being requested to allow access to a lot through a private access easement.

Redivision of Lots 1 & 2 of White Oaks Commons

Preliminary Plan

Description: Pt. NW ¼, Section 7, T15N, R5W (North side of Iles Avenue, east of Veterans Parkway)

LSC Action: Recommend approval of the Preliminary Plan.

Zeibert noted that the preliminary plan is being submitted along with the location & sketch map as part of the simultaneous submission section of the ordinance which allows the developer to submit both plans at once and saves a couple weeks in the development process. He stated that the developer is proceeding at his own risk, since the preliminary plan could be denied if the location & sketch map were denied. Zeibert noted that this development will be done in one phase. Drainage has been approved and a traffic study has been approved by the City Traffic Engineer.

Sims explained that preliminary plan approval is contingent upon approval of the location & sketch map. Zeibert said if the location & sketch map would happen to be denied, then the preliminary plan would be denied as well.

Brian McFadden asked if the access point is at the existing traffic signals. Zeibert said yes. Eric Hansen said then traffic would come out of the mall directly through to this development. Zeibert said that is correct. Hansen said that is a lot of traffic and asked if it was the only way in and out of the development. Zeibert said yes and noted that there would not be a good spot for another access point. Zeibert reiterated that a traffic study was required and approved by the City Traffic Engineer.

Brian McFadden moved to concur with the action of the Land Subdivision Committee on the above mentioned projects. Mike Farmer seconded the motion and the vote was unanimous.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

There was no new business.

12. SPECIAL ANNOUNCEMENTS.

There were no special announcements.

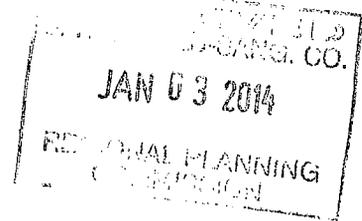
13. ADJOURNMENT.

There being no further business, Roger Blickensderfer moved to adjourn. Eric Hansen seconded the motion and the meeting adjourned at 9:41 AM.

Respectfully Submitted,

Mary Jane Niemann
Recording Secretary

Kathy Edens
3314 Mackinaw Lane
Springfield, IL. 62711



January 2, 2013
Mr. Norm Sims
Room 212
200 South 9th St.
Springfield, IL. 62701

Dear Mr. Sims

I would like to let you and the County Board know how satisfied I am with the assistance I have received from the Regional Planning Commission and the Zoning Board. Over the last 2-3 years I have needed to request zoning variances to 4 pieces of property on Thornbrook Drive to split duplex units into individual attached units and to remove the properties from condominium status and into single family attached dwelling with party wall. In each instance, the professional staff in both of the offices mentioned were extremely helpful, courteous and professional. Specifically, Cindy Knowles and Trustin Harrison in the Zoning Board Office, and Steve Keenan, Joe Zeibert, and Molly (last name ?) in the Regional Planning Office have gone out of their way to help me prepare the paperwork for the petition and gave me advice on how to address the zoning board when some survey measurements were off (albeit by less than an inch). Steve and Joe at various times have worked with my surveyor to have the language and legal descriptions accurate with regard to a vacated right of way that Curran-Gardner township never recorded. The employees in the Zoning Department were also very helpful in explaining to a second party involved in the last parcel, why the change was necessary, as that individual was very reluctant to pursue the variance.

Please pass on my compliments and thanks to the staff and please share this with entire county board. The employees in these two offices are a real asset to the county and go a long way to put to rest the typical stereotype of unresponsive government employee.

With kind regards,


Kathy Edens