



MEETING NOTICE

TIME: 9:30 A.M.

DATE: March 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.
12. SPECIAL ANNOUNCEMENTS.
13. ADJOURNMENT.

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
February 19, 2014

1. CALL TO ORDER.

Chairman Brad Mills called the meeting to order at 9:32 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

| JULY 2013 | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | JANUARY 2014 | FEBRUARY | MARCH | APRIL | MAY | JUNE | COMMISSION MEMBERS |
|-----------|--------|-----------|---------|----------|----------|--------------|----------|-------|-------|-----|------|---------------------------------------|
| X | X | X | X | X | X | X | X | | | | | Brad Mills, Chairman |
| X | X | X | X | X | X | | | | | | | Kenneth Springs, Vice-Chairman |
| X | X | | X | | X | X | | | | | | Bruce Strom, Secretary |
| X | X | | X | X | X | X | X | | | | | Mayor Mike Houston – <u>M. Farmer</u> |
| X | X | X | X | X | X | X | X | | | | | Andy Van Meter – <u>B. McFadden</u> |
| | | X | X | X | X | X | | | | | | Alderman Sam Cahnman |
| | | | | | | | | | | | | Alderman Cory Jobe |
| | | | | | | | | | | | | Greg Stumpf |
| | X | X | X | X | X | X | X | | | | | Andy Goleman – <u>C. Stratton</u> |
| X | X | X | | X | | X | | | | | | Leslie Sgro – E. McKinley |
| X | X | X | X | X | X | X | X | | | | | Frank Vala – <u>R. Blickensderfer</u> |
| X | X | X | X | X | X | | X | | | | | Brian Brewer – <u>F. Squires</u> |
| X | X | X | X | X | X | X | X | | | | | Dick Ciotti – <u>G. Humphrey</u> |
| X | X | X | X | X | X | | X | | | | | Jeff Vose – <u>L. Wind</u> |
| X | | X | X | | | | | | | | | Larry Hamlin |
| X | X | X | | X | X | X | X | | | | | Eric Hansen |
| | | | | X | X | | | | | | | Bill Moss |

Others

Staff

| | |
|-------------------|-------------|
| Jeff Fulgenzi | Norm Sims |
| Steve Keenan | Amy Uden |
| Mary Jane Niemann | Joe Zeibert |

3. **MINUTES OF MEETING.**

Chairman Mills asked if there were any additions or corrections to the minutes of the January 15, 2014 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. **Citizen's Efficiency Commission Final Report** – Norm Sims said staff has completed the Citizen's Efficiency Commission Final Report and noted that all SSCRPC members should have received a copy.
- B. **Sangamon County Regional Strategic Plan** – Sims reported that the draft Sangamon County Regional Strategic Plan has been finalized. Staff members, Jeff Fulgenzi and Amy Uden then gave a brief overview of the plan via a power point presentation. (See attached).

Fulgenzi said we have been working on this plan for quite some time. Changes in state funding delayed the plan's development in the early days, but these obstacles have been overcome and we are now trying to get out a plan that is valuable for the region. It has been a multi-year process with a number of stake holders involved. In the early days, study groups were established which included service from some members of the Regional Planning Commission. Study groups, community events, public meetings, online surveys, do it yourself kits, and a number of different processes were engaged. He said we enjoyed spending time with students in the area and noted that there were many interesting solid ideas that came from the students. A couple of different consulting firms, The Lakota Group and Houseal Lavigne Associates, were engaged in a different phases of the project. Committees were broken down into a number of different subject areas. Most groups met monthly for a couple of years and helped establish priorities to help create a vision for Sangamon County.

Uden said out of all the work from the study groups, we learned that it is a complex region with many interest groups. To increase regional cohesiveness, a unique vision for a vital cycle for the community was put together in this plan document. She said that we know growth is going to occur either haphazardly or purposefully and by design. It was important to lay out a vision, not for a vicious cycle where our communities do not know that we have and therefore don't work to keep it and make it stronger. We asked ourselves what we have that we wish to preserve, where we wanted to go from here, how we could work together, and how to put structures in place to make that easier and not harder. That created this vital cycle of intentional growth, resource preservation, collaborative visioning, and capacity building. She noted laid out the framework for the plan and that framework led to strategy actions.

Fulgenzi said change will occur whether it is managed or unmanaged. The goal here is to manage it collectively and regionally. He said this plan talks a lot about collaboration and working together. The study groups help set priorities based on countless hours of meetings and public meetings. The plan was created and identified strategies for both the urban and

rural areas and recognized the existing plans that were in place. The SSCRPC has been engaged in many of those comprehensive plans. In this process, local goals and objectives were identified and used in developing the regional plan. Fulgenzi highlighted a couple of strategies that come to his mind, including expansion of historic preservation efforts for projects outside of Abraham Lincoln, such as Route 66. Corridors and linkages receiving federal funding were discussed. Fulgenzi pointed out that the area has a sports hall of fame, a state fair museum, a historical society, and a Route 66 museum, all small unique interests not well coordinated, not working together. One of the concepts that came out of one the committees was housing all of those interests under one roof to bring that as a destination site.

Uden said this plan is unique in that it looks at things going on all over the region -- urban areas, rural areas -- and outlines strategies that work for both. She noted that one of the things that is also important about this plan is that it outlines land use principles, so the strategy action items are going to have to take place somewhere specific and be applied to particular geographic areas. The next phase of the plan will be a land use map for the unincorporated area of the county. Specific land use principles were set out on page 85 of the draft plan and address both the urban and rural areas. That vaults us into character areas and connecting corridors. This plan is also unique in that it looks at ways our roadways can connect those communities and interests that we have. Example corridors were highlighted to show unique advantages of using the roadways bringing the communities together.

Fulgenzi said the importance of linking these communities cannot be expressed enough. Often times we see communities talking about their interests exclusively. In one comprehensive plan done recently, this problem was pointed out, and they now recognize that they are a community within a community. He stated that we are seeing more and more federal and state funding looking at a region as a whole, not just one community. Priority action tasks are stressed beginning on page 137 of the draft plan. It is critical to identify not just a plan, but who can help implement that plan -- who are the action agencies who are responsible or should be responsible, who can take action, and who can make a difference. Priorities were developed through the study groups, public meetings, and countless hours engaging the public.

The consultants and the public helped set a temperature read on priority -- high, medium and low and identified the action steps, strategies and potential funding sources. Fulgenzi said this plan can sit on a shelf for the next 20-25 years or it can be implemented, phased in or pieces of it can be taken. He said what is important is that it is up to the public, leaders and ourselves to engage and make a difference to take this plan and other plans seriously and make a difference. He asked if we wanted to control the growth or if we wanted the growth to control us. That is the challenge for us. More public meetings are scheduled in the next month. A sheet was available at the meeting showing those dates, times and meeting locations. (See attached). Public engagement and comments were encouraged. Fulgenzi asked Planning Commission members to take the time and review the plan.

Sims said there was a question referring to items that could be added to the plan. He noted that this is a draft plan with three upcoming public meetings. Input from anyone is encouraged. Once comments are implemented, the plan will come back to the Regional Planning Commission as per our establishing ordinance for approval. Once approved, it will be up to the various jurisdictions covered in the Sangamon County region to look at the plan and determine what parts of the plan can be adopted and what cannot. For example, the Sangamon County Board will adopt the plan in whole or in part. That will provide a basis for a land use plan/map for unincorporated Sangamon County with the understanding of what the various communities are doing in extra-territorial jurisdictions. What is important and unique in this plan is this is not a strategic plan for the County of Sangamon, but a plan for the Sangamon County region. He urged commission members to look at the plan and offer

suggestions and feedback.

Fulgenzi noted that various local mayors and community leaders have recently met to form a Regional Leadership Council. They are looking at the plan and taking an interest in it.

Brian McFadden asked if there was a set time for the comment period. Fulgenzi said it is hoped to have it wrapped up in the next couple of months. Sims offered that we would like all comments in by the end of March after the final public hearings. Sims noted that any comments received will be presented to the Regional Planning Commission regardless if they were implemented into the plan or not.

McFadden asked if the vision was that Regional Leadership Council would ultimately ride herd and watch over implementation of the plan. Sims said in his mind yes, that it would be the dissemination channel.

Fulgenzi said it is hoped to hold final plan presentations to councils and County Board urging each of them to consider passing a resolution to participate and urge all communities of interest including the County Board to fully engage in its implementation.

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 three projects all within the City of Springfield's subdivision jurisdiction to be reviewed by the Planning Commission this month.

**Toronto Terrace
Preliminary Plan**

Description: Pt. E ½, SE ¼, Section 27, T15N, R5W (Northeast corner of Cotton Hill Road and Toronto Road)

LSC Action: Recommend approval of the preliminary plan.

Zeibert said this development consists of 18 lots on 41 acres located at the northeast corner of North Cotton Hill Road and Toronto Road. Development is planned in three stages: (1) commercial section along Toronto Road; (2) Lot 16; and (3) the remainder will be a connection to the subdivision to the north. Lot 16 and the remainder will be developed as some type of multi-family. Zeibert noted that all essential services are available to serve the site.

**Piper Glen – 11th Addition
Location & Sketch Map**

Description: Pt. W ½, Section 31, T15N, R5W (East side of Veteran's Parkway, north of Castlerock Ridge)

LSC Action: Recommend approval of the location & sketch map.

Zeibert noted this development was started in the early to mid-1990s. He said this plan is similar to plans presented in the past and that since the previous preliminary plan had expired, a new location and sketch map was required. The development will continue with what was proposed in the past. The development consists of 18 single-family residential lots on 9 acres in Piper Glen Subdivision along Veterans Parkway north of Mansion Road. 20' of access will be provided to a cemetery located in the development for maintenance reasons. Right-of-way will be obtained for the extension of Muirfield Road. Zeibert noted that the section is not expected to be constructed for some time, but it is being left open to be developed if needed.

Springfield Technology Park

Location & Sketch Map

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

Description: Pt. W ½, Section 14, T15N, R6W and Pt. E ½, Section 15, T15N, R6W (International Parkway, east of Rising Moon Road)

LSC Action: Recommend approval of a Variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow one through lot and recommend approval of the location & sketch map.

Zeibert said this development consists of 61 acres located near Mel-O-Cream and Frit-O-Lay. He noted that an access easement to connect International Parkway and Rising Moon Road was shown in a previous submittal. A public road is now being provided. Industrial uses are planned on large lots. A variance of Sec. 153.158(B)(2) – Lot Arrangement – to allow a through lot was requested. The Land Subdivision Committee recommended approval of the variance as long as Rising Moon Road met the requirements of the ordinance. Zeibert noted that it has been determined to meet the ordinance by the City Engineer.

Brian McFadden referred to a second access at Piper Glen and understood that the land had been given and that the City of Springfield would build the street and the State of Illinois would do the intersection. Zeibert said that was correct.

Frank Squires asked if the property behind this development was the city's property for a lake. Zeibert said the trail and golf course is further east and floodplain to the north. Squires asked if the cemetery referred to is the one seen from Route 4. Zeibert said yes.

Eric Hansen moved to concur with the action of the Land Subdivision Committee on the above mentioned projects. Mike Farmer seconded the motion and a roll call vote was unanimous.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

- A. **A-95** – Illinois Department of Transportation – Division of Highways. T.R.164 (Wesley Chapel Road) over Lick Creek. Removal and replacement of bridge over Lick Creek. (Federal - \$396,000; State - \$0; Local - \$99,000; Other - \$0; Total - \$495,000).

Staff Recommendation – The Regional Planning Commission finds that this project is not in conflict with any plan and recommends approval.

Frank Squires moved to concur with the staff recommendation on the above listed A-95 review. Gregg Humphrey seconded the motion and a voice vote was unanimous.

12. **SPECIAL ANNOUNCEMENTS.**

There were no special announcements.

13. **ADJOURNMENT.**

There being no further business, Brian McFadden moved to adjourn. Eric Hansen seconded the motion and the meeting adjourned at 9:55 AM.

Respectfully Submitted,

Mary Jane Niemann
Recording Secretary

DRAFT