



The Springfield-Sangamon County Regional Planning Commission

*The best way to predict the future
is to create it.
Abraham Lincoln*

ABOUT THE SSCRPC

Who we are and what we do.

We serve as both the region's **WEATHER** and **WHETHER** bureau: making forecasts and advising.



Information Brief

July 26, 2010

Key Findings:

- After reviewing literature concerning Transit Oriented Development (TOD) development, the SSCRPC concludes:
 - While TOD offers many benefits, it is not a silver bullet. It requires a supportive policy, well-located and well-sited, and a focus on the public interest and the public good.
 - Multi-modal TODs are the most effective project locations, offering a mix of modes, including walking and bicycling, and providing a variety of amenities and services to the public and private sectors.
 - Major benefits tend to be increased residential and commercial density and land use efficiency.
 - Healthy communities like our region benefit from TOD development, with increased TODs in our communities and around the region.

The Springfield-Sangamon County Regional Planning Commission

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Transit Centers as Tools for Development & Redevelopment

Transit Oriented Development: TOD

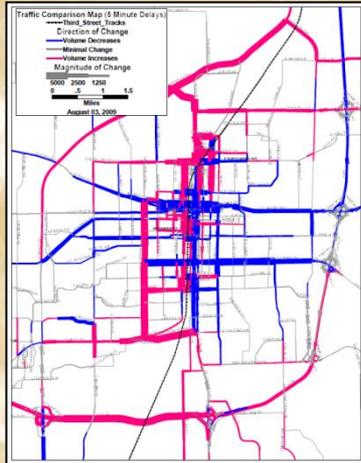
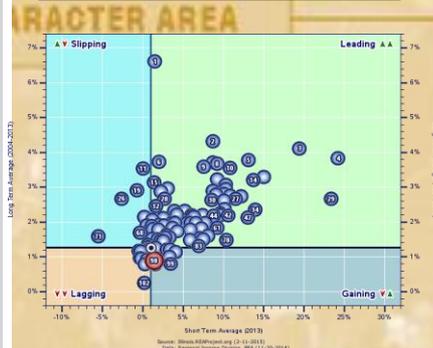
Efforts by the Springfield Mass Transit District (SMTD) to develop a "multi-modal" transportation facility in Springfield, intended to bring public transit and passenger rail service together at one site accessible to pedestrians as well as vehicular traffic, generated interest in the stimulative effect that such a facility might have on the redevelopment of the area surrounding it. This was in part because the location proposed by SMTD was adjacent to an area of identified redevelopment need, but also because other cities are finding that when transit stations are made part of a well-planned development and re-development effort, they can have beneficial effects.

This type of development, which blends transit facilities, residential improvements and commercial redevelopment together as an economic development strategy, is often called Transit Oriented Development, or TOD.

Since the proposed SMTD facility was also to serve as a new station for passenger trains, recent developments concerning high speed rail (HSR) increased interest in the potential the multi-modal facility might offer as a pivot-point for redevelopment. The Illinois Department of Transportation's 2009 HSR Environmental Assessment, for example, noted this possible benefit, saying that "... transit-oriented development would likely occur in already built-up areas around HSR stations (DOT, 2009, p. 365).

Of course the extent to which transit oriented development will occur around transit facilities is influenced by many variables, including the nature of the facility's location itself. Because of interest in the potential for TOD related to the proposed SMTD multi-modal facility, as well as the anticipated importance of site location and planning in TOD success, the Springfield-Sangamon County Regional Planning Commission (SSCRPC) attempted to identify factors relevant in TOD planning.

This SSCRPC Information Brief does not attempt to synthesize all of the literature concerning TOD, but is offered as a starting point for possible TOD planning.



STATE FAIR CHARACTER AREA

HISTORY & STRUCTURE



In existence for over
50 years.

In its present form
since 1987, with
merger of Springfield
and Sangamon
County functions.

Was established by
County ordinance,
but is not a
department of
County government.

There are 19 entities
like it in Illinois.

The Commission's Membership Structure – 17 Commission Members

Representing

Sangamon County Board Chairman

Mayor of Springfield

2 County Board Members: Chairs of Finance and PHS&Z committees

2 Springfield Aldermen: Nominated by Mayor and confirmed by City
Council

3 Citizen Members selected by County Board: Appointed by County Board
Chair and confirmed by Board

3 Citizen Members from Springfield Planning & Zoning Commission:
Nominated by Mayor and confirmed by City Council

Chief presiding officers of the Springfield Park District, Springfield Airport
Authority, Springfield Mass Transit District, Springfield Metro Sanitary
District, and the Regional Superintendent of Schools.

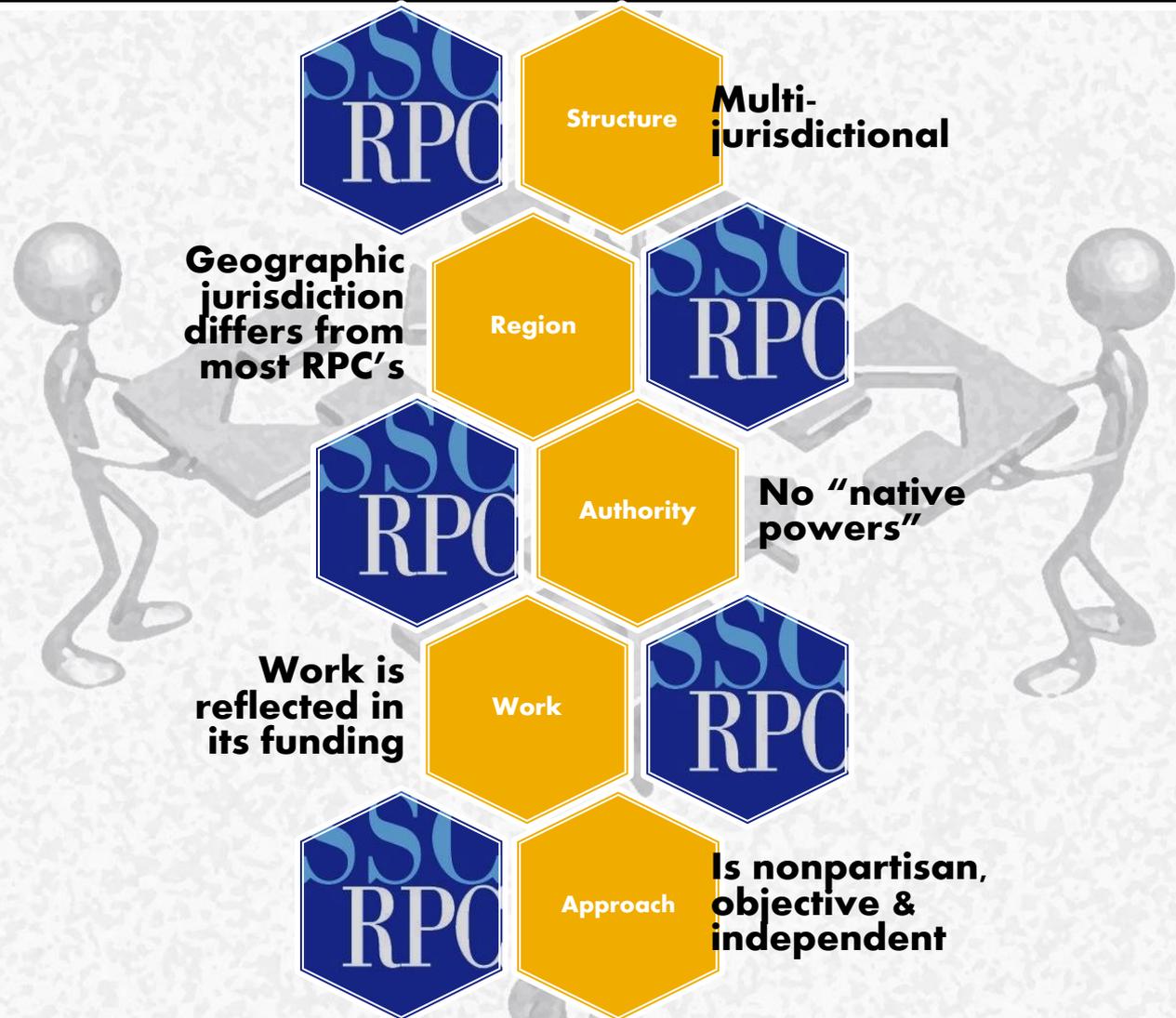
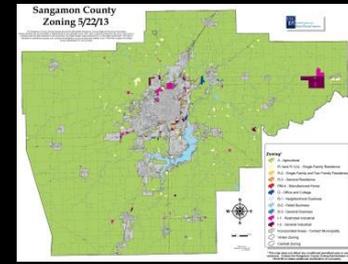
Officers must be drawn from the Citizen Members and must rotate
annually between the City and County members.

Executive Policy Board: County Board Chair, Mayor, Officers, Citizen
Member At Large, Special District At Large.

PURPOSE

Established under the Illinois Regional Planning Act for the general purpose of:

"...guiding and accomplishing a coordinated, adjusted, and harmonious development of said county as a region, and the public improvements and utilities therein, for the purpose of best promoting health, safety, morals, order, convenience, prosperity, efficiency, and economy in the process of development and the general welfare of said region."



MISSION

To provide the professional expertise and objective analysis that communities in the region need to:

- ▶ *Assess their opportunities;*
- ▶ *Sharpen their visions; and,*
- ▶ *Design the strategies needed to achieve them.*



ADVISING

- Study issues and problems, providing objective and well-reasoned analysis.

PLANNING

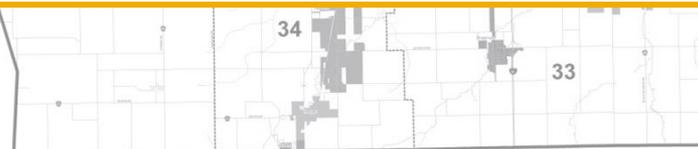
- Apply strategic, comprehensive, land use and planning skills to a community's needs.

EVALUATING

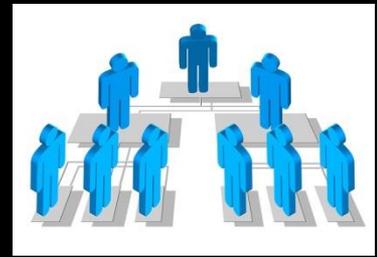
- Evaluate programs and services, conduct surveys, and help identify measures.

LEADING

- Help communities prepare for the future, not simply react to it.



ORGANIZATION



**THE
COMMISSION**

**Executive
Policy Board**

Executive Director

**Sangamon
County Zoning**

NORM SIMS

Zoning, liquor and gaming
regulation

**Administrative
Group**

MARY JANE NIEMANN

**Transportation
Planning**

LINDA
WHEELAND

**Development
Planning**

JOE
ZEIBERT

**Land Use &
Environmental
Planning**

MOLLY
BERNS

**Strategic &
Comprehensive
Planning**

JEFF
FULGENZI

Oversight

Planning Commission

Executive Policy Board

Sangamon County
Board's Finance
Committee

[Fiscal & Personnel Policies]



DEVELOPMENT PLANNING

**ADDRESSES WHAT'S
ON THE GROUND.**

**Manages and
coordinates review
and approval of land
development
projects.**

**Administers and
documents various
land division
processes.**

**Conducts numerous
special development
related studies and
planning projects.**



City and County land subdivision review and process coordination, including Large Scale & Planned Unit Development review.



Plat Act administration and land divisions.



Natural areas inventory and updating.



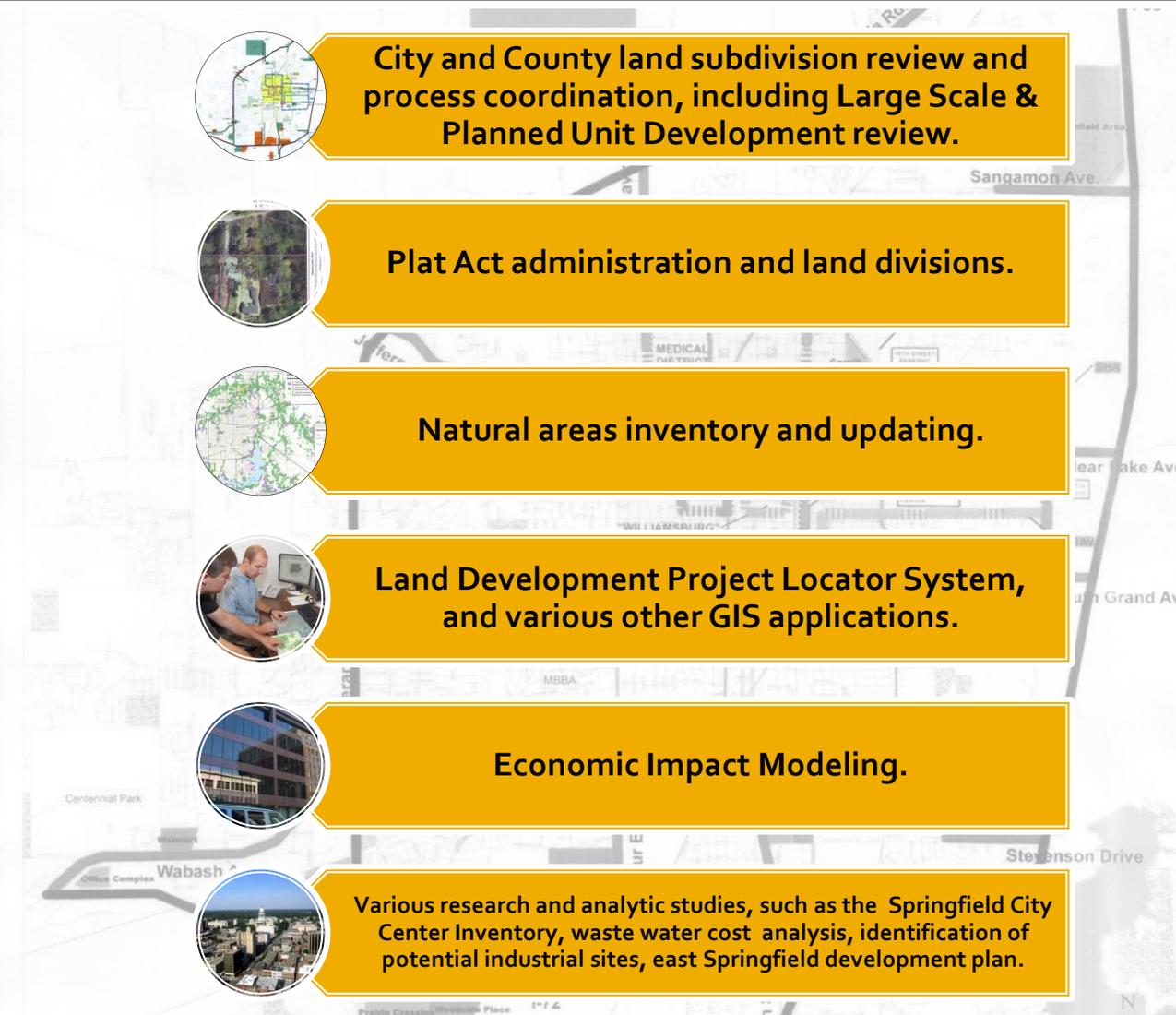
Land Development Project Locator System, and various other GIS applications.



Economic Impact Modeling.



Various research and analytic studies, such as the Springfield City Center Inventory, waste water cost analysis, identification of potential industrial sites, east Springfield development plan.



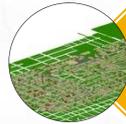
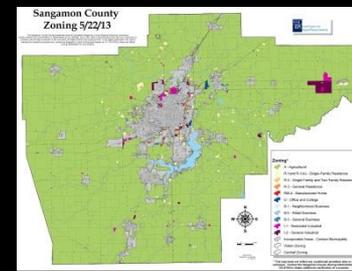
LAND USE & ENVIRONMENTAL PLANNING

**CONSIDERS HOW
LAND IS USED.**

**Reviews and analyzes
zoning requests for
Sangamon County
and Springfield.**

**Provides planning
related to
environmental
matters, such as
flooding and natural
hazards.**

**Assists in historic
preservation activities.**



Provides zoning review and analysis for both Sangamon County and the City of Springfield.



Assists communities with zoning ordinance development and land use issues research.



Maintains digital zoning map development and project tracking.



Floodplain administrator for Sangamon County and recertification in the National Flood Insurance Community Rating System.



Conducts Land Evaluation and Site Assessment (LESA) scoring.



Provides multi-jurisdictional natural hazards mitigation planning.



Assists the Sangamon County Historic Preservation Commission as well as Historic Zoning review for City of Springfield.

STRATEGIC & COMPREHENSIVE PLANNING



PROVIDES A VISION

Provides strategic and comprehensive planning services.

Conducts various research and analytic projects.

Provides specialized planning assistance.

Staff major intergovernmental organizations.



TRANSPORTATION PLANNING

PLANS HOW TO GET FROM HERE TO THERE

Coordinates transportation planning for the metro area: SATS.

Addresses all modes of transportation.

Studies and models the impact of changes.

Considers leverage of transportation assets.



SPECIAL PROJECTS & PRODUCTS



Better Information

Population
Age
Households
Race
Housing
Education
Income

2010 Census Analysis

SSC RPC Springfield-Sangamon County Regional Planning Commission

2015 Planning for Growth

Reviewing Economic Growth Trends in the Springfield-Sangamon County Economic Area

SSC RPC Springfield-Sangamon County Regional Planning Commission

Planning • Planning • Planning • Planning

How Resilient is Our Regional Economy?

A Review of the Regional Economy's Resilience to Economic Shocks

SSC RPC Springfield-Sangamon County Regional Planning Commission

Promise & Potential

The Outlook for New Commercial Development in the Area of Cook and Martin Luther King, Jr. Streets in Springfield, Illinois

Advicing
Planning
Evaluating
Leading

SSC RPC Springfield-Sangamon County Regional Planning Commission

Better Understanding

The Neighborhood Survey

Conducted by UIS Survey Research Office

Thinking Beyond Transit

Transit Oriented Development in Springfield, Illinois: A Planning & Urban Design Exercise

November 2011

Initial Industrial Site Area Review & Mapping

A Preliminary Reconnaissance as to the Availability of Existing Sites for Industrial Use in the Greater Springfield Area

December 2012

Better Involvement

TrendLines

SSC RPC Springfield-Sangamon County Regional Planning Commission

SSC RPC Springfield-Sangamon County Regional Planning Commission

Landscape Requirements in Sangamon County in Brief

SSC RPC Springfield-Sangamon County Regional Planning Commission

SSC RPC Springfield-Sangamon County Regional Planning Commission

The Springfield Area Transportation Study: SATS

SSC RPC Springfield-Sangamon County Regional Planning Commission

SSC RPC Springfield-Sangamon County Regional Planning Commission

Information Brief

The Effects of Wind Turbine Sound on Health

SSC RPC Springfield-Sangamon County Regional Planning Commission

A Citizens' Guide to Development Planning and Review

Sangamon County

SSC RPC Springfield-Sangamon County Regional Planning Commission

"RETAILING" INFORMATION



- Interactive Maps
- Sangamon County Zoning**
- Central Business District Registered Neighborhood Associations**
- Development Project Locator**
- Natural Areas Inventory**
- Apps
- Bike Hazards Application**
- Under Development

- SATS Road Projects**
- School District Information**



Sangamon County Zoning

Description

Disclaimer

The Sangamon County Zoning Department and the Springfield-Sangamon County Regional Planning Commission hereby disclaims any and all liability or responsibility for any damage, injury, loss, claim or lawsuit arising from any error, inaccuracy or problems with the data contained on this document, the digital media it was produced from, or the digital media itself. This map is intended for illustrative purposes only; contact the Sangamon County Zoning Administrator at 217-783-6760 to obtain the official zoning classification for your property.

Legend

County Zoning

- A - Agricultural
- B - Band 90 - IGL - Single Family Residence
- B-2 - Single Family and Two Family Residence
- RM - Residential
- PM - Manufactured Home
- D - I - Office and College
- D - II - Neighborhood Business
- B-3 - Local Business
- B - General Business
- L - I - Restricted

Springfield Central Business District Inventory Project BETA

Description

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The SSCRPC considers this to be a beta-test version, and continuous improvements are contemplated. Since this is a geographical mapping based system, it requires large amounts of data to be downloaded.

Legend

Downtown Inventory Points 2012

- Community Facility
- Duplex
- Educational
- Food & Drink
- Governmental
- Industrial
- MUS-Family
- Office
- Other
- Retail Commercial
- Service Commercial
- Single Family

Neighborhood Associations Registered with SSCRPC

Description

Neighborhood associations in Springfield and Sangamon County are encouraged to register with the Springfield-Sangamon County Regional Planning Commission (SSRPC).

The registration is voluntary, but is used to inform neighborhood associations of relevant events and activities, act, state and federal agencies know about the presence of neighborhood associations in areas where a state or federal project might be planned, and for other planning purposes.

If you are interested in registering, visit [http://www.sangamon.org/neighborhood-associations](#).

Project Locator

Description

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Description

The Land Subdivision Commission of the Springfield-Sangamon County Regional Planning Commission reviewed Subdivision related data for the City of Springfield.

Legend

Subdivisions

- Blackstone Subdivision
- Cityscape Commons
- Marion Grove
- Real Life Church
- Springfield Technology Park

ArcGIS - Mapping Hazardous Drainage Grates on Springfield Urban Area Streets

Legend

Bike Hazards

- Existing Bicycle Facilities
- Bike Lanes
- Paved shoulders

Bike Paths

- Path
- Trail

Sangamon County Natural Areas

STAY IN CONTACT

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And on
Facebook

