

LAND SUBDIVISION COMMITTEE MEETING
December 6, 2012

Members

Gregg Humphrey

Steve Stewart

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Paul O'Shea

Roleen Thoele

Cyndi Knowles

Mike Stratton

Kenneth Springs

Tom Perry

Casey Pratt

Steve Hall

Staff

Joe Zeibert

Steve Keenan

Others

Steve Walker

Mark Driver

Jeremy Strawn

Mike Ryan

Corky Joyner

Tim Landis

Don Craven

Trevi Garden representatives

Tim Moore

Mark Vasoncelles

Steve Kuper

Steve Zaubi

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

FILE NO. 1999-03

CENSUS TRACT # 36.02

NAME OF SUBDIVISION:	Salem Estates – Location & Sketch Map and Variance Sec. 153.158(C) – Size of Blocks	
JURISDICTION:	City	
DATE OF MEETING:	December 6, 2012	
OWNER:	Mike Ryan	
ENGINEER:	Martin Engineering	
DESCRIPTION:	Pt. NW ¼, Sec. 35, T16N, R6W (Northwest corner of Old Salem Lane and Bradfordton Road)	
	33.8	Acres 47 Lots
MOTION TO RECOMMEND:	Variance – Section 153.158(C) Location & Sketch Map – – Size of Blocks – Approve Approve, Subject To	
BY:	Kenneth Springs	Nate Bottom
2ND BY:	Nate Bottom	Matt McLaughlin
VOTE:	Unanimous	Unanimous

Steve Walker presented the location and sketch map and the variances. He said the plan was being presented because the previous plan expired. Walker said the plan shows a road connection removed. He said the plan shows some of the lots would be duplexes.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map and the variance requests. He said all essential services are available to serve the site and the development is in accord with the Comprehensive Plan. Zeibert said the street names Burroughs Road or Thoreau Drive will need to be renamed for emergency response. He said there is adequate water capacity to serve the area. Zeibert said there is a 6" water main stubbed east from Maggie Drive and an easement or road connection will be needed to connect to the proposed mains on Van Dyke Avenue at Shalegh Drive. He said this will reinforce the supply. Zeibert said the necessary zoning relief must be obtained before the Land Subdivision Committee can review the preliminary plan. He said the property is currently zoned R-1. Zeibert said CWLP Electric will provide underground infrastructure in Plat 4. He said the applicant shall key in all symbols used. Zeibert said the applicant shall correct the dwelling unit discrepancy. He said the number of duplex units indicated on the sketch does not match the note. Zeibert said the applicant shall add a scale to the location map.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

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

Steve Stewart, CWLP-Water, said the Regional Planning Commission included his comments.

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

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

Nate Bottom, Office of Public Works, had no comments.

Lori Williams, City Traffic Engineer, had no comments.

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

Rick Weber, Springfield Fire Department, had no comments.

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

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Greg Humphrey asked if anyone else wished to address the Committee on this matter.

Don Craven, representing the Salem Estates Homeowner's Association, asked whether Fitzgerald Drive would be opened or closed. Walker asked for clarification, to which Craven replied would one be able to drive from Plat 3 to the new plat. Walker said yes. Craven asked whether a berm or a green strip would be provided between the duplexes and the single family residences. Walker said an additional 10' of green space would be provided on the north side of the duplexes. Craven asked for clarification. He said there is an easement in the area that is 10' wide. Mike Ryan replied the 10' would be a planted area. Craven asked if the width would be 10' or 20', to which Ryan replied 10'. Craven asked whether the area would be a planted area or a berm. Ryan replied a berm cannot be placed in this area because it is used for drainage. He said there is storm sewer in the area and a berm was never discussed.

Craven asked whether the dwelling units would be duplexes or zero lot line condos. Ryan replied zero lot line condos. He said it would be like the first addition in Salem [Estates] West. Craven asked if there would be restrictions as to owner occupied units. Ryan said they would be sold units. He said he had no power to control this beyond putting something in the covenants. Craven asked if there would be a provision in the covenants that the dwelling units must be owner occupied and cannot be rental units. Ryan said he asked the Salem Estates homeowner's association if they wanted to review the covenants, but received no response. Craven said he talked with a representative of the homeowner's association but they had not scheduled a meeting yet about the covenants. Humphrey said a set of covenants will be submitted at the preliminary plan stage. Craven asked whether Ryan Construction would build the dwelling units. Ryan said this applied to another subdivision. He said this subdivision would be retail lots.

Craven asked whether there would be improvements to either Old Salem Lane or Bradfordton Road as a result of this development. Bottom said Bradfordton Road is a County highway. He said Old Salem Lane would need to meet the access standards for a roadway. Bottom said he thought the adjacent substandard roadway improvement agreement was covered within the original annexation agreement. He said the applicant would be bound by this

document. Craven asked whether there would be improvements. Bottom said he did not know what the annexation agreement said. Ryan said the agreement was done in the past. He said he did not know what the agreement said. Ryan said he had to bond Bradfordton Road and Old Salem Lane at the time. Craven said those have expired. Ryan said the bond for Salem Estates West has expired. Craven asked whether the bond for Salem Estates has not expired, to which Ryan said it may have. Ryan said every developer's agreement has a ten year limit. Craven asked whether there would be any improvements to Old Salem Lane or to Bradfordton Road as a result of this request. Ryan said he did not think he could make the improvements because there were no access points. Craven said he is hearing none. Ryan said he would do what is required by the Committee. Zeibert said the roads are supposed to meet the access road standards in the subdivision ordinance. He asked Bottom whether Bottom believed the two roads meet this standard. Bottom said he believed they did, but this would have to be verified. He said the roads would need to meet the subdivision ordinance. Bottom said if there is a traffic study with the preliminary plan, the improvements would be addressed in the future.

Humphrey asked if there were any other comments, to which there was no response. He asked for the staff recommendation on the variance request, to which Zeibert said staff recommends approval.

Kenneth Springs made a motion to approve a variance of Section 153.158(C) – Size of Blocks – to allow a block in excess of the required standard. Nate Bottom seconded the motion and the vote was unanimous.

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

- 1) Renaming streets with the names Burroughs Road or Thoreau Drive;
- 2) Providing an easement or road connection to the proposed mains on Van Dyke Avenue at Shalegh Drive;
- 3) Keying in all symbols used;
- 4) Correcting the dwelling unit discrepancy; and,
- 5) Adding a scale to the location map.

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. 2012-11
CENSUS TRACT # 36.03

NAME OF SUBDIVISION:	Centennial Pointe – Location & Sketch Map and Variances – Sec. 153.157(J) – Stub Streets, Sec. 153.157(L) – Restriction of Access, and Sec. 153.158(C) – Size of Blocks			
JURISDICTION:	City			
DATE OF MEETING:	December 6, 2012			
OWNER:	Courtney K. Joyner			
ENGINEER:	Martin Engineering			
DESCRIPTION:	N ½, NW ¼, SE ¼, Sec. 10, T15N, R6W (East side of Lenhart Road, north of Bunker Hill Road)			
	19.85	Acres	53	Lots
MOTION TO RECOMMEND:	Variance – Section 153.157(J) – Stub Streets – Approve	Variance – Section 153.158(C) – Size of Blocks – Approve	Variance – Section 153.157(L) – Restriction of Access – Approve	Location & Sketch Map – Approve
BY:	Nate Bottom	Nate Bottom	Nate Bottom	Gregg Humphrey
2ND BY:	Casey Pratt	Matt McLaughlin	Roleen Thoele	Matt McLaughlin
VOTE:	Unanimous	Unanimous	Unanimous	Unanimous

Steve Walker presented the location and sketch map and variances. He said the site had a previous name of Lenhart Landing. Walker said the developer proposes 53 duplex lots.

Joe Zeibert, Regional Planning Commission, said when the staff recommendation was written, it was based on the information received with the plans. He said in the time since this submission the applicant provided additional information regarding the variance requests. Zeibert 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 Springfield Comprehensive Plan. Zeibert said there are two variance requests which accompany the location and sketch map. He said the first variance was for the stub street requirement in the subdivision ordinance, i.e. Section 153.157(J). Zeibert said the second one was for the block length requirement, i.e. Section 153.158(C). He said without the stub street, the block length requirement is exceeded. Zeibert said the applicant submitted additional information addressing the standards of variation from the subdivision ordinance. He said the applicant's engineer provided additional information regarding topography for the variance requests. Zeibert said due to the unique flatness of the area the drainage can only go to the south and a large detention basin is needed. He said staff recommends approval of both variance requests. Zeibert said the

following comments were being provided by the Regional Planning Commission. He said the necessary zoning relief must be obtained before the Land Subdivision Committee can review the preliminary plan. Zeibert said the applicant shall correct the location map so it matches the sketch plan title. He said the applicant shall show the existing electric lines to serve the area. Zeibert informed the applicant that the Springfield Area Transportation Study [SATS] approved a bicycle and pedestrian plan which shows a sidewalk and wide shoulders along Lenhart Road. He said the plan was adopted by SATS, but has not been adopted by the City or by the County. Zeibert said according to the Illinois Department of Natural Resources [IDNR] Natural Heritage Database, the site may be a habitat for the Franklin Ground Squirrel, which is an endangered species. He said the applicant must address this later in the process.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

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

Steve Stewart, CWLP-Water, said the west 300' is annexed to the City of Springfield, but the remainder is not. He said the intergovernmental agreement between the Curran-Gardner Water District [CGWD] and CWLP will be followed. Stewart said implementation must be discussed. He said there is adequate water capacity to serve the site. Stewart suggested a meeting prior to the preliminary plan stage.

Gregg Humphrey, Springfield Metro Sanitary District, said the property is subject to an annexation/reimbursement agreement and the developer and their engineer have been informed of this requirement.

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

Nate Bottom, Office of Public Works, said the adjacent substandard roadway improvement agreement applies to Lenhart Road. He said some off-site drainage improvements may be needed for the subdivision to function properly.

Lori Williams, City Traffic Engineer, said she needed some clarification from the applicant on detention access. Williams asked if the applicant intended for the detention to have access off Lenhart Road. Walker said access for the detention would come off Lenhart Road. Williams asked if this will involve a culvert and a field entrance, to which Walker replied yes. Williams asked if this would require an access to an arterial road variance from the subdivision ordinance, i.e. Section 153.157(L). Zeibert said he thought so. He asked if there was an access point across the street. Walker said he thought field entrances were shown based on an older aerial photograph. Corky Joyner said they are off the property. Walker said the plans show a maintenance access point at the southwest corner of the property. Zeibert and Bottom both said the applicant needs an access to an arterial road variance for maintenance purposes. Walker orally requested a variance to Section 153.157(L) to allow an access onto Lenhart Road for maintenance of a detention pond. Williams said the applicant shall provide a legend for all symbols used.

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

Rick Weber, Springfield Fire Department, said the applicant shall note the size of the water mains on the plan.

Cyndi Knowles, Sangamon County Zoning Department, said the portion of the property within the County's zoning jurisdiction must be annexed to the City or rezoning would be required. Walker said the applicant plans to annex the property.

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, said the annexation must be complete for CWLP-Electric to provide service. Thoele said additional easements must be obtained because CWLP does not have electric lines in the area. She asked the developer to help obtain the necessary easements.

Greg Humphrey asked if the stub streets and the size of blocks variances should be a motion together. Bottom suggested writing the variances separately. The Committee decided to make the variance motions separately.

Nate Bottom made a motion to approve a variance of Section 153.157(J) – Stub Streets – to allow a subdivision to be built without a stub street to adjoining property to the south. Casey Pratt seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve a variance of Section 153.158(C) – Size of Blocks – to allow the block length requirement to be exceeded since a stub street will not be required to the south. Matt McLaughlin seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve a variance of Section 153.157(L) – Restriction of Access – to allow one access point to Lenhart Road for the purpose of maintenance of a detention basin in the proposed subdivision. Roleen Thoele seconded the motion and the vote was unanimous.

Gregg Humphrey made a motion to approve the location and sketch map, subject to:

- 1) Correcting the location map so it matches the sketch plan title;
- 2) Showing the existing electric lines to serve the area;
- 3) Providing a legend for all symbols used; and,
- 4) Showing the size of the water mains on the plan.

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. 2012-09
(Lg Sc)

CENSUS TRACT # 28.02

NAME OF SUBDIVISION:	Legacy Sports Complex – Large Scale Development Plan and Variances Sec. 153.145.1 – Adjacent Substandard Roadway Improvement Agreement and Security and Sec. 153.157(L) – Restriction of Access		
JURISDICTION:	City		
DATE OF MEETING:	December 6, 2012		
OWNER:	Calvary Temple Springfield		
ENGINEER:	Martin Engineering		
DESCRIPTION:	Pt. SW ¼ and the SE ¼, Sec. 16, T15N, R5W (North side of Hazel Dell Road, west of 2 nd Street)		
	85.31	Acres	2 Lots
MOTION TO RECOMMEND:	Variance – Section 153.157(L) – Restriction of Access – Approve	Variance – Section 153.145.1 – Adjacent Substandard Roadway Improvement Agreement and Security – Approve	Large Scale Development Plan – Approve, Subject To
BY:	Nate Bottom	Nate Bottom	Mike Stratton
2ND BY:	Kenneth Springs	Mike Stratton	Kenneth Springs
VOTE:	Unanimous	Unanimous	Unanimous

Steve Walker presented the large scale plan and variances proposed. He said the site had been Zanadu in the past. Mark Driver, CEO Sports Holdings, said the proposed complex will consist of baseball, soccer, and softball fields.

Joe Zeibert, Regional Planning Commission, said there was some discussion about sewer. He said the development is premature because of the sewers conflict. Zeibert said sanitary sewers will need to be provided. He said if not, a soils analysis must be submitted. Zeibert said since the applicant is within 1000' of a sewer it must be extended to serve the development. Walker said the applicant had investigated doing a private septic system for the first phase but because of the costs involved the applicant planned to build a trunk sewer to serve the site. Zeibert asked if sewer would be provided with the first phase, to which the reply was yes.

Zeibert said the applicant needs to show a pedestrian connection to Second Street. Walker asked to address this comment. Zeibert said connectivity is preferred because the site is a park, and eventually there would be sidewalks along Second Street. He said it is better to

provide the connection to Second Street with this plan. Walker asked if this was for the north entrance, to which Zeibert replied yes.

Walker said there are three options with the north entrance. He said the entrance can be built as a public access point, an emergency access only entrance that is gated, or it can be eliminated with a variance to allow only one access point. Zeibert asked Rick Weber, Springfield Fire Department, if he had a preference. Weber said he would be concerned with the number of people with only one exit. Zeibert said he preferred a public entrance that is not gated. Lori Williams, City Traffic Engineer, asked if it would be possible to open the access point to the public and not have the access point be set in stone. She said the access point could then move as the parcels to the north and the east are developed. Walker said this is possible. Driver said he thought long-term the development should have another access point onto Lincolnshire when it is extended. Bottom asked if the access point could be platted as a temporary access easement until Lincolnshire is extended. Driver said there currently is a farm field access onto Second Street. He said he did not want to spend a bunch of money on something he would eventually have to tear out. Zeibert said the ordinance requires the development to be served by two functioning points of access because of the population equivalent proposed. Driver asked if this requirement could be enforced when he has no access to Second Street with his property. Zeibert asked if the property was the applicant's or still in Calvary's name. Driver replied it was still in Calvary's name. He said the second access point was beyond his control. Driver asked for the Committee's preference. Zeibert said the access point was shown on the plans and should already be agreed upon. He said he thought Bottom proposed a reasonable solution. Walker said the applicant would propose a temporary access easement for now and then remove it in the future when Lincolnshire is extended and a point to the arterial road to the north can be provided. Zeibert asked if an easement document was required at this point. He asked with what phase the access easement should be constructed. Bottom said with the new large scale requirements it would need to be verified if the access easement would be required with the second phase and the bonding. Bottom said the applicant should get the easement document completed now. He said the temporary access easement would be a subject to. Walker asked if a sidewalk must be constructed to Second Street along the temporary access easement, or would it suffice to extend the sidewalk as far down Hazel Dell as the applicant could. Zeibert said he thought the sidewalk would be a nice benefit to residents in the area. Walker said when Lincolnshire is built the applicant will look at extending a sidewalk to Lincolnshire.

Zeibert said the applicant shall dimension the widths of the sidewalks. He said the applicant shall show a crosswalk along all drives. Zeibert said the applicant shall identify the landscape areas on the large scale plan. He said the Springfield zoning ordinance requires breaking up large expanses of pavement with landscaping. Walker said the plan shows landscape islands. Zeibert said these shall be identified as landscape areas. The right of way width for Hazel Dell needs to be identified and the developer shall provide documentation for additional right of way, if needed. Zeibert said the applicant shall include the sidewalk ramp locations. He said the applicant shall show the connection to the existing public sewer. Zeibert said it is better to relocate the sanitary sewer line so that it is off the soccer fields. Walker said the line is existing and would be addressed with the construction plans. Zeibert said the applicant shall identify the yard setbacks. He said according to the SATS bicycle and pedestrian plan, a sidepath along Hazel Dell Road is recommended. According to IDNR, this site may be a habitat for the lined snake [an endangered species], which must be addressed before construction.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, asked about phasing for the project. Driver said the catalyst for the project was the Continental Amateur Baseball Association [CABA] World Series. He said this complex would be a sister complex to one in Jacksonville. Driver said to get

the 2015 World Series, the fields must be built by 2014. Stratton asked about age ranges. Driver said there would be up to high school aged tournaments with some access for Calvary sports teams. He said this would be Calvary's sports facility as well. Driver said the facility would be a benefit to the Springfield community. Stratton asked if Driver had contacted any of the local baseball leagues. Driver said after building Sacred Heart's facility they have many contacts in the community. Stratton asked if the public could use the facility. Driver replied he thought at a very low cost. Stratton said he would like to talk to Driver in the future.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked about turf for the facility. Driver replied the turf would be synthetic to allow predictability on tournaments. O'Shea asked about lighting. Driver said the fields would be lighted and he is aware of the City's zoning regulations on light spillover. O'Shea asked if there were sidewalks currently along Second Street. Zeibert said there are none currently.

Steve Stewart, CWLP-Water, said there is an existing water main along Hazel Dell near Mid-America Advertising. He said a 10" water main will supply this area. Stewart said the exact design details can be worked out but there is ample capacity. He said no water main is shown stubbed to the north. Stewart said this might make development of the area to the north more expensive when it comes through. He said the stub would not be a requirement for this development.

Gregg Humphrey, Springfield Metro Sanitary District, said discussions with the developer's engineer indicate the site will be shown as being served by sanitary sewer, which is acceptable to the District. Details will need to be worked out prior to the second stage of the Large Scale Development Plan approval.

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

Nate Bottom, Office of Public Works, said it sounds like the sewer concerns are resolved. He said drainage calculations shall be submitted and approved. Bottom said this may require some small modifications to the plans. He said the applicant shall show the proposed storm sewer locations on the plan. Bottom said the adjacent sub-standard roadway improvement agreement applies to Hazel Dell. He said the City is aware that since the MacArthur Boulevard extension has gone through the Hazel Dell access has been cut off and Hazel Dell does not function as an arterial anymore. Bottom said the City is in favor of the sub-standard roads variance. He said the applicant shall delineate the sidewalks through the entrances. Bottom said the applicant shall show the entrances as concrete.

Lori Williams, City Traffic Engineer, said a traffic study needs to be submitted and approved. She said the plans shall be signed/sealed by a professional engineer licensed in Illinois. Williams said the access easement on Second Street has been worked out. She said no dumpsters were noted on the plan. Williams said the applicant shall show entrances that are no more than 35' wide.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall show parking calculations for the site. He said the applicant shall show accessible parking which complies with the zoning ordinance and other regulations. Walker said the zoning ordinance does not have a baseball park but it does have an amusement park requirement, which has much less parking than what is proposed. McLaughlin said the City would contact the applicant about the parking.

Rick Weber, Springfield Fire Department, said there was no indication of the size of the water mains for the site. He said while the fire hydrant locations are in code, there would need

to be some modifications for this site because they might be useless in certain locations. Weber recommended a meeting with the Water Department to discuss hydrant locations.

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

Steve Hall, Sangamon County Department of Public Health, asked if there would be sewer with this development from Phase 1 on and no septic fields, to which Humphrey replied yes this is what the developer's engineer has stated. Hall said he had no comments.

Roleen Thoele, CWLP-Electric, said CWLP-Electric had a line down Hazel Dell. She said all the electric lines shown on the plan are conceptual. Thoele said how the property will be served will likely be assigned to someone else in the future. She said there is an electric line to serve the complex along Hazel Dell.

Nate Bottom made a motion to approve a variance of Section 153.157(L) – Restriction of Access – to allow four access points on Hazel Dell as shown on the proposed large scale development plan, and one access point on Second Street for a temporary access easement. Kenneth Springs seconded the motion and the vote was unanimous.

Nate Bottom made a motion to approve a variance to Section 153.145.1 – Adjacent Substandard Roadway Improvement Agreement and Security – for the agreement not to apply to that portion of the development located along Hazel Dell Road as identified on the Arterial Roadway Network Plan. Mike Stratton seconded the motion and the vote was unanimous.

Mike Stratton moved to approve the large scale development plan, subject to:

- 1) Providing a recorded access easement document for the access location on Second Street;
- 2) Dimension the widths of the sidewalks;
- 3) Showing a crosswalk along all the drives;
- 4) Identifying the landscape areas on the large scale plan;
- 5) Identifying the right of way width for Hazel Dell and providing documentation for additional right of way, if needed;
- 6) Including the sidewalk ramp locations;
- 7) Showing the connection to the existing public sewer;
- 8) Identifying the yard setbacks;
- 9) Submission and approval of the drainage calculations;
- 10) Showing the proposed storm sewer locations on the plan;
- 11) Delineating the sidewalks through the entrances;
- 12) Showing the entrances as concrete;
- 13) Submission and approval of the traffic study by the City;

- 14) Submitting plans that are signed and sealed by a professional engineer licensed in Illinois;
- 15) Showing all dumpster locations;
- 16) Showing entrances which are no more than 35' wide;
- 17) Showing parking calculations for the site;
- 18) Showing accessible parking which complies with the zoning ordinance and other regulations; and,
- 19) Sizing the water mains for the site.

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. 2012-10
(Lg Sc)

CENSUS TRACT # 36.04

NAME OF SUBDIVISION:	Seasons at Stone Creek – Large Scale Development Plan and Variance Sec. 153.157(L) – Restriction of Access	
JURISDICTION:	City	
DATE OF MEETING:	December 6, 2012	
OWNER:	Seasons at Stone Creek	
ENGINEER:	Vasconcelles Engineering	
DESCRIPTION:	Pt. SE ¼, SE ¼, Sec. 2, T15N, R6W (North side of Iles Avenue, west of Dubsdread Drive)	
	9.41	Acres 1 Lots
MOTION TO RECOMMEND:	Variance – Section 153.157(L) – Restriction of Access – Approve	
		Large Scale Development Plan – Approve, Subject To
BY:	Nate Bottom	Gregg Humphrey
2ND BY:	Kenneth Springs	Lori Williams
VOTE:	Unanimous	Unanimous

Steve Kuper presented the large scale development plan. He said the facility will be a 60 unit assisted living facility next to the Knights of Columbus with access off Iles Avenue.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the variance request with the location to be determined by Public Works. He said the applicant shall dimension the sidewalk along Iles. Zeibert said the applicant shall provide a pedestrian connection to the building. He said the applicant shall put a sidewalk around the entire building. Zeibert said the applicant shall identify the vehicular circulation. He said the applicant shall add landscaped areas. Zeibert said the applicant shall show the electrical lines. He said the applicant shall identify the bike lanes along Iles. Zeibert said according to the SATS bicycle and pedestrian plan, sidewalks and bike lanes are proposed along Iles Avenue. Kuper asked about the bike lane, to which the reply was to show the bike lane leading up to the site.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked what areas are available for landscaping. Kuper said there would be ponds, swales, and landscaping around the entire site. Steve Zaubi said this site would have considerably more landscaping than two

similar developments because the parcel was larger. Bottom said the subdivision ordinance requires landscaped areas to be shown.

Steve Stewart, CWLP-Water, said the City-CGWD Intergovernmental Agreement would apply for this site. He said the site would be served by the CGWD. Stewart said the Fire Department wants a fire hydrant in front of the site. He suggested a meeting with the Fire Department to discuss the fire connection to the site. Stewart said CWLP is providing water to the Stone Creek subdivision to the north. He said the applicant should verify that it can provide the appropriate amount of pressure and flow for fire suppression within its water system. Stewart said there is water capacity to the north.

Gregg Humphrey, Springfield Metro Sanitary District, said the sanitary sewer service was shown flowing into the building.

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

Nate Bottom, Office of Public Works, said drainage calculations shall be submitted and approved. He said the applicant shall dimension the parking lot.

Lori Williams, City Traffic Engineer, said the sidewalk dimension shall be shown going to the public sidewalk on Iles. She said the applicant shall delineate the sidewalk through the entrance. Williams said a concrete entrance will be required. She said the applicant shall provide a parking summary showing the site meets all applicable requirements. Williams said the applicant shall show the dumpster location(s). She said the private sidewalk needs to be connected all the way around the site.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall dimension the lot to show the applicant meets the minimum parking requirements.

Rick Weber, Springfield Fire Department, said the fire department connection must be on the street side of the building. He said there must be a fire hydrant within 150' of the fire department connection. Weber said there must be a fire hydrant within 250' of all parts of the building. He said the applicant shall provide multiple hydrants around the building. Zaubi asked if this is different than code, to which Weber replied this is code.

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

Steve Hall, Sangamon County Department of Public Health, asked if there would be fountains around the site. Zaubi said fountains would be determined in the future.

Roleen Thoele, CWLP-Electric, said the applicant shall provide a 20' perimeter easement. She said after determining the electrical transformer location, CWLP will likely need another easement back to the subdivision to the north. Thoele said this would increase the electrical reliability for the development in an emergency.

Bottom said the applicant shall show the location of the storm sewers.

Tim Moore, Cog Hill Homeowner's Association, asked what the height of the building would be. Zaubi replied single story. Moore asked if there would be any landscaping on the swales between the site and Dubsdread. Zaubi said the site would be heavily landscaped. He said he did not know if it would be only landscaping or landscaping with a berm. Zeibert asked if a TBY was required for this property. McLaughlin replied one would be required for the property to the north.

Humphrey asked whether the staff recommendation for the variance request is to approve, to which Zeibert said correct.

Nate Bottom made a motion to approve a variance to Section 153.157(L) – Restriction of Access – to allow one access point onto Iles Avenue as shown on the large scale development plan. Kenneth Springs seconded the motion and the vote was unanimous.

Gregg Humphrey made a motion to approve the large scale development plan, subject to:

- 1) Dimensioning the sidewalk along Iles and the sidewalk going to the public sidewalk;
- 2) Providing a pedestrian connection to the building;
- 3) Putting a sidewalk around the entire building;
- 4) Identifying the vehicular circulation;
- 5) Adding landscaped areas;
- 6) Showing the electrical lines;
- 7) Identifying the bike lanes along Iles;
- 8) Providing fire hydrants to the Fire Department and CWLP-Water satisfaction;
- 9) Fixing the flow direction of the sanitary sewer service line;
- 10) Submission and approval of the drainage calculations;
- 11) Dimensioning the parking lot;
- 12) Delineating the sidewalk through the entrance;
- 13) Showing a concrete entrance;
- 14) Providing a parking summary showing the site meets all applicable requirements;
- 15) Showing the dumpster location(s);
- 16) Providing a perimeter easement and other easements required by CWLP-Electric; and,
- 17) Showing the location of storm sewers.

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.

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

FILE NO. 2012-11
(Lg Sc)

CENSUS TRACT # 27

NAME OF SUBDIVISION:	Mississippi Valley Regional Blood Center – Large Scale Development Plan
JURISDICTION:	City
DATE OF MEETING:	December 6, 2012
OWNER:	Mississippi Valley Regional Blood Center
ENGINEER:	Vasconcelles Engineering
DESCRIPTION:	Pt. W ½, Sec. 10, T15N, R5W (Northwest corner of Linton Avenue and 10 th Street)
	5.138 Acres 2 Lots
MOTION TO RECOMMEND:	Approve, Subject To
BY:	Nate Bottom
2ND BY:	Kenneth Springs
VOTE:	Unanimous

Steve Kuper presented the large scale development plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall identify the vehicular circulation. He said the applicant shall provide a pedestrian connection to the building from the public sidewalk. Zeibert said the applicant shall call out the number of parking spaces. He said the applicant shall call out the location of the typical pavement sections. Zeibert said the applicant shall identify the dotted areas on the north and the south sides of the building. He said the applicant shall identify the size of the water mains. Zeibert said the applicant shall identify the ROW width for the adjacent roads.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Casey Pratt, Sangamon County Highway Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, asked if the dotted lines on the plans represent future expansion plans, to which Kuper said yes. O'Shea asked about landscaping along 10th Street. Kuper said he would discuss the landscape locations with the architect. Zeibert said the applicant must show the areas where landscaping could go.

Steve Stewart, CWLP-Water, said the Fire Department will have additional comments if an additional or a relocated hydrant may be required. He said there is ample capacity to serve the site.

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

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

Nate Bottom, Office of Public Works, said the applicant shall verify the sanitary sewer lateral connection location. He said drainage calculations shall be submitted and approved.

Lori Williams, City Traffic Engineer, said the applicant shall show the connection a pedestrian connection to the public sidewalk. She said the applicant shall delineate the sidewalk through the entrance. Williams said the applicant shall show concrete entrances. She said the applicant shall dimension the parking lot. Williams said the applicant shall show a parking summary meeting all applicable requirements. She said the applicant shall show the entrance relocated 13' north of the current centerline so it is further from Linton Avenue.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant's setback along 10th Street is 20', not 15'.

Rick Weber, Springfield Fire Department, said if the fire connection is to the front of the building as per code, one parking space must be removed. Weber said this could be varied because of the design of the building. Weber and Kuper discussed potential locations for the fire department connection.

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

Steve Hall, Sangamon County Department of Public Health, had no comments.

Roleen Thoele, CWLP-Electric, said there is an underground street lighting circuit but no underground electric service on the site. She said the overhead electric service for the site is near the railroad tracks. Thoele said any electrical extension into the site would be at the developer's expense. She asked whether the railroad junction building was being demolished. Kuper said he did not know. Thoele said depending on resolution of this issue, a pole may need removal or another easement may be required.

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

- 1) Identifying the vehicular circulation;
- 2) Providing a pedestrian connection to the building;
- 3) Calling out the number of parking spaces;
- 4) Calling out the location of the typical pavement sections;
- 5) Identifying the dotted areas on the north and the south sides of the building;
- 6) Identifying the size of the water mains;
- 7) Identifying the ROW width for the adjacent roads;
- 8) Showing landscaped areas;

- 9) Verifying the sanitary sewer lateral connection location;
- 10) Submission and approval of the drainage calculations;
- 11) Delineating the sidewalk through the entrance;
- 12) Showing concrete entrances;
- 13) Dimensioning the parking lot;
- 14) Showing a parking summary meeting all applicable requirements;
- 15) Showing the entrance relocated 13' north;
- 16) Correcting the setback;
- 17) Showing a parking configuration to the Fire Department's satisfaction regarding the fire department connection; and,
- 18) Resolution of the railroad building to CWLP-Electric satisfaction for pole/easement purposes.

Ken Springs seconded the motion and the vote to approve was unanimous.

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