



**LAND SUBDIVISION COMMITTEE MEETING MINUTES  
December 4, 2014**

**ATTENDANCE**

<b>Land Subdivision Committee Members</b>	<b>Staff</b>
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Steve Keenan
Mike Johnson	
Chris Richmond	
John Harris	<b>Others</b>
Trustin Harrison	Jon Grzywa
Brian Wright	John Raynolds
Paul O'Shea	Springfield Fire Department Worker
Brad Bixby	
Dean Graven	

- **CALL TO ORDER**

Gregg Humphrey called the meeting to order at 1:30 PM.

- **MINUTES OF MEETING**

Gregg Humphrey asked if there were any changes or corrections to the November 6, 2014 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as submitted.

- **ACTION ITEMS**

See attached.

- **UNFINISHED BUSINESS AND NEW BUSINESS**

There was no unfinished business. There was no new business.

- **ADJOURNMENT**

Brian Wright made a motion, seconded by Dean Graven, to adjourn the meeting. The meeting adjourned at 1:40 PM.

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

**FILE NO.**    2014-11

**CENSUS TRACT #**    20

**NAME OF SUBDIVISION:**    Resubdivision of Lot 2 in Wabash Oaks Minor Subdivision Plat  
Two f/k/a Chick-Fil-A Subdivision – Final Plat

**JURISDICTION:**            City

**DATE OF MEETING:**        December 4, 2014

**OWNER:**                    Mall at White Oaks, LLC

**ENGINEER:**                Woolpert, Inc.

**DESCRIPTION:**            Pt. NW ¼, Sec. 7, T15N, R5W - North side of Wabash Avenue,  
east of Veteran’s Parkway, near the Longhorn Steakhouse

27.2    **Acres**        2        **Lots**

**MOTION TO RECOMMEND:**    Approve, Subject To

**BY:**                      T.J. Heavisides

**2<sup>ND</sup> BY:**                Dean Graven

**VOTE:**                  Unanimous

Jon Grzywa presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall add all easements. He said there is a blanket easement that may cover the sewer, to which Grzywa said yes. Zeibert said the applicant shall add the document number for the blanket easement on the plat. He said the applicant shall change Roleen Thoele to Brad Bixby on the electric utility contacts. Zeibert asked if the survey fieldwork was completed in 2012, to which Grzywa said yes. He said the applicant shall identify the Bergner’s lot.

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

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

Mike Johnson, CWLP-Water, said the CWLP shall require a 20’ easement for the water line, but this can be in a separate document.

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

T.J. Heavisides, Office of Public Works, said the sheet size shall be 22 inches by 34 inches. He said the font size shall be 0.14 inches. Heavisides said the applicant shall display coordinates for each boundary corner to four decimal places. He said the applicant shall identify

the coordinate system used, Illinois State Plane Coordinates NAD 83 West Zone preferred. Heavisides said the applicant shall identify the location of all easements for public use, to include anchor space for pole lines. He said the applicant shall show the Bergner's parcel. Heavisides said the area for both lots does not add up to the area for Lot 2. He said the applicant shall add a notary space for the City Engineer. Heavisides said the applicant shall add a professional land surveyor's [PLS] seal, original signature, date of signing, license number, and date of expiration.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no additional comments. He said comments expressed last month about fire hydrants are being resolved.

Trustin Harrison, Sangamon County Zoning Department, had no comments.

Dean Graven, citizen member, had no comments.

Brad Bixby, CWLP-Electric, said the contact information shall be changed. He said the applicant shall change the email ([Brad.Bixby@cwlp.com](mailto:Brad.Bixby@cwlp.com)). Bixby said the last four digits of the phone number should be 8520. He said the applicant shall provide an electric easement, i.e. in the southwest corner of the site. Grzywa asked if this could be a separate document, to which Bixby said the plat shall say utility easement.

T.J. Heavisides made a motion to approve the final plat, subject to:

- 1) Adding all easements;
- 2) Adding the document number for the blanket easement;
- 3) Updating the electric utility contact person, email, and phone number;
- 4) Identifying the Bergner's lot;
- 5) Providing a 20' water easement to CWLP-Water satisfaction;
- 6) Revising the sheet size to 22 inches by 34 inches;
- 7) Making the font size 0.14 inches;
- 8) Displaying coordinates for each boundary corner to four decimal places;
- 9) Identifying the coordinate system used, Illinois State Plane Coordinates NAD 83 is preferred;
- 10) Identifying the location of all easements for public use, to include anchor space for pole lines;
- 11) Resolving the lot area discrepancy to Public Works satisfaction;
- 12) Adding a space for a notary's signature for the City Engineer;
- 13) Adding a PLS seal, original signature, date of signing, license number, and date of expiration; and,
- 14) Providing an electric easement to CWLP-Electric satisfaction.

Dean Graven 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.**    2014-12  

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**CENSUS TRACT #**    36.04  

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**NAME OF SUBDIVISION:**    Redivision of Lot 6 of Pleasant Park – 1st Addition – Final Plat

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**JURISDICTION:**            City

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**DATE OF MEETING:**        December 4, 2014

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**OWNER:**                    Randy Fiscus

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**ENGINEER:**                Raynolds, Higginbotham & Associates, Inc.

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**DESCRIPTION:**            Pt. NE ¼, Sec. 14, T15N, R6W – South side of Wabash Avenue,  
between Pleasant Run and South Meadowbrook Road

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0.948    **Acres**        2        **Lots**

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**MOTION TO RECOMMEND:**    Approve, Subject To

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**BY:**                      T.J. Heavisides

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**2<sup>ND</sup> BY:**                Mike Johnson

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**VOTE:**                    Unanimous

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John Raynolds presented the final plat. He said this is the former Quality Lighting location on Wabash.

Joe Zeibert, Regional Planning Commission, said the applicant shall provide final covenants. He said the applicant's attorney has been contacted but asked the developer's engineer to check on the status. Zeibert said the applicant shall provide the square footage of each lot. He asked if the 5-foot easement on the west side of the property was a continuation of the easement along Wabash. Raynolds said it is an existing easement for drainage and utilities. He said he would clarify what the easement is. Zeibert said the applicant shall check the spelling of reciprocal in the legend.

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

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

Mike Johnson, CWLP-Water, said there is an existing water main along the north side of this property. He said it was in a 20-foot water main easement. Johnson said since then the state has acquired additional right of way [ROW]. He said he would need to do some research if this will overlap onto this property. Raynolds said he knew there was a water main within the property line. He said he thought he put it on the preliminary plan. Raynolds said he is about to do another survey where he would have all the documents. He said if he sees a specific water

main easement he would provide it. Johnson said if there is a document on this property it would be helpful.

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

T.J. Heavisides, Office of Public Works, said two monuments of stone or reinforced concrete shall be set at opposite ends of the property platted. He said the applicant shall provide the area in square feet of each lot. Heavisides said the PLS signature, date of signature, license number, and expiration date are required. Reynolds said he usually signs the plat after it goes through the subdivision process.

John Harris, Springfield Building and Zoning Department, had no comments.

Chris Richmond, Springfield Fire Department, had no comments.

Trustin Harrison, Sangamon County Zoning Department, had no comments.

Dean Graven, citizen member, had no comments.

Brad Bixby, CWLP-Electric, had no comments.

T. J. Heavisides made a motion to approve the final plat, subject to:

- 1) Providing final covenants;
- 2) Providing the square footage of each lot;
- 3) Clarifying the easement along the western property line;
- 4) Checking the spelling of reciprocal in the legend;
- 5) Adding a document number for the existing water main easement, if needed;
- 6) Showing the two monuments of stone or reinforced concrete set at opposite ends of the property platted; and,
- 7) Providing the PLS signature, date of signature, license number, and expiration date are required.

Mike Johnson 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.**