



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
May 5, 2016**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Peter Jordet
Mike Johnson	Steve Keenan
Matt McLaughlin	
Elliot McKinley	Others
Brad Bixby	Bill Coombe
Brian Wright	Steve Walker
Lori Williams	Charles Adams
Steve Hall	Tom Giacomini
Trustin Harrison	Roger Kanerva
Lauren Gibson	Robert Derber
Ken Springs	

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 April 7, 2016 Land Subdivision Committee meeting minutes. Humphrey said hearing none, the meeting minutes would stand as approved.

ACTION ITEMS

See attached

UNFINISHED BUSINESS AND NEW BUSINESS

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

ADJOURNMENT

Lori Williams made a motion, seconded by T.J. Heavisides, to adjourn the meeting. The meeting adjourned at 1:45 PM.

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

FILE NO. 2005-10

CENSUS TRACT # 36.04

NAME OF SUBDIVISION: Kreston Place – 5th Addition – Final Plat

JURISDICTION: City

DATE OF MEETING: May 5, 2016

OWNER: Adams Family Lifetime Trust
Charles W. Adams, Trustee

ENGINEER: Fehr-Graham Engineering

DESCRIPTION: Pt. E ½, NW ¼, Sec. 1, T15N, R6W – West side of Koke Mill
Road, South of Old Jacksonville Road

9.313 **Acres** 23 **Lots**

MOTION TO RECOMMEND: Approve, Subject to;

BY: T.J. Heavisides

2ND BY: Lori Williams

VOTE: Unanimous

Bill Coombe, Fehr-Graham, presented the Final Plat. He said construction of the roads and sidewalks is mostly complete and should be finished soon.

Joe Zeibert, Regional Planning Commission, said a key including all line types shall be included. Zeibert asked if there will be new covenants for the subdivision or if the original covenants cover the whole subdivision. Coombe said he believed they cover the whole subdivision. Zeibert asked if the construction plans had been approved. Heavisides confirmed they had. He asked if the pedestrian connection on the cul-de-sac at the end of Telford Drive should be a stand-alone parcel or conveyed with the right-of-way as currently shown. T.J. Heavisides, Office of Public Works, said the connection may be conveyed with the right-of-way.

T.J. Heavisides, Office of Public Works, said the minimum letter size shall be 0.12 inch. Coombe said he believed the minimum size was 0.10. Heavisides said he would check and confirm. He said the date of completion shall be shown. He said the plat shall be signed and sealed.

T.J. Heavisides made a motion to approve the Final Plat, subject to;

1. Key including all line types;
2. Covenants;
3. Date of completion shown on the plat;
4. Plat is signed and sealed; and
5. Font size shall be minimum 12 point.

Lori Williams 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.

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

FILE NO. 2015-04

CENSUS TRACT # 36.0

NAME OF SUBDIVISION: Cobblestone Estates – Preliminary Plan – Variance 153.157(L)
Restriction of Access – Variance 153.157(b)(3) Street Offsets

JURISDICTION: City

DATE OF MEETING: May 5, 2016

OWNER: Cobblestone Development Co.
ATTN: Bob Giacomini

ENGINEER: Martin Engineering Company

DESCRIPTION: Pt. SE 1/4, Sec. 11, T15N, R6W – North of Yucan Drive, between
Meadowbrook Road and Mercantile Drive

33.75 Acres 37 Lots

Item to be Acted on:

	Preliminary Plan	Variance 153.157(b)(3) Street Offset	Variance 153.158(b)(2) Lot Arrangement	Variance 153.157(L) Restriction of Access
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MOTION TO RECOMMEND:	Approve, Subject to;	Approve, Subject to;	Approve, Subject to;	Withdrawn
BY:	Gregg Humphrey	Lori Williams	T.J. Heavisides	-
2ND BY:	Lori Williams	Ken Springs	Lori Williams	-
VOTE:	Unanimous	Unanimous	Unanimous	-

Steve Walker, Martin Engineering, presented the Preliminary Plan.

Joe Zeibert, Regional Planning Commission, said all buildings, roads, and entrances within 200' of Phases 24 and 26 shall be shown. He said the date of changes to the plan shall be shown on the respective page. He said the location of all property lines shall be shown. Zeibert said all hydrants on Yucan drive shall be clearly identified. He said the road width shall be shown on page 3. Zeibert stated a phasing plan for the Resubdivision of lots along Westgate Drive shall be included. Zeibert asked for clarification on what the corner piece on Phase 26, Lot 7 is. Lori Williams, City Traffic Engineer, stated it is part of the radius return. Zeibert said the Illinois Natural Heritage Database shows the Franklin Ground Squirrel may be in the vicinity of the project and permits from IDNR may be needed before construction can proceed.

Lauren Gibson, Office of Planning and Economic Development, said their office objects to the variance of Section 153.157(L) and believes an alternate solution can be found. Walker said they plan on withdrawing the variance for access to Meadowbrook Drive and requesting a variance for access though an easement. Zeibert said the subdivider may request a variance orally at the meeting if the action of the committee necessitates it.

Mike Johnson, CWLP Water, said all newly installed water mains and fire hydrants shall be shown. He said all recorded easements shall also be shown. He said he could provide those locations.

T.J. Heavisides, Office of Public Works, said on all sheets all symbols in the legend shall be keyed in. He said the zoning of the lots shall be identified on each sheet. He said there shall be a note for Phase 27 stating there shall be no direct access to Meadowbrook Drive. Heavisides said the 4th Addition on sheet 3 shall be labeled. He said the 4th Addition shall be updated to show existing buildings. Heavisides stated updated drainage calculations shall be provided to reflect the detention areas storage capacity for the existing and proposed development.

Lori Williams, City Traffic Engineer, said Phase 4 Lots 1, 3, 4 and 16 could cause a variance of Section 153.157(b)(3) – Street Offsets, and an exhibit shall be provided for the 4th Addition showing potential access locations to show that a variance will not be asked for in the future. Williams stated denial of the variance request for Section 153.157(L) – Restriction of Access is recommended. She said Meadowbrook Drive is an arterial and the placement of the entrance will be located on a curve and the lots could be rearranged to eliminate the need for access. She said other phases in Cobblestone, such as Phase 25 by Archer Elevator Road, have similar configurations. Williams stated it appears that the need for the Variance from Section 153.157(b)(3) would not be necessary if the lots were arranged differently. She said Lot 1 of Phase 24 violates this section by being only 108' from the entrance to the south of Yucan Drive, and Yucan Drive is meant to be the means of ingress and egress from the lots adjoining it and not the arterial system. She said therefore they recommend approval of the variance, if the lots cannot be rearranged.

John Harris, City Zoning, said Phase 25 Lots 3, 4, and 5 are zoned S-3. He said Lot's 16A and 16B are zoned R-2 single-family and duplex residential, and if a duplex is built on Lot 16B and divided it will not be able to meet the 35' minimum lot width required of Section 155.055.

Gregg Humphrey asked if there were any other comments on this matter.

Walker said they would like to request some minor changes to the plan be allowed. He said the eastern most property line of Lot 2 in Phase 26 now lines up with the east edge of Lot 1 in Phase 24. He said they would like to move that line to the west edge of Lot 1 in Phase 24, adding the portion behind Lot 1 in Phase 24 to Lot 3 of Phase 26, to create an "L" shaped lot. He said some easements were shown incorrectly on Lot 16 in the 4th Addition. He said there is not a wide easement on Westgate Drive on the south side of Lot 16B. He said the easement is only 15' wide because the sanitary sewer turns north up Cronin Drive, so they will show that as platted at 15'. Walker said there is not a 5' easement on the north edge of Lot 16A as shown on the plan. He said the splits for Lots 3 and 4 of the 4th Addition will be adjusted to maximize the buildable area. He said the lines are currently centered on the lot but will be moved 2' or 3' to be centered on the buildable area. He said easements on the property would create uneven buildable areas if the lots are split directly down the middle. Gregg Humphrey asked if the easement on the east line of Lot 2 will stay where the previous lot line was. Walker stated that there is an existing storm sewer that runs north and the easement would stay in that location.

Walker said they are withdrawing the request for a variance of Section 153.157(L) – Restriction of Access. Zeibert stated an access easement through Lot 1 of Phase 26 to Lot 2 of Phase 26 will need to be shown on the plan based on the variance of Section 153.158(b)(2) – Lot Arrangement. Walker said with the Committee's permission they would like to put the approximate location of the easement on the Preliminary Plan, and the exact location on the Final Plat so the location may be adjusted for building purposes if necessary, pending approval

by the City Traffic Engineer. Williams said no structures will be allowed on the storm sewer easement running north and south on the west side of Lot 3. She said parking will be allowed in the area, but not structures.

Roger Kanerva, Cobblestone Estates Homeowners Association, said a letter from their attorney had been sent to the Regional Planning Commission concerning the Preliminary Plan, and variances. Zeibert said the letter had been received and distributed to the members of the Land Subdivision Committee. Kanerva said the letter states the Homeowners Association opposes the variance for access to Meadowbrook Drive, which would be withdrawn. He said the division of lots along Westgate Drive is not of particular concern to the Association. He said after discussion with the developers they have concerns about the potential use of the property and a possible zoning request. He asked that the Association be kept informed of the process so they could address any concerns they have at the relevant public hearings. Zeibert said the letter would be included with the minutes, and that the property is zoned S-2 and they may currently do whatever is allowed in that designation. He said the rezoning would be a separate matter and that item would be a public hearing that the Association would be made aware of.

Gregg Humphrey asked for a motion for the variance of Section 153.157(b)(3) – Street Offsets. Lori Williams made a motion to approve the variance. T.J. Heavisides seconded the motion, and the vote to approve was unanimous.

Zeibert asked the developers to confirm they are requesting a variance of Section 153.158(b)(2) – Lot Arrangement. Walker confirmed this is the variance they are requesting. Gregg Humphrey asked for a motion for the variance of Section 153.158(b)(2) – Lot Arrangement. T.J. Heavisides made a motion to approve the variance. Lori Williams seconded the motion, and the vote to approve was unanimous.

Gregg Humphrey motioned to approve the Preliminary Plan for Cobblestone Estates Subdivision, subject to;

1. Show all buildings, roads, and entrances within 200 feet of Phases 24 and 26;
2. Show date of changes on the respective page;
3. Show the location of all property lines;
4. Clearly identify hydrants on Yucan Drive;
5. Show road width on page 3;
6. Include a phasing plan for the Resubdivision of the lots along Westgate Drive;
7. Key in all symbols in legends on all sheets;
8. Identify the zoning of the lots on each sheet;
9. Note that in Phase 27 there shall be no direct access to Meadowbrook Drive;
10. On sheet 3, label the 4th Addition;
11. Update the 4th Addition to show existing buildings;
12. Show Phase 25 Lots 3, 4, and 5 being zoned S-3;
13. Provide exhibit for the 4th Addition showing potential access locations to show that a variance of Section 153.157 (b)(3) will not be asked for in the future;
14. Show all newly installed water mains and fire hydrants;
15. Updated drainage calculations; and
16. Showing all recorded easements.

Lori Williams seconded the motion, and the vote to approve was unanimous.

JOHN M. MYERS, P.C.

ATTORNEY AT LAW

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May 4, 2016

Springfield Sangamon County
Regional Planning Commission
Attn: Joe Zeibert
200 South 9th Street
Room 212
Springfield, IL 62701

RE: Cobblestone Estates Variance Requests:
Entrance from Yucan Drive and
Access to Meadowbrook Road

Dear Mr. Zeibert:

I am writing this letter on behalf of Cobblestone Estates Homeowners Association (the "Association"), which is interested in in all matters pertaining to Cobblestone Estates Subdivision. Regarding the two presently pending requests for subdivision ordinance variances:

A. The Association is opposed to the requested variance for access to Meadowbrook Road from Lot 2, Cobblestone Estates Phase 26.. Traffic problems in this area are well known and documented; this variance, if granted, would only exacerbate the problems. The Association has no objection to the Developer instead providing access to Lot 2 from Yucan Drive with appropriate access easements.

B. The Association is not opposed to the requested variance requests relating to access from Yucan Drive.

Looking ahead, the Association also understands that the Developer may propose to split lots 1, 3, 4 and 16 on Westgate Drive, and request conditional permitted uses for the resulting lots to allow duplex housing. The Association would have no objection in principle such a proposal, subject, of course to review of the details of any CPU requests that might be filed. The Association would work with the Developer and the builders to ensure conformance of any duplexes built on those lots with the governing covenants.

Sincerely,



John M. Myers

Cc: Steve Walker
Tom Giacomini