



**LAND SUBDIVISION COMMITTEE MEETING MINUTES
September 5, 2019**

ATTENDANCE

Land Subdivision Committee Members	Staff
Gregg Humphrey, Chairman	Joe Zeibert
T.J. Heavisides	Ethan Hendricks
Dan Crouse	Jordan Leaf
Mike Johnson	
Matt McLaughlin	Others
Chris Cole	Steve Kuper
Brad Bixby	Steve Walker
Casey Pratt	Bill Sallenger
Steve Hall	
Trustin Harrison	
Valera Yazell	
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 August 8, 2019 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.

- **PUBLIC COMMENT**

There were no public comments.

- **ADJOURNMENT**

T.J. Heavisides made a motion, seconded by Brad Bixby, to adjourn the meeting. The meeting adjourned at 1:48 PM.

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

FILE NO. 1987-05
CENSUS TRACT # 10.04

NAME OF SUBDIVISION: Illinois Presbyterian Home – Large Scale Development
JURISDICTION: City of Springfield
DATE OF MEETING: September 5, 2019
OWNER: Illinois Presbyterian Home
ENGINEER: Mark Vasconcelles – Vasconcelles Engineering
DESCRIPTION: Pt. of the SW ¼ of the NE ¼ of Sec. 32, T16N, R5W – Located at the Northwest corner of Chatham Road and Lawrence Avenue
20 Acres 1 Lots

MOTION TO RECOMMEND: Approve, Subject To
BY: T.J. Heavisides
2ND BY: Mike Johnson
VOTE: Unanimous

Steve Kuper, Vasconcelles Engineering, presented the Large Scale Development Plan. He said Illinois Presbyterian Home is looking to expand to the north. He said they are looking to add 9 new independent living buildings to the current site, consisting of 7 residential buildings, a triplex unit, and a three story, 11-unit apartment. He said they are proposing to extend a 24' wide roadway that ends in a cul-de-sac, along with the utilities to serve these buildings.

Joe Zeibert, Regional Planning Commission, said the acreage of the site shall be provided. He said a parking table shall be provided showing what parking is required and what is provided. Kuper asked if additional parking needs to be shown, as each building will have a driveway and garage. T.J. Heavisides, Office of Public Works, said he saw there was pavement going to each of the proposed buildings. He asked if these were to be driveways. Kuper said they were driveways that connect to garages. He said each unit would have a garage for the parking. John Harris, Building and Zoning Department, said the garages and parking spaces in

each garage will need to be called out and identified for the parking requirements. Zeibert said the scale shall be corrected. He said the sidewalks shall be keyed in. He asked if a sidewalk could be added to connect with the existing sidewalk extending to Chatham Road. Kuper said he would check with the developer. Zeibert said the parking for the new buildings shall be shown. He said the use of each new building shall be identified on the plat. He said the vehicular circulation of the site shall be identified. He said drainage calculations shall be provided. He said the identified flow of the storm sewer needs to be checked, as one of them appears to point in the wrong direction. He said the proposed fire hydrants and water mains shall be keyed in. He said existing curb cuts and existing features within 200' of the site shall be identified. He said the location of the landscape areas shall be identified. Kuper said he knows landscaping will be going in at the front of the buildings, but plans have not been made for the entire site. Zeibert said the general area that will be landscaped shall be identified. He said a written acknowledgement of road upgrades shall be provided, if it is needed.

Mike Johnson, CWLP-Water, said the proposed water main extension will be required to connect to the existing water main along Chatham Road to create a loop. He said a 20' utility easement shall be provided for the main extension. He said the required fire flows for this development will determine the size of the water main that will be required. He said a flow test will be conducted to determine if a six or ten inch main will be required.

T.J. Heavisides, Office of Public Works, said a contact person for the owner shall be provided. He said boundary corner coordinates shall be provided. He said the total number of beds and employees shall be provided to support parking calculation requirements. He said this can be provided on a separate document. He said it appears that the total parking space count is 64. He said an additional accessible parking space will be required. He said the proposed building limits and pavement limits shall be identified. He said it appears there are driveways included at each of the buildings. He asked what their proposed use would be. He said in regards to the use of the proposed buildings, a summary of the existing and proposed ADT shall be provided. He asked if parking is anticipated on street at the new buildings. He said the drive lanes appear to be too narrow at the parking lots. He said 12' drive lanes shall be required in each direction. He said depending on the angle of the parking, the required drive lane width will vary. He said the radius at the circulation road shall be widened to accommodate turning movements. He said all existing easements and reference document numbers shall be identified. He said all proposed easements shall be identified. He said all dimensions for both existing and proposed easements shall be provided. He said the Right-of-Way on Lawrence and Chatham Road shall be identified. He said the size of the proposed storm sewer shall be

identified. He said storm sewer and detention calculations shall be provided. He said it appears that the storm sewer through the proposed parking lot is shown running the wrong direction. He said the location of the proposed detention shall be identified. He said all linetypes shall be keyed in, such as edge of pavement, curb, sanitary sewer, water, storm sewer easements, and section lines. He said the quarter section line running through Lawrence Avenue shall be identified on the plan. He said the creek running through the west/north side of the property and any storm sewers containing the drainage channel shall be shown. He said the creek appears to stop part way through the property. He said all utilities shall be shown on the plat (electric, gas, communications). He said there appears to be several structures in the center of the site with no sewer or other utility lines connecting. Kuper asked if he needed to show the service lines. He said there is a sanitary main that runs between the main building and the condos to the west. Heavisides said the service lines to each building do not need to be shown. Kuper said the utility map he has shows the sewer main with service lines running to each of the buildings. Heavisides asked about electric, gas and communication lines. Kuper said he shows the electric lines coming off Lawrence Avenue. He said he has requested maps of the gas and electric lines. Heavisides said the proposed landscaping shall be identified. He said the location of outdoor signage shall be shown. He asked if there was any proposed staging or phasing. He said if so, it shall be identified on the plat.

John Harris, Building and Zoning Department, said setbacks for large scale developments shall be shown as per Section 155.052(C)(1)(A) & (C)(2). He said a Transitional Buffer Yard of 10 feet shall be required along the west property line and a portion of the north property line (western approximately 200') as per Section 155.480(i). Kuper said that area is currently full of trees and asked what is required in a transitional buffer yard. Harris said landscaping and screening is required if the existing landscaping does not meet the requirements. Kuper said the existing landscaping is similar to a forest. Harris said Section 155.480(i) would explain what is required and if additional landscaping would be required. He said the height of the 3 story multi-plex shall be identified. He said the square footage of the triplex and 3 story multi-plex shall be provided. He asked if they require a loading space per 155.121/155.124. He said the use of each new building shall be labeled. He said a parking breakdown for each new building shall be provided for verification of the parking regulations. He said all lighting shall be full-cut off. He said landscaping shall be required for the parking lots, the transitional buffer yard and street frontages as per Section 155.480(g), (h), and (i).

Chris Cole, Springfield Fire Department, said the proposed hydrant locations exceed the 500' maximum spacing. He said at least one additional hydrant shall be required. He said the

location of the hydrant can be coordinated with the proposed structures that require fire sprinkler systems.

Brad Bixby, CWLP-Electric, said because this project is considered a commercial development, the developer will be responsible to install conduit and transformer pads at all the necessary locations. He said CWLP will consult with the developer on the locations of the transformer pads. He said the existing electric feed to the housing complex on the west side of the property shall be shown. He said they will require a loop feed, but have adequate electric on the west and east side of the property. He said fees may be required.

T.J. Heavisides made a motion to approve the large scale development, subject to:

1. Provide the acreage of the site,
2. Provide a parking table for the entire site (required and provided),
3. Correct the scale,
4. Key in the sidewalks,
5. Show parking for the new buildings,
6. Identify the use of each building,
7. Identify the vehicular circulation of the site,
8. Provide drainage calculations and storm water calculations,
9. Show existing curb cuts and existing features within 200' of the site,
10. Provide a written acknowledgement of road upgrades, if needed,
11. Provide a 20' easement for the water main,
12. Provide contact person for owner,
13. Provide boundary corner coordinates,
14. Provided total number of beds and employees to support parking calculation requirements,
15. Provide an additional accessible parking space,
16. Identify the proposed building limits vs pavement.
17. Identify the proposed use of the driveways,
18. Provide summary of the existing and proposed ADT,
19. Widen the drive lanes at the proposed parking lot to at least 12 feet,
20. Widen the radius at the circulation road to accommodate turning movements,
21. Identify all existing easements and reference document numbers,
22. Identify all proposed easements,
23. Provide all dimensions for both existing and proposed easements,
24. Identify Right-of-Way widths on Lawrence and Chatham Road,

25. Identify proposed storm sewer size,
26. Correct the flow of the proposed storm sewer going through the proposed parking lot,
27. Identify location of proposed detention,
28. Key in all linetypes such as Edge of pavement, curb, sanitary sewer, water, storm sewer, easements, section lines, fire hydrants, etc.
29. Identify the quarter section line through Lawrence Avenue,
30. Show the creek through the west/north side of the property and any storm sewers containing the drainage channel,
31. Show all utilities (electric, gas, communications),
32. Identify location of outdoor signage,
33. Identify any phasing or staging,
34. Show setbacks for a large scale developments as per Section 155.052(C)(1)(A) & (C)(2),
35. Identify the 10' transitional buffer yard required along the west property line and a portion of the north property line (western approximately 200') as per Section 155.480(i),
36. Verify the height of the 3 story multi-plex,
37. Provide the square footage of the triplex and 3 story multi-plex,
38. Label the use of each new building and provide parking breakdown for each for verification of parking regulations,
39. Show the location of the landscaping area. Landscaping is required for parking lot, transitional buffer yard, and street frontage as per Section 155.480(g), (h), and (i),
40. Provide an additional fire hydrant, and
41. Identify the existing electrical feeding the housing complex on the west side of the property.

Mike Johnson seconded the motion, and the vote to approve was unanimous.

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

FILE NO. 1998-16
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Springfield Technology Park – Revised Preliminary Plan
JURISDICTION: City of Springfield
DATE OF MEETING: September 5, 2019
OWNER: W.J. Sallenger – Bill Sallenger
ENGINEER: Steve Walker – Martin Engineering
DESCRIPTION: Pt. of the W 1/2 of Sec. 14 and Pt. of the E 1/2 of Sec. 15, T15N, R6W – Located to the South of I-72 and to the East of Wabash Avenue and International Parkway
61.86 Acres 12 Lots

MOTION TO RECOMMEND: Approve, Subject To
BY: Dan Crouse
2ND BY: Val Yazell
VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Revised Preliminary Plan. He said they are looking to add an additional lot to an area where there was originally two lots. He said they are splitting Lots 5 and 6 into Lots 5, 6A and 6B. He opened the floor for comments.

Joe Zeibert, Regional Planning Commission, said the areas that have been platted shall be identified in the phasing. He asked what the purpose of the 20' easement in the northwest corner of 6A is. Walker said there was a sanitary service that went to Lot 6 that will be extended south to serve Lot 6B. Zeibert said the lot line of Lot 6A shall be clearly identified. He said the number of units shall be corrected to say 11 Units. He said it currently says 12 Units. He asked why Lot 7 is not included in this phase. Walker said there is currently a large pile of dirt on this lot and they are unsure when it will be removed. He said it also required a sanitary sewer extension. He said there has been some talk of that area being sold to a neighbor, so they are not ready to plat it at this time. Zeibert asked if that large pile of dirt was encroaching into the detention area. Walker said it was not. Zeibert said all symbols used on Page 2 shall be keyed in, such as the rip-rap.

Dan Crouse, Office of Public Works, said the size of the existing sanitary sewers on the plan shall be identified. He said elevations shall be referenced to the USGS datum. He said the elevation labels for the contours are too small to read. He said an updated set of covenants for the revised subdivision shall be provided. He said some of the symbols in the legend are not

used on the plan. He said the legend shall be updated. He said the developers will be required to obtain an EcoCAT for each lot developed.

Brad Bixby, CWLP-Electric, said the original plan was to feed the lots on the south end of the property from the pole line. He asked if this would cause a problem with the storm water management area. He asked how deep Lot 1000 would be. He said they would need to figure out if they would need to extend their existing electric on International Parkway. He asked if Lots 8 and 9 were being platted at this time. Walker said Lots 8 and 9 have already been platted. Bixby said they can figure out how to serve these lots when they are developed. Walker said there is overhead electric on the south side of Lot 1000 and on the north side of International Parkway. Bixby said they would need to coordinate with the developer.

Zeibert asked if the EcoCAT would be required with the construction plan. Heavisides said it would be required with the construction plans and not the preliminary plan. He said they want to make the developer aware that an EcoCAT will be required because the lots are over an acre in size. Walker asked if it would be required with the building permit plans. Heavisides said it would be required with the building permit plans. He said they may not build for two or three years, but to be advised that it will be required. He said with the railroad to the south, there are probably some endangered species in the area. Walker said they were flagged for the Franklin Ground Squirrel, and the property was walked with the professionals and they decided it was not a good habitat. Heavisides said they will probably flag the property again. Bill Sallenger, owner of the property, asked if that would be for every lot. Heavisides said any lot over an acre in size being developed will require an EcoCAT. Sallenger asked if that would be required even though it was reviewed at the beginning of the process. Heavisides said the review will expire after two years. Zeibert said Illinois Department of Natural Resources contacted the Planning Commission and said the review had expired and must be done again.

Dan Crouse, made a motion to approve the revised preliminary plan, subject to:

1. Identify what has been platted,
2. Clearly identify the lot line of Lot 6A,
3. Change the number of units to be 11 Lots,
4. Key in all symbols used on Page 2,
5. Identify the sizes of the existing sanitary sewers shown on the plan,
6. Increase the size of the elevation labels,
7. Provide an updated set of covenants for the revised subdivision, and
8. Update the legend.

Val Yazell seconded the motion, and the vote to approve was unanimous.

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

FILE NO. 1998-16
CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Springfield Technology Park – Final Plat
JURISDICTION: City of Springfield
DATE OF MEETING: September 5, 2019
OWNER: W.J. Sallenger – Bill Sallenger
ENGINEER: Steve Walker – Martin Engineering
DESCRIPTION: Pt. of the W 1/2 of Sec. 14 and Pt. of the E 1/2 of Sec. 15, T15N,
R6W – Located to the South of I-72 and to the East of Wabash
Avenue and International Parkway
9.46 Acres 9 Lots

MOTION TO RECOMMEND: Approve, Subject To
BY: Gregg Humphrey
2ND BY: Ken Springs
VOTE: Unanimous

Steve Walker, Martin Engineering, presented the Final Plat.

Dan Crouse, Office of Public Works, said the coordinates for each corner boundary shall be shown to four decimal places. He said Illinois State Plane Coordinates NAD 83 West Zone is preferred. He said the south line callout for the northwest quarter of Section 14 is mislabeled as Section 15 and shall be corrected.

T.J. Heavisides, Office of Public Works, said the revised preliminary plan must be completed before the final plat can be approved.

Gregg Humphrey made a motion to approve the final plat, subject to:

1. Provide the boundary corner coordinates to four decimal places, and
2. Correct the south line callout for the northwest quarter of Section 14.

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