



MEETING NOTICE

TIME: 9:30 A.M.

DATE: February 16, 2011

PLACE: County Board Room, 2nd Floor - County Building

A G E N D A

1. CALL TO ORDER.
2. ROLL CALL.
3. APPROVAL OF MINUTES OF PREVIOUS MEETING.
4. MINUTES OF THE EXECUTIVE POLICY BOARD.
5. REPORT OF OFFICERS.
6. REPORT OF THE EXECUTIVE DIRECTOR.
7. CORRESPONDENCE.
8. PUBLIC HEARINGS.
9. COMMITTEE REPORTS.
10. UNFINISHED BUSINESS.
11. NEW BUSINESS.
 - (A) Approval of Commission staff involvement in Citizens Efficiency Commission (**Action Needed**)
12. ADJOURNMENT.

MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
January 19, 2011

1. CALL TO ORDER.

Chairman Larry Hamlin called the meeting to order.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2010	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2011	FEBRUARY	MARCH	APRIL	MAY	JUNE	
X		X	X	X	X	X						Larry Hamlin, Chairman
X	X	X	X	X		X						Larry Eastep, Vice-Chairman
X	X		X			X						Eric Hansen, Secretary
	X	X	X	X								Mayor Frank Edwards – M. Farmer
			X	X								Andy Van Meter – B. McFadden
X		X		X	X	X						Alderman Sam Cahnman
X		X		X	X							Alderman Frank Lesko
X	X	X	X			X						Tim Moore – <u>B. Burnett</u>
X	X	X	X	X	X							Andy Goleman – C. Stratton
X		X	X									Leslie Sgro – B. Reardon
X	X	X	X	X	X	X						Frank Vala – <u>R. Blickensderfer</u>
	X			X	X	X						Frank Squires – <u>L. Tisdale</u>
X	X	X	X	X	X	X						Dick Ciotti – <u>G. Humphrey</u>
					X	X						Bill Looby – <u>D. Smith</u>
X	X	X	X			X						Kip Kolkmeier
X		X	X	X	X	X						Claudio Pecori
	X	X	X	X	X	X						Kenneth Springs

COMMISSION MEMBERS

Others

Kevin Barnes

Staff

Neha Soni Agarwal

Mary Jane Niemann

Molly Berns

Norm Sims

Abby Bybee

Linda Wheeland

Jeff Fulgenzi

Joe Zeibert

Steve Keenan

3. **MINUTES OF MEETING.**

Chairman Hamlin asked if there were any additions or corrections to the minutes of the December 15, 2010 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

(A) **PLANNING INTERN** – Norm Sims introduced Neha Soni Agarwal who is a volunteer intern working in the Planning Commission office. She holds a master's degree in planning and a master's degree in architecture. She will be working on transit-oriented development which involves development that may occur around multi-modal facilities.

(B) **CITIZEN EFFICIENCY COMMISSION** – Sims reported that an advisory referendum was passed in November regarding the establishment of a Citizen Efficiency Commission. The Regional Planning Commission staff has been asked to provide staff support for that Commission. The Citizen Efficiency Commission will look at coordination / cooperation of shared services between municipal jurisdictions. Sims recommended to the County Board that action to establish the Commission be delayed until the spring due to upcoming various municipal elections. Since elected officials and staff cannot serve on this body, the pool of potential members will not be known until the elections have taken place. Sims said the staff will have more time to devote to this project in the spring due to some ongoing projects being completed. Sims said some staff members are committed to working on projects that are earmarked funds, so volunteer help will be sought out as well as people with expertise.

(C) **METRO PLANNING TASK FORCE** – Sims reported that he has served on a Metro Planning Task Force set up by the Illinois Housing Development Board regarding how to establish sustainable communities in Illinois and to bring planning (transportation / housing / economic development / environment) together. He noted that the staff has previously applied for grants related to sustainable communities. The task force will be finalizing draft recommendations soon which will be submitted to the Governor. Sims hopes to have a copy of the recommendations at the next Regional Planning Commission meeting.

7. **CORRESPONDENCE.**

Sims summarized a letter - Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds received from the U.S. Department of Housing regarding the City of Springfield's HOME funds. (See Attached). HOME funds are used to rehab homes in low income areas and bring them up to code. The Planning Commission is only required to respond if it is determined that there is a negative impact. Staff has reviewed and feels there is no negative impact on the human environment.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Joe Zeibert presented the following project to be reviewed by the Planning Commission this month via a power point presentation.

**Northwest Whitney Business Park
Preliminary Plan**

Description: Pt. W ½, NW ¼, Section 12, T15N, R5W (Northeast corner of Stanford Avenue and Adloff Lane)

LSC Action: Recommend approval of the preliminary plan.

Joe Zeibert said this is a three lot development located on 5.5 acres located at the northeast corner of Stanford Avenue and Adloff Lane in the city's jurisdiction. Two lots will have access off of Stanford Avenue and one lot will have access off of Adloff Lane as approved by the City Traffic Engineer.

Claudio Pecori asked who the developer was. Zeibert said the owner was Ehrhardt Hospitality, LLC – Scott Ehrhardt. He said Ehrhardt was involved with Super 8 / fast food establishments and that the lots would be commercial.

Sam Cahnman asked if it was located in the southeast part of the city. Zeibert said it was located at the northeast corner of Stanford Avenue and Adloff Lane.

Claudio Pecori moved to concur with the action of the Land Subdivision Committee to approve the preliminary plan for Northwest Whitney Business Park. Kenneth Springs seconded the motion and the vote was unanimous.

**Quattro Springfield White Oaks Subdivision
Location & Sketch Map**

Variance of Sec. 153.158(b)(2) – Lot Arrangement

Description: Lot 2, White Oaks Subdivision, Plat 2 - Pt. NW ¼, Section 7, T15N, R5W (North side of Wabash Avenue, east of Veterans Parkway, near the Longhorn Steakhouse)

LSC Action: Recommend approval of a Variance of Sec. 153.158(b)(2) – Lot Arrangement – to allow access from a shared access easement. Recommend approval of the location & sketch map.

Zeibert said this development is located on one acre at White Oaks Mall on an out lot next to Longhorn Steakhouse. It is proposed to be a commercial strip and a variance is being requested to allow a lot to be served from a private access easement.

Sims asked Zeibert to point out access to the lot and identify the structures.

Cahnman asked if this development was located south of White Oaks Mall. Zeibert said yes.

Larry Eastep asked what was planned for the development. Kevin Barnes said there were three potential renters, one being a mattress retailer.

Kip Kolkmeier said that lot seems to be occupied by cars whenever he has driven by the area. He asked where the parking would go. Zeibert said that space was overflow parking from Longhorn Steakhouse. He said 109 parking spaces from the overall mall would be removed with this development. Zeibert said the next phase of this development would be the submittal of a preliminary plan. He noted that the preliminary plan could not be submitted for review until zoning (parking issue) was resolved.

Cahnman asked about the Land Subdivision Committee's recommendation approving the location and sketch map and variance being passed with one no vote. Kenneth Springs said he voted no at the Land Subdivision Committee review. He said he was not against construction, but felt that there was space available in the mall and was concerned about the loss of parking if this development was built.

Eric Hansen asked if the Regional Planning Commission would see this development again. Zeibert said yes that a preliminary plan would be submitted once the zoning (parking) issue was resolved.

Cahnman said rent in this development would probably be cheaper than space inside the mall. Barnes said the potential tenants would not consider going into the mall. As to parking, he felt that 10 spots could be picked up by moving the access to the west.

Sam Cahnman moved to concur with the action of the Land Subdivision Committee to approve a Variance of Sec. 153.158(b)(2) – Lot Arrangement – to allow access from a shared access easement and approve the location & sketch map. Gregg Humphrey seconded the motion and the motion passed with 10 yes votes (Hamlin, Eastep, Cahnman, Burnett, Blickensderfer, Tisdale, Humphrey, Smith, Kolkmeier, Pecori), 1 no vote (Springs) and 1 abstention (Hansen).

10. **UNFINISHED BUSINESS.**

There was no unfinished business.

11. **NEW BUSINESS.**

There was no new business.

12. **ADJOURNMENT.**

There being no further business, the meeting was adjourned.

Respectfully Submitted,



Mary Jane Niemann
Recording Secretary

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT
AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

January 10, 2010
City of Springfield Illinois
800 East Monroe, Room 300
Springfield, IL. 62701
217-789-2200

These Notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of Springfield.

REQUEST FOR RELEASE OF FUNDS

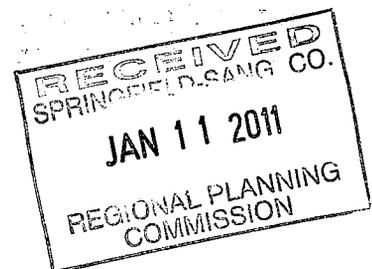
On or about January 26, 2011 the City of Springfield will submit a request to the U.S. Department of Housing (HUD) for the release of FFY 2010 CDBG funds under Title I of the Housing & Community Development Act of 1974, as amended, and FFY 2010 HOME funds under the National Affordable Housing Act of 1990, as amended to undertake the project known as City of Springfield's 2010-2014 Consolidated Plan & FFY 2010 Action Plan, for the purpose of Neighborhood revitalization comprised of the following activities: Acquisition of Real Property, Disposition, Public Facilities and Improvements, Clearance and Demolition, Code Enforcement, Public Services, Relocation Assistance, Single-family and Multifamily Owner-occupied and Rental Housing Rehabilitation, Removal of Architectural Barriers, Construction of Housing, Historic Preservation, Direct Financial and Other Economic Development Assistance to Private For-profit Businesses, Microenterprise Assistance and Direct Homeownership Assistance.

FINDING OF NO SIGNIFICANT IMPACT

The City of Springfield has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act (NEPA) of 1969 is not required. Additional project information is contained in the Environmental Review Record (ERR) on file for public examination and copying, upon request, at the Office of Planning & Economic Development, 800 East Monroe Ave, Suite 108, Springfield, Illinois 62701, on regular business days from 8:00 a.m. to 4:00 p.m.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Office of Planning & Economic Development, 800 E. Monroe Suite 108, Springfield, IL 62701. All comments received by January 25, 2011 will be considered by the City of Springfield prior to submission of a request for release of funds. Comments should specify which Notice they are addressing.



RELEASE OF FUNDS

The City of Springfield certifies to HUD that Frank Edwards in his capacity as Mayor consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's acceptance of the certification satisfies its responsibilities under NEPA and allows the City of Springfield to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City of Springfield's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of Springfield; (b) the (RE) has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to U. S. Department of HUD, Community Planning & Development Division, Attn: Ray E. Willis, Director, 77 West Jackson Boulevard, Room 2401, Chicago, Illinois 60604. Potential objectors should contact HUD to verify the actual last day of the objection period.

Frank Edwards: Mayor