

**MINUTES OF MEETING
Springfield-Sangamon County Regional Planning Commission
December 20, 2017**

1. CALL TO ORDER.

Chairman Val Yazell called the meeting to order at 9:31 AM.

2. ROLL CALL.

Mary Jane Niemann called the roll.

JULY 2017	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2018	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X	X	X	X	X							
	X	X	X									Larry Hamlin, Vice-Chairman
X	X	X	X	X	X							Joe Gooden, Secretary
		X	X	X	X							Mayor Jim Langfelder – <u>B. Drew</u>
X	X	X	X	X	X							Andy Van Meter – <u>B. McFadden</u>
X	X	X	X	X	X							Alderman Joe McMenamin
	X	X			X							Alderman Andrew Proctor
X		X		X	X							Greg Stumpf – <u>J. Stone</u>
	X	X	X	X	X							George Preckwinkle – <u>C. Stratton</u>
	X	X		X								Leslie Sgro – E. McKinley
X	X		X	X	X							Frank Vala – <u>R. Blickensderfer</u>
X	X		X	X	X							Brian Brewer – <u>F. Squires</u>
X	X	X	X	X	X							Dick Ciotti – <u>G. Humphrey</u>
X	X	X	X		X							Jeff Vose – <u>L. Wind</u>
X	X	X	X	X	X							Kenneth Springs
X	X	X	X	X	X							Greg Kruger
X		X		X	X							Eric Hansen

Others

Patty Sims
Steve Walker

Staff

Molly Berns Jason Sass
Ethan Hendricks Brian Sheehan
Shannan Karrick Norm Sims
Steve Keenan Neha Soni
Jordan Leaf Gail Weiskopf
Mary Jane Niemann Joe Zeibert
Emily Prather

3. **MINUTES OF MEETING.**

Chairman Yazell asked if there were any additions or corrections to the minutes of the November 15, 2017, Regional Planning Commission meeting. There were none. Frank Squires moved to approve the minutes of the November 15, 2017 meeting as mailed. Eric Hansen seconded the motion and the vote was unanimous.

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

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

Chairman Yazell reminded Commissioners of a cake and punch reception in honor of Norm Sims' retirement to be held in the SSCRPC's conference room immediate following this meeting.

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

- A. **Happy Holidays** – Norm Sims thanked Commission members for their assistance and support during the past ten years and wished everyone happy holidays and great new year.

7. **CORRESPONDENCE.**

Sims summarized correspondence received from the City of Springfield requesting release of funds from the U.S. Department of Housing and Urban Development. (See attached). Sims noted that the request was not in conflict with any local plans and no action was needed by the Regional Planning Commission.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

Land Subdivision Committee (LSC) – There was one project, located within City of Springfield's subdivision jurisdiction, to be reviewed and acted upon by the Planning Commission this month:

The Countryside

Location & Sketch Map

Description: Pt. N ½ of Section 6, T15N, R4W (Located on the north side of Tuxhorn Road, northwest of IL Route 29 and west of Wildrose Lane)

LSC Action: Recommend approval of the Location & Sketch Map.

Joe Zeibert noted this development consists of five large residential lots on fourteen acres located off of Tuxhorn Road, north of IL Route 29, with Hilltop Road being to the east. This development will connect to the existing force main for sanitary sewer. There is water in the area, but due to the flow tests, there will have to be a 100' separation between the buildings for fire suppression requirements. There is an agreement in place to improve Tuxhorn Road to meet the minimum road standards as indicated in the City of Springfield Subdivision Ordinance. That agreement is with the developer and township and has been

accepted by the City Traffic Engineer. After action by the Regional Planning Commission, this development will proceed to the City Council for final action.

Commissioner Joe McMenamain asked who the developer was. Zeibert said the developer was Steve Walker and that the current owner was the Wanless Trust.

Commissioner McMenamain asked if the agreement to upgrade the road would be by letter of credit, by cash, or by bonding.

Zeibert said at this point the developer has acknowledged that the road upgrade will be done. A security will have to be obtained or the improvements done before the final plat can be approved.

Commissioner McMenamain said that disclosure of ownership of the property was important as the city is concerned about their being substantial owners backing the letter of credit for road improvements. He thanked Zeibert for always looking into the ownership of the property. He asked who the Wanless Trust consisted of. Steve Walker noted that the Wanless Trust owns many properties around town and said this particular trust is WPFL, LLC and he did not know the trustees. He noted that Kurt Wilke of Barber, Segatto, Wilke & Cate is the executor of the estate. Commissioner McMenamain asked if this was a traditional trust or a land trust. Walker said he did not know. Sims said his recollection was that it was a family held trust and that trustees were members of the family, but he was not sure if that was still the case.

Gregg Humphrey moved to concur with the action of the Land Subdivision Committee to recommend approval of the Location & Sketch Map. Commissioner Joe Gooden seconded the motion and the vote was unanimous.

Zeibert then summarized a project reviewed by the Land Subdivision Committee at their December 7, 2017 meeting that will come before the Regional Planning Commission for action at a later date:

Centennial Pointe – Preliminary Plan

Zeibert stated this development consists of 50 duplex lots on 19 acres. All essential services are available to the site. He noted that requirements from the Land Subdivision Committee meeting have not yet been met, but this plan will come before the Regional Planning Commission for action once those requirements are met. The Land Subdivision Committee recommended approval of the Preliminary Plan.

For informational purposes, Zeibert then summarized projects reviewed by the Land Subdivision Committee at their December 7, 2017 meeting that do not require action by the Regional Planning Commission:

Lake Forest Estates, 12th Addition, Part of Lot 7 – Partial Plat of Vacation

Zeibert said this development is located on the north side of Bristlecone Drive, west of Red Oak Lane. The owner would like to divide the duplex into two fee simple lots. It could have been done through the tract survey process, but at that time, the duplex was located over the platted setback. The setback is greater than what is required by zoning. That portion of the setback must be vacated. The Land Subdivision Committee recommended approval of the Partial Plat of Vacation.

Kuhn Farm Addition – City Minor Subdivision – Final Plat

Zeibert noted that this development consists of 83 acres located off of Old Jacksonville Road, east of Farmingdale Road. The owner wishes to divide off the existing farmhouse. He noted that all essential services are available to the site. The Land Subdivision Committee recommended approval of the Final Plat. The plat will now proceed to the City Council for final action.

Sims noted that these minor subdivisions can occur when the property owner wants to get a refinanced mortgage and the mortgage lenders do not want to include farm ground. Zeibert said the owners would like to keep the farmhouse and sell the farm ground.

10. UNFINISHED BUSINESS.

There was no unfinished business.

11. NEW BUSINESS.

Commissioner McMenemy thanked Sims for attending the 12/19/2017 City Council meeting and providing thoughtful and well grounded comments regarding the Comprehensive Plan. Sims said staff wanted to make sure that information that is coming before the alderman and residents is accurate.

12. SPECIAL ANNOUNCEMENTS.

Retirement gifts were presented to Sims by Chairman Yazell on behalf of Commission members and by Assistant Director Molly Berns on behalf of the SSCRPC staff.

13. ADJOURNMENT.

Chairman Yazell noted that the next Regional Planning Commission will be held on January 17, 2018.

There being no further business, Frank Squires moved to adjourn Sims' last Regional Planning Commission meeting. Commissioner Eric Hansen seconded the motion and the meeting adjourned at 10:02 AM.

Respectfully Submitted,

MJN

Mary Jane Niemann
Recording Secretary

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

December 18, 2017
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 5, 2018 the City of Springfield will submit a request to the U.S. Department of Housing and Urban Development (HUD) for the release of FFY 2017 CDBG funds under Title I of the Housing & Community Development Act of 1974, as amended, in the amount of \$1,119,958 plus the carry over amount of \$1,407,900 from previous program years, and FFY 2017 HOME funds in the amount of \$425,710 under the National Affordable Housing Act of 1990 as amended, plus the carry over amount of \$631,400 from previous program years, to undertake the project known as City of Springfield's 2015-2019 Consolidated Plan & FFY 2017 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, Relocation Assistance, Single-family and Multifamily Owner-occupied Housing Rehabilitation, New Development of Affordable Housing, Removal of Architectural Barriers, Construction of Housing, Historic Preservation, Direct Financial and Other Economic Development Assistance to Private For-profit Businesses, Microenterprise Assistance, Public Service 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) that documents the environmental determinations for this project is on file and may be examined or copied 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. A Tier 1 Review has been completed for this project and the following factors will be reviewed on a site-specific basis; Historic Preservation, Floodplains, Contamination and Toxic Hazards, Explosive and Flammable Hazards, Noise Abatement and Control, Wetlands Protection and Environmental Justice.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments on the ERR to the Office of Planning & Economic Development, 800 E. Monroe Suite 108, Springfield, IL 62701. All comments received by January 4, 2018 will be considered by the City of Springfield prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS-ENVIRONMENTAL CERTIFICATION

The City of Springfield certifies to HUD that James O. Langfelder 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 approval 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 or undertaken activities 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, Sec. 58.76) 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.

James O. Langfelder: Mayor