

April 9, 2004

TO: Joe Albers  
Cobblestone Development Inc.

P.O. Box 7376

Springfield, IL 62791-7376

RE: Cobblestone Estates – 25<sup>th</sup> Addition

Redivision of Lot 1

Location &amp; Sketch Map

Variance of Sec. 153.157(L)

Variance of Sec. 153.157(N)

Enclosed are minutes of the April 8, 2004 Subdivision Committee Meeting. Revisions are necessary – See minutes Revisions are not necessaryThe following are needed at the Planning Commission office by April 19, 2004 for review at the April 21, 2004 Planning Commission meeting to be held at 9:30 AM in the County Board Room, 2<sup>nd</sup> Floor, County Building Original 5 Copies Percolation Data & Certification Covenants Proof of Publication from Newspaper Surveyor's Certification Owner's Acknowledgement Drainage Statement Other

cc: Crawford, Murphy &amp; Tilly

785-5233 - Dist. 6

1st fl Arch 126 E Arch  
3rd floor - stairs

4th fl  
to left

Lori Williams from IDOT said the entrance across from Jarod needs to be moved north.

Ty Rees said the access off of Jarod is too close and the distance will be determined with the traffic study. He said right-of-way may be required to be dedicated along Wabash.

Ty Rees made a motion to approve a variance of Sec. 153.157(L) to allow 2 access points onto Archer Elevator and Meadowbrook Road with the locations subject to the approval of IDOT and Public Works. Nate Bottom seconded the motion and the vote was unanimous.

Ty Rees made a motion to approve a variance of Sec. 153.157(N) to allow Lots 2, 3 and 4 to be served by an access easement. Nate Bottom seconded the motion and the vote was unanimous.

Jerry Miller made a motion to approve the Location & Sketch Map, subject to:

- (1) Correct legal description;
- (2) Total acreage needs to be shown;
- (3) 2 entrances on Archer Elevator; and
- (4) General location of access easement.

Nate Bottom seconded the motion and the vote was unanimous.

Suzie Weissberg asked the engineer if the subject to's were understood. The engineer stated that they were understood.

• Never get access onto Wabash

REVIEW OF LOCATION & SKETCH MAP  
RESUBDIVISION OF LOT 1  
COBBLESTONE ESTATES, 25<sup>th</sup> ADDITION  
April 2, 2004

**STAFF RECOMMENDATION:** Approve, conditioned upon street improvements.

Variance 153.157(N) – Recommend approval for Lots 2, 3 and 4 to be served by private access easements instead of Archer Elevator Road. (Note: Lot 2 was included in the variance).

Variance 153.157(L) – Recommend approval of 2 access points on Meadowbrook Rd. as shown and 2 access points onto Archer Elevator Rd. at the north and south as shown. The staff recommends denial of the middle access point to Lot 2.

As indicated on the plan, both the roads and intersection of Archer Elevator and Meadowbrook will need improvements as determined by the State of Illinois and City of Springfield.

The entire access easement needs to be shown.

The preliminary plan submitted will need to include drainage calculations showing the proposed runoff checked against the planned runoff for these lots.

There are 10" and 12" water mains along the north, south and east side of the parcel. The only water west is a 6" stubbed at Jarod Drive. A developer funded water main extension will be required along Archer Elevator to provide fire protection and water service.

SLP/mh

cc: Land Subdivision Committee  
Joe Albers  
Steve Schroll – Crawford, Murphy & Tilly  
Wal-Mart c/o Caroline Bisio

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

FILE NO. 2004-05

CENSUS TRACT # 36

<b>NAME OF SUBDIVISION:</b>	Cobblestone Estates, 25 <sup>th</sup> Addition – Redivision of Lot 1 – Location & Sketch Map Variance of Sec. 153.157(L) Variance of Sec. 153.157(N)		
<b>JURISDICTION:</b>	City		
<b>DATE OF MEETING:</b>	April 8, 2004		
<b>OWNER:</b>	Cobblestone Development – Joe Albers		
<b>ENGINEER:</b>	Crawford, Murphy & Tilly		
<b>DESCRIPTION:</b>	Pt. SW ¼, SE ¼, Section 11, T15N, R6W		
	<b>Acres</b>	<b>Lots</b>	
<b>MOTION TO RECOMMEND:</b>	Approve a variance of Sec. 153.157(L), Subject To	Approve a variance of Sec. 153.157(N)	Approve the Location & Sketch Map, Subject To
<b>BY:</b>	Ty Rees	Ty Rees	Jerry Miller
<b>2<sup>ND</sup> BY:</b>	Nate Bottom	Nate Bottom	Nate Bottom
<b>VOTE:</b>	Unanimous	Unanimous	

Steve Schroll said a traffic study is being currently underway.

Susan Poludniak stated that the staff recommends approval of a variance of Sec. 153.157(N) for Lots 2, 3 and 4 to be served by a private access easement instead of Archer Elevator Road. She also stated the staff recommends approval of a variance of Sec. 153.157(L) to allow 2 access points onto Meadowbrook Road and 2 onto Archer Elevator, subject to approval by IDOT and Public Works. She stated that the plat of vacation needs to be done with the final plat. The legal description needs to be corrected and the total acreage of the site needs to be shown. Poludniak said the drainage calculations need to be done to ensure the existing drainage can handle the proposed drainage.