

ALBERS ENGINEERING, INC.

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August 28, 2006

Springfield Sangamon County Regional Planning Commission
Room 212
200 South 9th Street
Springfield, IL 62705
Attn: Susan Poludniak

**Re: *Proposed Wal-Mart Store, Cobblestone Development
Springfield, IL***

Dear Ms. Poludniak:

On behalf of Cobblestone Development Co. and Wal-Mart Stores Inc., contract purchaser of property within Cobblestone that includes the proposed 25th Addition as well as lots 9-13 of the 4th Addition, please consider this letter to be a formal request for variances to section 153.157 (L) of the City's subdivision ordinance. The purpose of this request is to allow access to the proposed Wal-Mart site at the locations depicted on the Preliminary Plan and approved by the City of Springfield Department of Public Works and the Illinois Department of Transportation as a part of the traffic impact study approved in April, 2006.

In evaluating this submission, Wal-Mart requests that the Regional Planning Commission take into consideration the "Proposed Wal-Mart Off-Site Improvements" set forth on Exhibit A attached to this letter; and that Wal-Mart is prepared to commit to these Off-Site Improvements as a condition of opening its SuperCenter at this site. This commitment might be memorialized in a right-of-way agreement and/or other reasonable vehicle that the City Council deems appropriate.

If you require further information, please do not hesitate to call.

Sincerely,
Crawford, Murphy & Tilly, Inc



Steven K. Schroll P.E.
Manager, Land Development Services

Albers Engineering Inc.



Joseph G. Albers, P.E., P.S.
President

cc: Mr. Kevin Carter, Mr. Reginald Webb, and Mr. Keith King, Wal-Mart Store Inc.
Mr. John Elias, Elias Meginnis, Riffle and Seghetti
Mr. Russ Waldschmidt, Wald-Land Corp.
Mr. Bob Cohen, Giffin, Winning, Cohen and Bodewes

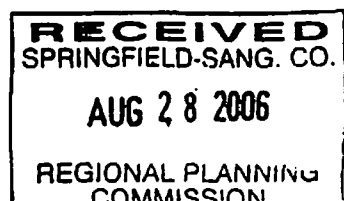


EXHIBIT A

Proposed Wal-Mart Off-Site Improvements Cobblestone, Springfield, IL

A) Wabash Avenue.

Road Improvements. Wabash Avenue will be expanded to five lanes between Archer Elevator and Meadowbrook Road. The additional east-bound lane will commence approximately 725' west of Archer Elevator Road and extend east to Mercantile Drive, where it will terminate at the intersection. The additional westbound lane will begin at Mercantile Drive and extend west to Hamlin Parkway, where it will terminate at the intersection. A sidewalk will be installed on the north side only across the Wal-Mart site frontage.

Right of way. Additional right of way will be acquired as necessary to accommodate the above described improvements, and subsequently dedicated to the City.

B) Meadowbrook Road adjacent to the Wal-Mart site.

Road Improvements. Meadowbrook Road will be expanded to include an additional through/left lane southbound at Wabash, a right turn lane southbound at Wabash, and a right turn lane southbound at the Wal-Mart entrance. The intersection of Yucan Drive will be modified to provide a longer left turn lane for north-to-west and south-to-east left turns. A sidewalk will be installed on the west side of the street only, across the Wal-Mart site frontage.

Traffic signal improvements. As a part of another project, traffic signals foundations and conduits have been installed at the Meadowbrook/Wabash intersection. This system will be modified as necessary and the remainder of the traffic signal system will be installed. Wal-Mart will also install a complete traffic signal system at the Yucan Drive and Meadowbrook Drive intersection.

Right of way. Additional right of way will be dedicated by Wal-Mart along Meadowbrook Road as required to construct the above referenced improvements.

C) Archer Elevator Road from Wabash Avenue to Westgate Drive

Road improvements. Archer Elevator Road will be upgraded to include dual left turn lanes southbound at Wabash Avenue, a dedicated right turn lane southbound at Wabash, and right turn lanes northbound at the Wal-Mart entrances. An additional northbound through lane will be added, and will terminate at Westgate Drive. Northbound

left turn lanes will be constructed at HPR Drive and Alex Drive. The roadway will be upgraded to an urban city street with curb and gutter and storm sewer per city standards. A sidewalk will be installed along the east side of the road, across the Wal-Mart site frontage.

Traffic signal system improvements. The traffic signal system at Wabash Avenue and Archer Elevator Road will be upgraded to accommodate the additional travel lanes and phasing. A traffic signal system will also be installed at Archer Elevator Road and Wal-Mart's south entrance.

Right of way. Additional rights of way will be dedicated by Wal-Mart as required to accommodate the expansion of the road. Additional right of way from others may be required at the intersection of Wabash Avenue.

Electric transmission main. There is an existing City Water Light and Power high-voltage overhead electric transmission main along the east side of the existing roadway in public right of way. This pole line will have to be relocated to the east by Wal-Mart to accommodate the expanded roadway. An easement will be provided by Wal-Mart on its property to accommodate the relocated line.

D) Archer Elevator Road from the Westgate Drive to Hedley Avenue.

Roadway Improvements. Archer Elevator Road will be upgraded by Wal-Mart to a 3 lane urban arterial with curb and gutters and storm sewers from the Westgate Drive to Hedley Avenue. A southbound left turn lane will be added at Hedley Avenue. A sidewalk will be installed along the east side only.

Electric transmission main. There is an existing City Water Light and Power high-voltage overhead electric transmission main along the east side of the existing roadway in the public right of way. Wal-Mart will design and construct the road in such a manner so as to protect and preserve the overhead line.

Right of way. Wal-Mart will acquire necessary rights of way along the west side of the proposed roadway along the extent of the improvements, to supplement the existing 40' of right of way that has previously been dedicated as part of the Cobblestone Development.

E.) Westgate Drive

No improvements will be required to the existing street. Sidewalks will be installed on the south side of the street only, across the Wal-Mart site frontage.