



AGENDA
LAND USE AND DEVELOPMENT COMMITTEE MEETING
Thursday, May 3, 2018, 3:30 P.M.
Room 400, Government Center
115 East Washington Street, Bloomington, IL

1. Call to Order – Chair
2. Consideration of April 5, 2018 minutes
3. Recommendation Concerning Bills and Transfers
4. Appearance by Members of the Public
5. ITEM FOR ACTION:
 - A. Request by BDS Acres, Inc., by Julie Freed for a waiver of preliminary plan requirements and a one lot subdivision final plat for the J. Freed Subdivision, File No. S-18-01.
6. ITEMS FOR INFORMATION:
 - A. County “Positions Filled” report from March 27 to April 23, 2018;
 - B. The next meeting date - 3:30 P.M., June 7, 2018; and
 - C. Other items of information.
7. ADJOURNMENT:

For questions concerning the agenda, please contact the McLean County Department of Building and Zoning at 309-888-5160.

McLean County Department of Building and Zoning

SUBDIVISION STAFF REPORT
LAND USE AND DEVELOPMENT COMMITTEE

CASE NUMBER S-18-01

1. REFERENCE:

- a. Meeting date: May 3, 2018
- b. Subdivider's name: BDS Acres, Inc., by Julie Freed
- c. Subdivision name: J. Freed Subdivision

2. LOCATION AND, LAND USE AND REQUEST:

- a. Property location: 21711 N 1975 East Road, Towanda, IL 61776.
- b. Township: Money Creek Township.
- c. Parcel numbers: 08-29-200-013.
- d. Existing zoning: Agriculture District.
- e. Applicants' requests: A waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the J. Freed Subdivision.
- f. Existing land use: Lot 1 contains a single-family residence and a small detached shed.

3. DIMENSIONS & REVIEW:

- a. Size of Parcel: 1.38 acres in area.
- b. County Health Department: Recommends approval of the final plat for the J. Freed Subdivision.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the J. Freed Subdivision. The applicant has obtained a plat access certificate from the Money Creek Township Road Commissioner.

Staff recommends that a waiver of the preliminary plan, and the J. Freed Subdivision final plat should be approved.

Respectfully submitted,



Philip Dick, AICP, Director



J. FREED SUBDIVISION

of

SURVEYORS CERTIFICATE

I, CARL J. KRAUSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1750, HEREBY CERTIFY THAT I HAVE SURVEYED IN ACCORDANCE WITH THE LAWS AND USAGE OF THE STATE OF ILLINOIS AND THE COUNTY OF MCLEAN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 25 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, AND RUNNING; THENCE SOUTH 00°-17'-41" EAST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, 1344.00 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SAID NORTHWEST CORNER BEING THE POINT OF BEGINNING; THENCE SOUTH 88°-25'-33" EAST, ALONG THE FENCED AND OCCUPIED NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 245.00 FEET; THENCE SOUTH 00°-17'-41" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 245.00 FEET; THENCE NORTH 88°-25'-33" WEST, 245.00 FEET TO A POINT ON SAID WEST LINE, AND THENCE NORTH 00°-17'-41" WEST, ALONG SAID WEST LINE, 245.00 FEET TO THE POINT OF BEGINNING.

I, FURTHER, CERTIFY THAT AT THE REQUEST OF THE OWNER, SAID TRACT IS TO BE KNOWN AS "J. FREED SUBDIVISION", CONSISTING OF 1 LOT.

I, FURTHER CERTIFY THAT THIS TRACT IS NOT WITHIN 1 1/2 MILE OF CITY OR TOWN WITH A COMPREHENSIVE PLAN THAT EXERCISES SUBDIVISION REVIEW.

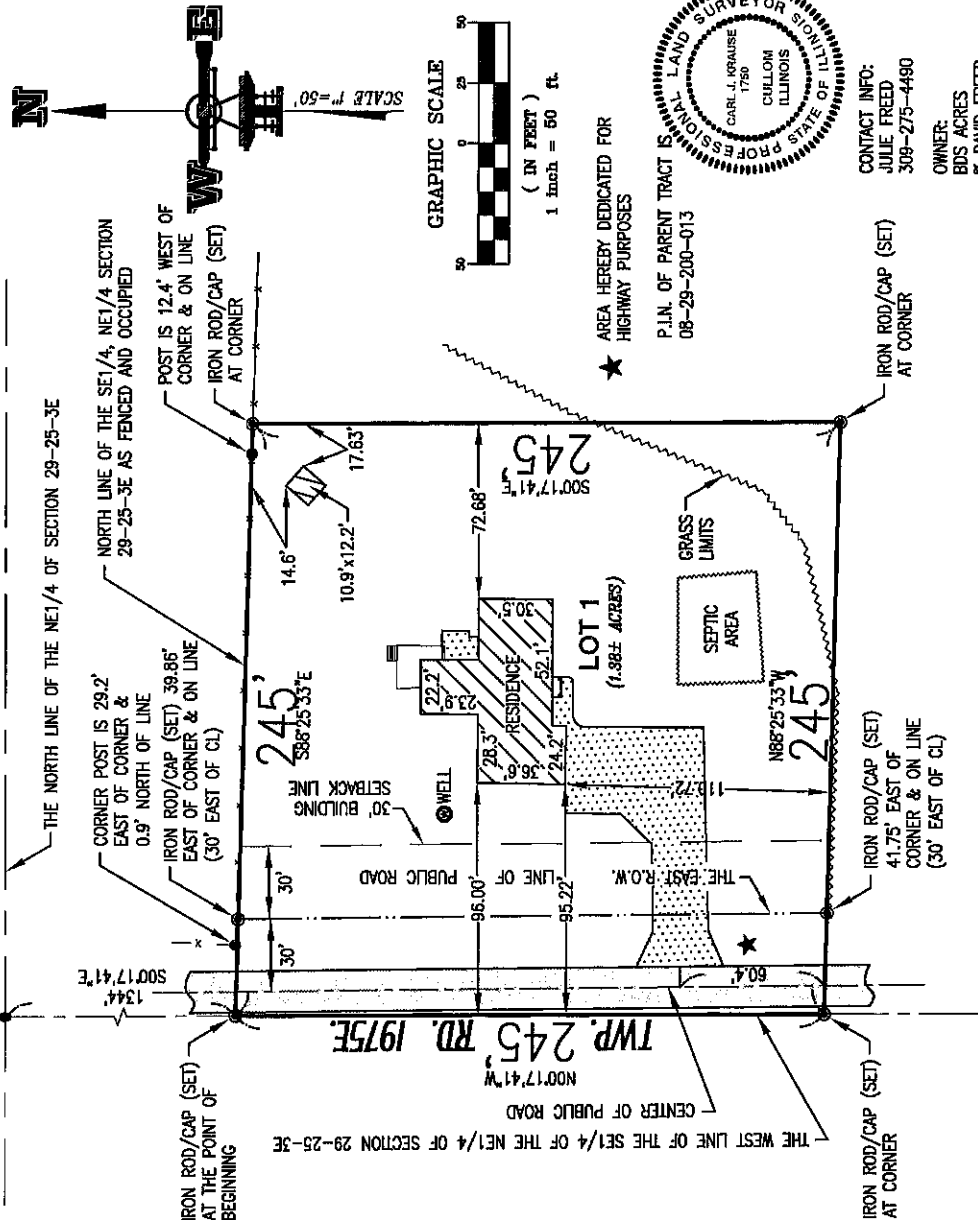
I, FURTHER CERTIFY NO PORTION OF THIS TRACT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. PER FIRM NO. 1711300310E, DATED JULY 16, 2008

DATE: APRIL 9 2018
Carl J. Krause
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1750
 LICENSE EXPIRES NOVEMBER 30, 2018



ILLINOIS PROFESSIONAL DESIGN FIRM #84-004847
 SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS
 115 WEST HACK ST. - P.O. BOX 356 - CULLOM, IL 60929
 PHONE (815) 676-0999 ~ FAX (815) 676-4999
 © KRAUSE SURVEYING INC. - ALL RIGHTS RESERVED

DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDER NO.: 180316
 ORDERED BY: JULIE FREED



CONTACT INFO:
 JULIE FREED
 309-275-4480

OWNER:
 BDS ACRES
 % DAVID FREED
 21711 N. 1975 EAST RD.
 TOWANDA, IL

SITE ADDRESS:
 21711 N. 1975 EAST RD.
 TOWANDA, IL 61766

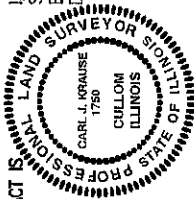
FINAL PLAT

BEARINGS AND DISTANCES ON THIS SURVEY ARE GRID. DATUM IS ILLINOIS EAST SPC NAD 83 (2011). PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED. ONE TO THE OTHER, REMAIN THE SAME.

- NOTES:
1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 1284 06004982, EFFECTIVE DATE OF JANUARY 15, 2013.
 2. SOME TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE CLIENT.
 3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

★ AREA HEREBY DEDICATED FOR HIGHWAY PURPOSES

P.L.N. OF PARENT TRACT IS 08-29-200-013



ORDINANCE OF APPROVAL
OF FINAL PLAT
J. Freed Subdivision, File S-18-01

WHEREAS, BDS Acres, Inc., by Julie Freed has requested a waiver from preliminary plan requirements, has filed an application for approval of a final plat for the J. Freed Subdivision, file number S-18-01, and has executed all agreements and documents required by the land subdivision regulations of McLean County; and

WHEREAS, said property is located in Money Creek Township at 21711 N 1975 East Road, Towanda, IL; and

WHEREAS, BDS Acres, Inc., by Julie Freed subdivided one lot on which a single family dwelling and a small detached shed are located; and

WHEREAS, staff recommends that a preliminary plan is unnecessary for the proposed subdivision; and

WHEREAS, the Land Use and Development Committee of the McLean County Board has reviewed said waiver and final plat and finds that they meet the said subdivision regulations; and

WHEREAS, the Land Use and Development Committee is recommending that the County Board of McLean County, Illinois approve said waiver and final plat for the said subdivision; now, therefore,

BE IT ORDAINED that the said waiver and final plat for the aforesaid J. Freed Subdivision be and hereby are approved.

Adopted by the County Board of McLean County, Illinois this 15th day of May, 2018

ATTEST:

APPROVED:

Kathy Michael, County Clerk
McLean County, Illinois

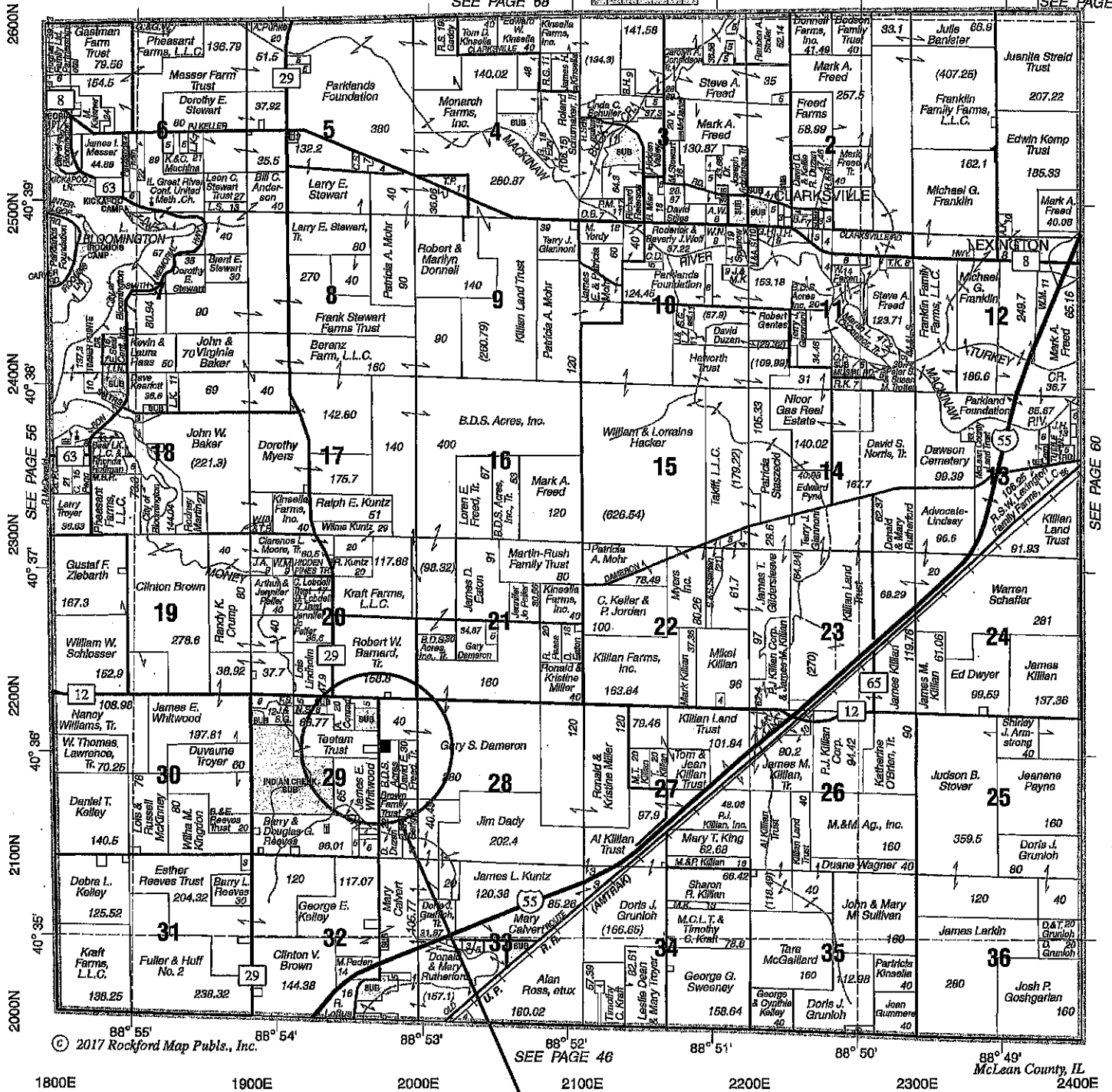
John McIntyre, Chair
McLean County Board

MONEY CREEK

SEE PAGE 68

T.25N.-R.3E.

SEE PAGE 70



Plat Map

J. Freed Subdivision

Case No. S-18-01