



AGENDA  
LAND USE AND DEVELOPMENT COMMITTEE MEETING  
Thursday, March 7, 2019, 3:30 P.M.  
Room 400, Government Center  
115 East Washington Street, Bloomington, IL

1. Call to Order – Chair
2. Consideration of February 7, 2019 minutes
3. Recommendation Concerning Bills and Transfers to the County Board
4. Appearance by Members of the Public
5. ITEM FOR ACTION:
  - A. Request by David and Carol Specketer for a waiver of preliminary plan requirements and a two-lot subdivision final plat for the Specketer Subdivision First Addition, File No. S-19-01.
6. ITEMS FOR INFORMATION:
  - A. County “Positions Filled” report from January 28, 2019 to February 25, 2019;
  - B. The next meeting date - 3:30 P.M., April 4, 2019; 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-19-01**

**1. REFERENCE:**

- a. Meeting date: March 7, 2019
- b. Subdividers' names: David and Carol Specketer
- c. Subdivision name: Specketer Subdivision First Addition

**2. LOCATION AND, LAND USE AND REQUEST:**

- a. Property location: 15785 Belfry Dr., Bloomington, IL 61705.
- b. Township: Bloomington Township.
- c. Parcel numbers: 21-34-433-001.
- d. Existing zoning: R-1 Single Family Residence District.
- e. Applicants' requests: A waiver of preliminary plan requirements and approval of a two-lot subdivision final plat for the Specketer Subdivision First Addition. The property was originally platted as four lots, Lots 28, 29, 30 and 31, in the Crestwicke South Subdivision 1<sup>st</sup> Addition. Then these four lots were combined to create Lot 1 of the Specketer Subdivision. Now the owners want to divide Lot 1 of the Specketer Subdivision into two lots.
- f. Existing land use: Lot 1 is one acre in area and contains a single-family residence. Lot 2 is .56 acres in area and is vacant.

**3. DIMENSIONS & REVIEW:**

- a. Size of Parcel: 1.56 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Specketer Subdivision First Addition.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Specketer Subdivision First Addition.

Staff recommends that a waiver of the preliminary plan, and the Specketer Subdivision First Addition final plat should be approved.

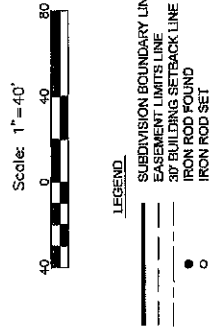
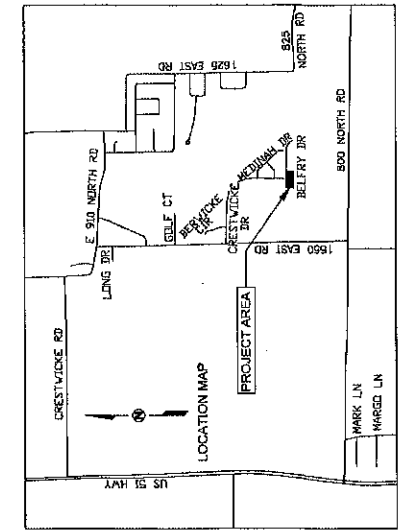
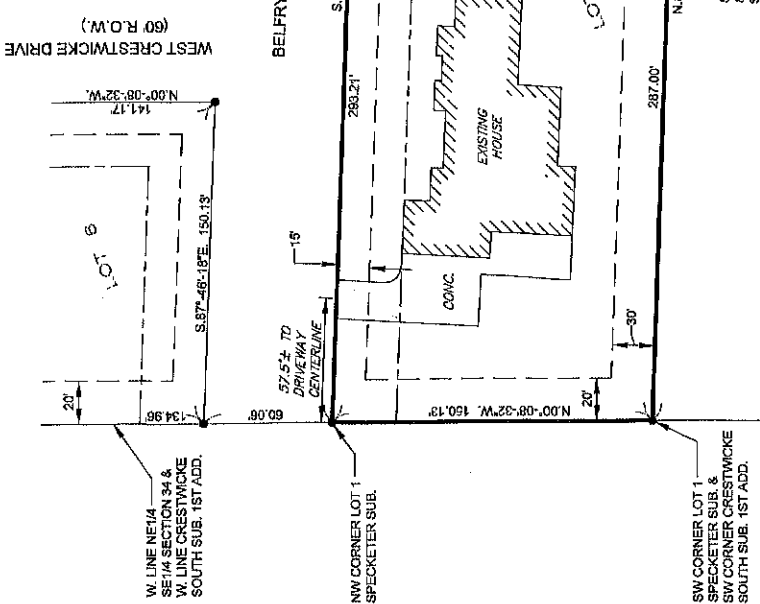
Respectfully submitted,



Philip Dick, AICP, Director

# SPECKETER SUBDIVISION FIRST ADDITION

## A RESUBDIVISION OF LOT 1 IN SPECKETER SUBDIVISION IN THE NE1/4 SE1/4 OF SECTION 34 & NW1/4 SW1/4 OF SECTION 35, T23N, R2E, 3P.M., MCLEAN COUNTY, ILLINOIS



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF MCLEAN }

I, Bradley K. Sharfer, Illinois Professional Land Surveyor No. 3488, do hereby certify that the attached plat of subdivision was surveyed and prepared under my direction in accordance with the laws and usages of the State of Illinois and the laws of McLean County, for David & Carol Specketer and represents the following described property to wit:

Lot 1 in Specketer Subdivision, according to the Plat thereof recorded as Document No. 2016-0004757 in the McLean County Recorder of Deeds Office, in the NE1/4 of the SE1/4 of Section 34 and the NW1/4 of the SW1/4 of Section 35, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

I further certify that I have resubdivided the same into 2 Lots as shown on the attached plat. Said subdivision is to be known as Specketer Subdivision First Addition, McLean County, Illinois.

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof. All easements designated on said plat are dedicated for public use and for the use of community antenna television systems.

I further certify that the foregoing plat accompanying this certificate accurately represents the above described property as subdivided.

I further certify that no portion of said subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on Form Number 1713C0515E, dated July 15, 2006.

I further certify that said herein described subdivision does not lie within 1/2 miles of a municipality which has an approved and adopted comprehensive plan.

Date

February 19, 2019

Bradley K. Sharfer  
Illinois Professional Land Surveyor No. 3488  
License Expires 11/30/2020

Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
505 N. Main St.  
Bloomington, IL 61701



PARENT TRACT PARCEL  
ID NO. 21-34-433-001

Rev.	Bk.	581	Sh.	BKS	

**Lewis, Yockey & Brown, Inc.**  
Consulting Engineers & Land Surveyors  
Professional Design Firm Registration #184000808  
505 North Main Street 155 South Elm Street  
Bloomington, Illinois 61701 O LeRoy, Illinois  
Ph. (309) 829-2552 Ph. (309) 862-8151 Ph. (309) 527-2552

**SPECKETER SUBDIVISION FIRST ADD.**  
**FINAL PLAT**  
**MCLEAN COUNTY, ILLINOIS**

Sheet  
**1**  
of 1

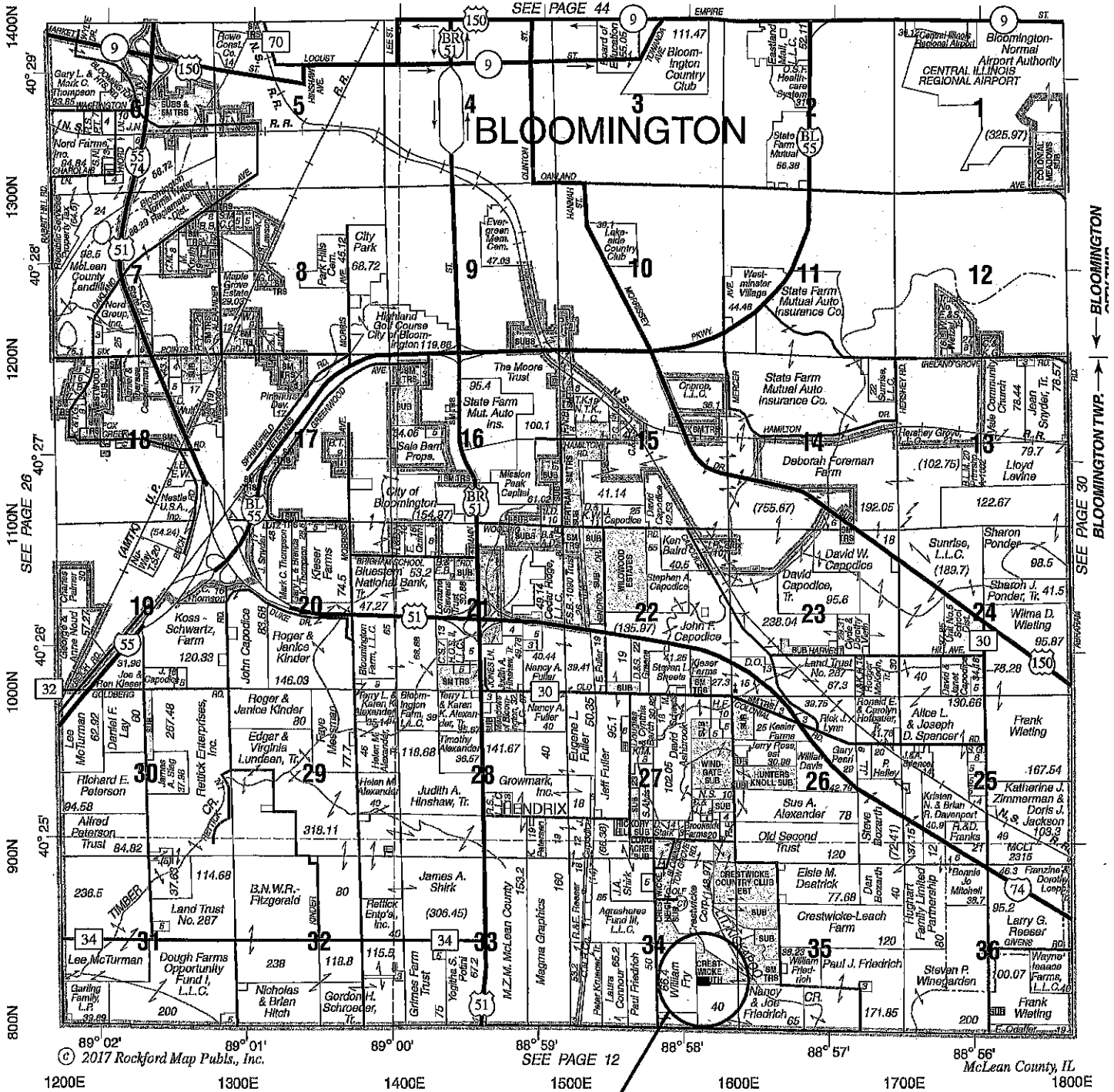
# BLOOMINGTON

SOUTH CENTRAL PART

# BLOOMINGTON CITY



T.23N.-R.2E.



Att. 1: Plat Map

Specketer Subdivision 1<sup>st</sup> Addition

S-19-01

ORDINANCE OF APPROVAL  
OF FINAL PLAT  
Specketer Subdivision First Addition, File S-19-01

WHEREAS, David and Carol Specketer have requested a waiver from preliminary plan requirements, have filed an application for approval of a final plat for the Specketer Subdivision First Addition, file number S-19-01, and have executed all agreements and documents required by the land subdivision regulations of McLean County; and

WHEREAS, said property is located in Bloomington Township at 15785 Belfry Drive, Bloomington, IL, and

WHEREAS, David and Carol Specketer subdivided two lots on which a single family dwelling is located on Lot 1 and Lot 2 is vacant; 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 Specketer Subdivision First Addition be and hereby are approved.

Adopted by the County Board of McLean County, Illinois this 19<sup>th</sup> day of March, 2019

ATTEST:

APPROVED:

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Kathy Michael, County Clerk  
McLean County, Illinois

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John McIntyre, Chair  
McLean County Board



OFFICE OF THE ADMINISTRATOR

(309) 888-5110 FAX: (309) 888-5111

115 E Washington St, Room 401, Bloomington, IL 61701

February 25, 2019

To: Honorable Members of the Executive Committee, Finance Committee, Land Use and Development Committee, Property Committee, Transportation Committee, Justice Committee, and Health Committee

From: Bill Wasson, County Administrator

Re: Positions filled from January 28, 2019 – February 25, 2019

<b>Department</b>	<b>Oversight Committee</b>	<b>Position</b>	<b>Number of Hires</b>
CAC	Justice	Case Manager	1
Circuit Clerk	Justice	Office Support Specialist	1
Sheriff	Justice	Deputy Patrol Officer	1
Nursing Home	Health	Food Service Assistant	1
Nursing Home	Health	Certified Nursing Assistant	6
Nursing Home	Health	Licensed Practical Nurse	2