



AGENDA
LAND USE AND DEVELOPMENT COMMITTEE MEETING
Thursday, August 1, 2019, 3:30 P.M.
Room 400, Government Center
115 East Washington Street, Bloomington, IL

1. Call to Order – Chair
2. Consideration of July 1, 2019 minutes
3. Recommendation Concerning Bills and Transfers
4. Appearance by Members of the Public
5. ITEMS FOR ACTION:
 - A. Request by Nussbaum Properties, Inc., for a waiver of preliminary plan requirements, approval of a one-lot subdivision final plat for Nussbaum’s Second Subdivision and a vacation of the utility easement that is located at the south end of what is described as the Birkey’s Farm Store Subdivision, File No. S-19-08; and
 - B. Request by William and Nancy Rader for a waiver of preliminary plan requirements and a one-lot subdivision final plat for the Grieder II Subdivision, File No. S-19-10.
6. ITEMS FOR INFORMATION:
 - A. Illinois Association of County Zoning Officials Seminar at Starved Rock on Friday, October 25, 2019;
 - B. County “Positions Filled” report from June 25, 2019 to July 24, 2019;
 - C. The next meeting date - 3:30 P.M., Thursday, September 5, 2019; and
 - D. 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-19-08

1. REFERENCE:

- a. Meeting date: August 1, 2019
- b. Subdivider's name: Nussbaum Properties, Inc., 19336 N 1425 East Rd., Hudson, IL 61748
- c. Subdivision name: Nussbaum's Second Subdivision

2. LOCATION AND, LAND USE AND REQUEST:

- a. Property location: 19336 N 1425 East Rd., Hudson, IL 61748.
- b. Township: Normal Township.
- c. Parcel number: 14-04-300-012.
- d. Existing zoning: M-1 Restricted Manufacturing District.
- e. Applicant's requests: A waiver of preliminary plan requirements, approval of a one-lot subdivision final plat for Nussbaum's Second Subdivision and a vacation of the utility easement that is located at the south end of what is described as the Birkey's Farm Store Subdivision which is encompassed by Lot 1 of Nussbaum's Second Subdivision. The applicant has obtained a signoff from the utility companies operating in the area to vacate the utility easement including the following: Ameren Illinois, Frontier Communications Illinois, Heartland Cable Illinois, Nicor Gas Illinois and Stratus Networks Illinois.

The applicant proposes to expand its truck terminal on this lot.

- f. Existing land use: Truck terminal and crop production.

3. DIMENSIONS & REVIEW:

- a. Size of Parcel: 45.7 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Nussbaum's Second Subdivision.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan, approval of the final plat of Nussbaum's Second Subdivision and vacation of the utility easement. The applicant has obtained a plat access certificate from the Normal Township Road Commissioner.

Staff recommends that a waiver of the preliminary plan, the final plat of Nussbaum's Second Subdivision and the vacation of the utility easement located at the south end of what is described as the Birkey's Farm Store Subdivision should be approved.

Respectfully submitted,



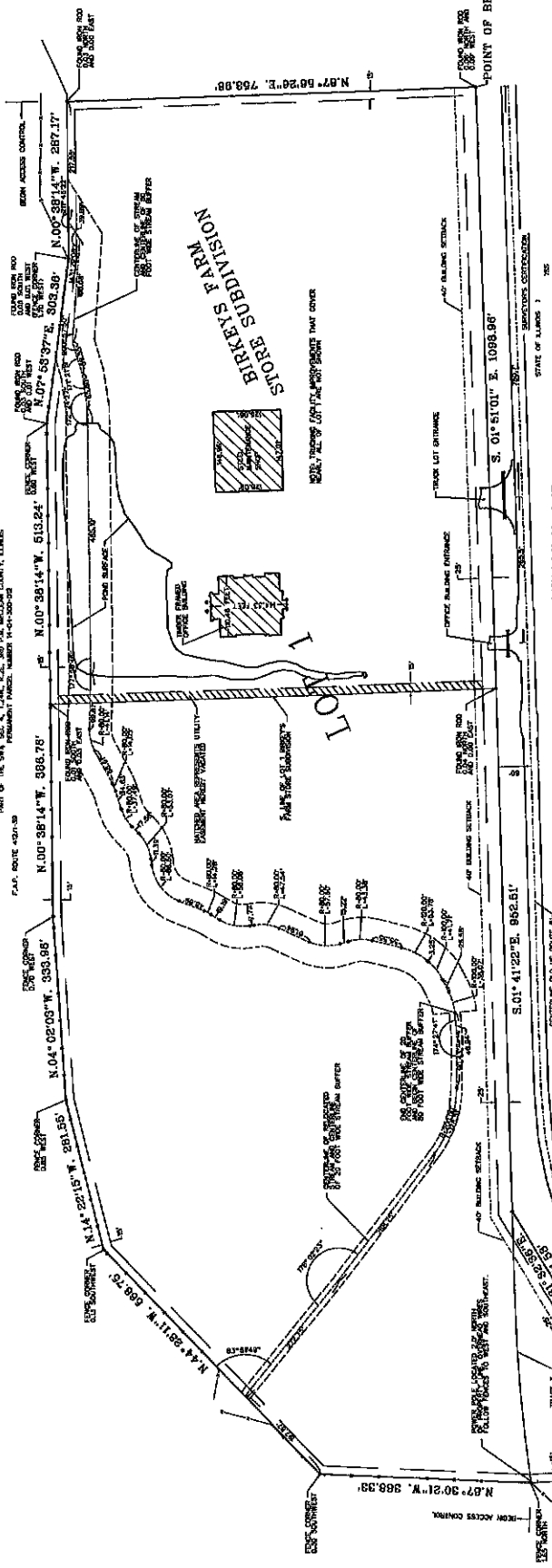
Philip Dick, AICP, Director

NUSSBAUM'S SECOND SUBDIVISION



LEGEND

- STREAM BUFFER
- UTILITY CORRIDOR LINE
- RAIN ROOF
- ARTIFICIAL FENCE
- BOUNDARY OF PROPERTY
- BOUNDARY OF TANGENTIAL CURVE
- LENGTH OF TANGENTIAL CURVE



POINT OF BEGINNING

SURVEYOR'S CERTIFICATION CONTINUED

THE PROFESSIONAL SURVEYING RECORDS TO BE KEPT BY THE SURVEYOR ARE TO BE KEPT IN HIS OFFICE AT THE CITY OF FALLS CHURCH, VIRGINIA.

STATE OF MARYLAND
COUNTY OF MONTGOMERY
I, STEPHEN D. HOLLANDER, LICENSED PROFESSIONAL LAND SURVEYOR NO. 123656, DO HEREBY CERTIFY THAT I HAVE PERSONALLY SURVEYED THE ABOVE DESCRIBED SUBDIVISION AND THAT THE LINES AND CORNERS SHOWN ON THE PLAT ARE TRUE AND CORRECT AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTICE: THE POINT OF BEGINNING FOR THIS SURVEY IS AT THE INTERSECTION OF THE NORTH LINE OF SECTION 36 AND THE WEST LINE OF SECTION 37.

NOTE: LOT 1 OF NUSSBAUM'S SECOND SUBDIVISION INCLUDES ALL OF LOT 1 IN BIRKETS FARM STONE SUBDIVISION.

NOTE: THE FOLLOWING DESCRIBES THE PARCEL OR PARCELS DEPOSITED IN THE COMBINATORIAL REGISTER OF THE STATE OF MARYLAND, COUNTY OF MONTGOMERY, UNDER THE FOLLOWING DEEDS: DEED NO. 10070, 10071, 10072, 10073, 10074, 10075, 10076, 10077, 10078, 10079, 10080, 10081, 10082, 10083, 10084, 10085, 10086, 10087, 10088, 10089, 10090, 10091, 10092, 10093, 10094, 10095, 10096, 10097, 10098, 10099, 10100.

1. I HEREBY CERTIFY THAT I HAVE SURVEYED THE SAME AND DO NOT AS SHOWN ON THE ATTACHED PLAT.

1. I HEREBY CERTIFY THAT THE FOREGOING PLAN ACCOMPANYING THIS CERTIFICATE ACCURATELY REPRESENTS THE ABOVE DESCRIBED PROPERTY AS SUBDIVIDED.

1. I HEREBY CERTIFY THAT THE HEREIN DESCRIBED SUBDIVISION IS WITHIN THE UNINCORPORATED TERRITORIAL JURISDICTIONAL LIMITS OF THE TOWN OF NORTON, MONTGOMERY COUNTY, MARYLAND.

1. I HEREBY CERTIFY THAT THE HEREIN DESCRIBED SUBDIVISION IS WITHIN THE UNINCORPORATED TERRITORIAL JURISDICTIONAL LIMITS OF THE TOWN OF NORTON, MONTGOMERY COUNTY, MARYLAND.

1. I HEREBY CERTIFY THAT THE HEREIN DESCRIBED SUBDIVISION IS WITHIN THE UNINCORPORATED TERRITORIAL JURISDICTIONAL LIMITS OF THE TOWN OF NORTON, MONTGOMERY COUNTY, MARYLAND.

STATE OF MARYLAND	PLAT NO. 1001
MONTGOMERY COUNTY	NO. 1001
NUSSBAUM'S SECOND SUBDIVISION	FILED
RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MONTGOMERY COUNTY, MARYLAND, THIS 10TH DAY OF JANUARY, 2010.	
ATTEST: COUNTY CLERK	

HOLLANDER SURVEYING

Professional Land Surveyors
10000 Falls Church Road
Falls Church, VA 22041
Tel: 703.701.0000

DEVELOPER: NUSSBAUM DEVELOPMENT, INC.

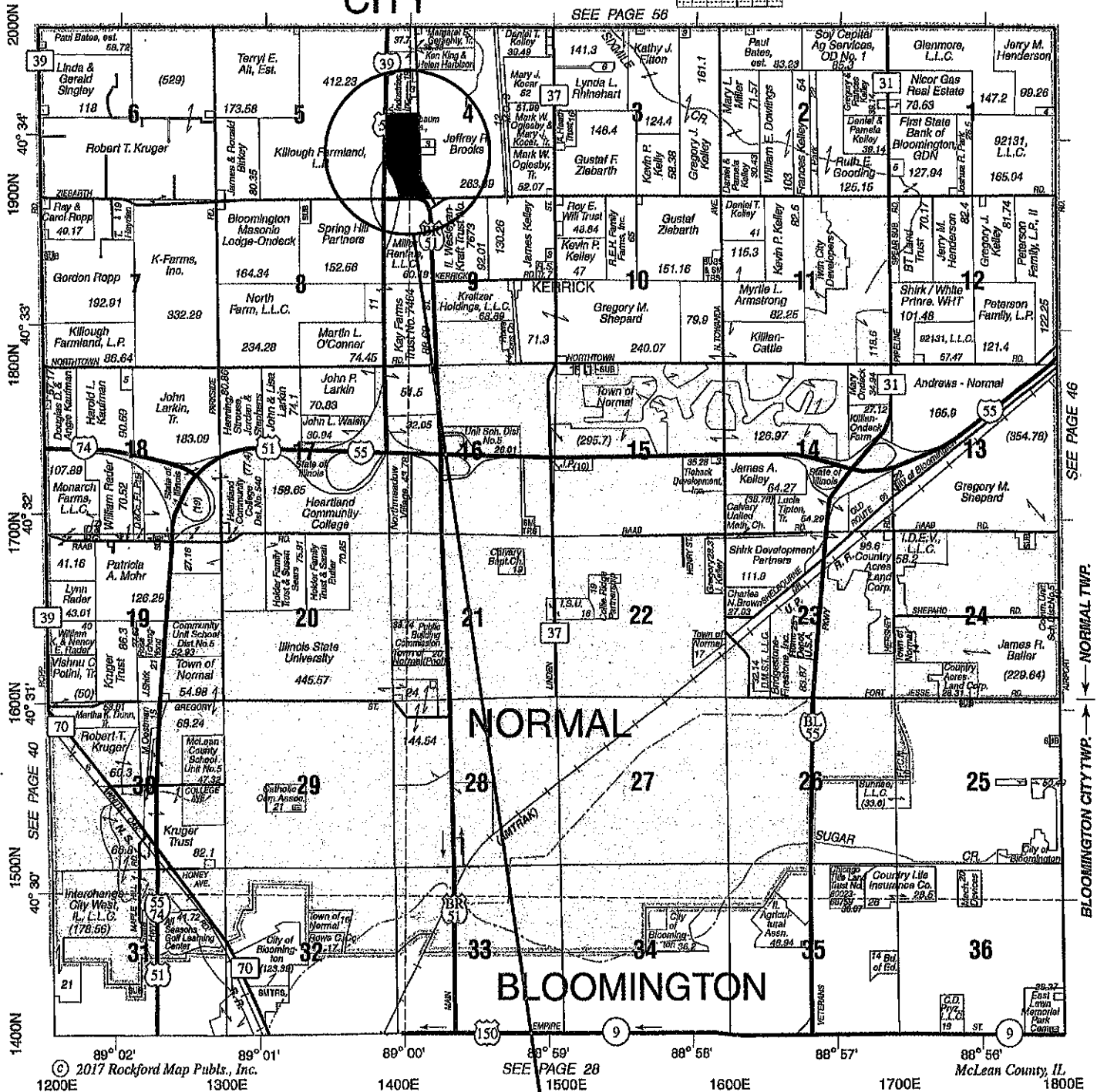
RECORDS SECTION, MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING

PLAT 1001

NORMAL NORTH CENTRAL PART BLOOMINGTON CITY

T.24N.-R.2E.

SEE PAGE 56



Att. 1: Plat Map

Nussbaum Second Subdivision

Case S-19-08

McLean County Department of Building and Zoning

SUBDIVISION STAFF REPORT
LAND USE AND DEVELOPMENT COMMITTEE

CASE NUMBER S-19-10

1. REFERENCE:

- a. Meeting date: August 1, 2019
- b. Subdividers' names: William and Nancy Rader
- c. Subdivision name: Grieder II Subdivision

2. LOCATION AND, LAND USE AND REQUEST:

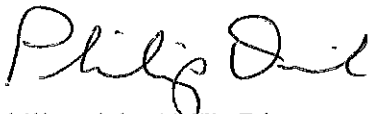
- a. Property location: 2242 W. Raab Rd., Normal, IL 61761.
- b. Township: Normal Township.
- c. Parcel number: 14-18-300-008.
- d. Existing zoning: Agriculture District.
- e. Applicants' requests: A waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Grieder II Subdivision.
- f. Existing land use: Lot 1 contains a single-family residence, a detached garage and an old corn crib.

3. DIMENSIONS & REVIEW:

- a. Size of Parcel: 2.54 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Grieder II 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 Grieder II Subdivision. The applicant has obtained a plat access certificate from the Normal Township Road Commissioner.

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

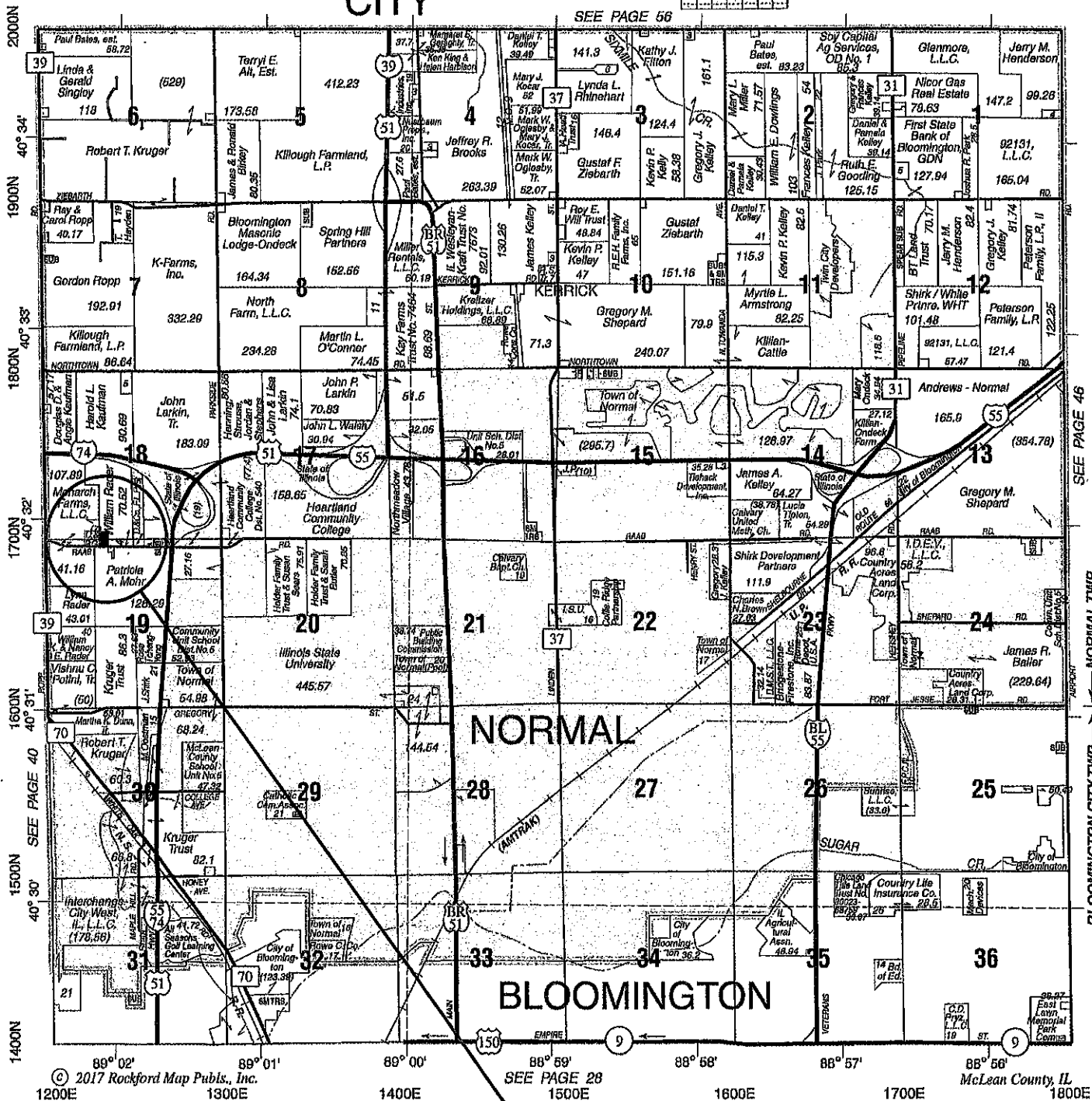
Respectfully submitted,



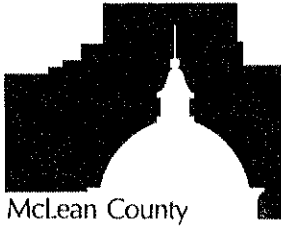
Philip Dick, AICP, Director

NORMAL NORTH CENTRAL BLOOMINGTON CITY

T.24N.-R.2E.



Att. 1: Plat Map
 Grieder II Subdivision
 Case S-19-10



OFFICE OF THE ADMINISTRATOR

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

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

July 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: County Administrator

Re: Positions filled June 25 – July 24, 2019

Department	Oversight Committee	Position	Number of Hires
County Clerk	Finance Committee	Clerical Assistant	2
Sheriff	Justice Committee	Jury Bailiff	2
Sheriff	Justice Committee	Corrections Officer	2
State's Attorney	Justice Committee	Office Support Specialist	1
Health Department	Health Committee	Office Support Specialist I	2
Nursing Home	Health Committee	Domestic Services Asst I	1
Nursing Home	Health Committee	Medical Records Clerk	1
Nursing Home	Health Committee	Licensed Practical Nurse	1