



AMENDED AGENDA  
LAND USE AND DEVELOPMENT COMMITTEE MEETING  
Thursday, May 7, 2020, 3:30 P.M.  
115 East Washington St., Room 404, Bloomington, IL  
And Via Remote Attendance

1. Call to Order – Chair
2. Consideration of March 5, 2020 minutes
3. Recommendation Concerning Bills and Transfers
4. Appearance by Members of the Public

NOTE CHANGE: To promote health and safety, we encourage the public to follow the Gubernatorial ‘shelter in place’ Executive Order. Therefore, in addition to standard (in-person) public comments at the McLean County Board Committee meetings, we will accept public comment via email as an option. Individuals or groups can email statements to County Administration at [admin@mcleancountyil.gov](mailto:admin@mcleancountyil.gov) by Wednesday, May 6, 2020 at 3:30 pm.

Statements received by the deadline will be read aloud as part of the record, pursuant to the time parameters in McLean County Board Rules (five minutes for individuals or group spoke person). The entirety of the statement will be placed in the official minutes, even if the statement reads longer than the time limit allows.

We take very seriously the Centers for Disease Control and Prevention (CDC) recommendations to socially distance and the Governor’s Executive Order 2020-10, wherein no more than ten people can convene in one place. We encourage you to submit your public comment via email.

If you choose to provide comment in person, requests must be received by County Administration pursuant to time lines in the McLean County Board Rules. Upon submission, you will receive written instructions regarding how to enter the Government Center (which is now closed to the public). McLean County Board rules allow for a total maximum of 30 minutes allotted during each committee meeting. Public comment and the emailed comments will proceed in the order in which they are received.

Finally, the public will be able to view the McLean County Board Meeting, live, on Facebook and YouTube. Links can be found at <https://www.mcleancountyil.gov/>

5. ITEM FOR ACTION:
  - A. Request by Bryn and Kelly Holevoet for a waiver of preliminary plan requirements and approval of a two-lot subdivision final plat for the Holevoet Subdivision which is a re-subdivision of Lots 4 and 5 in Knob Hill Acres P.U.D.
6. ITEMS FOR INFORMATION:
  - A. Update on collapsed building located at 105 Belle Prairie Street in the unincorporated Village of Cropsey;

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- B. Process for Submitting a Text Amendment to the Zoning Board of Appeals;
- C. The next meeting date - 3:30 P.M., Thursday, June 4, 2020; 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-20-05**

**1. REFERENCE:**

- a. Meeting date: May 7, 2020
- b. Subdivider's name: Bryn and Kelly Holevoet
- c. Subdivision name: Holevoet Subdivision

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

- a. Property location: 14571 & 14607 Knob Hill Dr., Heyworth, IL 61745.
- b. Township: Randolph Township.
- c. Parcel numbers: 28-16-255-004 & 28-16-255-005.
- d. Existing zoning: R-1 Single Family Residence District.
- e. Applicants' request: A waiver of preliminary plan requirements and approval of the re-subdivision of Lots 4 and 5 in Knob Hill Acres P.U.D. The applicants propose to increase the size of Lot 5 on which their dwelling is located to 1.67 acres in area – to be Lot 5-A, and to decrease the size of Lot 4 which is vacant to .78 acres in area – to be Lot 4-A. Since the proposed Lot 4-A, which is vacant, would be less than one acre in area, an area for a private wastewater disposal system is recorded on the plat as required by the County Health Department.
- f. Existing land use: Lot 5-A contains a single-family residence and Lot 4-A is vacant.

**3. DIMENSIONS & REVIEW:**

- a. Size of Parcels: Lot 5-A is 1.67 acres in area, and Lot 4-A is .78 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Holevoet 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 Holevoet Subdivision. The applicant has obtained a plat access certificate from the Randolph Township Road Commissioner.

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

Respectfully submitted,



Philip Dick, AICP, Director

ORDINANCE OF APPROVAL  
OF FINAL PLAT  
Holevoet Subdivision, File S-20-05

WHEREAS, Bryn and Kelly Holevoet have requested a waiver from preliminary plan requirements, have filed an application for approval of a final plat for the Holevoet Subdivision, file number S-20-05, and have executed all agreements and documents required by the land subdivision regulations of McLean County; and

WHEREAS, said property is located in Randolph Township at 14571 & 14607 Knob Hill Drive, Heyworth, IL, and

WHEREAS, Bryn and Kelly Holevoet re-subdivided Lots 4 and 5 in Knob Hill Acres P.U.D to increase the size of Lot 5 on which their dwelling is located to 1.67 acres in area, and to decrease the size of Lot 4 which is vacant to .78 acres in area; and

WHEREAS, Lots 4 and 5 in Knob Hill Acres P.U.D will become Lots 4-A and 5-A in the Holevoet Subdivision; and

WHEREAS, Lot 4-A is less than one acre in area, therefore the County Health Department requires an area for a private wastewater disposal system recorded on the plat; 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 Holevoet Subdivision be and hereby are approved.

Adopted by the County Board of McLean County, Illinois this 19<sup>th</sup> day of May 2020

ATTEST:

APPROVED:

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Kathy Michael, County Clerk  
McLean County, Illinois

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John McIntyre, Chair  
McLean County Board

# HOLEVOET SUBDIVISION

A RESUBDIVISION OF LOTS 4 & 5 IN KNOB HILL ACRES P.U.D., PART OF THE NE 1/4 OF SECTION 16, T.22N., R.2E., 3P.1M., MCLEAN COUNTY, IL

PARENT TRACT PARCEL ID NOS.  
28-16-255-004 & 28-16-255-005

**Surveyor's Notice**

- The existing subdivision dimensions and bearings, as well as the setback lines and easements depicted hereon are as shown on the record Plat of Knob Hill Acres P.U.D., recorded as Document No. 2005-26742 in the McLean County Recorder of Deeds Office.
- The parties requesting the hereon depicted survey did not furnish any record affecting the subject premises of which I am unaware and these matters, if any, are therefore not shown.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF MCLEAN }

I, Bradley K. Shaffer, 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 Kelly Holevoet and Bryn Holevoet and represents the following described property to wit:

Lots 4 and 5 in Knob Hill Acres Planned Unit Development, according to the Plat thereof recorded as Document No. 2005-26742, in the NE 1/4 of Section 16, Township 22 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

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

Iron monuments identify all lot corners as shown on said plat and all measurements are given in feet and decimals thereof.

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

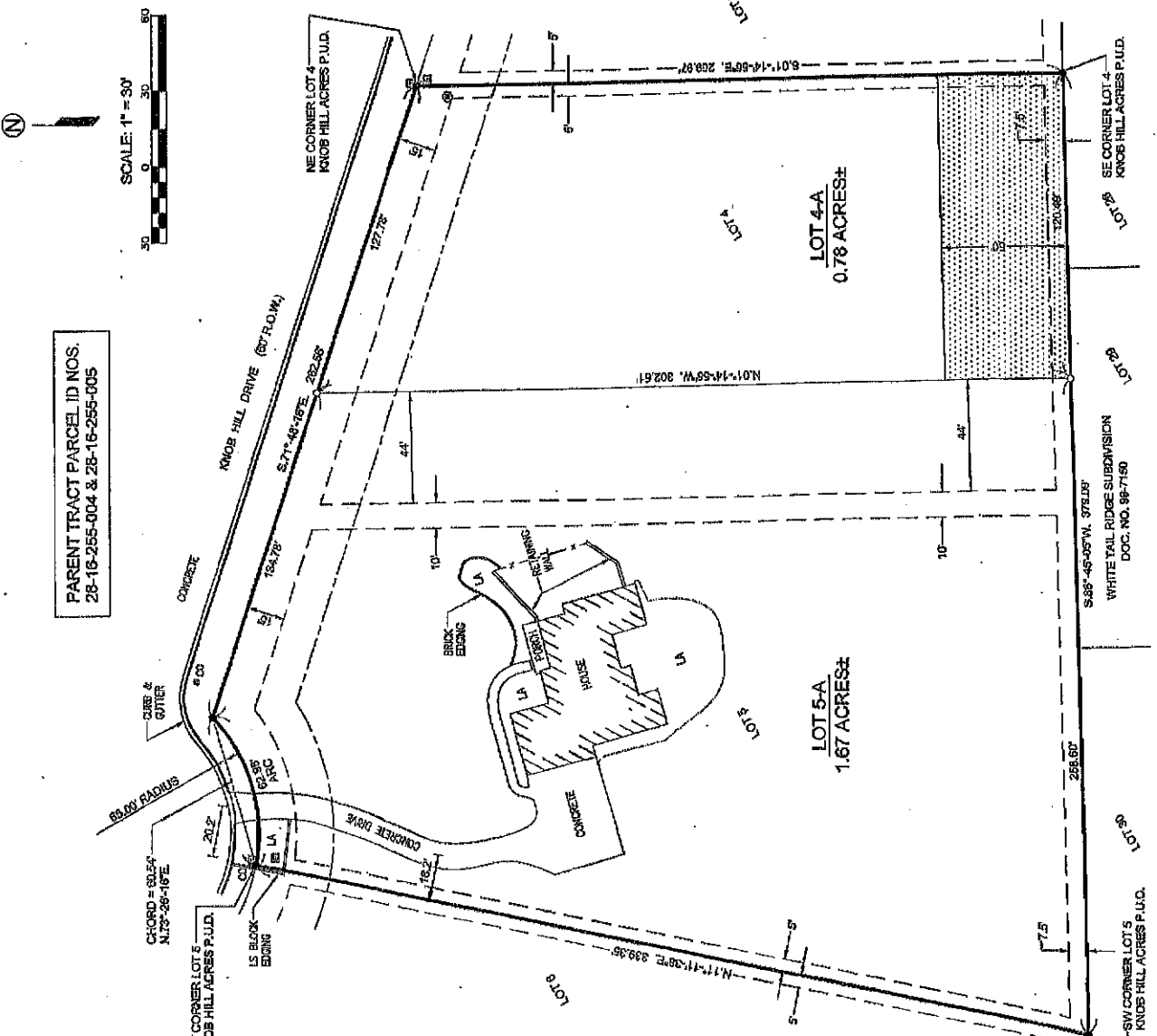
I further certify that said subdivision is located within Zone X (as determined to be outside the 600-foot and 1000-foot buffer zones established by the Forest Preserve Management Agency and shown on FRM Number 1711300705E, dated July 16, 2008).

I further certify that said herein described subdivision does not lie within 1/4 mile of a municipality which has an approved and adopted comprehensive plan.

Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
505 N. Main St.  
Bloomington, IL 61701  
Date: 05/14/2022  
Bradley K. Shaffer  
Illinois Professional Land Surveyor No. 3488  
License Expires 11/30/2020



- LEGEND**
- SUBDIVISION BOUNDARY
  - EASEMENT LIMITS LINE
  - 50' BUILDING SETBACK LINE
  - LANDSCAPED AREA
  - TELEPHONE PEDESTAL
  - ELECTRIC TRANSFORMER
  - WELL
  - CLEANOUT
  - IRON ROD FOUND
  - IRON ROD SET
  - AREA RESERVED FOR PRIVATE WASTE WATER DISPOSAL SYSTEM

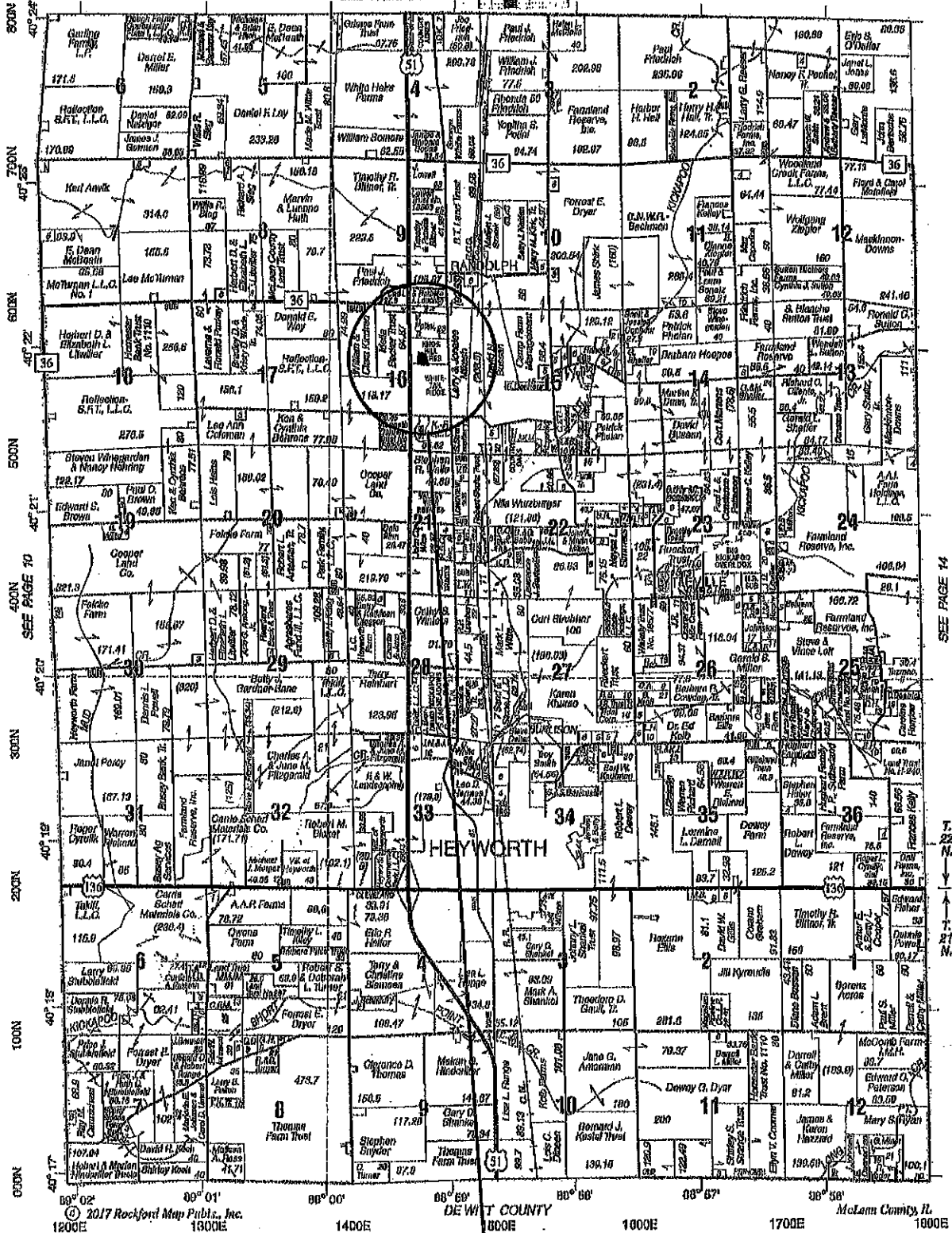


Sheet: 1 of 1  
2308.01  
Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
Professional Design Firm Registration #184,000888  
605 N. Main Street, Bloomington, Illinois 61701  
Ph. (309) 228-2552  
HOLEVOET SUBDIVISION  
A RESUBDIVISION OF LOT 4 & 5 IN  
KNOB HILL ACRES P.U.D.  
MCLEAN COUNTY, ILLINOIS

RANDOLPH

SEE PAGE 28

T.21-22N.-R.2E.



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Att. 1: Plat Map

Holevoet Subdivision

Case No. S-20-05