



AGENDA  
LAND USE AND DEVELOPMENT COMMITTEE MEETING  
Thursday, July 2, 2020, 3:30 P.M.  
115 East Washington St., Room 400, Bloomington, IL

1. Call to Order – Chair
2. Consideration of June 4, 2020 minutes
3. Recommendation Concerning Bills and Transfers
4. Appearance by Members of the Public
5. ITEM FOR ACTION:
  - A. Request by James Rafferty for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Kyle Rafferty Subdivision.
6. ITEMS FOR INFORMATION:
  - A. Update on the collapsed commercial building at 144 S. Main St., Cropsey;
  - B. The next meeting date - 3:30 P.M., Thursday, August 6, 2020; 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-20-08**

**1. REFERENCE:**

- a. Meeting date: July 2, 2020
- b. Subdivider's name: James Rafferty
- c. Subdivision name: Kyle Rafferty Subdivision

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

- a. Property location: Immediately northeast of US Route 150 approximately ½ mile southeast of 350 North Rd.
- b. Township: Empire Township.
- c. Parcel number: 30-35-126-004.
- d. Existing zoning: Agriculture District.
- e. Applicant's request: A waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Kyle Rafferty Subdivision.
- f. Existing land use: Lot 1 is vacant; the applicant, who is a farm owner, proposes to have a residence built on it.

**3. DIMENSIONS & REVIEW:**

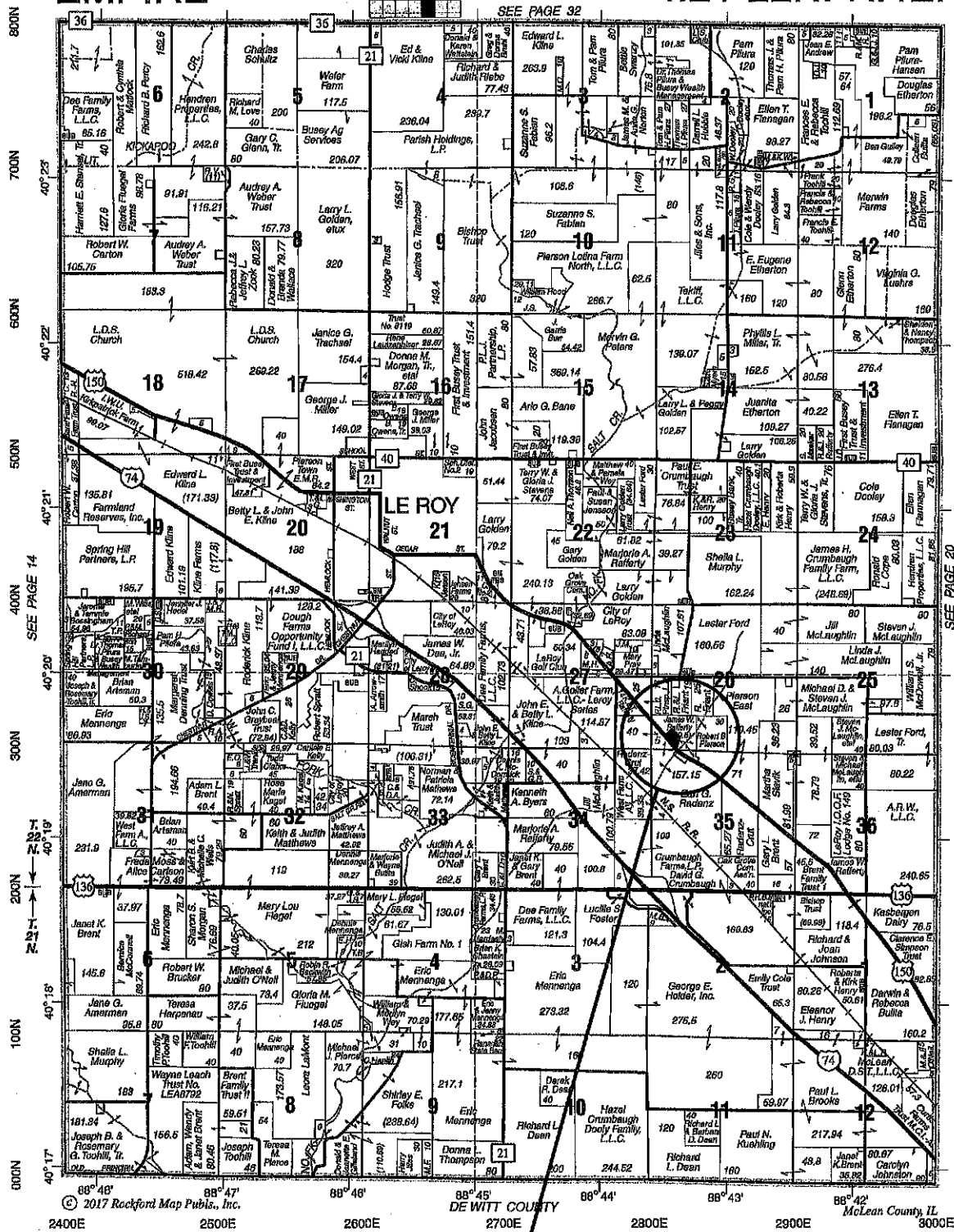
- a. Size of Parcel: 1.88 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Kyle Rafferty Subdivision.
- c. County Highway Department: Recommends approval of the request for a waiver of a preliminary plan and approval of the final plat of the Kyle Rafferty Subdivision. The applicant will need to obtain a plat access certificate from the Illinois Department of Transportation.

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

Respectfully submitted,



Philip Dick, AICP, Director



# Att. 1: Plat Map

## Kyle Rafferty Subdivision

### Case S-20-08

# KYLE RAFFERTY SUBDIVISION

## PART OF THE WEST 50 ACRES S1/2 SW1/4 OF SECTION 26, T.22N., R.4E., 3P.M., MCLEAN COUNTY, ILLINOIS

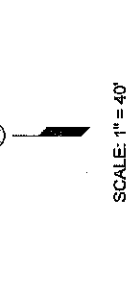
Rev.		
App.	BKS	BKS
Dwn.	BK	799
Drawn	BKS	BKS
Sheet		



KYLE RAFFERTY SUBDIVISION  
FINAL PLAT  
PT. S1/2 SW1/4 SECTION 26, T22N,  
R4E, 3PM, MCLEAN COUNTY, ILLINOIS

Lewis, Yockey & Brown, Inc.  
Consulting Engineers & Land Surveyors  
Professional Design Firm Registration #184.000808  
605 N. Main Street Bloomington, Illinois 61701  
Ph. (309) 828-2652

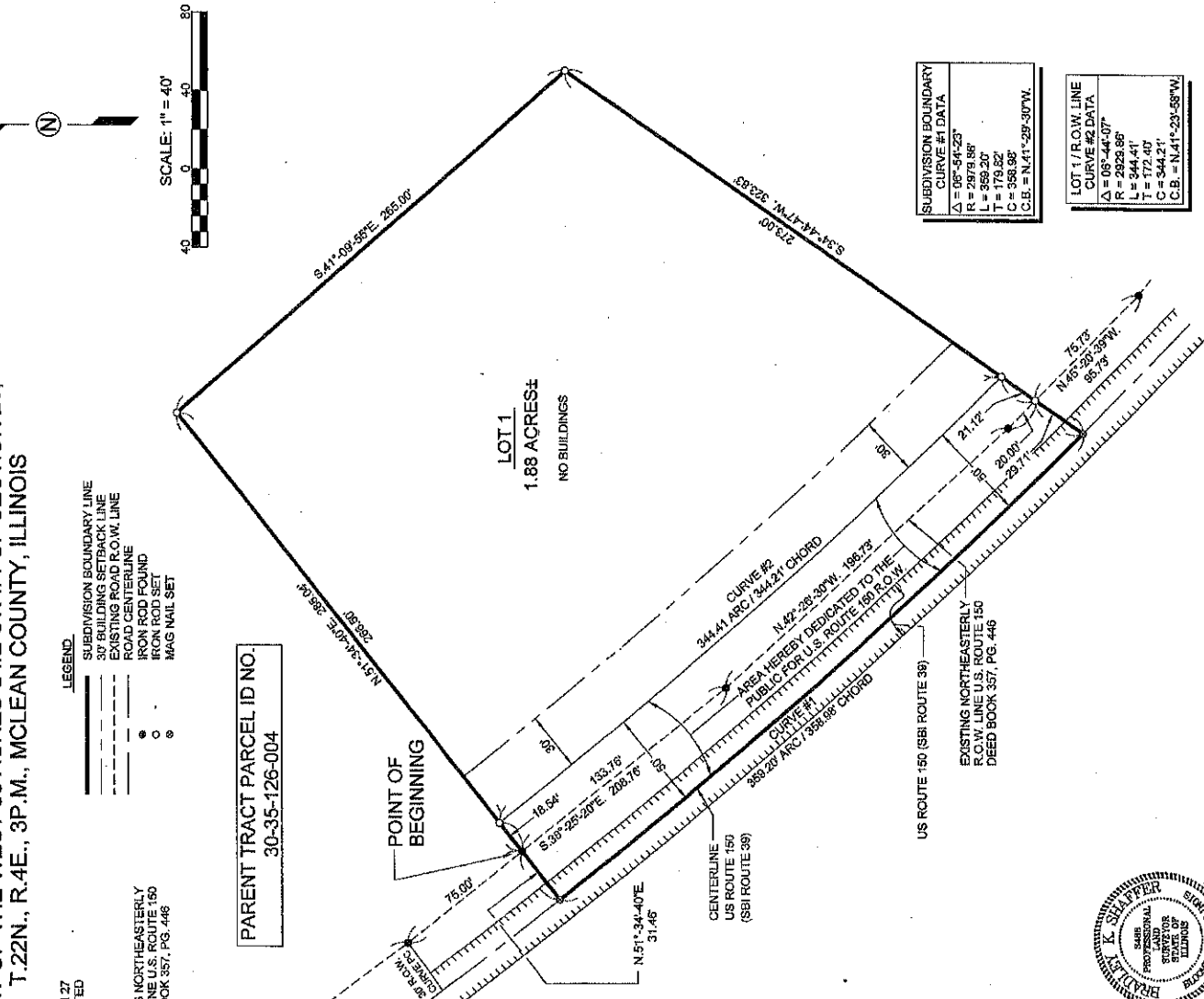
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2132.04  
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LEGEND

---	SUBDIVISION BOUNDARY LINE
---	30' BUILDING SETBACK LINE
---	EXISTING ROAD R.O.W. LINE
---	ROAD CENTERLINE
●	IRON ROD FOUND
○	IRON ROD SET
○	MAG NAIL SET

PARENT TRACT PARCEL ID NO.  
30-35-126-004



SUBDIVISION BOUNDARY CURVE #1 DATA

Δ	= 05°-54'-25"
R	= 2879.86'
L	= 179.82'
C	= 358.98'
C.B.	= N.41°-29'-30"W

LOT 1 / R.O.W. LINE CURVE #2 DATA

Δ	= 05°-44'-07"
R	= 2929.86'
L	= 344.41'
T	= 172.40'
C	= 344.74'
C.B.	= N.41°-29'-58"W

N. LINE SE1/4 SECTION 27 AS MONUMENTED

EXISTING NORTHEASTERLY R.O.W. LINE U.S. ROUTE 150 DEED BOOK 357, PG. 446

**Surveyor's Note**  
The owner shall obtain a driveway/access permit from the Illinois Department of Transportation prior to constructing a driveway for vehicular access from US Route 150 to the subject premises.

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF MCLEAN }

I, Bradley K. Shaffer, Illinois Professional Land Surveyor No. 3468, do hereby certify that the attached plat of subdivision was surveyed and prepared under my direction in accordance with the laws and a license of the State of Illinois and the laws of McLean County, for Kyle Rafferty and represents the following described property to wit:

A part of the West 50 Acres of the SW1/4 of Section 26, Township 22 North, Range 4 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the intersection of the north line of the SE1/4 of the SW1/4 of Section 27 with the northeasterly right of way line of US Route 150, said right of way described in Right of Way Dedication as recorded in Deed Book 357 on Page 446 in the McLean County Recorder of Deeds Office; thence S 35°-34'-39"E 997.22 feet on said northeasterly right of way line; thence S 38°-25'-20"E 75.00 feet on said northeasterly right of way line to the Point of Beginning; thence N 51°-34'-40"E 285.04 feet; thence S 41°-09'-55"E 295.00 feet; thence S 32°-44'-47"W 323.85 feet to the centerline of US Route 150; thence northeasterly 355.20 feet along said centerline on a non-tangential curve concave to the northeast having a central angle of 06°-54'-25", a radius of 2978.86 feet and a chord of 388.88 feet bearing N 41°-59'-30"W from the last described corner; thence N 51°-34'-40"E 31.46 feet to the Point of Beginning on the northeasterly right of way line of said US Route 150, containing 2.25 Acres, more or less, with assumed bearings given for description purposes only.

I further certify that I have subdivided the same into 1 Lot as shown on the attached plat. Said subdivision is to be known as Kyle Rafferty 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 no portion of said subdivision is located within a special flood hazard area as identified by the Federal Emergency Management Agency and shown on FIRM Number 17113C0775E, dated July 16, 2008.

I further certify that said herein described subdivision lies within 1 1/2 miles of the City of LeRoy.

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

*Bradley K. Shaffer*  
Bradley K. Shaffer  
Illinois Professional Land Surveyor No. 3468  
License Expires 11/30/2020



06/22/2020  
Date

ORDINANCE OF APPROVAL  
OF FINAL PLAT  
Kyle Rafferty Subdivision, File S-20-08

WHEREAS, James Rafferty has requested a waiver from preliminary plan requirements, has filed an application for approval of a final plat for the Kyle Rafferty Subdivision, file number S-20-08, and has executed all agreements and documents required by the land subdivision regulations of McLean County; and

WHEREAS, said property is located in Empire Township immediately northeast of US Route 150 approximately ½ mile southeast of 350 North Rd., and

WHEREAS, James Rafferty subdivided his property in order to set aside a lot on which to build a single-family residence; 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 Kyle Rafferty Subdivision be and hereby are approved.

Adopted by the County Board of McLean County, Illinois this 21<sup>st</sup> day of July 2020

ATTEST:

APPROVED:

\_\_\_\_\_  
Kathy Michael, County Clerk  
McLean County, Illinois

\_\_\_\_\_  
John McIntyre, Chair  
McLean County Board