



**LAND USE COMMITTEE AGENDA**  
**McLean County Government Center**  
**115 E. Washington Street, Room 400 and 404**  
**Bloomington, IL 61701**  
**Thursday, August 6, 2020**  
**3:30 p.m.**  
**And Via Remote Attendance**

**CONTEMPORANEOUS ACCESS FOR THE GENERAL PUBLIC IS AVAILABLE IN ROOM 400 OF THE McLEAN COUNTY GOVERNMENT CENTER. STREAMING ACCESS WITH A DELAY AVAILABLE AT THE FOLLOWING LINK: <https://www.mcleancountyil.gov/>**

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

NOTE CHANGE: To promote health and safety, we encourage individuals or groups to email public comment statements to County Administration at [admin@mcleancountyil.gov](mailto:admin@mcleancountyil.gov) by Wednesday, August 5, 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.

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 (24 hours in advance for an item on the agenda and 2 business days in advance of the meeting for items not on the agenda). Please also note that we will adhere to the Phase 4 direction by the Governor which limits the number of individuals that can gather in the County Board Room. In-person attendance will be on a first come basis. Recommended social distancing protocols will be adhered to at all meetings.

The south/Front Street doors of the McLean County Government Center will be open 30 minutes prior to the meeting to allow the general public access to Room 400. The general public will be asked to leave, and the building will be closed, immediately following adjournment of the meeting.

5. ITEM FOR ACTION:

- A. Request by Rex Toepke for a waiver of preliminary plan requirements and approval of a one-lot subdivision final plat for the Toepke Farm Subdivision.

6. ITEMS FOR INFORMATION:

- A. Update on the dusty roads in Chenoa Township;
- B. The next meeting date - 3:30 P.M., Thursday, September 3, 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-20-04**

**1. REFERENCE:**

- a. Meeting date: August 6, 2020
- b. Subdivider's name: Rex Toepke, successor trustee of the McLean County Land Trust TF-001 dated February 18, 1997
- c. Subdivision name: Toepke Farm Subdivision

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

- a. Property location: 14335 Twin Grove Rd., Bloomington, IL 61705.
- b. Township: Dry Grove Township.
- c. Parcel number: 13-33-301-009.
- 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 Toepke Farm Subdivision.
- f. Existing land use: Lot 1 contains a residence and a shed.

**3. DIMENSIONS & REVIEW:**

- a. Size of Parcel: 4.09 acres in area.
- b. County Health Department: Recommends approval of the final plat for the Toepke Farm 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 Toepke Farm Subdivision. The applicant has obtained an entrance permit from the Dry Grove Township Road Commissioner.

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

Respectfully submitted,



Philip Dick, AICP, Director

ORDINANCE OF APPROVAL  
OF FINAL PLAT  
Toepke Farm Subdivision, File S-20-04

WHEREAS, Rex Toepke, successor trustee of the McLean County Land Trust TF-001 dated February 18, 1997, has requested a waiver from preliminary plan requirements, has filed an application for approval of a final plat for the Toepke Farm Subdivision, file number S-20-04, and has executed all agreements and documents required by the land subdivision regulations of McLean County; and

WHEREAS, said property is located in Dry Grove Township at 14335 Twin Grove Rd., Bloomington, IL, and

WHEREAS, Rex Toepke, successor trustee of the McLean County Land Trust TF-001 dated February 18, 1997, subdivided his property in order to set aside a lot on which a residence and 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 Toepke Farm Subdivision be and hereby are approved.

Adopted by the County Board of McLean County, Illinois this 18<sup>th</sup> day of August 2020

ATTEST:

APPROVED:

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Kathy Michael, County Clerk  
McLean County, Illinois

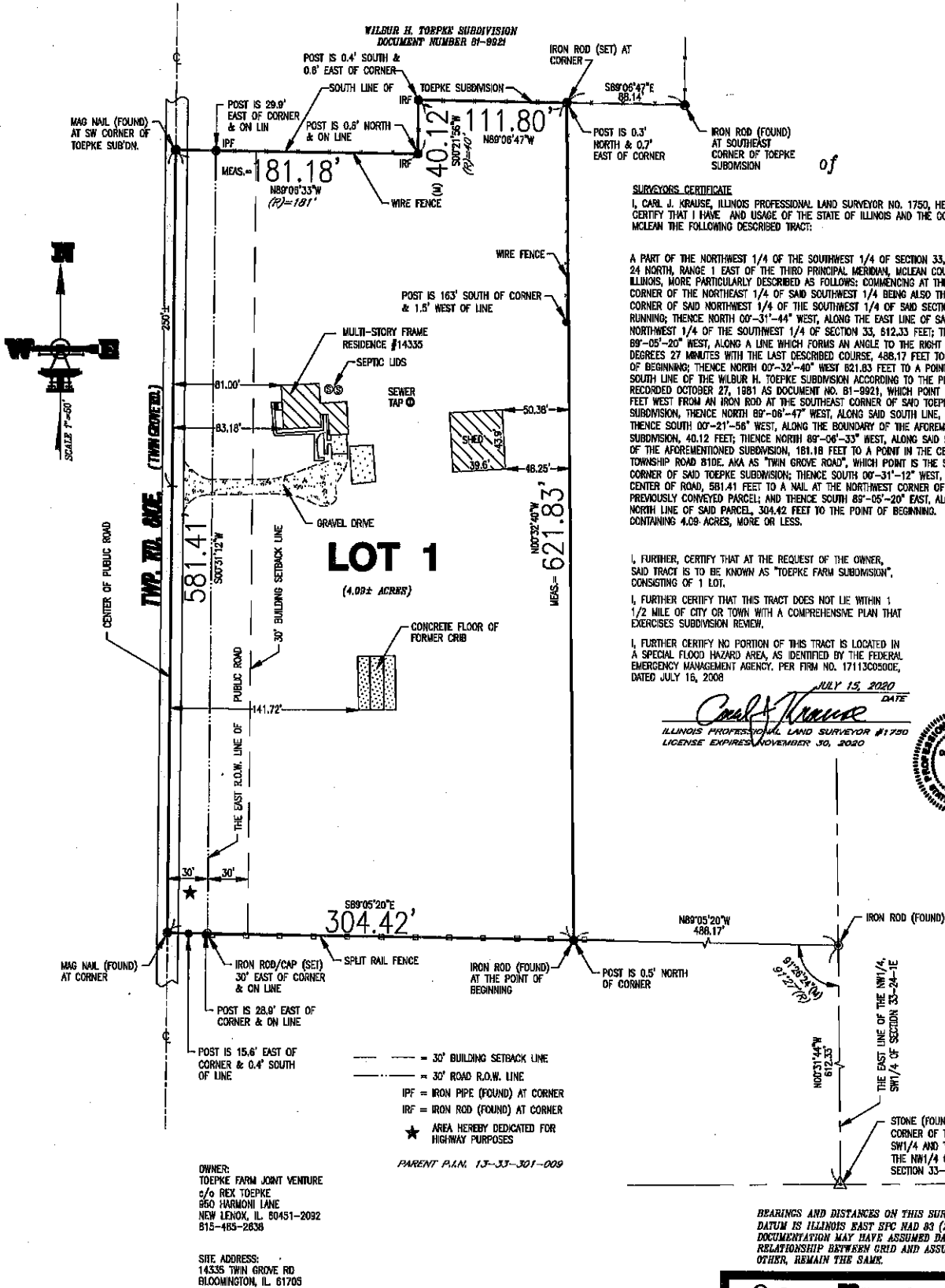
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John McIntyre, Chair  
McLean County Board



# TOEPKE FARM SUBDIVISION

## FINAL PLAT



### SURVEYORS CERTIFICATE

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

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4 BEING ALSO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 33; AND RUNNING; THENCE NORTH 00°-31'-44" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, 812.33 FEET; THENCE NORTH 89°-05'-20" WEST, ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 91 DEGREES 27 MINUTES WITH THE LAST DESCRIBED COURSE, 486.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°-32'-40" WEST 821.83 FEET TO A POINT ON THE SOUTH LINE OF THE WILBUR H. TOEPKE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1981 AS DOCUMENT NO. B1-8921, WHICH POINT IS 88.14 FEET WEST FROM AN IRON ROD AT THE SOUTHWEST CORNER OF SAID TOEPKE SUBDIVISION, THENCE NORTH 89°-08'-47" WEST, ALONG SAID SOUTH LINE, 111.80 FEET; THENCE SOUTH 00°-21'-56" WEST, ALONG THE BOUNDARY OF THE AFOREMENTIONED SUBDIVISION, 40.12 FEET; THENCE NORTH 89°-08'-33" WEST, ALONG SAID SOUTH LINE OF THE AFOREMENTIONED SUBDIVISION, 181.18 FEET TO A POINT IN THE CENTER OF TOWNSHIP ROAD 81E, AKA AS "TWIN GROVE ROAD", WHICH POINT IS THE SOUTHWEST CORNER OF SAID TOEPKE SUBDIVISION; THENCE SOUTH 00°-31'-12" WEST, ALONG SAID CENTER OF ROAD, 581.41 FEET TO A NAIL AT THE NORTHWEST CORNER OF A PREVIOUSLY CONVEYED PARCEL; AND THENCE SOUTH 89°-05'-20" EAST, ALONG THE NORTH LINE OF SAID PARCEL, 304.42 FEET TO THE POINT OF BEGINNING. CONTAINING 4.09 ACRES, MORE OR LESS.

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

I, FURTHER CERTIFY THAT THIS TRACT DOES NOT LIE WITHIN 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. 17113C0500E, DATED JULY 16, 2008

JULY 15, 2020 DATE

*Carl J. Krause*  
ILLINOIS PROFESSIONAL LAND SURVEYOR #1750  
LICENSE EXPIRES NOVEMBER 30, 2020



- = 30' BUILDING SETBACK LINE
- = 30' ROAD R.O.W. LINE
- IPF = IRON PIPE (FOUND) AT CORNER
- IRF = IRON ROD (FOUND) AT CORNER
- ★ AREA HEREBY DEDICATED FOR HIGHWAY PURPOSES

OWNER:  
TOEPKE FARM JOINT VENTURE  
c/o REX TOEPKE  
860 HARMONI LANE  
NEW LENOX, IL. 60451-2092  
815-485-2838

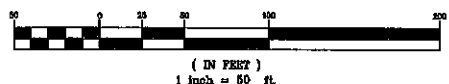
SITE ADDRESS:  
14335 TWIN GROVE RD  
BLOOMINGTON, IL 61705

PARENT P.L.N. 13-33-301-009

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

- NOTES:
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER 5609-2009003, DATED MARCH 4, 2020.
  - PARENT TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE CLIENT.
  - PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
  - COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
  - 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.

### GRAPHIC SCALE



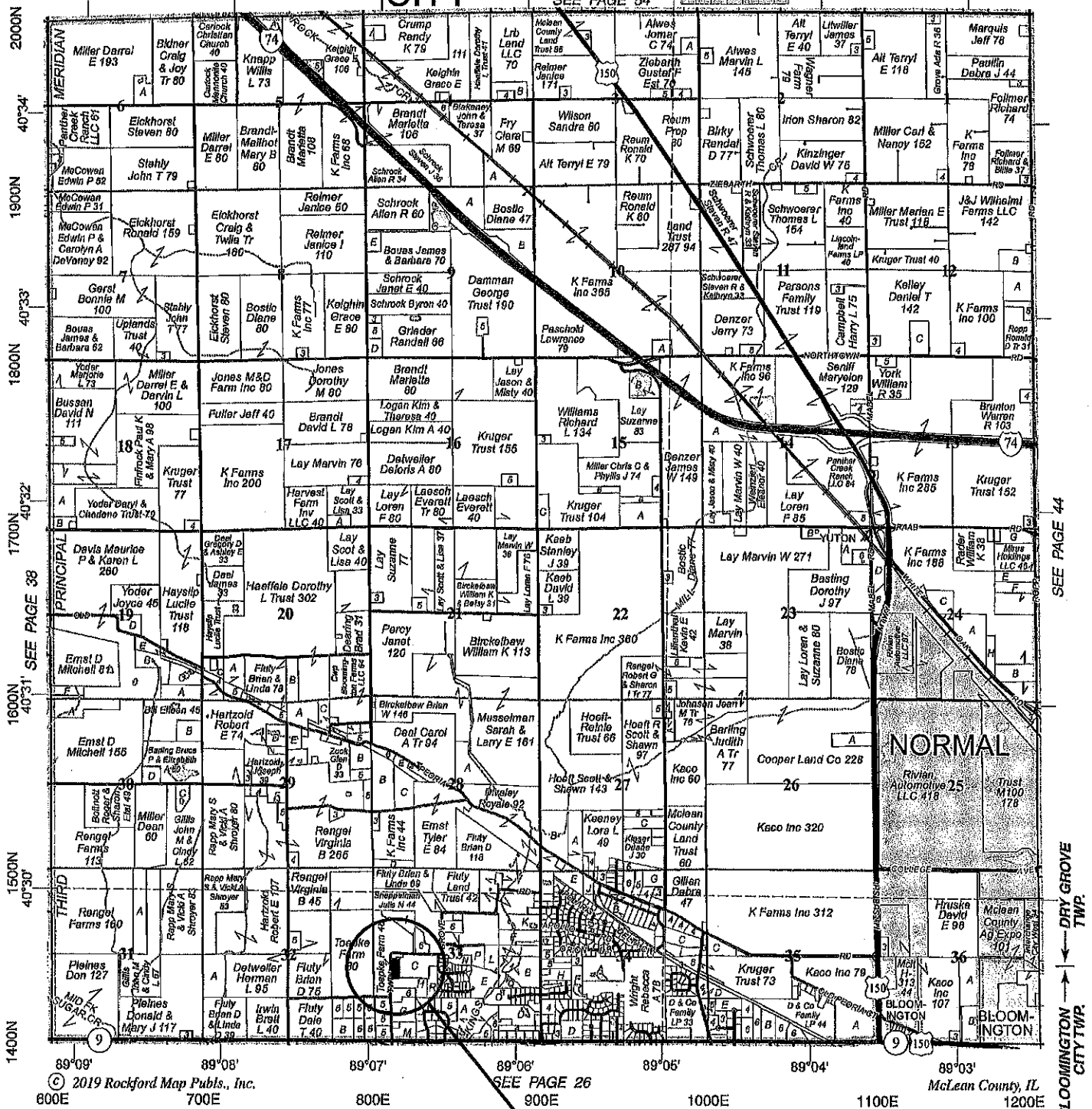
**KRAUSE SURVEYING INC.**  
ILLINOIS PROFESSIONAL DESIGN FIRM #04-001077  
"SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"  
115 WEST HACK ST. - P.O. BOX 338 - CULLOM, IL 60529  
PHONE (815) 678-0599 ~ FAX (815) 678-4999  
KRAUSE SURVEYING INC. - ALL RIGHTS RESERVED

DISTANCES ARE MARKED IN FEET AND DECIMALS  
ORDER NO.: 200225  
ORDERED BY: TOM HERR - ATTORNEY AT LAW

# DRY GROVE NORTHWEST PART BLOOMINGTON CITY

## T.24N.-R.1E.

SEE PAGE 54



### Att. 1: Plat Map

### S-20-04 Toepke Farm Subdivision

### Rex Toepke, Successor Trustee