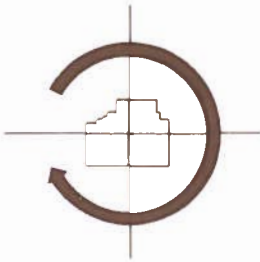


McLEAN COUNTY REGIONAL PLANNING COMMISSION  
**1979 ANNUAL REPORT**





## McLEAN COUNTY REGIONAL PLANNING COMMISSION

ILLINOIS HOUSE • SUITE 305 • 207 W. JEFFERSON ST. • BLOOMINGTON, ILLINOIS 61701 • PH. 309-828-4331

Honorable Mayor and Members  
of the Bloomington City Council  
President and Members of the Normal Board of Trustees  
Chairman and Members of the McLean County Board  
Citizens of Bloomington, Normal and McLean County

Ladies and Gentlemen:

The McLean County Regional Planning Commission is pleased to present, herewith, its Twelfth Annual Report covering activities for the year ending November 30, 1979. The report indicates the major aspects of the year's work as well as the goals that remain to be accomplished in the future.

The staff and Commission are indebted to those responsible for the cooperation of all governmental units and those individuals who have given so generously of their time, advice and inspiration in assisting our work of regional planning. We hope that we can merit their continued support and cooperation.

Sincerely yours,

Danny J. Leifel  
Chairman

Herman Dirks  
Executive Director



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## Bibliography

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**Report No.** AR-MCRPC-79

**Title:** Twelfth Annual Report—McLean County Regional Planning Commission

**Report Date:** December, 1979

**Author:** McLean County Regional Planning Commission

**Performing Organization:** McLean County Regional Planning Commission  
207 West Jefferson Street  
Bloomington, Illinois 61701

Project /Task /Work Unit No. 101-00

Contract /Grant No. CPA-IL-05-00-1095 (7-288)

Sponsoring Organization: Department of Housing and Urban Development  
Washington, D.C. 20470

Type of Report and Period Covered: Twelfth Annual Report

**Abstract:** This is the Twelfth Annual Report made by the McLean County Regional Planning Commission to the residents and supporting agencies within McLean County, Illinois. The report includes a resume of the Commission's activities for the fiscal year 1978-1979, including work completed, financial statements, listing of members and proposed work program.

**Availability Statement:** Limited copies of this report will be available at no charge to residents of McLean County.

**Security Class:** Unclassified

**Price:** \$2.00

# FINANCIAL REPORT

December 1, 1978 through November 30, 1979

## BANK BALANCE (12-1-1978)

\$ 674.50

## INCOME

McLean County (grant)	\$ 26,775.00	
McLean County (maps)	666.10	
Health Department	<u>1,837.50</u>	
		\$ 29,278.60
Bloomington (grant)	\$ 16,000.00	
Bloomington (C.D.)	29,877.90	
Bloomington (Central Area)	<u>4,503.90</u>	
		\$ 50,381.80
Normal (grant)		16,000.00
Bloomington Unlimited		4,503.90
H.U.D. (7-288)	\$ 5,200.00	
H.U.D. (8-288)	40,173.45	
H.U.D. (8-288A)	3,999.14	
H.U.D. (9-288)	<u>10,887.34</u>	
		\$ 60,259.93
F.H.W.A.		43,984.81
I.D.O.T.		3,246.14
U.M.T.A.		15,300.00
I.E.P.A.		<u>4,643.42</u>
Total Income		<u>227,598.60</u>
Total Funds Available		<b>\$ 228,273.10</b>

## EXPENDITURES

Books	\$ 397.78	
Services	2,334.70	
Dues	1,940.50	
Office Equipment	700.00	
Automobile Expenses	915.27	
General Insurance	1,726.49	
Hospital Insurance	2,917.99	
Supplies	2,695.10	
Postage	1,654.90	
Rent	10,200.00	
Reproduction	3,414.32	
Retirement	20,803.98	
Unemployment Compensation	589.33	
Salaries	149,385.23	
Telephone	2,152.04	
Travel	<u>2,018.84</u>	
		<b>\$ 203,846.47</b>
Bank Balance (11-30-79)		<b>\$ 24,426.63</b>

# Formation

On January 10, 1967, the McLean County Board of Supervisors passed a resolution creating the McLean County Regional Planning Commission.

# Organization

**April 1967** — A seven member steering committee was appointed. The Commission received \$3,000 for operating expenses from the County Board of Supervisors.

**June 1967** — The Commission adopted by-laws.

**August 1967** — The Commission elected officers and members of the Executive Board.

**February 1968** — A draft of the Regional Planning Services Agreement was approved by the Commission and presented to the County Board of Supervisors, the Bloomington City Council and the Normal Board of Trustees.

**June 1968** — Following approval of this agreement, the nucleus of a professional staff was hired.

**March 1969** — The membership of the Commission was reorganized from 35 to the present 13 members.

1. The Chairman and six members appointed by the Chairman of the of the County Board of Supervisors.
2. Three members appointed by the Mayor of the City of Bloomington.
3. Three members appointed by the Mayor of the Town of Normal.

**March 1972** — An amendment to the original resolution was passed by the County Board of Supervisors providing that two-thirds of the members of the Commission must be elected officials of their direct representatives. The resolution provides for the appointment of:

1. Five members of the County Board.
2. Two members of the Normal Town Council; and
3. Two members of the Bloomington City Council.

# Membership

The following persons were members of the McLean County Regional Planning Commission on November 30, 1979:

## County

Thomas Moberly, Normal — Secretary-Treasurer\*  
Danny J. Leifel, Bloomington — Chairman  
Gerald Reynolds, Bloomington — Vice-Chairman\*  
Evan Evans, LeRoy\*  
George Kelley, Normal\*  
Warren Miller, Hudson\*  
Ann Nadakavukaren, Normal

## Bloomington

Henry L. Brown  
Donald Olsen\*  
Jesse Smart\*

## Normal

Paul Mattingly\*  
Rev. Kenneth Gorrell  
Carol Reitan\*

\* Elected official or a direct representative.

# Responsibilities

The Commission is responsible for the preparation and maintenance of a Comprehensive Regional Plan for McLean County, and the preparation of special planning studies for units of government for providing the County Board, the Bloomington City Council and Planning Commission, the Normal Board of Trustees, Planning Commission and Zoning Board of Appeals with certain basic planning services designed to assist them in making day-to-day decisions which have planning and development implications.

# Technical Staff

A full-time professional planning staff originated in June of 1968, with the hiring of an Executive Director and a Principal Planner. The present staff consists of nine persons—the Executive Director, three Principal Planners, one Associate Planner, two Planning Technicians, a Secretary and a part-time Typist.

## Executive Director

Mr. Herman Dirks received his Bachelor of Fine Arts Degree from the University of Illinois in 1959. Mr. Dirks joined the staff in June of 1968. The Executive Director is responsible for the liaison between the Commission and other units of government in McLean County, advising the Commission on regional planning matters and over-all programming and supervision of staff activities.

## Principal Planner

Mr. Kenneth J. Emmons joined the staff on June 1, 1971. He received a Bachelor of Arts Degree in Art from the University of Northern Iowa. He has also received a Master's Degree in Urban and Regional Planning from the University of Iowa in May of 1971. Mr. Emmons' primary responsibility is to provide local planning assistance to the Bloomington City Council, City staff, and the City Planning and Zoning Commission.

## Principal Planner

Miss Mary Anne Nelson received a Bachelor of Science Degree in Geography from Illinois State University in 1969, and a Master of Science Degree in Geography in 1975. She has been employed with the Regional Planning Commission since 1971. Miss Nelson's primary responsibility is to provide local planning assistance to the Normal Town Council, Town staff, Planning Commission and the Zoning Board of Appeals.

## Principal Planner

Mr. Michael Lammey joined the staff in December, 1976. He received a Bachelor of Science Degree in Civil

Engineering from Rose-Hulman Institute of Technology in 1972, has done graduate work in transportation planning at both Northwestern University and the University of Toronto, and is presently working toward a Master of Business Administration Degree at Illinois State University. Mr. Lammey's primary responsibility is the McLean County Transportation Study, as well as technical assistance to the Bloomington-Normal Public Transit System and all levels of local government.

#### **Associate Planner**

Mr. James Wheaton joined the staff on September 15, 1975. He received a Bachelor of Arts Degree from Wittenberg University in June of 1972, and a Master's of City and Regional Planning from Ohio State University in June of 1974. Mr. Wheaton is responsible for developing the Comprehensive Development Guide, working on a Human Services Plan in coordination with the McLean County Health Department, providing planning assistance to the McLean County Zoning Board of Appeals, and developing a Water Resources Plan for Bloomington-Normal. Mr. Wheaton resigned from the staff on January 15, 1979.

#### **Associate Planner**

Mr. Jon Johnston joined the staff as a Planning Technician on December 1, 1975, after receiving a Bachelor of Science Degree in Geography from Illinois State University. On November 1, 1978, he was promoted to the position of Associate Planner. His primary responsibility is providing local planning assistance to the City of Bloomington in developing a Community Development. Mr. Johnston is also responsible for the maintenance of the local GBF/DIME File, a Bureau of the Census Program.

#### **Planning Technician**

Mr. William Givens joined the staff on September 3, 1974. He received an Associate in Arts and Science Degree in graphic design from Illinois Central College in August, 1974. Mr. Givens is responsible for the design and preparation of visual materials used by the staff.

#### **Planning Technician**

Mr. Thomas Hamilton joined the staff on December 26, 1978. He received a Bachelor of Science Degree in Geography from Illinois State University in June, 1977. He has completed three semesters of graduate work in Urban and Regional Planning at the University of Illinois and is presently working toward completion of his Master's Degree at Illinois State University. Mr. Hamilton is responsible for providing technical assistance to the transportation planning study in the area of inventory, analysis and the storage of planning data.

#### **Planning Technician**

Mr. David Noren joined the staff in July, 1975. He received a Bachelor of Arts Degree in Geography from Illinois State University in June, 1974. He has completed one year of graduate work at Illinois State University. Mr. Noren is responsible for providing technical assistance to the transportation planning study in the area of inventory, analysis and the storage of planning data. Mr. Noren resigned from the staff on August 1, 1979.

#### **Secretary**

Mrs. Loretta Steil joined the staff in July of 1968. She is responsible for providing secretarial and bookkeeping assistance to the staff.

#### **Typist**

Mrs. Linda Rigdon joined the staff on September 6, 1978. She is responsible for providing typist assistance to the staff.

## **REGIONAL STUDIES (COUNTY-WIDE)**

#### **Land Use**

The "Land Use Element of the Comprehensive Development Guide for McLean County" has been approved by the City of Bloomington, the Town of Normal and McLean County as an amendment to the *Land Use Plan*. The Land Use Plan Map is presently being updated to reflect recent development trends and policies.

#### **Hazardous Materials**

The staff worked with law enforcement, fire fighting and emergency services personnel from Bloomington, Normal and the County to develop recommendations for the enforcement of laws governing the transportation and storage of hazardous materials. This group submitted a report to the elected officials, but to date no action has been taken.

#### **"911" Emergency Telephone Service**

The staff developed all of the information necessary for filing the preliminary plan for emergency telephone service with the Illinois Commerce Commission. The preliminary application was approved by the County Board and is awaiting I.C.C. approval.

#### **Transportation**

The energy situation nation-wide and in McLean County has led to new activities in transportation planning. The staff has assisted numerous local employers in drawing up potential carpools and in showing which employees could make use of transit. The staff has also been involved in a continuing effort to assist the Bloomington-Normal Public Transit System in a transition period between the physical demise of the previous bus fleet and the anticipated delivery date for a new fleet.

Other major activities include the *1979-1980 Transportation Systems Management Plan*, detailing problem areas for all modes of transportation in McLean County, and the *1980-1984 Transportation Improvement Program*, listing capital improvement projects in Bloomington-Normal over the next five years. The staff was also involved in numerous areas of technical assistance to the local areas, including traffic studies for various developments, traffic counts, accident analysis, and other activities as requested by the local governments.

In addition, the staff is in the midst of an effort to update the long-range transportation plan, through a series of staff reviews at every level of local government. The new transportation plan should be adopted during the next fiscal year.

# A-95 REVIEW

## A-95 Review Process

The objective of the A-95 Review and Comment process is to provide state and local officials with a mechanism for influencing proposed federal assistance in light of their own comprehensive planning goals and objectives.

Applicants applying for federal funding are required to notify the McLean County Regional Planning Commission (the Sub-State Clearinghouse) of their intent.

Below is a list of applications reviewed by the staff:

1. Bloomington-Normal Airport Authority—Crosswind Runway
2. City of Bloomington (Department of Urban Development)—Year Five Community Development Block Grant Program
3. East Central Illinois Health Systems Agency—Continued Full Designation of Area Health Planning Organization
4. McLean County CETA Program—Title II D Public Service Employment
5. East Central Illinois Area Agency on Aging—Budget Revision
6. City of Bloomington (Department of Urban Development)—Application for Reallocated Community Development Funds
7. Bloomington Township—Preapplication for Small Cities Community Development Block Grant Program
8. Village of Downs—Preapplication for Community Development Funds
9. City of Bloomington—Housing Assistance Plan
10. City of Bloomington—Intersection Improvement at Beltline Road and Lincoln Street
11. Greenthumb, Inc.—Preapplication for Senior Community Service Employment Program
12. Project Lighthouse (McLean County Alcohol and Drug Abuse Assistance Unit)—Women's Early Intervention
13. Town of Normal—Year Five Community Development Block Grant
14. McLean County (Highway Department)—Bridge Replacement
15. Gridley Advancement Corporation—Medical and Dental Clinic Construction
16. First Illinois Capital Corporation—Mortgage Insurance for McKnight Building Rehabilitation
17. Region 12 Law and Justice Commission—Continuation of the Juvenile Justice Planning Grant
18. McLean County (Highway Department)—Widening and Resurfacing of U.S. Route 136
19. McLean County (Highway Department)—Reconstruction of County Highway 21
20. State of Illinois—FAP 412 Design
21. McLean County (Highway Department)—Bridge Replacement over Kickapoo Creek
22. McLean County Head Start—Program Continuation
23. McLean County CETA Program—Continuation of Titles II, IV, and VI.
24. College Avenue and Orr Drive Apartments—Section 8 Rent Subsidy and Mortgage Insurance
25. Northbrook Estates Apartments—Section 8 Rent Subsidy and Mortgage Insurance
26. Bloomington Township—Small Cities Community Development Block Grant Program Application
27. McLean County (Highway Department)—Widen and Resurface the Lexington-LeRoy Road
28. McLean County—Flood Insurance Program Participation
29. Bunker Hill North—Home Mortgage Insurance
30. State of Illinois—Environmental Impact Statement for FA 52 (formerly FAP 412)
31. Bloomington Housing Authority—New Construction Project for the Developmentally Disabled
32. East Central Illinois Area Agency on the Aging—Special Programs of the Aging
33. YWCA of McLean County—Retired Senior Volunteer Program (RSVP)

34. McLean County—Transportation Improvement Program
35. Bloomington Township—Small Cities Community Development Block Grant Program Application
36. McLean County—Transportation System Management Program
37. City of Chenoa—Farmers Home Administration Loan for Sanitary Sewer System Construction
38. Northern Piatt Fire Protection District—New Equipment Purchase

## PROGRAM DEVELOPMENT

### Community Development

The staff provides assistance to the City of Bloomington and the rural communities in McLean County by providing planning documentation to be included in the application for Federal Funds. The City of Bloomington has received funding in the amount of \$1,066,000 for improvements in the Park Hill, Forty Acres, Central Bloomington, Washington Square, Stevensonville, South Oakland and Eastwood Neighborhoods. Bloomington Township was awarded a three year Comprehensive Small Cities Community Development Block Grant of \$750,000 in 1979.

### West Side Development Committee

The staff has worked in conjunction with the Bloomington Department of Urban Development to form a citizens committee to provide early and consistent public participation for the purpose of updating and adopting recommendations on the Land Use Plan for Bloomington's West Side. The committee has reviewed inventories of existing land uses, the transportation network, community facilities and utilities.

## SPECIAL PROJECTS

### Southeast Bloomington Traffic Forecasts

The staff of the Commission prepared three development alternatives for the area bounded by Oakland Avenue, Towanda-Barnes Blacktop, the railroad south of Ireland Grove Road and Veteran's Parkway. The staff also made traffic forecasts for the classified street system based on these development alternatives.

### Central Business District Development Guide

The staff completed the "Central Business District Development Guide" which has been adopted by the City of Bloomington and Bloomington Unlimited.

### Financial Impact Analysis—Scott Estate Annexation

The staff developed public income and expenditure forecasts for Bloomington and Normal utilizing the proposed land use development and annexation agreements presented by the owners.

# TECHNICAL ASSISTANCE

## McLean County

**Zoning** — The staff has provided reports to the Zoning Board of Appeals Concerning:

- 4 Zoning Map Amendments
- 1 Text Amendment
- 27 Special Use Permits
- 16 Zoning Variations

**Subdivisions** — The staff has provided reviews and comments to the County Board's Environment Committee for six subdivisions containing more than one lot during the year. These subdivisions contained 200 new building lots for residential development.

## City of Bloomington

**Zoning** — Since, December 1, 1978, the staff has provided reports and recommendations to the Bloomington Planning Commission, Board of Zoning Appeals and the City Council on

- 32 Zoning Map Amendments
- 13 Special Use Permits
- 6 Zoning Text Amendments
- 1 Zoning Variation

**Subdivisions** — The staff has provided reports and recommendations to the Bloomington Planning Commission and the City Council for 11 subdivisions since December 1, 1978.

**Street and Alley Vacations** — The staff has provided reports and recommendations to the Bloomington Planning Commission and the City Council on seven street and alley vacations since December 1, 1978.

**Bloomington Sign Code** — The staff provided technical assistance to the Bloomington Planning Commission during the public hearings on the new sign code that was adopted by the Bloomington City Council on February 14, 1979.

**Bloomington Zoning Code** — The staff provided technical assistance to the Bloomington Zoning Commission during the public hearings on the new zoning code that was subsequently adopted by the Bloomington City Council on February 14, 1979.

**Bloomington Comprehensive Plan** — The staff has been updating the Comprehensive Plan for the City.

**Land Use Survey** — The staff has been updating the land use survey for the City.

**Capital Improvements Program** — The staff has worked with the Bloomington City Manager, Assistant City Manager, Director of Finance and other

department heads in completing a five-year capital improvements program for inclusion in the 1980-1985 Five Year Budget. This includes a priority listing of proposed public works along with a recommended source of funding.

## Town of Normal

**Zoning** — Since December 1, 1978, the staff has provided reports and recommendations, as a part of the Town staff, to the Planning Commission, Zoning Board of Appeals, City Manager and Normal Town Council concerning:

- 16 Zoning Map Amendments
- 8 Zoning Text Amendments
- 40 Zoning Variations
- 5 Special Use Permits
- 1 Site Plan Review

**Subdivisions** — The staff has provided reports and recommendations, as a part of the Town staff, to the Normal Planning Commission, City Manager and Town Council for three preliminary subdivision plans, one final subdivision plan and nine preliminary plans for planned unit developments.

**Normal Zoning Code** — In cooperation with other Town staff members, the staff has prepared the final draft of the new Zoning Code for the Town; this document was adopted December 18, 1978, by the Town Council.

**Normal Zoning Map** — In cooperation with other Town staff members, the staff has prepared a new Zoning District Map based on the text of the new Zoning Code; this document was adopted December 18, 1978, by the Town Council.

**Normal Sign Code** — In cooperation with other Town staff members, the staff has prepared a Sign Code for the Town which has been incorporated into the new Zoning Code; this document was adopted December 18, 1978, by the Town Council.

**Normal Subdivision Code** — The staff participated with other Town staff members in the preparation of the preliminary draft of a proposed new Subdivision Code for the Town; this document has been forwarded to the Planning Commission and Normal Town Council for their review.

**Land Use Plan for the West Side Area** — The Commission staff prepared a detailed land use plan for that area which will be served by the proposed extension of the Town's West Side Sanitary Sewer; this plan was adopted June 18, 1979, by the Town Council as an amendment to the *Comprehensive Plan* of the Town.

**Mobile Home Park Regulations** — The staff participated with other Town staff members in the review of new Mobile Home Park Regulations for the Town; this ordinance was adopted May 21, 1979, by the Town Council.

**Curb Cut Ordinance** — The staff participated with other Town staff members in the preparation of new Curb Cut Ordinance for the Town; this ordinance was adopted May 21, 1979, by the Town Council.

Design & Cover Photo by Bill Givens  
Mary Anne Nelson, Editor

A large, dark silhouette of an industrial machine, possibly a steam engine or a large pump, is set against a bright, golden-yellow sky at sunset. The machine has a prominent horizontal cylinder and large spoked wheels. The sun is visible as a bright circle on the right side of the frame.

## **ACKNOWLEDGEMENT**

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development.