

McLean County Regional Planning Commission



*1983 Annual Report*



# McLean County Regional Planning Commission

Suite 201 • 207 West Jefferson St. • Bloomington, Illinois 61701 • Phone: 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

The staff and the 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.

Ladies and Gentlemen:

The McLean County Regional Planning Commission is pleased to present, herewith, its Sixteenth Annual Report covering activities for the year ending November 30, 1983. The report indicates the major aspects of the year's work as well as the goals that remain to be accomplished in the future.



Sincerely yours,

Garrett Scott  
Chairman

Herman Dirks  
Executive Director

## Responsibilities

The Commission is responsible for the preparation and maintenance of a Comprehensive Regional Plan for McLean County, the preparation of special planning studies for units of local government, and for providing the County Board and County Zoning Board of Appeals, the Bloomington City Council, Planning Commission, and Board of Zoning Appeals, 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.

## Membership

The following persons were members of the McLean County Regional Planning Commission on November 30, 1983:

### McLean County

Danny J. Lelfel, Bloomington  
John English, Bloomington—Secretary/Treasurer  
Delmar Strelid, Chenoa  
Joe Sommer, Chenoa  
Ann Nadakavukaren, Normal  
Mary Ann Schlupf, Bloomington

### Bloomington

Gary Scheets  
Karl Passmore—Vice Chairman  
Jesse Smart

### Normal

Paul Mattingly  
Randall Middleton  
Garrett Scott—Chairman

## Technical Staff

The present staff consists of seven persons—the Executive Director, two Principal Planners, two Associate Planners, a Planning Technician, and a Secretary.

Herman Dirks, Executive Director  
Kenneth J. Emmons, Principal Planner  
Mary Anne Nelson, Principal Planner  
Jon C. Johnston, Associate Planner  
Thomas A. Hamilton, Associate Planner  
Bill Givens, Planning Technician  
Linda Rigdon, Secretary

## Regional Studies

County  
Wide

### Stormwater

The Commission has continued to coordinate the work necessary to complete a plan for dealing with stormwater problems in the urban area. The work accomplished this year includes:

- 60 of the 76 orthophoto topographic maps have been completed.
- each municipality has completed an analysis of the location and capacity of its existing storm sewer system; and
- the Corps of Engineers has begun a two year study which will lead to the development of a plan to alleviate the problems associated with flooding related to stream bank overflow.

The completed plan should be ready for local review during the next 12 months.

### Federal Flood Insurance Program Management

The Commission has continued its program to qualify residents of units of local government for federally subsidized flood insurance. Ordinances have been written for Bloomington and Normal in order to control future construction in areas subject to flood damage. Applications to join the program were prepared by the staff for several small communities in McLean County.

### Transportation

In 1983, the Commission condensed the Transportation System Development Planning Process into a Long Range Element and a Short Range Element. Together these two elements encompass a 20 year planning horizon, with the Short Range Element focusing on years 1 through 5 and the Long Range Element on years 6 through 20.

The Long Range Element of the process uses a plan map and text to convey public policy regarding compatibility between land uses in the urban area and the development of the roadway system. The staff uses these documents in the day-to-day plan review process to insure that the appropriate transportation facility accompanies each development.

Highlights of this process in 1983 included updating the urban area's Federal Aid Urban System; updating the FAU system insures effective use of

available federal funds to maintain and expand the urban area's roadway system. The Commission has also been reviewing alternative uses for railroad rights-of-way proposed for abandonment. Alternatives that have been investigated include construction of a new major north-south street through the urban area and development of a series of loops to be used for bicycling, jogging, and walking.

Development of the Short Range Element accounts for the bulk of the transportation planning work conducted by the staff. In 1983 this element brought together the Transit Development Program, the Street and Highway portion of the System Management Plan and the Transportation Improvement Program into a single five year transportation planning document.

The Transit Development Program focused on evaluating the operational and financial performance of the Bloomington/Normal Public Transit System. Analyses were also conducted to determine the impacts of weather, fares, and socio-economic characteristics on transit usage. All of the analyses conducted are directed toward improving the System's operational and financial performance by identifying the operational changes, financial and capital equipment needs of the System over the life of the plan.

The Street and Highway Element uses the system management approach to solve general system or location-specific transportation problems. In short, this means that the most cost-effective solution is sought to solve each identified problem. During the past year the Commission used this approach to analyze traffic accident problems along corridors and at intersections, intersection traffic delay problems and to assess the physical condition of the urban area's roadway system. In each case where problems were identified, cost-effective and easily implemented solutions were recommended.

Within this element, the staff also conducted studies that addressed locally important transportation issues. Issues that were addressed included the types and amounts of hazardous materials that were transported through the urban area and the structural adequacy of the urban area's streets to handle current truck traffic.

The final component of the Short Range Plan is the Transportation Improvement Program. This program details the roadway and transit projects that are planned for implementation through fiscal year 1988. Several of these projects are the result of Commission studies in the past.

It is hoped that the efforts put forth within the regional transportation planning process will allow the area to maintain a high quality transportation system as well as expand it in accordance with the area's overall development.

## A-95 Review

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 Substate Clearinghouse) of their intent.

The following is a list of funding applications reviewed during the year:

1. McLean County—Mid Central Economic Opportunity Corporation, Community Services Block Grant Program.
2. City of Bloomington—Intersection Improvement at Oakland Avenue and Hannah Street.
3. City of Bloomington—Widening of Linden Street from Emerson Street to North Corporate Limits.
4. City of Bloomington—Intersection Improvement at Emerson Street and Towanda Avenue.
5. Town of Normal—Street Reconstruction, Northtown Road from Eagle Road to North Linden Street.
6. McLean County—C.E.T.A. (JTPA) Program Application.
7. Bloomington/Normal—Transportation Improvement Program.
8. McLean County—Salvation Army, Connection House Program Application.
9. McLean County—Head Start Pre-School Education Program for the Disadvantaged.
10. McLean County—East Central Illinois Area Agency on Aging Annual Application.
11. McLean County—Green Thumb, Employment for the Elderly.
12. McLean County—County Highway Department, LeRoy Road Improvement.
13. McLean County—Bloomington/Normal Airport Authority Airfield Lighting Program.
14. McLean County—Y.W.C.A. Retired Senior Volunteer Program Application.

## Program Development

### Community Development

The Commission provides technical assistance to the City of Bloomington and the Town of Normal in operating their Community Development Block Grant Programs. During 1983, the City of Bloomington received \$705,000 and the Town of Normal received \$434,000 as Community Development Block Grant entitlement cities.

Special services provided under the Community Development program included the preparation and maintenance of records for the "Jobs Bill" program—funds made available to Bloomington and Normal from the Department of Housing and Urban Development for stimulating job creation/retention. Bloomington received \$247,000 and Normal received \$152,000 to utilize unemployed persons in projects benefiting the community.

Other activities in Bloomington include the preparation of materials for the Market Square Tax Increment Financing Project, numerous demographic profiles for commercial/industrial economic development, and the preparation of various planning documents for the redevelopment of the "Old St. Joseph's Hospital Site."

In Normal, a new brochure explaining activities eligible for home rehabilitation grants was prepared and made available for public distribution. This brochure has been very successful in making people aware of this aspect of the Community Development program within the Town.

### Mid Central Economic Opportunity Corporation (M.C.E.O.C.)

The Commission provides planning services to the Mid Central Economic Opportunity Corporation. Dur-

ing the year, the staff conducted a survey of Livingston and McLean Counties that identified the needs and desires of both clients and providers of social services. The staff also prepared and published an Energy Emergency Plan, which was directed toward lower income persons.

## Special Projects

### 1980 Decennial Census

The staff continued to act as a liaison to the Bureau of the Census for the decennial census taken April 1, 1980. Local knowledge and documentation of various conditions are necessary as a part of the Bureau's efforts to certify the information they received.

Due to restrictions in funding, the U.S. Bureau of the Census has released much of the census information in "non-printed" form, i.e., computer tapes. In cooperation with Illinois State University's Community Research Services, however, the computer tapes have been transformed into paper printouts. Census information is now available for the entire county, townships, incorporated places, census tracts, and enumeration districts. Since the publication of data by the Bureau will be minimal, the staff has been actively participating in the dissemination of census information. This includes acting as a clearinghouse for census data and generally providing information to the public on what data can be found in the census.

Information is also available for various neighborhoods in Bloomington and Normal because the two communities participated in the Bureau of the Census Neighborhood Statistics Program. This program offered detailed census information by locally defined neighborhoods and provided a type of data that has never been available before.

The Commission has also provided data to the Bureau on "Major Retail Centers" within the County and the annual Boundary and Annexation Surveys.

### Economic Development

The staff researched and provided numerous site and/or location maps for the potential development of industrial and commercial properties located in the metropolitan area.

### Bloomington Public Schools, District 87

The staff developed a report for the school district administration that forecast student enrollment by grade for the years 1990 and 2000.

## Technical Assistance

### McLean County

Zoning — The staff has prepared reports for the McLean County Zoning Board of Appeals concerning the following cases during the last fiscal year:

- 3 Zoning Map Amendments
- 1 Zoning Text Amendment
- 11 Special Uses
- 15 Variations

Other — The staff assisted the County Administrator in preparing for the interconnection of computer systems between the McLean County Courthouse and the Law and Justice Center. The staff prepared a map and specifications used by the County for the purpose of letting bids for the installation of optic fiber cable in abandoned traffic signal conduit owned by the City of Bloomington. The staff also developed the initial draft of an Intergovernmental agreement between the City and the County for use of the conduit.

### City of Bloomington

Zoning — Between December 1, 1982, and November 30, 1983, the staff has provided written recommendations to the Bloomington Planning Commission, Board of Zoning Appeals and City Council on:

- 22 Zoning Map Amendments
- 7 Zoning Text Amendments
- 6 Special Use Permits
- 2 Site Plan Reviews

Subdivisions and Planned Unit Developments — Between December 1, 1982, and November 30, 1983, the staff has reviewed and provided planning advice to the Bloomington Planning Commission and City Council on 10 subdivisions and 10 planned unit developments.

Capital Improvements Program — The staff has advised the Bloomington City Manager, Director of Finance and other department heads in completing a five-year capital improvements program for the 1984-1989 Five Year Budget.

Street and Alley Vacations — Between December 1, 1982, and November 30, 1983, the staff has provided written recommendations to the Bloomington Planning Commission and City Council on one street vacation and three alley vacations.

Historic Preservation Ordinance — The staff drafted a new Historic Preservation Ordinance that was subsequently adopted by the Bloomington City Council.

Flood Hazard Area Development Code — The staff drafted a new Flood Hazard Area Development Code that was subsequently adopted by the Bloomington City Council.

### Town of Normal

Zoning — Since December 1, 1982, the staff has provided reports and recommendations, as a part of the Town staff, to the City Manager, Normal Town Council, Planning Commission, and Zoning Board of Appeals concerning:

- 11 Zoning Map Amendments
- 10 Zoning Text Amendments
- 29 Zoning Variations
- 2 Special Use Permits
- 1 Zoning Appeal

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

Comprehensive Plan—The staff has prepared a proposed revised Comprehensive Plan for the Town of Normal. The Town's present Comprehensive Plan was adopted by the Town Council in 1977. A Comprehensive Plan is an official public document adopted by a local government as a policy guide for decisions about the physical development of the community. It indicates, in a general way, how the governing officials want the community to develop in the next 10 to 20 years.

Special Flood Hazard Area Regulations—The staff drafted the Special Flood Hazard Area Regulations for the Town of Normal, which went into effect September 1. All development activities on property located in Special Flood Hazard Areas on the Town's Flood Hazard Boundary Map or Flood Insurance Rate Map are subject to these regulations. Special Flood Hazard Areas are those areas subject to the base flood (also known as a 100 year flood).

Citizen Opinion Survey—The Commission staff mailed 2,108 questionnaires to residents of the Town of Normal; the method used for the survey was a mail-out/mail-back questionnaire. The survey was based upon a 20 percent sample of households in eight out of Normal's ten census tracts. Samples from two census tracts were not included in the survey because these two areas contain the Illinois State University campus and Normal's downtown. Survey results were tabulated by the staff for the approximately 1,000 questionnaires that were returned.

Multiple-Family Zoning Study—The staff prepared a report concerning the quantity of land zoned for multiple-family use within the Town of Normal and analyzed the sufficiency of the amount of such zoned land relative to expected future population growth. This report included three major sections—population changes, housing trends, and projections and forecasts. It discussed past population growth within the Town, number of existing and future housing units and household size, population projections and forecasts, and housing projections and forecasts.

## *Bibliography*

Report No. AR-MCRPC-83

Title: Sixteenth Annual Report — McLean County Regional Planning Commission

Report Date: December, 1983

Author: McLean County Regional Planning Commission

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

Type of Report and Period Covered: Sixteenth Annual Report

Abstract: This is the Sixteenth 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 1982-1983, 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 the residents of McLean County, Illinois.

Price: \$2.00

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## *Financial Report*

December 1, 1982, through November 30, 1983

### **Income:**

Bloomington	\$ 33,390.00
Normal	33,390.00
McLean County	33,390.00
FHWA	45,134.30
UMTA	27,000.62
IDOT—DWR	1,200.00
MCEOC	3,750.00
CD (Bloomington)	19,260.84
CD (Normal)	12,769.50
School District 87	2,192.00
Interest Income	4,447.72
Rural Reference Project	2,246.80
	<u>\$218,171.78</u>

### **Expenses:**

Books	\$ 311.00
Services	3,094.65
Dues	1,773.50
Auto Expenses	2,132.33
General Insurance	776.00
Hospital Insurance	3,709.44
Supplies	1,771.18
Postage	1,800.00
Rent	10,500.00
Printing	2,114.98
Retirement	18,245.19
Unemployment Compensation	565.12
Salaries	151,676.20
Telephone	2,236.57
Travel	1,803.54
Office Equipment	3,590.30
	<u>\$206,100.00</u>

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Bank Balance (12-1-82)	\$ 63,339.09
Income	<u>218,171.78</u>
	<u>\$281,510.87</u>
Expenses	<u>206,100.00</u>
Bank Balance (12-1-83)	\$ 75,410.87