

McLean County Regional Planning Commission



*1984 Annual Report*



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 Seventeenth Annual Report covering activities for the year ending December 31, 1984. 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 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.

Sincerely yours,

Karl Passmore  
 Chairman

Kenneth J. Emmons  
 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 December 31, 1984.

### McLean County

Danny J. Leifel, Bloomington  
 John English, Bloomington  
 Delmar Streid, Chenoa  
 Joseph Sommer, Chenoa - Vice Chairman  
 Anne Nadakavukaren, Normal  
 Mary Ann Schlipf, Bloomington

### Bloomington

Gary Scheets  
 Karl Passmore - Chairman  
 Jesse Smart

### Normal

Paul Mattingly - Secretary/Treasurer  
 Randall Middleton  
 Garrett Scott

## Technical Staff

The present staff consists of five persons—the Executive Director, two Principal Planners, an Associate Planner and a Secretary.

Kenneth J. Emmons, Executive Director  
 Mary Anne Nelson, Principal Planner  
 Thomas A. Hamilton, Principal Planner  
 Bill Givens, Associate Planner  
 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 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 activities to qualify residents of units of local government for federally subsidized flood insurance. Applications to join the program were prepared by the staff for several small communities in McLean County.

## Transportation

The Commission's transportation planning process includes a Long Range Element and a Short Range Element. The technical activities conducted by the staff within each strives towards the same goal. That goal is to meet the transportation needs of those people who live in the area and those passing through by providing a transportation system that is efficient, safe and makes all parts of Bloomington-Normal easily accessible.

Long Range planning in 1984 focused on two items. The first item was the review and reaction to alignment and facility type alternatives for the upgrading of U.S. Route 51 north of Normal. The Commission informed the Illinois Department of Transportation that it supports an upgrading of U.S. 51 to Freeway standards and to use as much of the existing U.S. 51 right-of way as possible. The Commission intends to follow this project through construction, and provide input whenever necessary insuring realization of a facility that is in the best interest of McLean County.

The second item was initiating a process to update the Urban Area Street and Highway Plan Map. The staff has found it necessary to begin this process to react to changes in development patterns, and to serve the transportation needs of a major industrial development west of the urban area, should it become reality.

Short Range planning composed the largest portion of the staff work program in 1984. The culmination of this work was publication of the **Short Range Transportation Plan Fiscal Years 1985-1989**. This document contains three major components: (1) the Transit Development Program for the Bloomington-Normal Public Transit System; (2) Street and Highway Element; and (3) Fiscal Years 1985-1989 Transportation Improvement Program. The overall objective of the short range process is to react to specific problems and needs of the area's transportation system as they arise.

The Transit Development Program focuses on an annual evaluation of the Bloomington-Normal Public Transit System's operating and financial performance. Additionally, efforts to refine the System, better market services provided, and determination of the System's financial and equipment needs through FY 1989 were presented.

The Street and Highway Element emphasizes a management approach to solve problems. Within this approach most improvement projects recommended are usually low in cost and can be implemented within a short time. Specifically, these efforts focus on traffic safety, pavement management and areawide fuel consumption. Studies within these areas of effort range from areawide to location-specific in focus.

The Transportation Improvement Program presents those roadway improvements, transit equipment purchases and transit operating assistance needs programmed over the five year period; FY 1985-1989. Many of the roadway projects and transit equipment

purchases shown in this program resulted from some of the technical studies presented elsewhere in the Short Range Plan.

## 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. Village of Downs, FHA Community Facilities Loan Application for Sewer System.
2. East Central Illinois Health Systems Agency (ECIHSA) Program Continuation Application.
3. YWCA, Intergenerational Day Care Volunteer Program.
4. FAP 412 (U.S. Route 51) Normal North to the County Line, Preliminary Engineering.
5. McLean County, Replacement of the Bridge Over the Mackinaw River South of Anchor.
6. City of Bloomington, Community Development Block Grant Program Application.
7. Design Stage for the Replacement of Three Bridges Near LeRoy.
8. McLean County Head Start Program Expansion.
9. Salvation Army Youth Runaway Center (Connection House)
10. Town of Normal, Community Development Block Grant Program Application for Year Ten.
11. McLean County Headstart Annual Application.
12. Town of Normal, Reconstruction of Hovey Avenue from Parkside to U.S. Route 150.
13. McLean County, Replacement of the Bridge Along Illinois Route 165 Over Money Creek.
14. Y.W.C.A. Application for Fiscal Year 1984 Retired Senior Volunteer Program (RSVP)
15. Town of Normal, Improvement of Linden Street Between Shelbourne and Raab Road.
16. City of Bloomington, New West Oakland Avenue Bridge Over the Illinois Central Gulf Railroad.

## 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 1984, the City of Bloomington received \$713,000 and the Town of Normal received \$408,000 as Community Development Block Grant entitlement cities.

Special services provided under the Community Development program included the preparation of reports 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.

Other activities in Bloomington include the preparation of demographic profiles for commercial/industrial economic development, and the preparation of various planning studies for the redevelopment of the "Old St. Joseph's Hospital Site."

### **Mid Central Community Action, Inc. (M.C.C.A.I.)**

The Commission provides planning services to the Mid Central Community Action, Inc. During this year the staff completed statistical profiles for M.C.C.A.I.

## **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 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 for the Bloomington-Normal Area Economic Development Council.

## **ENTERPRISE ZONE**

The MCRPC staff was responsible for the delineation and qualification of Bloomington-Normal-McLean County Enterprise Zone. The purpose of zone devel-

opment was to stimulate economic development on the urban area's westside and create new job opportunities near the region's highest unemployment concentration. Creation of the Enterprise Zone was also intended to attract new industry to the region by offering specific incentives that can only be applied to development within the zone. Incentives offered involved commitment from all units of local government.

The primary task of the MCRPC staff was to review the guidelines for zone qualification and utilize allowable data sources to establish an Enterprise Zone in Bloomington-Normal. This effort resulted in a zone which contains land in Bloomington, Normal, and rural McLean County. The staff was also responsible for all mapping and graphic artwork required to complete the application process. Both tasks were completed successfully. The Bloomington-Normal-McLean County Enterprise Zone is expected to be approved by the State of Illinois before July 1, 1985.

## **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:

- 2 Zoning Text Amendments
- 22 Special Uses
- 19 Variations

### **City of Bloomington**

**Zoning** — Between December 1, 1983, and December 31, 1984, the staff has provided written recommendations to the Bloomington Planning Commission, Board of Zoning Appeals and City Council on:

- 13 Zoning Map Amendments
- 6 Zoning Text Amendments
- 5 Special Use Permits

**Subdivisions and Planned Unit Developments** — Between December 1, 1983, and December 31, 1984, the staff has reviewed and provided planning advice to the Bloomington Planning Commission and City Council on 15 subdivisions and planned unit developments.

**Capital Improvement 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 1985-1990 Five Year Budget.

**Street and Alley Vacations** — Between December 1, 1983 and December 31, 1984, the staff has provided written recommendations to the Bloomington Planning Commission and City Council on three alley vacations.

**Historic Preservation** — Between December 1, 1983 and December 31, 1984, the staff has reviewed five applications for Certificates of Appropriateness for the Bloomington Historic Preservation Commission.

## **Town of Normal**

**Zoning** — Since December 1, 1983, 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:

- 5 Zoning Map Amendments
- 9 Zoning Text Amendments
- 31 Zoning Variations
- 2 Special Use Permits

**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 five preliminary subdivision plans and

four preliminary plans for planned unit developments.

**Comprehensive Plan** — The staff prepared the final draft of a revised **Comprehensive Plan** for the Town; the plan was adopted by the Town Council in May, 1984. 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.

**Comprehensive Rezoning Report** — This report analyzed a number of areas within the Town that the staff recommended be rezoned based upon the Town's 1984 **Comprehensive Plan**.

**Financial Report**  
December 1, 1983 through  
December 31, 1984

**Income:**

Bloomington .....	\$ 35,750.00
Normal .....	35,700.00
McLean County .....	33,000.00
FHWA .....	44,466.22
UMTA .....	28,864.31
MCCAI .....	3,500.00
CD (Bloomington) .....	17,141.25
CD (Normal) .....	12,870.00
Bloomington CBD Study .....	2,433.88
Aerial Photography .....	42,494.00
Interest Income .....	9,057.28
Other Income .....	583.87
Expense Account Credits .....	809.94
	<u>\$266,670.75</u>

**Expenses:**

Books .....	\$ 455.60
Services .....	5,964.81
Dues .....	1,743.50
Auto Expenses .....	1,682.64
General Insurance .....	921.00
Hospital Insurance .....	3,554.88
Supplies .....	1,605.76
Postage .....	1,240.00
Rent .....	12,350.00
Printing .....	1,355.42
Retirement .....	20,772.32
Unemployment Compensation .....	786.97
Salaries .....	170,748.10
Telephone .....	2,596.20
Travel .....	1,810.32
Office Equipment .....	1,079.42
Sundry .....	857.75
	<u>\$229,524.69</u>
Aerial Photography .....	42,494.00
	<u>\$272,018.69</u>

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Bank Balance .....	\$ 75,412.35
(12-1-83)	
Income .....	<u>266,670.75</u>
	<b>\$342,083.10</b>
Expenses .....	<u>\$272,018.69</u>
Bank Balance (1-1-85) .....	<b>\$ 70,064.41</b>

## **Bibliography**

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Planning Commission

Report Date: January, 1985

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: Seventeenth Annual Report

Abstract: This is the Seventeenth 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 1983-1984, 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

BARBER L FROYE.  
ASSOCIATE PLANNER  
MCLAREN COUNTY REGIONAL  
PLANNING COMMISSION -