

MINUTES

McLEAN COUNTY REGIONAL PLANNING COMMISSION (MCRPC) Meeting

WEDNESDAY, December 3, 2025, 4:00 P.M.

115 E Washington St, Bloomington, Illinois

Room 404 and Virtual

Members Present:

Carl Teichman, Chairperson; Jim Fruin, Vice-Chairperson; John Burrill; Fred Grieder; Katie Ruder; Ron Lesser; Carl Olson; Amy Roser; Bart Bittner; Mark Wylie

Members Absent:

Anne Barrow

Others Present:

MCRPC Staff – Raymond Lai; Jennifer Sicks; Thomas Valencia; Luke Talavera; Anthony Baumann; Jake Crevoiserat; Calista Mackey; Katie McShane*

Others – Tricia Braid, Community Member; Anna Ziegler, McLean County Farm Bureau; Jay Spader, Community Member; Tessa Ferraro, Town of Normal*; Phil Dick, McLean County Building & Zoning*

*Attended Virtually

1. Call To Order:

Mr. Teichman called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

2. Attendance:

See above

3. Public Comment:

There were two members of the public present to provide comments:

1. Tricia Braid commented about the meeting minutes from the August 6, 2025 Commission Meeting and the Strategic Land Use Plan.
2. Anna Ziegler on behalf of the McLean County Farm Bureau, commented about the Strategic Land Use Plan.

[The public comments may be reviewed on MCRPC's YouTube page.]

4. Consent Agenda:

1. Minutes of the September 24, 2025, Commission meeting
2. Minutes of the November 5, 2025, Commission meeting
3. Financial Reports for November
4. Financial Reports for December

5. MCRPC Staff Report for November
6. MCRPC Staff Report for December

Mr. Teichman advised he was removing Items 1 and 2 from the consent agenda. The August 6, 2025 meeting minutes are currently under Public Access Counselor (PAC) review. He advised we will hold off on approving anymore minutes until the review is complete.

Mr. Teichman called for a motion to approve the consent agenda with the removal of Items 1 and 2. Mr. Grieder moved for approval. Mr. Fruin seconded the motion, which passed unanimously.

5. Regular Agenda:

a. Items removed from the Consent Agenda (if any)

Items 1 and 2 were removed from the consent agenda and will be voted on after a PAC review regarding the August 6, 2025 meeting minutes. No further discussion was held.

b. Consideration for Action: To receive and file the Strategic Land Use Plan (SLUP) and share with the local governments of McLean County, City of Bloomington, and Town of Normal for their use

Mr. Lai explained the plan, planning process and the reason the plan is being considered for receiving and filing instead of adoption by the Commission. Mr. Baumann further explained the planning process and the outreach events that took place including the Outreach Report that was prepared by the YWCA Staff.

The Commission enquired about the timeline for the City, Town and County to adopt the plan. Staff noted that no specific timeline has been given by the municipalities yet, but the process will be similar to other plan adoptions which go through the City, Town or County's Councils/Board.

The Commission also had discussions related to using the term "File and Receive" instead of "adopt." Mr. Lai explained that since the plan was initiated by the City, Town and County and MCRPC was just creating a plan for them that we don't adopt this plan. The SLUP was an offshoot during the early phase of the McLean County Regional Comprehensive Plan process at the request of the three local municipalities. Some Commission members advised it would be beneficial in the future to have a better communication between municipalities regarding the creation of plans so there is less confusion with community members.

There was a brief discussion on infill development and the policy that is currently in place for Bloomington-Normal area.

Mr. Teichman called for a motion to receive and file the McLean County Strategic Land Use Plan. Mr. Olson moved for approval. Mr. Fruin seconded the motion, which passed by the members present with one opposition from Mr. Bittner.

6. Items for Information or Discussion:

a. Presentation – McLean County Mayors Association (Mayor Johansen)

Item was moved to an upcoming meeting due to the presenter being ill.

b. Housing Coordinator – RISE Implementation grant update: (Raymond Lai)

Staff received the draft grant agreement for review and plan to review it and send it back today. After DCEO fully executes the agreement, staff will start the hiring process.

c. Regional Housing Initiatives update (Luke Talavera)

Staff will host the joint Housing Staff and ASH Committee meeting on December 15. Staff posted the RHI 2024-2025 Annual Report on MCRPC's website. Staff is currently working on Bloomington's Program Year 2026 CDBG application for funding for coordinating the RHI meetings, publication of housing-related white papers, and the maintenance of the housing dashboard.

Mr. Talavera advised that at the Unhoused Taskforce meeting, staff learned from the Salvation Army that emergency shelters are nearly full due to cold weather. On January 29 there will be a point-in-time (PIT) count, this count is a HUD required count of sheltered and unsheltered people experiencing homelessness on a single night. Liam Wheeler, Director of the Central Illinois Continuum of Care (CICoC) announced that HUD published the Notice of Funding Opportunity (NOFO) for all CoCs last month. The NOFO puts CICoC at risk of losing 60% if it's funding. The loss of funding would put many programs in McLean County at risk and cause an increased risk for people experiencing homelessness.

Mr. Wylie asked for more information on the NOFO that would cause the loss of 60% of the CICoC's funding. Mr. Talavera advised he didn't have much other information as of right now. Mr. Lai said the idea of the loss of funding is scary and is not just affecting McLean County, but other counties as well.

d. Human Services Transportation Plan update (Jennifer Sicks)

Staff is continuing to review ways to implement the plan. They are also continuing to examine changes for the Joint Region 6 Committees. Staff will provide paper copies of a survey to Committee members at the next meeting in December. An electronic version of the survey was sent to members previously but there was not a great response.

e. Veterans Parkway Corridor Plan update (Raymond Lai)

The next project steering committee (PSC) meeting will be December 12. The consultant is having 2 reports prepared to present to the PSC.

Mr. Bittner asked about the adoption process for this plan. Mr. Lai advised that this plan is a little different than other plans. The roadway is owned by the state and falls in both the Town and City limits. The state is responsible for any construction that will take place on Veterans Parkway. The planning process is funded by a federal grant to MCRPC. The final plan document, when completed by September 2026, will be considered for adoption by MCRPC.

f. Regional Comprehensive Plan update (Raymond Lai/Anthony Baumann)

Mr. Lai advised the goal for end date is Fall 2026, although there might be planning process and timeline changes. He advised the first order of business now that the SLUP is completed is to form a PSC. Mr. Baumann also advised the priority of this plan is to have a good process with plenty of outreach efforts for the community to offer input.

g. 2026 Meeting Schedule

Mr. Teichman advised the next scheduled meeting in January will be the Election of Officers for the Commission. He also advised that there will be some turnover, John Burrill, Jim Fruin and Ron Lesser are all leaving the Commission. Jim Fruin already has an approved member taking his spot.

h. That Which May Arise

Ms. Ruder advised that Open Meetings Act training is available.

7. Adjournment:

Mr. Teichman called for a motion to adjourn the meeting. Mr. Bittner moved to adjourn the meeting. Mr. Lesser seconded the motion, which passed unanimously. The meeting was adjourned at 4:57 p.m.

Respectfully submitted,
Katie McShane
Office Manager/Executive Assistant