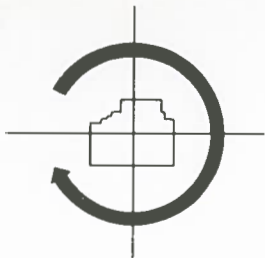


McLEAN COUNTY REGIONAL PLANNING COMMISSION  
**1978 ANNUAL REPORT**



Pantagraph photo



## 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 Eleventh Annual Report covering activities for the year ending November 30, 1978. 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



## Bibliography

**Report No.** AR MCRPC 78

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

**Report Date:** December, 1978

**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 & Period Covered:** Eleventh Annual Report

**Abstract:** This is the Eleventh Annual Report made by the 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 1977-1978, 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 for residents of McLean County.

**Security Class:** Unclassified

**Price:** \$2.00

# 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 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 or 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, 1978:

### County

John English, Bloomington\*  
David King, LeRoy\*  
Roy Henderson, Colfax — Vice-Chairman\*  
Thomas Moberly, Normal — Secretary-Treasurer\*  
Jake Ringger, Gridley\*  
Melvin Schultz, Normal  
Danny J. Leifel, Bloomington — Chairman

### Bloomington

Henry L. Brown  
Donald Olsen\*  
Karl Passmore\*

### Normal

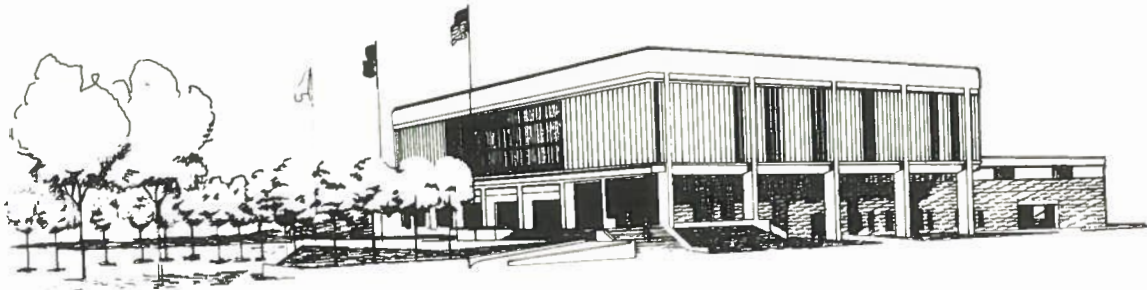
Paul Mattingly\*  
Rev. Kenneth Gorrell  
Carol Reitan\*

\*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 in McLean County at their request. The Commission is also responsible 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.

# FINANCIAL REPORT



**Receipts (12-1-77 to 12-1-78)**  
 Billings to governmental entities

**\$ 223,356.00**

**Disbursements (12-1-77 to 12-1-78)**

**\$ 163,733.00**

Salaries	2,959.00
Consulting and outside services	2,036.00
Depreciation	2,266.00
Dues and subscriptions	3,557.00
Insurance	2,552.00
Material cost and supplies	638.00
Operation of auto	1,836.00
Postage	8,895.00
Rent	4,807.00
Reproduction and publication	22,372.00
Retirement benefits	2,383.00
Telephone	4,080.00
Travel	374.00
Unclassified	648.00
Unemployment compensation tax	

**\$ 223,136.00**

**Total Disbursements**

# 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 ten persons—the Executive Director, three Principal Planners, three Associate Planners, 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 of Art 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, and has done graduate work in transportation planning at both Northwestern University and the University of Toronto. Mr. Lammey's primary responsibility is the McLean County Transportation Study, as well as technical assistance in transportation issues to all jurisdictions of local government.

## **Associate Planner**

Mr. Craig Kessler joined the staff on March 31, 1971. He received a Bachelor of Science Degree in Geography in June of 1972 from the State University College of

New York at New Paltz, and holds a Masters of Science Degree in Geography from Illinois State University. Mr. Kessler was responsible for providing local planning assistance to Bloomington in developing a Community Development Program. In addition he was responsible for coordinating the Illinois Environmental Protection Agency's Wastewater Needs Program in McLean County. Mr. Kessler resigned from the staff on November 15, 1978.

## **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.

## **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 Program. 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. 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.

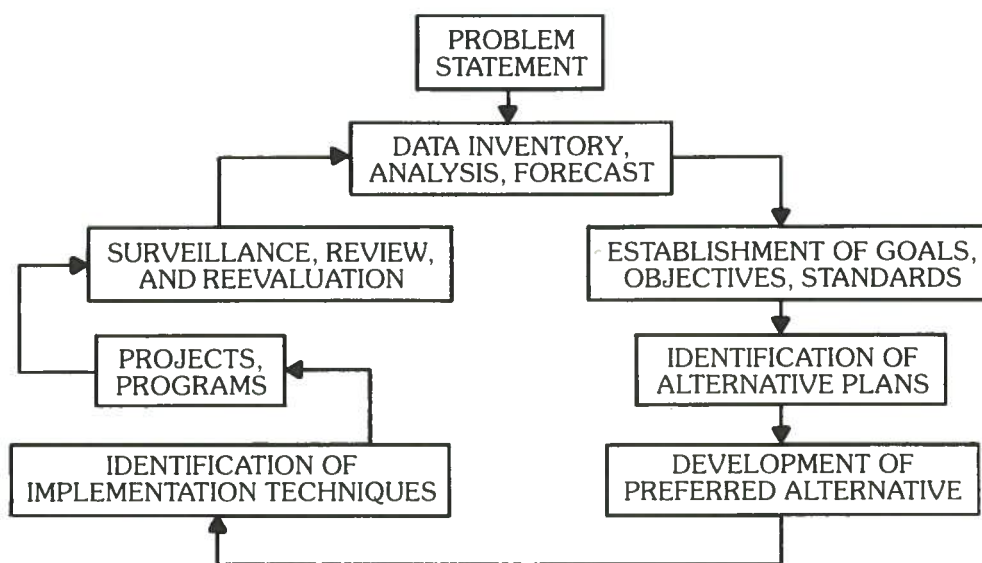
## **Secretary**

Mrs. Loretta Jarvis 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 typing assistance to the staff.

# Regional Planning Process



The above diagram is a description of the planning process. Solving planning problems depends on the utilization of this orderly process on a continuing basis.

## REGIONAL (COUNTY-WIDE) STUDIES

### Land Use

Using the Land Use Plan adopted by Bloomington, Normal and the County as a basis, the staff has developed a draft of a report entitled "The Land Use Element of the Comprehensive Development Guide for McLean County." This report has been approved by the Department of Local Government Affairs (State of Illinois) and the Federal Department of Housing and Urban Development. The Land Use Element has been submitted to the County and the two cities for their review and approval.

### Housing

The staff has completed a draft of a report entitled "The Housing Element of the Comprehensive Development Guide for McLean County." This report has been approved by the Department of Local Government Affairs (State of Illinois) and the Federal Department of Housing and Urban Development.

### Human Services

The staff assisted the McLean County Board of Health in developing a Human Services Plan for McLean County. The primary purpose of this plan is to suggest guidelines regarding the development of human services for use by funders and providers throughout McLean County.

### Transportation

The staff completed two reports which are required on an annual basis by the Federal government. The first document, *1978-1979 Transportation Systems Management Plan*, analyzed problem areas for all modes of transportation within McLean County. The 1979-1983 Transportation Improvement Program, the second report lists capital improvement projects within the Bloomington-Normal urbanized area for the next five years. Data collection required for these publications included on-board ridership surveys of the Bloomington-Normal Public Transit System, traffic counts at numerous intersections within Bloomington-Normal, and extensive analysis of accident records to determine severity, type, and accident rates at various intersections within the two cities.

The staff is also involved in the area of long-range planning and the testing of Federally sponsored transportation manuals for small urban areas. The long-range planning effort has been based upon the approved land use plan, and has been set for the horizon year of 2000. The new planning manuals are being used in this work task and every attempt is being made to simplify the process. The long-range plan changes and their impacts can be tested far easier than was the case in the past.

Transportation planning assistance is also provided to local units of government by the staff. This type of assistance can be in numerous areas which in the past have included planning assistance to the Bloomington-Normal Public Transit System, and estimating the transportation impacts of potential developments in both Bloomington and Normal.

# 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 Substate A-95 Clearinghouse) of their intent.

Below is a list of applications reviewed by the staff:

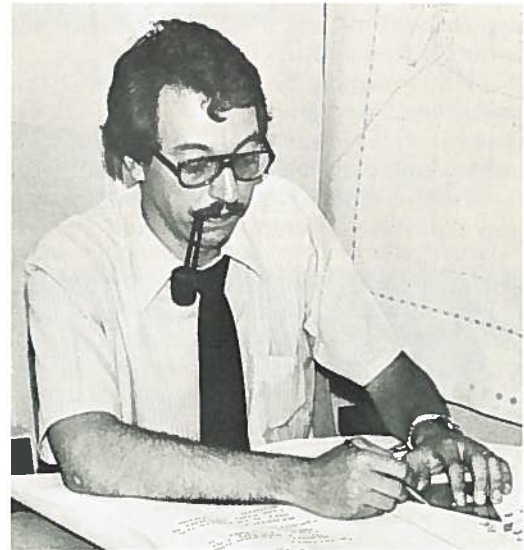
1. Bloomington-Normal Airport Authority, Acquisition of Land
2. Normal School Street Improvement, Summit to Raab
3. McLean County CETA Program
4. McLean County CETA Program
5. Bloomington-Normal Airport Authority, Acquisition of Land
6. Supplemental Freeway (F-412), Normal to county's northern boundary line
7. City of Bloomington, Year 4 Community Development Program
8. Supplemental Freeway (F-412), Normal to county's northern boundary line
9. City of Bloomington, Housing Assistance Plan
10. Oakwoods Planned Unit Development

11. Health Systems Agency Full Designation
12. Town of Normal, Year 4 Community Development Program
13. City of LeRoy, Section 8 Housing for the Elderly
14. State of Illinois, Route 9 from I-55 to Fifer
15. Criminal Justice Planner for Juvenile Program
16. McLean County CETA SPEDY Program (Summer Program for Economically Disadvantaged Youth)
17. YWCA Senior Services
18. Headstart Program
19. Criminal Justice Planner for Juvenile Program
20. Sugar Creek Subdivision (Normal)
21. Village of Carlock Community Development Program
22. State of Illinois Physical Resources Management Program
23. McLean County Community Development Program
24. State of Illinois Rail Plan
25. 1979-1983 Transportation Improvement Program
26. City of LeRoy, FHA Loan
27. YWCA, RSVP Program
28. Supplement to City of LeRoy, FHA Loan
29. East Central Illinois Area Agency on Aging, Program Funding for 1979 Fiscal Year
30. Preliminary Review, A-95 for Meadows Mennonite Home, Rural Transportation
31. Meadows Mennonite Home, Rural Transportation
32. McLean County CETA, Titles I, VI, III
33. City of Bloomington, "Wagon Wheel" Softball Complex

# 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 \$1,374,007 for improvements in the Park Hill, Forty Acres, Central Bloomington, Washington Square, Stevensonville, South Oakland and Eastwood Neighborhoods. Bloomington Township was awarded a grant of \$750,000 which will be used for housing rehabilitation and various capital improvements. The staff has prepared pre-applications for all small communities that showed interest in applying for Community Development funds and has prepared the final applications for those communities.



# SPECIAL PROJECTS

## **GBF/DIME File**

The staff has completed the "Create Phase" and is now maintaining this Bureau of the Census designed computer program involving an improved method for collection and study of data for the 1980 and subsequent censuses. The file makes it possible to identify or locate local events or records geographically.

The purpose of this file is to provide a large amount of data necessary for decision making, readily accessible to a wide variety of users without expending an inordinate amount of time or money.

## **Development Guide for the Bloomington Central Business District**

The staff has prepared a draft of the guide for review by Bloomington Unlimited, Inc. and City officials who have shared the cost of the study preparation. The study includes problem statements, development alternatives and implementation recommendations for an improved transportation system, land use, housing development and urban design.

## **Paramedic Study**

The staff has prepared a study sponsored by area hospitals, the City of Bloomington and the Town of Normal. The study analyzed the need for paramedic service, management alternatives and costs, and contained a summary and recommendation on the matter.

## **"911" Emergency Telephone System**

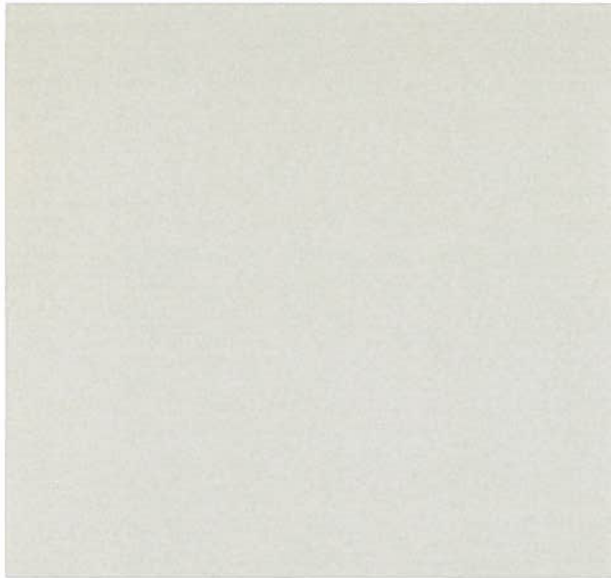
McLean County has requested that the staff assist in the preparation of an application for the provision of 911 service as is now required by State law.

# TECHNICAL ASSISTANCE McLean County

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

- 19 zoning map amendments
- 31 special use permits
- 17 zoning variations

**Subdivisions** — The staff has provided reports and recommendations to the County Board's Environment Committee for seven subdivisions since December 1, 1977.



## City of Bloomington

**Zoning** — Public hearings are held on all requests for zoning changes. Since December 1, 1977, the staff has provided reports and recommendations to the Bloomington Planning and Zoning Commission and the Bloomington City Council on:

- 39 zoning map amendments
- 10 special use permits
- 9 zoning text amendments
- 9 zoning variations

**Subdivisions** — The staff has provided reports and recommendations to the Bloomington Planning and Zoning Commission and the Bloomington City Council for 23 subdivisions since December 1, 1977.

**Bloomington Sign Ordinance** — The staff has prepared new sign regulations for the City of Bloomington.

**Bloomington Zoning Ordinance** — The staff has completed a new proposed zoning text and map for review and public hearing by the Zoning Commission and subsequent adoption by the Bloomington City Council.

**Bloomington 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 1979-1984 Five Year Budget for the City of Bloomington. This includes a priority listing of proposed public works with recommended sources of funding.



Pantagraph photo

## Town of Normal

**Zoning** — Since December 1, 1977, the staff has provided reports and recommendations as a part of the Town staff to the Planning Commission, Zoning Board of Appeals and Normal Town Council concerning:

- 34 zoning map amendments
- 4 zoning text amendments
- 22 zoning variations
- 15 special use permits



**Subdivisions** — The staff has provided reports and recommendations as a part of the Town staff to the Normal Planning Commission and Town Council for 13 subdivision plans and 6 site plans for planned unit developments since December 1, 1977.

**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.

**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.

**Normal Sign Code** — In cooperation with other Town staff members, the staff has prepared a Sign Code for the Town which will be incorporated into the proposed new Zoning Code.

**Normal Subdivision Code** — The staff has participated with other Town staff members in the preparation of a preliminary draft of a proposed new Subdivision Code for the Town.

## **ACKNOWLEDGEMENT**

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

