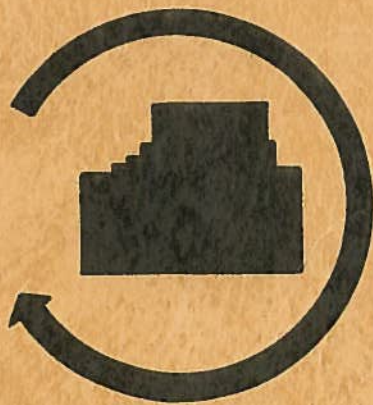


**JANUARY 1969**

**1**

# **ANNUAL REPORT**



**MCLEAN COUNTY**

---

**REGIONAL PLANNING COMMISSION**

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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 of Supervisors  
Citizens of Bloomington, Normal and McLean County

\* ORGANIZATION

\* RESPONSIBILITIES

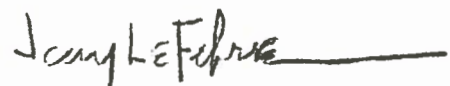
Ladies and Gentlemen:

The McLean County Regional Planning Commission is pleased to present, herewith, its First Annual Report covering activities for the year ending November 30, 1968. 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 advancing the work of regional planning and we hope that we can merit their continued support and cooperation.

\* FUTURE PLANNING STUDIES

Sincerely yours,



Larry LeFebvre, Chairman



Herman Dirks, Executive Director

MCLEAN COUNTY  
REGIONAL PLANNING COMMISSION

\* FORMATION

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

T A B L E   O F   C O N T E N T S

\* ORGANIZATION

- \* FORMATION
- \* ORGANIZATION
- \* RESPONSIBILITIES
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- \* THE PLANNING PROCESS
- \* FINANCES - JUNE 1, 1968 THROUGH NOVEMBER 30, 1968
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- \* FINANCES - DECEMBER 1, 1968 THROUGH NOVEMBER 30, 1969
- \* WORK PROGRAM - JUNE 1, 1968 THROUGH NOVEMBER 30, 1969
- \* FUTURE PLANNING STUDIES

June 1968 -- Following approval of this Agreement, the nucleus of a professional staff was hired.

\* RESPONSIBILITIES

The Commission is responsible for the preparation and maintenance of a Comprehensive Regional Plan for McLean County, and preparing 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 and Planning Commission with certain basic planning services designed to assist them in making day-to-day decisions which have planning and development implications.



## McLEAN COUNTY

### REGIONAL PLANNING COMMISSION

#### \* FORMATION

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

#### \* ORGANIZATION

The Commission membership includes the Mayors, or their duly appointed representative, of the 21 incorporated communities that are located within McLean County. The County Superintendent of Schools and the County Superintendent of Highways are also ex-officio members of the Commission. The Chairman of the County Board of Supervisors appoints the remaining 12 at-large members to the Commission. This 35 member Commission meets bi-monthly. A 7 member Executive Board meets semi-monthly to conduct the day-to-day business of the Commission.

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.

#### \* RESPONSIBILITIES

The Commission is responsible for the preparation and maintenance of a Comprehensive Regional Plan for McLean County, and preparing 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 and Planning Commission 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 Technical planning staff originated in June of 1968, with the hiring of an Executive Director and a Principal Planner. The present staff consists of five persons; the Executive Director, Principal Planner, Associate Planner, Draftsman and Secretary.

### \* EXECUTIVE DIRECTOR

Mr. Herman Dirks received his Bachelor of Fine Arts degree from the University of Illinois in 1959. Before joining the staff, Mr. Dirks was associated with:

1. Department of City Planning - Phoenix, Arizona
2. Sangamon County Regional Planning Commission - Springfield, Illinois
3. Department of City Development - Bloomington, Illinois

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 programing and supervision of staff activities.

### \* PRINCIPAL PLANNER

Mr. James Holland is expected to receive his Bachelor of Science degree in Political Science from Illinois State University in June 1969. Before joining the staff he was associated with the Planning Department of the City of Rock Island, Illinois and the Department of City Development, Bloomington, Illinois. The Principal Planner is responsible for the preparation of planning studies under the supervision of the Executive Director.

### \* ASSOCIATE PLANNER

Mr. Reginald Bottger joined the staff in September of 1968. He is expected to receive his Bachelor of Science degree in Economics from Illinois State University in August of 1969. The Associate Planner is responsible for assisting the Principal Planner in the preparation of planning studies and the preparation of agendas, minutes and reports for the Bloomington Planning Commission and the Normal Planning Commission concerning current planning problems.

### \* DRAFTSMAN

Mr. Michael Cvengros received his Bachelor of Science degree in Industrial Arts from Stout State University, Menomonie, Wisconsin. He joined the staff in September of 1968 and is responsible for production of research and graphic materials to document the staff planning reports.

\* SECRETARY

THE PLANNING PROCESS

- \* RESEARCH
- Mrs. Loretta Jarvis joined the staff in July of 1968. She is responsible for providing secretarial and bookkeeping assistance to the staff.

Data pertaining to existing and historical population and economic growth trends and land use patterns are gathered to provide a statistical base for the forecast of future development activities.

\* FORMULATION OF GOALS AND OBJECTIVES

These long-range policies should be designed to reflect the desires and needs of the total public in order to maximize the possibility of acceptance and implementation of the planning program.

\* THE COMPREHENSIVE PLANNING PROCESS

The data pertaining to the significant variables which will affect future development activities will be forecast. These data are used to measure the amount, type and location of development. The forecasts of population, economic factors, community values and land use activity are incorporated into plans for reinforcing or modifying the growth patterns of the area which will best accomplish the goals and objectives of the area. These plans may forecast the location and density of private development and the needed public facilities to serve the future population and employment centers.

\* PLAN IMPLEMENTATION

Based on the decisions made during the planning process, the governing body of the planning area may control both public and private development by enacting certain regulations which are designed to assist in the implementation of plans. Zoning ordinances, subdivision regulations, official maps, urban renewal and capital improvement programming are common implementing tools now being used.

The "Planning Process" is designed to provide a sound basis for public and private decision making and action concerning regional or community development opportunities.

## THE PLANNING PROCESS

### \* RESEARCH

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The "Planning Process" is designed to provide a sound basis for public and private decision making and action concerning regional or community development opportunities.

# FINANCES

JUNE 1, 1968 THROUGH NOVEMBER 30, 1968

## \* RECEIPTS

McLean County -----	\$ 19,639.33
City of Bloomington -----	10,000.00
Town of Normal -----	10,000.00
Interest Received -----	207.00
<b>TOTAL RECEIPTS</b>	<b>\$ 39,846.33</b>

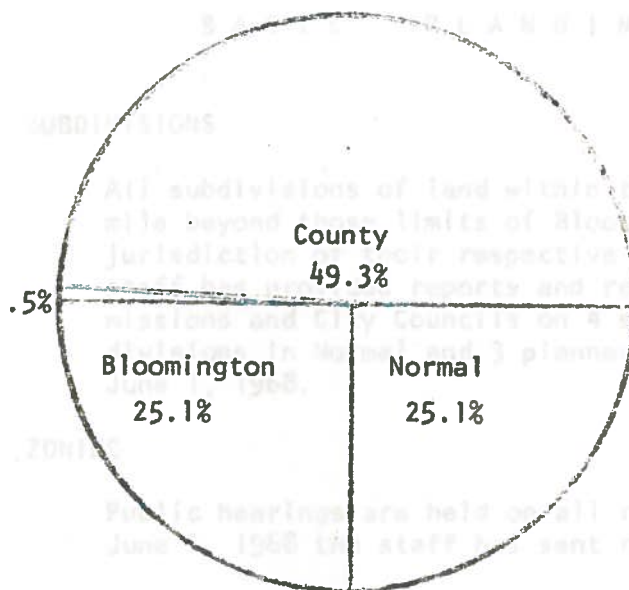
## \* DISBURSEMENTS

	<u>Disbursements</u>	<u>Budget</u>
Books and Periodicals	\$ 49.07	\$ 100.00
Consulting & Other Services	290.80	400.00
Dues	40.00	45.00
Furniture	4,148.65	5,450.00
Equipment	2,009.46	1,550.00
Automobile	2,495.00	2,500.00
Insurance	69.50	400.00
Insurance (Hospitalization)	192.48	175.00
Material & Supplies	491.77	100.00
Postage	129.11	200.00
Rent	1,055.25	1,450.00
Repairs & Maintenance	220.48	500.00
Reproduction & Publication	109.97	750.00
Retirement	2,154.82	2,600.00
Salaries	18,877.57	21,475.00
Sundry	103.71	878.33
Telephone	372.34	482.00
Travel	278.70	350.00
Utilities	32.88	240.00
<b>TOTAL</b>	<b>\$ 33,121.56*</b>	<b>\$39,645.33</b>

\*Balance as of November 30, 1968 \$ 6,724.77

\*Does not include disbursements for publication of Annual Report.



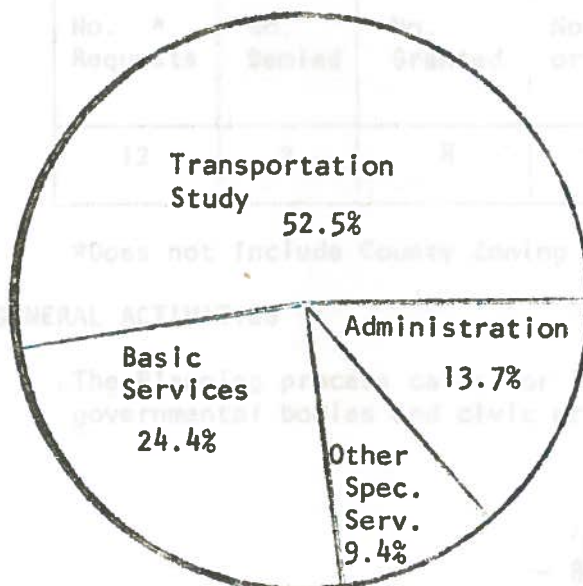
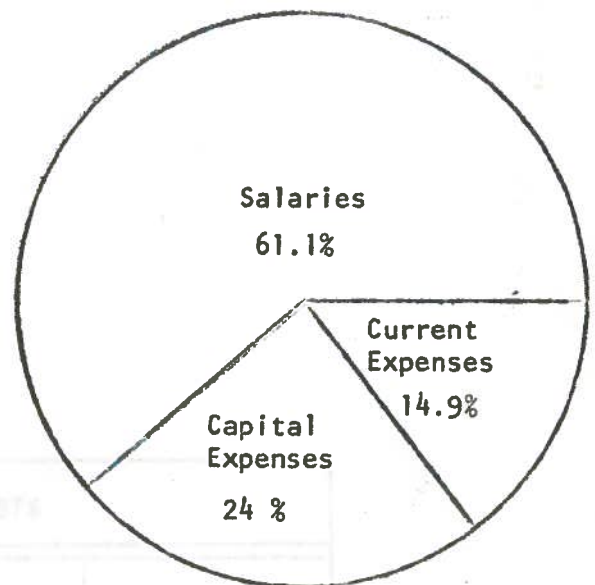


#### RECEIPTS

Normal	\$ 10,000.00	25.1
Bloomington	10,000.00	25.1
County	19,639.33	49.3
From Investment	207.00	.5
<b>Total</b>	<b>\$ 39,846.33</b>	<b>100 %</b>

#### DISBURSEMENTS AND BUDGET BY

	<u>Budgeted</u>	<u>Disbursed</u>
Salaries	\$24,250.00	\$21,224.87
Capital Expenses	9,500.00	8,653.11
Current Expenses	5,895.33	3,243.58
<b>Total</b>	<b>\$39,645.33</b>	<b>\$33,121.56</b>



#### DISBURSEMENTS BY JOB

Administration	\$ 4,524.46	13.7%
Basic Services	8,099.92	24.4
Transportation Study	17,399.45	52.5
Other Special Services	3,097.62	9.4
<b>Total</b>	<b>\$ 33,121.44</b>	<b>100 %</b>

## BASIC PLANNING SERVICES

### \* SUBDIVISIONS

All subdivisions of land within the corporate limits and within 1½ mile beyond those limits of Bloomington and Normal fall within the jurisdiction of their respective Land Subdivision Ordinances. The staff has provided reports and recommendations to the Planning Commissions and City Councils on 4 subdivisions in Bloomington, 7 subdivisions in Normal and 3 planned developments in Normal, since June 1, 1968.

### \* ZONING

Public hearings are held on all requests for zoning changes. Since June 1, 1968 the staff has sent reports and recommendations on:

#### Bloomington

5 zoning requests  
1 variation

#### Normal

7 zoning requests  
1 special permit

#### County

7 zoning requests

ZONING CHANGE REQUESTS				
No. * Requests	No. Denied	No. Granted	No. Withdrawn or Rescinded	No. Approvals Recommended by Staff
12	2	8	2	3

\*Does not include County Zoning Requests

### \* GENERAL ACTIVITIES

The Planning process calls for interaction and contact with various governmental bodies and civic organizations in order to inform and

implement plans and projects. Staff participation with organizations included the following:

Bloomington Council	9 meetings
Bloomington Planning Commission	9 meetings
Central Area Technical Committee	6 meetings

Normal Council	9 meetings
Normal Planning Commission	7 meetings

Executive Board	11 meetings
Planning Commission (County)	3 meetings
Transportation Technical Committee	7 meetings

Other groups the staff has appeared before or worked with are the Public Building Commission, Radio Station WJBC, Rotary Club, Kiwanis, Young Men's Club, Village of Towanda, Village of McLean, County Board of Supervisors, American Public Works Association and the Illinois Protective Officials Association.

#### \* SECTION 204 REVIEW PROCEDURES AND REPORT

Section 204 of the Demonstration Cities and Metropolitan Development Act of 1966 provided that all applications for Federal assistance be accompanied by the comments of an areawide planning agency. On June 20, 1967 the McLean County Regional Planning Commission was certified by the Secretary of the Department of Housing and Urban Development as the Areawide Review Agency for McLean County. Applications reviewed under Sec. 204 included:

##### 1. McLean County Conservation Area

Application for federal aid in acquisition of land adjacent to the McLean County Conservation Area, for further expansion and development of recreational areas.

##### 2. Bloomington-Normal Airport Authority

Application for federal assistance in the construction, lighting and marking of an extension of a present runway to accommodate larger aircraft.

##### 3. Ewing Park (Bloomington)

Application for federal aid in acquisition of approximately 26 acres to be used for park purposes located in the north-east part of Bloomington which would create a 42 acre community park.

##### 4. Interstate Route 1-55

Application for federal assistance in upgrading Route 66 to I-55 standards through McLean County.

5. U. S. Route 51

Request for approval of U.S. Route 51 alignment between Willow Street in Normal and U.S. Route 66 south of Bloomington.

6. "701" Application

Application for federal assistance in providing for 2/3 of the cost in updating the Town of Normal's Comprehensive Plan.

7. Bloomington Township Public Water District

Application for federal assistance for developing the Bloomington Township Public Water District to provide a water supply to those people in Bloomington Township outside of the corporate limits of the City of Bloomington.

\* TOWANDA, SUBDIVISION REGULATIONS

The staff has assisted the Village Board in preparing a Land Subdivision Ordinance for the Village of Towanda. The preliminary and final draft of which has been accepted by the Towanda Village Board.



# SPECIAL PLANNING SERVICES

DECEMBER 1, 1968 THROUGH NOVEMBER 30, 1969

## \* McLEAN, ZONING ORDINANCE

The staff has researched and prepared a preliminary draft of a Zoning Ordinance for the Village of McLean. Included in the work for McLean was the preparation of a base map and survey of all land uses and their relations to each other.

15,000.00

## \* TRANSPORTATION STUDY

15,000.00

The bulk of work done by the staff has been on the 5 year update of the McLean County Transportation Study as provided for by the 1962 Highway Act. The end product of which is to provide a 1990 transportation system for McLean County which will reflect the needs and desires of the total public. Comprehensive community development goals have been evaluated and used to develop the major goals and objectives of the transportation study. To date the inventories portion of the study are essentially completed and work is presently being done on analysis of population, employment, land use and economic factors.

Dues	300.00
Furniture	- 0 -
Equipment	- 0 -
Automobile Expenses	300.00
Insurance (General)	750.00
Insurance (Hospitalization)	450.00
Materials & Supplies	950.00
Postage	300.00
Rent	3,350.00
Reproduction & Publication	250.00
Retirement (Employer's share (W.R.F.))	5,200.00
Salaries	43,200.00
Sundry	510.00
Telephone	750.00
Travel	800.00
Utilities	600.00
TOTAL	56,800.00

# McLEAN COUNTY REVENUE COMMISSION WORK PROGRAM

## F I N A N C E S

DECEMBER 1, 1968 THROUGH NOVEMBER 30, 1969

### \* RECEIPTS

McLean County -----	\$ 30,000.00
City of Bloomington -----	15,000.00
Town of Normal -----	<u>15,000.00</u>
<b>TOTAL RECEIPTS</b>	<b>\$ 60,000.00</b>

### \* BUDGET

TITLE	AMOUNT
Books and Periodicals	\$ 50.00
Consulting & Other Services - including maintenance & repairs	2,600.00
Dues	300.00
Furniture	- 0 -
Equipment	- 0 -
Automobile Expenses	325.00
Insurance (General)	750.00
Insurance (Hospitalization)	460.00
Materials & Supplies	550.00
Postage	300.00
Rent	3,355.00
Reproduction & Publication	250.00
Retirement (Employers share I.M.R.F.)	5,200.00
Salaries	43,200.00
Sundry	510.00
Telephone	750.00
Travel	800.00
Utilities	<u>600.00</u>
<b>TOTAL</b>	<b>\$60,000.00</b>

# McLEAN COUNTY REGIONAL PLANNING COMMISSION WORK PROGRAM

WORK ELEMENT	1968	1969											
	D	J	F	M	A	M	J	J	A	S	O	N	
ECONOMIC INVENTORY	■	■											
LAND USE INVENTORY	■	■											
POPULATION INVENTORY	■												
INVENTORY MEMO			■										
PUBLIC TRANSIT STUDY					■								
LAWS & ORDINANCE MEMO		■											
SOCIAL & COMMUNITY VALUES			■										
ECONOMIC FORECASTS				■									
LAND USE FORECASTS						■	■	■					
POPULATION FORECASTS				■	■	■							
FORECAST MEMO							■	■	■				
TERMINAL & TRANS. FOR.								■	■				
FINANCIAL RESOURCES										■			
DEVELOPMENT POLICIES						■	■	■	■	■	■		
SOILS ANALYSIS STUDY				■									
PLANNING COORDINATION					■	■	■						
TRAILER ORDINANCE		■											
INTERCHANGE ZONING			■	■									
EVERGREEN LAKE			■										
BLOOMINGTON ZONING ORD.									■	■	■	■	
OFFICIAL MAP												■	
CAPITAL IMPROVEMENTS										■	■	■	



## WORK PROGRAM

DECEMBER 1, 1968 THROUGH NOVEMBER 30, 1969

The staff of the McLean County Regional Planning Commission contemplates completion of the work program as indicated on the graphic schedule on the preceding page.

### \* BASIC DATA

This item will include the preparation of base maps which will be used as permanent reference and will serve as the medium for recording and presenting natural and man-made features. A county base map at a scale of one inch equals one mile, and a base map of the Bloomington-Normal Urbanized Area at a scale of one inch equals 800 feet will be prepared. These maps will include such features as political boundaries, existing and dedicated streets, railroads, rivers, streams, lakes and other physical features.

Basic data will also include the mapping and analysis of soil resources. In conjunction with the Soil Conservation Service, interpretive soil maps will be prepared. These maps will depict soil permeability; suitability for septic tank filter fields, the production of farm crops, recreational areas, road construction, utilities, and urban uses in general.

### \* TRANSPORTATION PLANNING STUDIES

Bloomington, Normal, and McLean County are presently undertaking a county-wide Transportation Study in cooperation with the Illinois Division of Highways and the U.S. Bureau of Public Roads. Each of the local agencies have agreed to perform certain portions of the study utilizing the resources of the staff of the McLean County Regional Planning Commission. The completion of these studies are of first priority. The following narrative is a short description of these work elements.

#### 1. Economic Factors

Inventories will provide historic and existing data of economic factors affecting development. Factors among these which have been or will be inventoried are: employment by eight sectors, per capita income, house values and amount of rent, family income, consumption patterns, automobile ownership trends, tax receipts, bank and savings and loan deposits, assessed valuations and property taxes. This data will be analyzed to determine basic relationships between development and economic activity. The analysis will explore the prospects for growth or decline in each of the activities present; the competitive position of the area as a whole; the adequacy of



existing facilities and the capacity of the area to provide public services required by these employment and business centers. After the analysis are completed, 1990 forecasts of employment, median income, per capita income, and automobile ownership will be made. Forecasts of employment, median family income and automobile ownership will be allocated to the 230 traffic zones in the county.

## 2. Land Use

This survey has been conducted for the entire county to determine the extent and type of existing use of developed properties, as well as the location and amount of vacant land. Land use has been coded to a three-digit Standard Land Use Classification suggested by Department of Housing and Urban Development and Bureau of Public Roads and tabulated in thousands of square feet. These tabulations are available by block in developed areas and by section in rural areas. Land use data is or will be mapped in two ways. First, this data is mapped by the three-digit codes previously mentioned; secondly, by generalized color codes. Based on the inventory and analysis data, as well as population and economic forecasts and related assumptions, projections will be made of the amount of land area that could be required for urban uses in general, as well as for various generalized classifications of land use. The projections will be allocated and tabulated by traffic zone.

## 3. Population Inventory

This item has been completed for the county, based on the dwelling unit count obtained from the land use inventory. Historic and existing population is available by block/section. The inventory data will be analyzed, noting trends of age-group composition and population shift. From the analysis data, reasonable assumptions regarding future population composition may be made. Based on these assumptions and historic trends, population projections by age group will be made and allocated to traffic zones.

## 4. Inventory and Forecast Memoranda

This publication will contain statistical data, methodology, assumptions, etc., with graphic presentations.

## 5. Public Transit Systems Study

This item will be completed to determine the deficiencies and advantages of the various modes of public transit. Historic data of passenger usage, routes, vehicle-miles, fare structure, route miles, and travel time will be

inventoried and analyzed. All other modes of transportation will be reviewed and recommendations prepared relative to the provision of a balanced transportation system.

#### 6. Laws and Ordinances

The staff has completed the analysis of existing zoning ordinances, subdivision regulations and other pertinent regulatory measures. This analysis evaluated the capacity of the ordinances to contribute to the sound development of the planning area.

#### 7. Social and Community Value Factors

Included in this analysis are existing and proposed locations of schools, urban renewal areas, park and recreational facilities, existing churches, historical and cultural sites, fire protection districts, ethnic group neighborhoods, drainage areas, and the availability and extension of public utilities. These factors exert considerable influence upon the total community attitude, therefore, care must be used in making any future plans so that certain characteristics will be enhanced and preserved rather than disrupted.

With such requirements, it is necessary to maintain maps which are continuously kept current showing all boundaries and locations of such items. Existing maps will be updated and a procedure for updating these boundaries and locations will be established. Reproductions of the prepared maps, documentation of methods used and information gathered, and statements concerning updating procedures will be incorporated into the land use, population and employment inventory report as an input for the land use and economic forecasts.

#### 8. Terminal and Transfer Facilities

Inventories of existing parking facilities, commercial transportation terminals, and other loading facilities have been completed. The forecasts, based on these inventories and land use and employment projections, will indicate future needs for parking and other terminal and transfer facilities, which will be allocated to appropriate traffic zones.

#### 9. Financial Resources

The financing of improvements is a restricting factor in transportation planning, therefore, it is necessary to inventory present revenue sources, disbursements, and debts to determine the past trends of monies available for transportation improvements. In the analysis phase, existing bonded indebtedness and other tax obligations will be studied to determine financial capacity for a transportation

capital improvement program. Existing forecasts of future revenues by Illinois Division of Highways, coupled with staff forecasts of revenues and disbursements will form the basis for projecting future improvement programs for McLean County.

\* REGIONAL DEVELOPMENT POLICIES

This report will suggest standards and policies to be utilized by officials of the municipalities in the formulation of goals for future development. Also included in this report will be alternative land use plan concepts, which will provide the governing bodies a choice of basic planning goals. From the alternates prepared, one concept or a combination of concepts will be structured into a model for the development of future comprehensive planning elements.

\* PLANNING COORDINATION

The staff of the Commission will provide assistance in the development of a program for citizen participation and support in the planning process. This could possibly include the development of a county-wide planning public relations program, the creation of citizen action programs. Another element of planning coordination service will be the provision of advisory services on current planning problems, which will include attendance at public hearings, informative meetings, etc.

\* INTERSTATE INTERCHANGE STUDY

With the development of Federal Aid Interstate Highways, McLean County will have a number of cloverleaf and diamond interchanges. The existence of these features on and along limited access highways require certain land use controls to assure that appropriate uses (including motorist services) will develop and that traffic problems are avoided. County officials have recognized the need for special interchange controls and have asked the staff of the Commission to draft provisions for these controls for inclusion into its zoning ordinance. This work is expected to be completed in the early spring.

\* EVERGREEN LAKE

The City of Bloomington is proceeding with the development of Evergreen (Six-Mile) Lake as a water source. The McLean County Recreation Plan Commission has recognized this area as a potential recreational resource. The staff has been asked by the county to draft and propose land use controls and development standards which will prevent exploitation of this natural resource, as others have been.

\* TRAILER PARK ORDINANCE

A special services agreement has been executed with the Town of Normal. Work has begun and is expected to be completed in the near future.

## \* PLAN IMPLEMENTATION

The City of Bloomington has asked the staff, during 1969, to prepare a comprehensive revision of its Zoning Ordinance, to review and update its Official Map, and to prepare a new Capital Improvements Program. Work will also continue on Bloomington's Neighborhood Development Planning Program.

The work program for 1969 is an ambitious one, the staff is aware of this and views the work program as a challenge, and is pursuing it with vigor.

## \* COMPREHENSIVE PLAN ELEMENTS

1. Policies for the optimum development and utilization of major natural resources of the region
2. A plan for the optimum future use of land including the best locations for the development of agricultural, residential, commercial, industrial, public land use
3. Policies and programs should be developed to meet current and projected housing needs
4. A plan for providing the necessary community facilities and utilities would be prepared including the quantity and location of proposed schools, parks, recreation and other major public facilities and utilities
5. The results of the McLean County Transportation Study will be utilized as the transportation element of the Comprehensive Plan.

## \* PLAN IMPLEMENTATION

The various plan implementing acts such as zoning ordinances, subdivision regulations, official maps and capital improvements program will be reviewed as needed to determine if they are consistent with the plan.



## FUTURE PLANNING STUDIES

### \* REGIONAL COMMUNITY FACILITIES STUDY

An inventory and analysis of schools, recreation facilities, public utilities and public institutions would be made to determine the general characteristics of the facility and its ability to satisfy present and future use demands.

### \* REGIONAL HOUSING ANALYSIS

A survey and analysis of the area's housing supply would be made to determine problems relating to structural condition and quantitative deficiencies. Future housing needs will be determined and the factors which will influence the future housing supply, such as codes, zoning, subdivision regulations and cost will be assessed.

### \* COMPREHENSIVE PLAN ELEMENTS

1. Policies for the optimum development and utilization of major natural resources of the region
2. A plan for the optimum future use of land including the best locations for the development of agricultural, residential, commercial, industrial, public land use
3. Policies and programs would be developed to meet current and projected housing needs
4. A plan for providing the necessary community facilities and utilities would be prepared including the quantity and location of proposed schools, parks, recreation and other major public facilities and utilities
5. The results of the McLean County Transportation Study will be utilized as the transportation element of the Comprehensive Plan.

### \* PLAN IMPLEMENTATION

The various plan implementing tools such as zoning ordinances, subdivision regulations, official maps and capital improvement programs will be proposed or reviewed and updated as necessary for each governing body in the planning area.

REGIONAL \*  
The McLean County Regional  
Planning Commission and staff  
encourages inquiry and par-  
ticipation in the planning  
program by interested citizens  
and civic groups.

REGIONAL \*  
Questions and suggestions  
regarding any phase of the  
planning program are welcome.

CONFERENCE \*  
for further information:  
WRITE OR CALL

PLAN \*  
McLEAN COUNTY REGIONAL  
PLANNING COMMISSION  
707 NORTH EAST STREET  
BLOOMINGTON, ILLINOIS

PHONE 828-4331