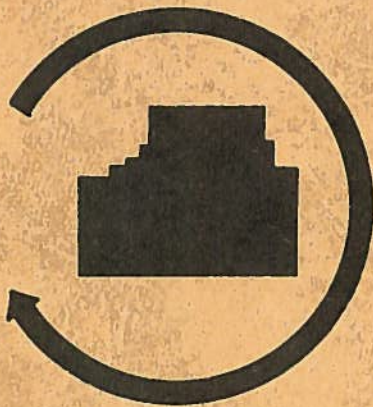


DECEMBER 1969

2

ANNUAL REPORT



MCLEAN COUNTY

REGIONAL PLANNING COMMISSION

McLean County Regional Planning Commission

707 North East Street

Phone 828-4331

Bloomington, Illinois 61701

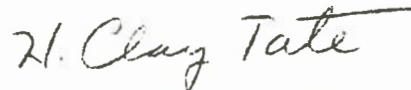
Honorable Mayor and Members of the Bloomington City Council
President and Members of the Normal Board of Trustees
Chairman and Members of the McLean County Board of Supervisors
Citizens of Bloomington, Normal and McLean County

Ladies and Gentlemen:

The McLean County Regional Planning Commission is pleased to present, herewith, its Second Annual Report covering activities for the year ending November 30, 1969. 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.

Sincerely yours,



H. Clay Tate, Chairman



Herman Dirks, Executive Director

TABLE OF CONTENTS

- * FORMATION
- * ORGANIZATION
- * RESPONSIBILITIES
- * MEMBERSHIP
- * TECHNICAL STAFF
- * THE PLANNING PROCESS
- * FINANCES - DECEMBER 1, 1968 THROUGH NOVEMBER 30, 1969
- * BASIC PLANNING SERVICES
- * SPECIAL PLANNING SERVICES
- * FINANCES - DECEMBER 1, 1969 THROUGH NOVEMBER 30, 1970
- * WORK PROGRAM - DECEMBER 1, 1969 THROUGH NOVEMBER 30, 1970
- * FUTURE PLANNING STUDIES

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

M c L E A N C O U N T Y
R E G I O N A L P L A N N I N G C O M M I S S I O N

* F O R M A T I O N

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

* O R G A N I Z A T I O N

The Commission membership includes:

1. The Chairman and 6 members appointed by the Chairman of the County Board of Supervisors.
2. 3 members appointed by the Mayor of the City of Bloomington.
3. 3 members appointed by the Mayor of the Town of Normal.

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.

* R E S P O N S I B I L I T I E S

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 and Planning Commission with certain basic planning services designed to assist them in making day-to-day decisions which have planning and development implications.

M E M B E R S H I P

The following persons were members of the McLean County Regional Planning Commission on November 30, 1969:

COUNTY

Henry L. Brown
1116 West MacArthur
Bloomington, Illinois
Ph. 828-5130

H. Clay Tate, Chairman
R. R. # 2
Bloomington, Illinois
Ph. 378-3333

John English
R. R. # 3
Bloomington, Illinois
Ph. 828-8714

Glenn Watt
Lexington, Illinois
Ph. 365-4741

John Grimes
R. F. D.
Towanda, Illinois
Ph. 725-3371

Mrs. R. E. (Pamela) Yeast
R. R. # 1
McLean, Illinois
Ph. 648-2705

Lowell Risser
R. R. # 1
Danvers, Illinois
Ph. 963-4967

BLOOMINGTON

William Driggs
915 Hastings Drive
Bloomington, Illinois
Ph. 967-6710

Paul R. Segobiano
1501 West Graham Street
Bloomington, Illinois
Ph. 828-6592

Robert D. Johnson
2213 Benjamin Lane
Bloomington, Illinois
Ph. 823-4155

NORMAL

Peter Keller
318 South Grove Street
Normal, Illinois
Ph. 452-4065

Keith Scott
32 Knollcrest Court
Normal, Illinois
Ph. 452-4372

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 five persons; the Executive Director, Assistant Executive Director, 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.

* ASSISTANT EXECUTIVE DIRECTOR

Mr. Robert Ferren joined the staff in September of 1969. He received his Bachelor of Science degree in Geography from Eastern Illinois University in August, 1964. He also received a Master of Science degree in Geography from Eastern Illinois University in August of 1965. Before joining the staff, Mr. Ferren was associated with the Illinois Division of Highways as an Urban Planner for over three years. The Assistant Executive Director is responsible for the preparation of planning studies and the coordination of staff activities under the supervision of the Executive Director.

* PRINCIPAL PLANNER

Mr. James Holland resigned from the staff effective June 15, 1969.

* ASSOCIATE PLANNER

Mr. Reginald Bottger joined the staff in September of 1968. He received his Bachelor of Science degree in Economics from Illinois State University in August of 1969. The Associate Planner is responsible for assisting the Assistant Executive Director 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

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

THE PLANNING PROCESS

* RESEARCH

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 improvements programing 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.

FINANCES

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>
		\$ 60,000.00

* DISBURSEMENTS

	<u>Disbursements</u>	<u>Budget</u>
Books and Periodicals	\$ 60.76	\$ 50.00
Consulting and Other Services	2,609.20	2,600.00
Dues	294.25	300.00
Automobile Expenditures	242.56	325.00
Insurance (General)	168.03	750.00
Insurance (Hospitalization)	468.54	460.00
Material & Supplies	724.39	550.00
Postage	339.00	300.00
Rent	3,354.00	3,355.00
Reproduction & Publication	197.74	250.00
Retirement	4,994.14	5,200.00
Salaries	42,813.55	43,200.00
Sundry	704.72	510.00
Telephone	785.83	750.00
Travel	846.43	800.00
Utilities	<u>207.68</u>	<u>600.00</u>
	\$58,810.82*	\$60,000.00

*Balance as of November 30, 1969 \$ 1,189.18

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 5 subdivisions in Bloomington, 8 subdivisions in Normal and 2 planned developments in Normal, since December 1, 1968.

* ZONING

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

Bloomington

20 zoning requests
1 special use permit
7 county zoning cases within 1½ miles of the City
4 shopping center plans

Normal

19 zoning requests

County

32 zoning requests

ZONING CHANGE REQUESTS				
No. * Requests	No. Denied	No. Granted	No. Withdrawn or Rescinded	No. Approvals Recommended by Staff
39	10	23	6	24

* 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 City Council	25 meetings
Bloomington Planning Commission	18 meetings
Central Area Technical Committee	7 meetings
Normal Town Council	23 meetings
Normal Planning Commission	17 meetings
Normal Zoning Board of Appeals	9 meetings
Regional Planning Commission	15 meetings
Transportation Technical Committee	10 meetings
Zoning & Regional Planning Committee	7 meetings
County Board of Supervisors	10 meetings
Capital Improvements Committee(Co.)	2 meetings

Other groups the staff has appeared before or worked with are the Public Building Commission, Rotary Club, Kiwanis, Young men's Club, Village of Towanda, Village of McLean, McLean County Fair Board, Optimist Club, Bloomington Unlimited, Bloomington-Normal Home Builders Association and the Bloomington Township Public Water District.

* 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. Village of Gridley
Application for federal financial assistance to construct intercepting sewers and a three-stage waste stabilization pond.
2. City of Bloomington
Application for federal financial assistance to acquire property south of Evergreen Place and Sunnyside Court public housing areas for neighborhood park purposes.

* INTERSTATE INTERCHANGE STUDY

With the development of Federal Aid Interstate Highways and Supplemental Freeways, McLean County will have a number of clover-leaf 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 the staff of the Commission has prepared a draft of proposed development standards and possible land use controls for development of appropriate land uses in close proximity to the various type of interchanges.

* **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 proposed land use controls and development standards which will prevent exploitation of this natural resource.

* **BLOOMINGTON ZONING ORDINANCE REVISIONS**

The staff, in conjunction with the Bloomington Planning Commission, has proposed certain changes in the text of the Bloomington Zoning Ordinance in order to clarify the uses allowed in certain districts and to clarify the provisions in the home occupation and non-conforming use sections.

* **COMPREHENSIVE PLAN FOR THE TOWN OF NORMAL**

The Town of Normal has retained the firm of Leo A. Daly to prepare a Comprehensive Plan for the Town. The staff has worked closely with the consultant and the Normal Planning Commission in reviewing these studies.

* **COUNTY ZONING ORDINANCE REVISIONS**

At the request of the County's Zoning and Regional Planning Committee, the staff has prepared a report recommending certain changes in the text of the Zoning Ordinance to include controls over the use of land for the extraction of minerals and petroleum.

* **LAW ENFORCEMENT**

During the past year the Regional Planning Commission has been administering a law enforcement program for McLean County under funding by the Illinois Law Enforcement Commission. Through an initial grant a comprehensive work program was prepared by the J.L. Jacobs Company as a guideline for examining and analyzing all of the areas in the criminal justice system. This work program was distributed by the Illinois Law Enforcement Commission to other agencies participating in this program as a guideline for preparing comprehensive plans.

In November of 1969 an application for a planning grant for McLean County was approved by the Illinois Law Enforcement Commission for preparing a comprehensive plan in law enforcement. Work was begun in December of 1969 in collecting the information relevant to this program. A final document will examine the existing situation, state the ideal or optimum standards and expound alternative programs to raise McLean County closer to the optimum or ideal. This will be completed by September 1970.

As a result of this program, applications are being submitted to have police management studies conducted for the Bloomington and Normal Police Departments.

SPECIAL PLANNING SERVICES

* McLEAN, ZONING ORDINANCE

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

* TRANSPORTATION STUDY

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 inventory and analysis of population, employment, land use and economic factors is complete. The writing of the text and drafting of illustrations for this report is presently being undertaken.

* WATER AND SEWER STUDY

In order that the City of Bloomington, the Town of Normal, the Bloomington Township Public Water District and other governmental agencies within McLean County may be eligible for federal financial assistance for the construction of water and sewer facilities, the staff has completed a preliminary draft of a Regional Water and Sewer Plan. This document includes information concerning potential water resources, projected demand and proposed distribution facilities for future water use in McLean County. The report also includes plans for improved sewer facilities in the Bloomington-Normal urbanized area.

* SOILS REPORT

The Regional Planning Commission published a report in cooperation with the McLean County Soil and Water Conservation District, the U.S.D.A. and Illinois Agricultural Experiment Station. This report lists the major soils associations in McLean County and their limitations for various agricultural and urban land uses. A generalized soils map of the County is included.

* MOBILE HOME PARK LICENSING ORDINANCE - NORMAL

At the request of the Town Council, the staff has prepared a Mobile Home Park Licensing Ordinance which was adopted in August, 1969.

* URBAN RENEWAL - BLOOMINGTON

Throughout the year the staff has been working with the City of Bloomington in developing applications for financial assistance and in the development of plans for the Central Area and the 40 Acres Urban Renewal Areas.

FINANCES

DECEMBER 1, 1969 THROUGH NOVEMBER 30, 1970

* RECEIPTS

McLean County -----	\$ 17,000.00
City of Bloomington -----	8,500.00
Town of Normal -----	8,500.00
Department of Housing and Urban Development -----	34,000.00
Illinois Law Enforcement Commission -----	<u>4,000.00</u>
TOTAL RECEIPTS	\$ 72,000.00

* BUDGET

TITLE	AMOUNT
Books and Periodicals	\$ 50.00
Consulting & Other Services - including maintenance & repairs	3,000.00
Dues	400.00
Automobile Expenses	350.00
Insurance (General)	750.00
Insurance (Hospitalization)	475.00
Materials & Supplies	1,000.00
Postage	400.00
Rent	3,355.00
Reproduction & Publication	1,250.00
Retirement (Employers share I.M.R.F.)	6,850.00
Salaries	51,000.00
Sundry	1,345.00
Telephone	750.00
Travel	800.00
Utilities	<u>225.00</u>
TOTAL	\$72,000.00

WORK PROGRAM

DECEMBER 1, 1969 THROUGH NOVEMBER 30, 1970

* 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 two miles, a base map of the Bloomington-Normal Urbanized Area at a scale of one inch equals 2000 feet and a base map of Bloomington 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.

* 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 have provided historic and existing data of economic factors affecting development. The analysis of this data 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 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. 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 zones.

3. Population

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

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

6. 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.

7. Terminal and Transfer Facilities

Inventories of existing parking facilities, commercial transportation terminals, and other loading facilities have been completed. 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.

8. 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 alternatives 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 continue to provide assistance in the development of a program for citizen participation and support in the planning process. 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.

* 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 - SMALL COMMUNITY

A comprehensive plan for one small community in McLean County will be completed, including land use, transportation, community facilities, zoning and subdivision regulations. This study will act as a guide to future small community planning in the County.

FUTURE PLANNING STUDIES

* REGIONAL NATURAL RESOURCES STUDY

An inventory and analysis of the County's natural resources including climatic data, water resources, topographic features, soils and native vegetation will be conducted. This will be done in order to determine resource problems and opportunities and the degree of influence of these resources on development within the County.

* REGIONAL HOUSING STUDY

The problems associated with providing adequate housing will be reviewed to determine specific programs for the development of new resources. The respective roles of public and private agencies in providing solutions to these problems will be identified.

* 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.

The McLean County Regional Planning Commission and staff encourages inquiry and participation in the planning program by interested citizens and civic groups.

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

for further information:
WRITE OR CALL

MCLEAN COUNTY REGIONAL
PLANNING COMMISSION
707 NORTH EAST STREET
BLOOMINGTON, ILLINOIS

PHONE 828-4331