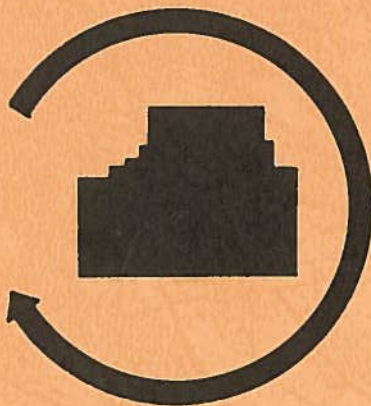


DECEMBER 1971

4

# ANNUAL REPORT

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**M<sup>C</sup>LEAN 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 Fourth Annual Report covering activities for the year ending November 30, 1971. 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

**ABSTRACT**

**TITLE:** Fourth Annual Report - McLean County  
Regional Planning Commission

**AUTHOR:** McLean County Regional Planning Commission

**SUBJECT:** Report of Regional Planning Activities

**DATE:** December, 1971

**LOCAL PLANNING AGENCY:** McLean County Regional Planning Commission

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**HUD PROJECT NO.:** ILL. P-307

**NO. OF PAGES:** 15

**ABSTRACT:** This is the fourth 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 1970-1971 including work completed, financial statements, listing of members and a proposed work program.

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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

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 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.

\*    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.

## MEMBERSHIP

The following persons were members of the McLean County Regional Planning Commission on November 30, 1971:

### COUNTY

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

John Maitland  
R. R. # 3  
Bloomington, Illinois  
Ph. 379-2676

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

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

W. E. Froelich  
Gridley, Illinois  
Ph. 135

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

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

### BLOOMINGTON

John Cox  
1613 East Olive  
Bloomington, Illinois  
Ph. 662-1933

William Driggs  
915 Hastings Drive  
Bloomington, Illinois  
Ph. 662-1215

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

### NORMAL

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

Henry Miller  
1311 Spear Drive  
Normal, Illinois  
Ph. 452-4689

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 eight full-time persons; the Executive Director, Assistant Executive Director, three Associate Planners, Draftsman, Secretary and Typist.

### \* 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.

### \* ASSOCIATE PLANNER

Mr. Thomas Crouch resigned from the staff effective May 21, 1971.

### \* ASSOCIATE PLANNER

Mr. Pete Matson joined the staff on October 2, 1970. He received a Bachelor of Arts in Political Science and a Bachelor of Science degree in Business Administration from Wesleyan University in June of 1971. Mr. Matson's responsibilities included the preparation of law and justice planning studies. Mr. Matson resigned from the staff effective October 1, 1971.

\* ASSOCIATE PLANNER

Mr. John W. Connery joined the staff on July 6, 1971. He received a Bachelor of Arts degree in History and Government, Cum Laude, from Boston University in June of 1969. He has also received his Master's of Science degree in City Planning from Ohio State University in June of 1971. Mr. Connery was previously associated with the City of Sandusky, Ohio as a summer intern.

\* ASSOCIATE 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 in June of 1967. He has also received a Master's of Art degree in Urban and Regional Planning from the University of Iowa in May of 1971. Before joining the staff, Mr. Emmons was associated with the Johnson County, Iowa Regional Planning Commission, the City of Rock Island Planning Department, and the Metropolitan Planning Commission of Black Hawk County in Iowa.

\* ASSOCIATE PLANNER

Mr. Charles Heston joined the staff on June 1, 1971. He received a Bachelor of Science degree in Urban Planning from Iowa State University in May of 1971. Mr. Heston was previously associated with the Green Engineering Co. in Cedar Rapids, Iowa.

\* DRAFTSMAN

Mr. Michael Cvengros retired from the staff effective in July of 1971.

\* CARTOGRAPHER

Mrs. Mary Anne Ballinger joined the staff in August of 1971. She received her Bachelor of Science degree in Geography from Illinois State University in June of 1969. She has also completed all course work necessary for a Master's of Science degree in Geography at Illinois State University in June of 1971. Mrs. Ballinger is presently working toward the completion of her thesis. She 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.

\* TYPIST

Mrs. Dianne Flint joined the staff in December of 1971. She is responsible for a majority of the typing work, including special planning reports.



## 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

\* BALANCE BROUGHT FORWARD (12-1-70) \$ 4,527.56

## \* RECEIPTS

McLean County (12-1-70 to 12-1-71)		\$30,400.00
City of Bloomington (12-1-70 to 12-1-71)	\$15,200.00	
Urban Renewal	1,233.10	16,433.10
Town of Normal (12-1-70 to 12-1-71)	15,200.00	
(12-1-71 to 12-1-72)	12,500.00	27,700.00
Department of Local Government Affairs		
P-288	6,267.00	
P-297	36,227.00	
P-307	29,925.00	72,419.00
McLean County Soil Conservation District		1,200.00
Illinois Law Enforcement Commission		17,813.78
Farmers Home Administration		26,400.00
		<u>\$192,365.88</u>
		<u>\$196,893.44</u>

## \* DISBURSEMENTS

Books	\$ 120.84	
Services	2,373.51	
Dues	360.00	
Furniture	173.87	
Equipment	359.00	
Automobile Expenses	639.64	
General Insurance	399.00	
Hospital Insurance	789.50	
Supplies	868.75	
Postage	577.35	
Rent	3,354.00	
Publication	3,741.12	
Retirement	8,319.89	
Salaries	64,595.28	
Sundry	586.95	
Telephone	1,138.02	
Travel	945.23	
Utilities	255.82	
"701" Local Share	20,025.00	
		<u>\$109,622.77</u>
Law Enforcement Planning Expenses		14,306.23
Total Disbursements		<u>\$123,929.05</u>

\* BALANCE CARRIED FORWARD (11-30-71) \$ 72,864.39

\$196,893.44

## B A S I C   P L A N N I N G   S E R V I C E S

### \* SUBDIVISIONS

All subdivisions of land within the corporate limits and within 1½ mile beyond those limits of Bloomington and Normal and all unincorporated land in the County fall within the jurisdiction of their respective Land Subdivision Ordinances. The staff has provided reports and recommendations to the Planning Commissions, Committees, and City Councils on 8 subdivisions in Bloomington, 8 subdivisions in Normal and 4 subdivisions in the County, since December 1, 1970.

### \* ZONING

Public hearings are held on all requests for zoning changes. Since December 1, 1970 the staff has sent reports and recommendations on:

#### Bloomington

- 19 zoning requests
  - 1 special use permit
- 8 county zoning cases within 1½ miles of the City
  - 1 revision of shopping center plan
  - 1 Residential Planned Development
  - 2 Mobile Home Parks

#### Normal

- 17 zoning requests
  - 6 Planned developments or shopping centers

#### County

- 16 zoning amendment requests
  - 7 special use permits

ZONING CHANGE REQUESTS*				
No. Requests	No. Denied	No. Granted	No. Withdrawn or Rescinded	No. Approvals Recommended by Staff
36	4	31	1	24

\*Does not include County Zoning Requests

\* GENERAL ACTIVITIES

An effective 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	24 meetings
Bloomington Planning Commission	23 meetings
Bloomington Staff	45 meetings
Normal Staff	7 meetings
Normal Town Council	23 meetings
Normal Planning Commission	14 meetings
Regional Planning Commission	11 meetings
Transportation Technical Committee	10 meetings
Zoning and Regional Planning Committee	17 meetings
County Board of Supervisors	10 meetings
Reapportionment Committee (Co.)	3 meetings
Progress Committee	10 meetings
Bloomington Unlimited	26 meetings

Other groups the staff has appeared before or worked with are the Village of McLean, Illinois State University, Illinois Law Enforcement Commission, Farmers Home Administration, Illinois Division of Highways, Department of Housing and Urban Development, Department of Transportation, State Environmental Protection Agency and the Soil Conservation Service.

\* 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. Town of Normal  
Application for federal financial assistance under the T.O.P.I.C.S. program for the improvement of the intersection of Linden Street with Beaufort Street and College Avenue.
2. McLean County  
Proposal to improve certain County roads by widening and resurfacing on existing right-of-way.
3. State of Illinois  
Proposal to improve certain State highways within McLean County including widening and resurfacing of existing highways and the replacement of 2 bridges.



4. State of Illinois  
Review of the 1972 Transportation Planning Work Program.
5. The Villages of Downs, Danvers, McLean and Heyworth  
Application for federal financial assistance for the improvement of sewage treatment facilities.
6. Bloomington-Normal Airport Authority  
Application for federal financial assistance for the widening of the major runway at the airport.
7. City of Bloomington  
Application for federal financial assistance for the development of O'Neil Park.
8. Town of Normal  
Application for federal financial assistance for the construction of a new library.
9. State of Illinois  
Proposal to redesign and improve the intersection of U.S. Route 66 and U.S. Route 150.
10. State of Illinois  
Proposal to widen and resurface U.S. Route 136 from Heyworth to U.S. Route 150.
11. City of Bloomington  
Application for federal financial assistance for the development of a swimming pool at O'Neil Park.
12. McLean County Regional Planning Commission  
Application for federal financial assistance for conducting a public transit technical study.

\* NATURAL RESOURCES PLAN

A plan is being developed for the efficient use and/or conservation of the land, water and biological resources that are located within McLean County.

\* COMMUNITY FACILITIES PLAN

A plan is being developed for the provision of necessary community facilities to meet the needs of the existing and forecast population; these facilities include:

1. Schools
2. Parks, recreation and open space
3. Public buildings
4. Private utilities
5. Water and sewer
6. Solid waste collection and disposal.

\* **EVERGREEN LAKE DEVELOPMENT PLAN**

A physical development plan for the public use of the land surrounding Evergreen Lake was conducted by the staff and financed by McLean County Soil and Water Conservation District.

\* **MCLEAN COUNTY TRANSPORTATION STUDY**

1. **Terminal and Transfer Facilities** - A plan for the provision of adequate off-street parking spaces is being developed for the Bloomington central business district, the Normal downtown area, Illinois State University, Illinois Wesleyan University and Eastland Shopping Center.
2. **Financial Resources** - A plan for the efficient use of all Federal, State and local financial resources that will be available for implementing the transportation plan is being developed.

\* **PUBLIC TRANSIT**

An application for Federal financial assistance to conduct a public transit study was prepared and submitted to the Department of Transportation.

\* **COUNTY-WIDE WATER AND SEWER STUDY**

The consulting firm of Reid, Quebe, Allison, Wilcox and Associates, Inc., are preparing a county-wide water and sewer plan for all of McLean County, except Bloomington and Normal. This study is being financed by the Farmers Home Administration.

\* **REVIEW OF LAWS AND ORDINANCES**

The staff has cooperated with the City of Bloomington, the Town of Normal and McLean County in reviewing and updating portions of their respective zoning ordinances and subdivision regulations to meet changing situations.

\* **H.U.D. CERTIFICATIONS**

The McLean County Regional Planning Commission has been certified by the Department of Housing and Urban Development as being the authorized regional planning agency representing all of McLean County under an acceptable comprehensive planning program. The Commission has also submitted applications to H.U.D. for the certification of their Bloomington-Normal urbanized area water and sewer plan and also the Parks, Recreation and Open Space Plan.

\* CENSUS DATA DISTRIBUTION

A staff member of the Commission has been designated as a "Census Key Person" for the receipt and distribution of local 1970 Census data.

\* EWING PARK

The Executive Director was appointed moderator of a special committee to investigate and propose solutions to certain conflicts between the use of the park and adjacent residents. The committee included 2 members of the Bloomington City Council; 2 members of the Normal Board of Trustees; and 2 residents of the area. As a result of the work of this group, several improvements will be made in the facilities provided in Ewing Park and the recreation program will be altered to minimize conflicts with the resident's privacy.

\* COUNTY BOARD REAPPORTIONMENT

The staff worked closely with the County Board's Reapportionment Committee by preparing certain population data and alternate proposals to reapportion the County Board. This plan was adopted by the Board in May of 1971.

\* LAW ENFORCEMENT

Until October 1, 1971, the staff acted as the administrative and planning staff for the newly created Region 12 Law and Justice Committee. Region 12 included McLean, Livingston, Ford, Iroquois and Kankakee Counties.

\* GOALS FOR DEVELOPMENT

A report titled "Goals for Development" was approved by the Commission. This report set forth certain goals and objectives for the comprehensive development of McLean County.

\* BLOOMINGTON CENTRAL AREA DEVELOPMENT PLAN

The staff has prepared a plan for the physical development for Bloomington's central area. This plan includes the phasing of development proposals and suggests possible methods of funding.

\* COMPREHENSIVE REVISION TO THE BLOOMINGTON ZONING ORDINANCE

The staff has begun work on preparing a comprehensive revision to the Bloomington Zoning Ordinance.

# FINANCES

DECEMBER 1, 1971 THROUGH NOVEMBER 30, 1972

## \* ANTICIPATED RECEIPTS

McLean County -----	\$25,000.00
City of Bloomington -----	12,500.00
Town of Normal -----	12,500.00
Department of Housing and Urban Development ----	40,000.00
Special Studies -----	<u>22,000.00</u>
TOTAL RECEIPTS	\$112,000.00

## \* BUDGET

TITLE	AMOUNT
Books	\$ 100.00
Services	1,000.00
Dues	600.00
Furniture	500.00
Equipment	1,500.00
Automobile Exp.	500.00
General Insurance	500.00
Hospital Insurance	1,000.00
Supplies	1,200.00
Postage	600.00
Rent	3,354.00
Publication	3,500.00
Retirement	11,000.00
Salaries	83,500.00
Sundry	896.00
Telephone	1,000.00
Travel	1,000.00
Utilities	<u>250.00</u>
TOTAL	\$112,000.00



## W O R K   P R O G R A M

DECEMBER 1, 1971 THROUGH NOVEMBER 30, 1972

### \* ADMINISTRATION

1. Office Management
2. Collection and updating of planning data
3. Basic research and staff training

### \* COORDINATION

1. Review of development proposals
2. Review of zoning amendments
3. Review of subdivision proposals
4. Assistance in obtaining State and/or Federal financial assistance

### \* PLANNING STUDIES

1. Development of Regional Land Use Plan
2. Update the inventory and analysis of existing land use, population and economic data
3. Development of the Comprehensive Plan for McLean County
4. Development of citizens participation study

### \* IMPLEMENTATION

1. Continue to develop a revised urban renewal plan for the central area of Bloomington
2. Complete the proposed comprehensive revision of the zoning ordinance for the City of Bloomington

## FUTURE PLANNING STUDIES

### \* SOCIAL SERVICE SYSTEM

1. Inventory and analysis of existing facilities and programs.
2. Develop goals and objectives.
3. Develop plan and program for system improvement.

### \* SPECIAL STUDIES

1. Detailed soil surveys.
2. Flood plain control studies.
3. Electronic data processing studies.

### \* SMALL AREA DEVELOPMENT PLANS

Detailed plans and implementation programs will be prepared for each census tract or some other suitable small geographic area.

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

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

SMALL AREA  
Detail  
each co

for further information:  
WRITE OR CALL

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

PHONE 828-4331