

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING, WEDNESDAY, MARCH 3, 2010, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Carl Teichman, Chairman; George Benjamin, Vice-chair; Bill Doud, Mary Jefferson, Neale McCormick, Jay Reece

Members Absent:

Joe Butcher, Shane Rutherford

Others Present:

McLean County Regional Planning Commission: Paul Russell, Executive Director; Rick Nolan, Community Planner; Jennifer Sicks, Transportation Planner; Teresa Casselman, Office Manager. City of Bloomington: Mark Woolard, City Planner. McLean County: Mike Behary, County Planner. Jhun Medina. Tari Renner.

Call To Order and Introductions:

Mr. Teichman called the meeting to order at 4:03 p.m. and noted the presence of a quorum. He introduced Tari Renner and Jhun Medina, who were expected to be appointed as Commission members representing the City of Bloomington. Commission members and staff introduced themselves in turn.

Consent Agenda:

No requests for removal of items from the consent agenda were made. Ms. Jefferson moved that the Consent Agenda be approved as presented. Mr. Benjamin seconded the motion, which passed unanimously.

Regular Agenda:

Consistency Review - Stringtown Lakes LLC

Mr. Russell indicated the Stringtown Lakes consistency review was a resubmission of the project located southwest of Bloomington. He said the project was originally given a consistency rating of C because of its location within an area planned for future urban development. Mr. Behary added that the project had been withdrawn by the developer before its consideration by the County Board at that time. Mr. Russell indicated the project led to a change in the County ordinance to require a half-mile buffer.

Mr. Behary indicated the developers had modified their plans and had requested a setback waiver. The developers changed the processing plant location, provided additional berms and a security fence, and are proposing to limit extraction of gravel in certain areas to the summer months. He said the developers want to extract gravel for a period of up to 10 years, after which a subdivision would be built at that location. Mr. Behary reported changes for the purpose of noise abatement had been proposed including using an electric dredge instead of a diesel dredge, and rubber on some machinery.

Mr. Behary reported hearings on the project were currently underway and the next public hearing would be March 9. Discussion ensued about distances between the mining and processing areas and the

surrounding property lines, including the Fox Creek school location. Mr. Renner asked about the benefit to the community by allowing the waiver. Mr. Behary responded the subdivision would benefit the community, and Mr. Russell added that the gravel mining operation allowed for the use of local raw materials to support economic development. Mr. Medina asked if the extraction of gravel prior to development was common. Mr. Behary responded that most of the County's gravel pits are rural in nature, but mining gravel before building a subdivision is done in other parts of the country.

Mr. Reece asked if the Commission should make a decision on the project considering public hearings are taking place and additional comments might be useful. There was some discussion regarding the previous action by the Commission and the conditions and concerns expressed at that time. Mr. McCormick said complaints regarding noise are made primarily at night. Mr. Behary indicated the business was limited to daytime hours of operation. Mr. Teichman asked Mr. Russell to explain the staff rating of C. Mr. Russell indicated the staff had determined the project was compatible with surrounding land uses, considering the measures the applicant had proposed to address noise, dust, and security. Mr. Doud indicated he would be abstaining from any vote due to a conflict of interest. Mr. Reece moved the consistency review be tabled until the April Commission meeting when more information might be available to consider. Mr. Benjamin seconded the motion. The motion passed with Mr. Reece, Mr. Benjamin, Ms. Jefferson, and Mr. Teichman voting yes; Mr. McCormick voting no; and Mr. Doud abstaining from the vote.

Items of Information or Discussion :

Articles from Fall 2009 issue of *Trip Planner Magazine*

Mr. Russell indicated there had been discussions about the possibility of a trolley or streetcar on Main Street connecting uptown Normal to downtown Bloomington and thought the two articles from the *Trip Planner Magazine* would be of interest. He noted "Streetcar 2.0" provided the history of the demise and renaissance of the streetcar in this country. He reported the second article was entitled "A Distinction Subtle & Broad: What exactly is a streetcar anyway?". That article defined the different types of streetcars, trolleys and light rail transit and provided some history of their use. Streetcars are always a single car, although now some bend in sections making them longer. Streetcars also have lower speeds than light rail and often operate in mixed traffic, more like a bus. The article indicated that the terminology is used interchangeably and can create confusion. Adding to the confusion is the old town trolley being used in many downtowns.

Planning Commissioners Journal

Mr. Russell said the journal had been enclosed with the packets for the Commissioners' information or discussion. He mentioned the article on contentious public meetings was particularly interesting.

Adjournment:

Mr. McCormick moved for adjournment. Mr. Doud seconded the motion, which passed unanimously. The meeting adjourned at 4:40 p.m.

Teresa Casselman
Office Manager