

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING, WEDNESDAY, FEBRUARY 7, 2007, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Chris Brauer, Vice-Chair; Bernard Anderson, Shane Rutherford, Carl Teichman

Members Absent:

Don Fernandes, Chair; Joseph Butcher, Erin Elder, Mark Klinger, Jeff Kowalczyk, Scott Lay

Others Present:

McLean County Regional Planning Commission: Paul Russell, Executive Director; Jennifer Sicks, Transportation Planner; Rick Nolan, Community Planner; Teresa Casselman, Office Manager. City of Bloomington: Ken Emmons, City Planner. Town of Normal: Mercy Davison, Planner. Sulaski & Webb: Mary Ann Webb, Clint Pilcher. Linda Olson, McLean County Farm Bureau

Call To Order:

The meeting was called to order at 4:10 p.m. and the absence of a quorum was noted by Vice-Chair Brauer.

Consent Agenda:

No action taken.

Regular Agenda:

Fiscal Year 2006 Auditor's Report

Ms. Webb of the accounting firm Sulaski & Webb presented the results of their audit of the accounting records for the previous fiscal year. She discussed the auditor's report which reported that the financial statements were free of any material misstatement. She also reviewed the statement of net assets, statement of revenues and expenses, and statement of cash flows. Because projects can be undertaken that result in deviations from budgeted amounts, she suggested the Commission consider amending the budget when undertaking unplanned projects. Mr. Russell asked what the advantage to amending the budget was. Ms. Webb responded that amending the budget recognizes changes and provides a more useful tool for management evaluation and decisions. Following the report, no official action was taken.

Items of Information or Discussion:

Information Forum

Mr. Russell reported the arrangements for the Information Forum were set. Invitations have been mailed, and 25 affirmative responses have been received to date. Mr. Russell reported that Mr. Powell has agreed to give a radio interview a few days before the forum, and a press release will be sent as well. He indicated the EDC mailing list had been used for the mailing and should include

most developers, but Mr. Nolan would reexamine the list to make sure the area developers are invited.

Report on Main Street Planning Charettes

Mr. Teichman reported the planning charettes had been very successful with the momentum building as the Bloomington charette had 65 attending, the charette held at IWU approximately 75, and the charette held at ISU had 100 attending. He indicated there was a high level of participation, and the issues discussed were bicycle and pedestrian use, mass transit, and trolley or shuttle service. It was suggested that Main Street was more heavily zoned for commercial than needed. Mr. Anderson asked whether commercial zoning precluded a residential use. Mr. Emmons responded that it would require a special use permit in Bloomington. Ms. Davison responded that a second floor residential over retail is permitted in Normal. Mr. Teichman indicated Farr would prefer to narrow the corridor to slow traffic, and an IDOT representative was present at all meetings since this involved a state highway.

Mr. Russell reported those attending the Bloomington meeting expressed an interest in taller buildings in downtown Bloomington, more bicycle and pedestrian facilities, a shuttle servicing the downtown, and more greenspace especially at gateways.

Developing the Comprehensive Plan (Part I)

Mr. Russell explained the article had been requested by Ms. Brauer, but included the article in the mailing as a good informational item as the process of updating of the McLean County Regional Comprehensive Plan begins. Parts II and III would be included in later mailings.

Mr. Russell noted Part I discusses organizing the process and the role of goals, objectives, and strategies in the planning process. The article noted the process should be designed to produce a plan that is not generic, but tailored to a specific area. Background studies would provide an understanding of the community's demographics, natural environment, economic base, transportation, and other issues. The author stressed the importance of articulating community goals, objectives and strategies. Mr. Russell indicated the author did not mention policies, perhaps because of the difficulty of distinguishing them from strategies, and the Regional Plan update committee would discuss if there was a need for both policies and strategies in the updated Regional Plan. Ms. Brauer recommended reviewing a local comprehensive plan as a good way to understand the use of goals, objectives, and strategies in a comprehensive plan.

Article from the Daily Correspondent

Mr. Russell indicated the article had been provided by Ms. Brauer. He said it described a developer's contribution to the Geneva schools as nearly double the amount required by local ordinance, yet it would fall short of the actual costs for the expanded school capacity that would be needed as a result of the project. Mr. Anderson noted that infrastructure costs are rising, and they should be charged where they occur. Ms. Brauer added that the school affected by the project on the consent agenda is at capacity, and consideration of projects may need to be addressed by school boards.

Adjournment:

The meeting was adjourned at 4:50 p.m.

Teresa Casselman
Office Manager