

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

**Members Present:**

Don Fernandes, Chair; Christine Brauer, Vice-Chair; Bernard Anderson, Shane Rutherford, Jeff Kowalczyk, Scott Lay, Carl Teichman

**Members Absent:**

Joseph Butcher, Mark Klinger

**Others Present:**

McLean County Regional Planning Commission: Paul Russell, Executive Director; Jennifer Sicks, Transportation Planner; Rick Nolan, Community Planner; Khalid Hasan, Director of Regional GIS; Teresa Casselman, Office Manager. Town of Normal: Mercy Davison, Town Planner. Linda Olson, McLean County Farm Bureau. Illinois Department of Commerce and Economic Opportunity: John Whalen.

**Call To Order:**

Mr. Fernandes called the meeting to order at 4:05 p.m.

**Consent Agenda:**

Mr. Anderson moved to approve the consent agenda. Mr. Teichman seconded the motion which passed unanimously.

**Regular Agenda:**

Agreement for Information Systems Technical Support

Mr. Hasan reported on the background and purpose of the proposed agreement. Mr. Hasan indicated the office network has grown over the years with maintenance provided by existing staff and no professional IT support. The present network has grown in size and complexity beyond the ability and competency of the existing staff to maintain it. Mr. Anderson asked if bids were taken. Mr. Hasan indicated the County had recommended two vendors, bids and proposals were submitted by both, and STL had submitted a less costly solution that was also more appropriate for the commission's needs. Mr. Fernandes suggested that Paragraph B of the contract regarding the fee schedule be clarified with the vendor. Mr. Lay indicated that STL had done work for the Unit 5 School District, and they were very satisfied with their work.

Mr. Teichman asked whether the vendor would be providing backup storage for our data. Mr. Hasan responded that the Commission's storage needs are massive, and it would not be economically viable for the vendor to provide storage, but strategies for storage and backup of data

would be offered. Mr. Fernandes asked about storage and data recovery. Mr. Hasan responded that data would be replicated off-site.

Mr. Fernandes asked whether the cost had been budgeted. Mr. Russell responded that sufficient funds were available in the current year, and the proposed FY2008 budget also included funds for the professional services. Mr. Fernandes stated with the millions of dollars invested in the GIS data, it would be negligent not to provide the professional support and get full confidence that the data was not at risk.

Mr. Kowalczyk indicated he had a working relationship with STL and that he would abstain from voting on this issue. Mr. Anderson moved the agreement be approved. Ms. Brauer seconded the motion, which passed unanimously, with an abstention by Mr. Kowalczyk.

### Consistency Reviews

Will Annexation Agreement - Ms. Davison identified this project as a commercial warehouse with M-2 General Manufacturing zoning requested. She reviewed the staff report and indicated it was identified in the comprehensive plan as proposed low and medium density residential, but the proposed land use was an acceptable alternative due to its location and proximity to other existing industrial land uses. She indicated the project was the first M-2 request under the most recent landscaping standards.

Hall Farms Gravel Mining - In Mr. Emmons' absence, Mr. Nolan presented the staff review of this Bloomington project. Mr. Nolan indicated Mr. Hall had requested an annexation agreement, zoning change, and special use permit on the 44 acre site to allow for gravel extraction. He indicated the site was located in the Sugar Creek flood plain and would be returned to the City following extraction to be used as a park or conservation area. He indicated the Zoning Board of Appeals had approved the special use permit, and the Planning Commission had unanimously recommended rejection of the project by the city council, which was scheduled to consider the matter on April 23. Mr. Anderson asked if a timetable for extraction existed. Mr. Nolan responded that 10 years was likely, but the petitioners had requested 20 years. Mr. Rutherford asked what roads were likely to be used. Mr. Nolan responded Six Points Road would be taken to the east to Morris Avenue. Mr. Anderson expressed concern about the traffic on Six Points and the intersections of Morris/Six Points and Morris/Veterans Parkway. Mr. Kowalczyk also expressed concerns about the traffic on Six Points Road. Mr. Fernandes asked why the staff consistency review indicated a traffic impact analysis was not applicable. Mr. Russell responded that there was no legal requirement to do so.

Mr. Anderson also expressed concerns that approval would stifle growth to the west side. Mr. Anderson indicated he thought it was the place of the Commission to express concerns about proposed projects. There was some discussion about the consistency review process and the appropriateness of the Commission commenting on the project at this point in time. Mr. Russell said the Commission could offer comment if they chose to do so.

Mr. Lay moved to accept the consistency reviews. Mr. Kowalczyk seconded the motion. The motion passed, with Mr. Anderson voting opposed.

### Visions Newsletter

Mr. Russell reviewed the draft issue of the newsletter, which was titled "Preserving Urban Waterways." He indicated it covered the benefits of stream buffers and was intended to provide background information to support the work done with the local government staffs in preparing stream buffer ordinances to implement such a program in McLean County. The emphasis of the ordinances would be protecting streams in urban growth areas from development, and helping to

ensure a system of greenways along the streams. He recommended approval for publication, subject to possible minor editing.

Mr. Anderson moved the publication be approved. Mr. Teichman seconded the motion which passed unanimously.

**Items of Information or Discussion:**

Post Forum Correspondence from Bryan Powell

Mr. Russell shared a note received from Mr. Powell following the forum with some positive comments about the community, and in particular, the downtown area.

Article in February 2007 Issue of Urban Land

Mr. Russell indicated the article was about the importance of providing affordable housing for a community's work force. He indicated the article summarized the views of J. Ronald Terwilliger. Mr. Terwilliger was a former chairman of the Urban Land Institute and could be a candidate to speak at the next Information Forum to address this topic. Mr. Russell indicated affordable work force housing and inclusionary zoning are both topics of local interest, and the topics would also be of interest to the Economic Development Council as a cosponsor. Ms. Brauer indicated that in some trades, many workers commute from small communities where housing is more affordable, and thought inclusionary zoning is a good idea. Mr. Teichman asked when the next Information Forum was scheduled. Mr. Russell responded it would be tentatively scheduled for next spring, because it can take some time to schedule the events and work out the details.

Developing the Comprehensive Plan (Part III)

Mr. Russell explained the article was the last part of the 3-part series from the Planning Commissioners Journal, and dealt with adopting and implementing the comprehensive plan. He indicated the article outlined things that can help the adoption process: early and continuing communication with the government officials as the plan is being developed and a timeline for completing the plan. The article also described the principal tools for implementing a comprehensive plan: zoning, subdivision regulations, and capital improvements programming. Mr. Russell indicated the Commission devotes a chapter in comprehensive plans to describe the use of these tools in carrying out the plan.

**Adjournment:**

Mr. Kowalczyk moved to adjourn the meeting. Mr. Lay seconded the motion, and the meeting was adjourned at 5:15 p.m.

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Teresa Casselman  
Office Manager