

MINUTES
McLEAN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING, WEDNESDAY, APRIL 5, 2006, 4:00 P.M.
GOVERNMENT CENTER, ROOM 404
115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS

Members Present:

Don Fernandes, Chair; Scott Lay, Vice Chair; Bernard Anderson, Chris Brauer, Erin Elder, John Hanson, Mark Klinger, Jeff Kowalczyk, Shane Rutherford, Carl Teichman, Joe Underwood.

Members Absent:

None

Others Present:

McLean County Regional Planning Commission: Paul Russell, Executive Director; Jennifer Sicks, Transportation Planner; Rick Nolan, Community Planner; Bill Jackson, GIS Coordinator; Teresa Casselman, Office Manager; City of Bloomington: Ken Emmons, City Planner. Town of Normal: Mercy Davison, City Planner.

Call To Order:

The meeting was called to order at 4:05 p.m. by Chairman Fernandes.

Consent Agenda:

Mr. Lay requested the Cedar Ridge consistency review be removed from the consent agenda. Mr. Klinger inquired about the status of the Custer Nursery project. Ms. Davison indicated that the project had been withdrawn but had been recently resubmitted and approved with minor zoning changes. Mr. Teichman moved the consent agenda be approved. Mr. Lay seconded the motion which passed unanimously.

Regular Agenda:

Cedar Ridge Consistency Review

Mr. Lay noted the D rating of the Cedar Ridge project and asked for more information about the project. Mr. Russell responded that the project did not meet a number of minimal features, and there were questions and concerns about traffic and connections to adjacent streets. He indicated the project did offer a number of optional features. Mr. Nolan added that the intent of the developer was to offer affordable housing. Mr. Emmons noted that the City staff have many questions and concerns about the project including the cost the developer is asking the City to incur. Mr. Emmons stated that water and sewer would need to be extended, and the City would need to acquire right of way on Bunn Street as well as upgrade Woodrig Road. Mr. Emmons indicated the developer has requested all off-site costs be borne by the City, and stated none of the approximately \$5 million had been budgeted. He indicated City staff are looking for guidance from the City Council.

Mr. Hanson asked what portion of Woodrig Road would be improved. Mr. Emmons responded that Woodrig Road would need to be improved from Route 51 and the majority of the right of way is not in the City limits. He added that the improvements have not been planned or budgeted by the City. Ms. Sicks added that any new intersection or signalization at Route 51 would be controlled by IDOT.

Mr. Lay moved the consistency review for Cedar Ridge be approved. Mr. Hanson seconded the motion which passed unanimously.

Fiscal Year 2007 Unified Work Program and Budget

Mr. Russell reviewed the purpose of the UWP as an identification of the proposed FY 2007 projects, Commission budget, and a basis for the contracts with IDOT and the local governments. He indicated the UWP had been approved by the Transportation Policy and Technical committees, pending approval by the Commission.

Mr. Russell explained that Section 1 of the UWP describes the projected five-year work program, Section 2 summarizes the proposed annual work program and budget, and Section 3 reports the contract costs. Mr. Russell reported Section 1 presented the mission statement and Exhibit A listed ongoing and long-range work elements in the four categories of administration, general planning, transportation planning and information services. He explained a correction of Exhibit A in the timing of the Regional Comprehensive Plan and Greenways Coordination. Mr. Russell explained Section 2 presented an overview of the work activities for the coming year and Table 2.1 described the allocation of staff hours by the work activity. He explained the largest increases in expenditures were in the salary and software and support line items. In comparing revenue sources of FY06 and FY07, Mr. Russell indicated a substantial increase in funding from IDOT for FY07. He indicated the Regional Service Agreements were higher than last year due to the lack of an outside contract, but lower than the year previous. He also indicated an increase in the recorder fee, which allowed for the GIS intergovernmental agreement to remain at the same level of funding. Mr. Fernandes noted that the recorder fee depends on market forces, and market activity could affect that income stream. Mr. Russell explained that Section 3 included the contract costs formatted for IDOT and the appendix included the individual project budgets.

Mr. Klinger moved to approve the FY07 Unified Work Program. Mr. Kowalczyk seconded the motion, which passed unanimously.

Professional Services Agreement for Photogrammetric Engineering and Related Professional Services

Mr. Russell indicated that staff are seeking approval of an agreement between the Commission and Pinnacle Mapping Technologies to provide aerial photography and related services for the GIS member agencies. Under the agreement, Commission staff would administer the project, bill the agencies and make payments to the contractor. Mr. Russell indicated that the agreement had been prepared in cooperation with the GIS technical committee, reviewed by the County legal staff, and had been approved by the GIS management committee.

Mr. Jackson described the highlights of the project. He indicated aerial photography had last been performed in 2001, and the first step of the project was an invitation to firms to describe the new technology available. He indicated 21 firms responded to the first advertising. Mr. Jackson indicated the GIS committee requested proposals for providing aerial photography in varying resolutions for urban and rural areas, planimetric features, and lidar for elevation measurements. He indicated 6 firms submitted proposals and were invited for presentations. Two firms, LandAir Mapping and Pinnacle Mapping, were the finalists selected based on the technology used. Pinnacle Mapping was subsequently chosen, and because the pricing was lower than expected, the project definition was changed somewhat to include higher resolution photography.

Mr. Klinger asked about the applications for new photography. Mr. Jackson responded that the new photography would detect changes from earlier photography, updating buildings and other features on the ground, and was used by the assessors and engineering departments. He added that the information would also be shared with the public soon. Mr. Lay asked whether the product would be available to firms for purchase. Mr. Jackson replied that the new GIS Director position is intended to find new users for the data. He added what data is available by subscription or provided to the public is currently being

discussed. Mr. Fernandes stated the city managers had indicated that the uses for GIS are just being discovered.

Mr. Anderson asked if the County attorney had approved the contract. Mr. Russell responded the attorney had reviewed the contract and suggested changes which had been incorporated into the current contract. Mr. Anderson moved the contract be approved. Mr. Teichman seconded the motion which passed unanimously.

Items of Information or Discussion:

Overview of Draft Logan County Comprehensive Plan

Mr. Russell reported the Logan County Comprehensive Plan and the Logan County Regional Greenways Plan were both nearing completion. He indicated Ms. Sicks had been the principal planner on the comprehensive plan. He indicated Mr. Nolan had been the principal planner on the greenways plan and would present an overview of the greenways plan next month.

Ms. Sicks provided an overview of the plan which included the regional context and physical setting, history, demographics, a county-wide land use plan, a county-wide transportation plan, and four target community plans for Atlanta, Elkhart, Mt. Pulaski, and Lincoln. Ms. Sicks indicated that Logan County is situated at the center of Illinois and has extensive acreage in agricultural use as well as active coal mining. She indicated the European settlement of Logan County was similar to the rest of central Illinois. She explained Abraham Lincoln was involved in the founding of the City of Lincoln, and tourism efforts benefit from that involvement.

Ms. Sicks described the demographics and population characteristics of the County. She explained that the County reached its peak population of 33,656 in 1960, declined since then, but showed a slight population increase in the last census. She indicated the percentage of the population of residents aged sixty and older in Logan County is slightly higher than state and national levels. She indicated the Logan County population is predominantly white, and that 71 percent of the County's existing housing units are owner occupied. She also indicated 300 acres of low density residential and 20 acres of high density residential will be required to meet projected population growth. She indicated Logan County's population is projected to increase by 9 percent between 2005 and 2025 with a projected 2025 population of 34,000, as a result of renewed economic development efforts. Ms. Sicks listed the County's principal employers and indicated that the County's economic base is centered on education, health and social services, manufacturing, retail trade, and agriculture.

Ms. Sicks reviewed the land use plan designations in the County, including conservation and recreation, agriculture, and municipal growth areas. She also reviewed the transportation plan and the improvements included in the IDOT 5-year work program and proposals regarding the Logan County Airport. She described the planned and potential bikeways which were designated on both the land use and transportation plans, including the Historic Route 66 Trail, a proposed County loop trail network, and potential trail extensions along abandoned railroad right-of-way. Ms. Sicks also detailed the target community plans and described the existing and proposed land use and transportation elements for the communities of Atlanta, Elkhart, Mt. Pulaski, and Lincoln.

Ms. Sicks indicated that the Logan County plan committee is currently reviewing the draft, revisions would be incorporated based on their comments, and the implementation chapter completed. Public hearings will be held later this spring with adoption expected following the public review process.

Ms. Brauer asked if a previous plan existed. Ms. Sicks replied that the last comprehensive plan was adopted in the mid 1970's, and the officials and plan committee were very enthusiastic about the new comprehensive plan.

Discussion of Information Forum

Mr. Russell indicated approximately 100 people attended the Information Forum held March 22, and the feedback received following the forum has been positive. He asked the Commission members for suggestions for future events.

Mr. Kowalczyk stated he thought the speaker was excellent, and those he invited were impressed with the presentation. Mr. Fernandes indicated city officials and others appreciated the opportunity to discuss issues individually at a luncheon held earlier that day. He also stated he thought the forum was a good start to these types of events, and in the future, more attention should be given to marketing the event. He indicated the media could have provided better coverage, but was distracted with the primary election the day before. He also suggested marketing efforts for future events be targeted more specifically to the building and development communities. Mr. Russell pointed out the live radio interview by Mr. Hudnut immediately before the forum. Mr. Kowalczyk indicated a telephone interview for radio or newspaper a week in advance would provide good advertising for future events.

Adjournment:

Mr. Kowalczyk moved the meeting be adjourned. Ms. Elder seconded the motion, and the meeting adjourned at 5:30 p.m.

Teresa Casselman
Office Manager