

V · I · S · I · O · N · S

Newsletter of McLean County Regional Planning Commission

Director's Notes

This Annual Report Edition includes a message from our Chairman, Rich Buchanan, and an outline of the Commission's projects, accomplishments and finances of the past year as well as a glimpse at some of the work in store for the year ahead.

Featured in this edition is the Executive Summary from the Preliminary Draft of the McLean County Regional Comprehensive Plan, which is nearing completion at this time. The publication of the Executive Summary in this newsletter is intended to inform community leaders on the progress and general content of the preliminary plan, and to encourage additional input for consideration in refining the plan. The Summary provides a preview of the work that has been completed to date in close cooperation with local governments, private industry and citizens of McLean County. This publication marks the beginning of a review process which is expected to last for at least several months. Review sessions with local governments and other organizations are expected to be scheduled during this period.

Please feel free to contact this office with your questions or comments. Thank you.

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Volume 2, Number 3



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Draft McLean County Regional Comprehensive Plan: Executive Summary

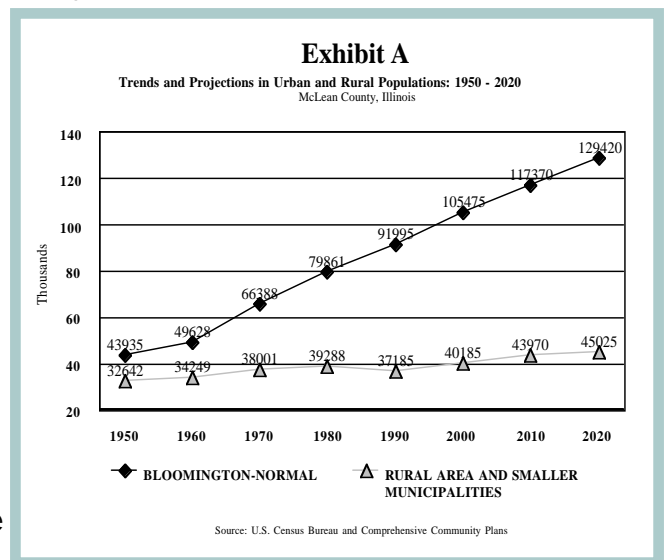
The regional comprehensive plan presents a guide for sensible growth through regional cooperation. Sensible growth recognizes the potential benefits of population and economic growth, but sets high standards to preserve and enhance the community for both present and future generations. It involves the building of livable communities that feature distinctive identities with people friendly designs and many social and cultural amenities. It also involves promoting economic growth to provide the jobs and tax base that can help support these amenities. Sensible growth also occurs in harmony with the natural landscape and environment.

The regional comprehensive plan provides a framework for continuing regional cooperation in support of sensible growth. Many growth issues involve multiple jurisdictions and may require cooperative approaches to achieve optimal solutions. Issues such as farmland preservation, urban revitalization and the delivery of services often impact more than one

unit of government and can impact the quality of life for the entire region. It is becoming increasingly apparent that an individualized approach can not effectively address all of these issues. Therefore, a collaborative approach with participation by all levels of government and by a wide range of citizen and private interests was used to develop this plan.

CITIZEN PARTICIPATION

This regional approach was enhanced through the use of citizen committees representing a wide range of public and private interests to focus on the different elements of the plan. More than 100 persons from many walks of life served as an



advisory body to the McLean County Regional Planning Commission, drawing upon the work of previous citizen-based visioning committees to help guide the preparation of this plan. These individuals provided ideas and expertise that benefited the plan in many ways, including the broadening of public understanding and support, which will be an important ingredient for carrying out the plan.

The citizen committees identified goals, objectives, policies and strategies designed to preserve and enhance the quality of life in the McLean County Region. The goals, objectives, policies and strategies were developed for nine elements of the plan as follows:

- x Natural Environment
- x Historic Preservation And Urban Revitalization
- x Economic Development
- x Population
- x Housing
- x Land Use
- x Transportation
- x Community Facilities And Services
- x Implementation

The plan uses the established goals and objectives to assess existing characteristics and trends for each element of the plan.



Preparing a traditional neighborhood development (TND) ordinance with development guidelines was identified as a high priority.

CHARACTERISTICS AND TRENDS

The current patterns of growth and development were major considerations in developing this plan. It is anticipated that the Region's high quality of life will continue to attract the people and business needed to sustain a vibrant economy and generate continued population growth at least for the foreseeable future. The population of the County is predicted to exceed 173,000 by the year 2020, with the Bloomington-Normal urban area growing to nearly 130,000. Substantial growth is also predicted for a

number of designated rural growth areas and smaller communities as well.

The current trend is for a continuation of the conventional, low density, suburban development that has been the norm

throughout the nation for the past fifty years. Urban densities have been steadily declining in Bloomington-Normal and the plan recognizes that this trend may continue. At the same time, however, the plan identifies some of the challenges that result from decreasing densities and presents some sensible growth alternatives. It is anticipated that community leaders will take the actions necessary to guide and shape growth consistent with adopted goals, objectives and policies in order to preserve and enhance the Region's quality of life. This plan is intended to guide decision making toward this end.

CHALLENGES AND OPPORTUNITIES

The Regional Comprehensive Plan identifies future challenges and opportunities for preserving and enhancing quality of life. Challenges and opportunities are identified for each element of the Regional Comprehensive Plan based on an assessment of current trends and characteristics in context with the estab-

(Continued on page 6)

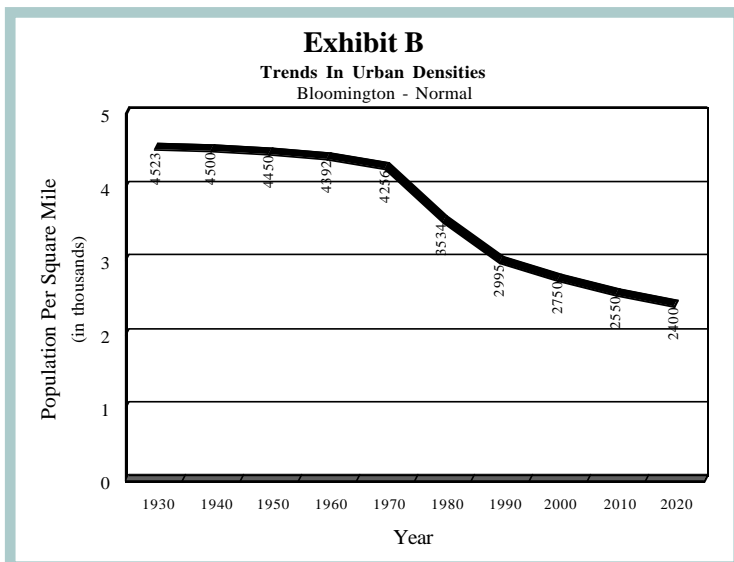
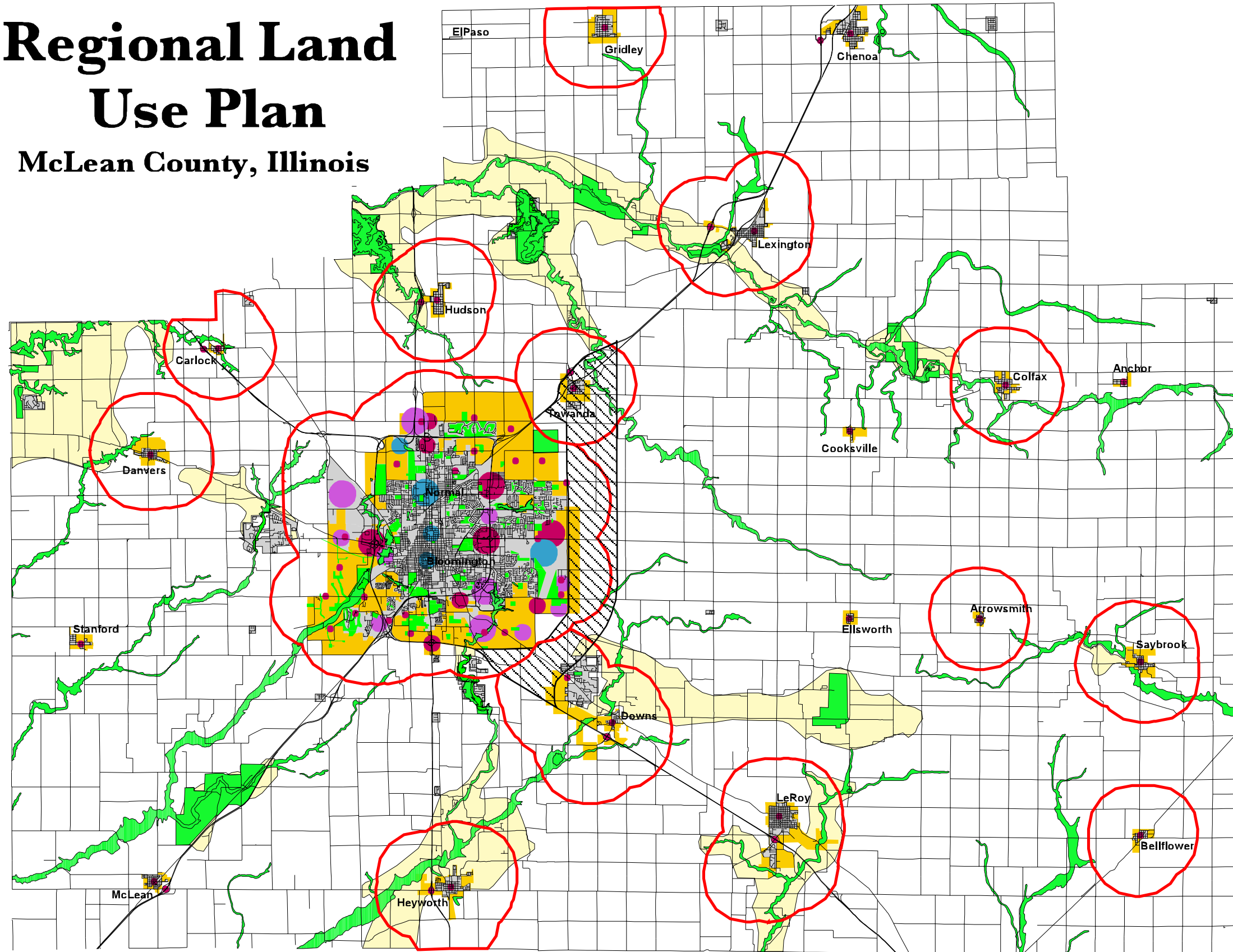


Exhibit C
Challenges And Priority 1 Strategies For Beginning The 21st Century
McLean County Regional Comprehensive Plan

Plan Element	Challenges	Priority 1 Strategies
Natural Environment	Growing in harmony with the natural environment, preserving open space and farmland, conserving soil and water resources, increasing the use and availability of alternative modes of transportation.	<ul style="list-style-type: none"> x Complete the regional water study x Prepare a farmland preservation study x Publicize soil conservation programs
Historic Preservation And Urban Revitalization	Incorporating cultural landmarks and civic design in new development, balancing cost considerations, managing urban growth, taking a local initiative.	<ul style="list-style-type: none"> x Prepare traditional neighborhood development (TND) ordinance x Initiate downtown business retention and development program x Consider the use of urban service areas to jointly review zoning, subdivision and service requests
Economic Development	Preserving convenient access, preserving farmland and agricultural heritage, providing affordable housing, expanding cultural and entertainment opportunities, maintaining low crime rates, meeting labor needs.	<ul style="list-style-type: none"> x Direct urban growth to planned growth areas through a joint review process x Consider sharing costs for and revenues from future economic development x Support cooperative business retention and recruitment x Identify balanced economic development sites to include central city as well as fringe area sites
Population	Gaining public input on growth policies, preserving quality of life by meeting labor force, housing and transportation needs of future populations.	<ul style="list-style-type: none"> x Conduct public survey on population growth during the first year after plan adoption
Housing	Revitalizing older housing and neighborhoods, meeting needs for affordable housing, providing pedestrian friendly neighborhoods, conserving land and resources.	<ul style="list-style-type: none"> x Encourage housing redevelopment x Guide housing growth (same as the use of "urban service areas" listed under "Historic Preservation And Urban Revitalization" above) x Consider alternative home and neighborhood designs (same as "TND" listed under "Historic Preservation And Urban Revitalization" above)
Land Use	Achieving compact and contiguous development, minimizing land use conflicts, preserving farmland and open space, achieving fiscally sound development patterns, providing people friendly neighborhoods.	<ul style="list-style-type: none"> x Use intergovernmental cooperation and agreement to guide urban growth (same as "urban service areas" listed under "Historic Preservation And Urban Revitalization" above) x Adopt site development guidelines to protect environmental resources such as tree cover, soils and water x Support comprehensive community planning to identify localized development policies and to increase public understanding and support for comprehensive plans
Transportation	Supporting economic vitality, increasing safety and security, increasing accessibility and mobility options, protecting and enhancing the environment, enhancing system integration and connectivity, promoting efficient management and operation, preserving existing systems.	<ul style="list-style-type: none"> x Promote integrated land use and transportation planning to provide convenient access by alternative modes of transportation x Use identified access management strategies to grant or deny access x Develop alignment and corridor studies as needed
Community Facilities	Striking a balance between providing needed services and not overextending services, maintaining equity among local units of government in the provision of services, maintaining local identities as growth and regionalization of services continue, funding service delivery.	<ul style="list-style-type: none"> x Complete the regional water study (same as listed under "Natural Environment") x Maintain existing water systems to keep pace with projected service area populations x Consider cooperative service agreements for water, sewer, police and fire protection, schools and ambulance service
Implementation	Prioritizing strategies, developing and carrying out implementation plans, monitoring progress, keeping the plan current.	<ul style="list-style-type: none"> x Prepare annual reports on progress made toward implementing the comprehensive planning strategies x Prepare major 5-year updates to the Regional Comprehensive Plan

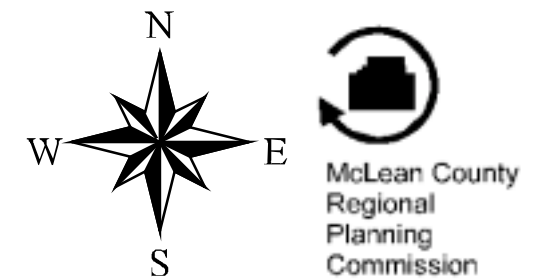
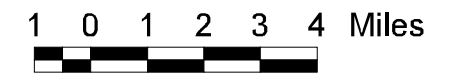
Regional Land Use Plan

McLean County, Illinois



LEGEND

- EXISTING**
- Developed Area
 - Existing 1.5 Mile Extra-Territorial Boundaries (for communities with comprehensive plan and/or subdivision ordinance)
- EXISTING OR FUTURE OPEN SPACE**
- Conservation and Recreation
 - Primary Agriculture
 - Secondary Agriculture (Site development guidelines recommended for non-farm development)
- URBAN GROWTH AREAS**
- Low to Medium Intensity Urban Growth Areas (Conservation subdivisions and site development guidelines recommended)
 - Medium to High Intensity Urban Growth Areas
- Freeway Study Corridor**
- EXISTING OR FUTURE SERVICE CENTERS**
- | | < 300 Acres | > 300 Acres |
|--|-------------|-------------|
| Regional Commercial Centers | | |
| Regional Office & Industrial Centers | | |
| Governmental & Institutional Centers | | |
| Subregional & Local Service Centers or Interchange Development | | |
- Source: Comprehensive Plan for the Development of the Community of McLean County, 1994; Town of Normal Comprehensive Plan, 1996; City of Bloomington Comprehensive Plan, 1998.



lished goals and objectives. Many of these challenges can create opportunities to develop strategies for meeting quality of life objectives. Exhibit C lists the challenges the Region will face as it enters the twenty-first century, as well as the top ranked strategies identified for each element of this plan.

PRIORITY STRATEGIES AND PLANS

The citizen committees with technical assistance provided by the staffs of the local governments and McLean County Regional Planning Commission identified and prioritized more than 300 strategies for consideration by local gov-

ernments in addressing the Region's future challenges. Of these, 118 strategies were identified as priorities, signifying greater need or feasibility within the near future. Approximately twenty strategies were identified as the top priorities for consideration within the next five years. The identified strategies were considered in developing plans for land use, transportation, selected community facilities and services, and implementation.

Land Use Plan

The land use plan reflects the growth policies identified in adopted area plans as well as the relevant

strategies identified by the citizen committees. Accordingly, the plan provides for a system of interconnected conservation and recreation areas consistent with the McLean County Regional Greenways Plan. It also designates other areas outside of urban growth areas for primary or secondary agriculture, depending upon the general soil and terrain charac-



Also identified as a high priority was preserving the County's farmland and agricultural heritage.

teristics. The plan provides for relatively compact and contiguous development within and adjacent to incorporated communities, with growth occurring in and around Bloomington-Normal, smaller municipalities in the western two-thirds of the County and in the selected rural growth areas. It also provides for regional service centers in Bloomington-Normal and for sub-regional service centers in the downtowns of the Region's smaller communities, in the neighborhoods of Bloomington-Normal, and at selected highway interchanges.

Transportation Plan

The transportation plan provides for the extension of transportation facilities to serve planned growth areas. The street and highway plan provides for the southward extension of Mitsubishi Motorway on the west side of the urban area and for the upgrading of Towanda-Barnes Road to

expressway standards on the east side of the urban area. It also identifies the immediate need for a feasibility study for a freeway bypass connection between I-55 and I-74 on the east side.

Other improvements and extensions to the urban classified and the rural road systems are also identified to meet future needs consistent with the

Regional Land Use Plan. The transportation plan also addresses alternative modes of transportation and provides for numerous extensions to the existing trail system in the urban area and throughout the County, including the proposed Route 66 Bikeway. The plan for alternative modes also identifies potential future transit service for planned regional and sub-regional service centers in the urban area.

Community Facilities And Services

The community facilities and services element addresses water service; sewer service;

(Continued on page 8)

COMPREHENSIVE PLAN COMMITTEE AND SUBCOMMITTEE MEMBERSHIP

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Don Meyer-Natural Environment
Vern McGinnis-Economic Development
Chris Koos-Historic Preservation and Urban Revitalization
Barry Weer-Population
Michael Kelleher-Housing
Gretchen Monti-Land Use
John Mitchell-Transportation
Mike Hall-Community Facilities And Services

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Kent Bonhoff
Michelle Covi
John English
Mark Finley
Margaret Hollowell
Bob Kohlhase
Anne Nadakavukaren
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Bob Edwards
Kenneth Emmons
Greg Koos
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Ginna Lundeen
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Community Facilities And Services

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George Levi
Bill Wasson

Implementation

Richard Buchanan, Chairman
Frank Feigl
Tom Hamilton
Mark Peterson
Gary C. Riss
Randall Strubhar
Michael Sweeney
John Zeunik

This publication presents information on planning and development issues that impact the quality of life in the Community of McLean County. We can be reached by mail at 211 West Jefferson Street, Bloomington, IL 61701, by phone at (309) 828-4331, by fax at (309) 827-4773, or by e-mail at markw@mcplan.org.

Commissioners

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Airport Authority

Sharon A. McGinnis, Vice Chair
Town of Normal

William J. Bartley
Town of Normal

Randy Berg
School District #87

Scott King
Water Reclamation District

Lois Mills
County of McLean

James Pearson
City of Bloomington

Richard Percy
Unit School District #5

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County of McLean

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County of McLean

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Lydia Reynolds
Transportation Planner

Jason Grootens
GIS Coordinator

Troy Olson
GIS Specialist

Mark Wasakoski
*Administrative Assistant/Information Services
Coordinator*

schools; parks and recreation; solid waste; fire, police and emergency services; and, public utilities. The plan incorporates the regional water system proposal from the 1994 County Comprehensive Plan and supports the concept of regionalization of wastewater treatment consistent with adopted local land use plans. It also identifies future park land needs and identifies emergency service area boundaries as well as presenting strategies for each of the facilities and services considered in the plan.

Implementation

Finally, the implementation plans identify the follow-up actions that will be needed to carry out the priority 1 strategies identified for each element

of the plan. The implementation plans also identify the responsibilities and general costs as well as the approximate time frames during which those actions will be considered. The Comprehensive Plan recognizes that some strategies will require further study to determine appropriateness and whether the potential benefits will justify any costs. The implementation plans are designed to lead to these determinations.

A copy of the draft regional comprehensive plan will soon be available on the Commission's website, currently under development (www.mcplan.org).

VISIONS

McLean County Regional Planning Commission
211 W. Jefferson Street
Bloomington, IL 61701

Route to:

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ _____



SEASONS GREETINGS



1999 Annual Report

MESSAGE FROM THE CHAIRMAN

*To Our Planning Partners and
Citizens of McLean County*

This past year has brought progress on a number of important planning projects including the McLean County Regional Comprehensive Plan featured in this issue of the newsletter. The past year has also witnessed the coordination and management of a number of other important projects and programs as outlined in this Annual Report.



The McLean County Regional Planning Commission is pleased to play a role in helping to shape the growth of this region through planning. We thank our planning partners for their continued support and cooperation. These partnerships have made possible another year of significant achievements and offer bright prospects for the year ahead.

In the coming year we look forward to continuing and expanding our partnerships with local governments, citizens, and private industry as together we strive to enhance the quality of life in this Region.

Respectfully submitted,



*Richard Buchanan
Chairman*

THE YEAR IN REVIEW

The Commission's fiscal year 1999 began July 1, 1998 and ended June 30, 1999. During this period work progressed on the following projects:

General Planning

- ◆ McLean County Regional Comprehensive Plan
- ◆ Commission Newsletter
- ◆ Development Reviews
- ◆ Intergovernmental Agreement for Route 66 Bikeway
- ◆ Administration of Solid Waste Program
- ◆ Towanda Subdivision Ordinance
- ◆ General Technical Assistance
- ◆ Grant Application for Brownfields Study

Transportation Planning

- ◆ Long Range Transportation Plan
- ◆ Transportation Model
- ◆ Transportation Improvement Program
- ◆ Transit Coordination
- ◆ Commuter Transit Study
- ◆ Transportation Advisory Committee
- ◆ Transportation Technical Assistance

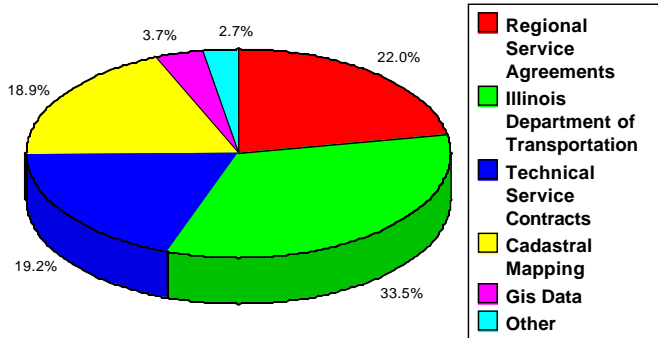
Information Services

- ◆ GIS Coordination
- ◆ Digital Cadastral Mapping
- ◆ Database Management
- ◆ Grant Review & Coordination
- ◆ Census Mapping
- ◆ Information Retrieval & Disbursement

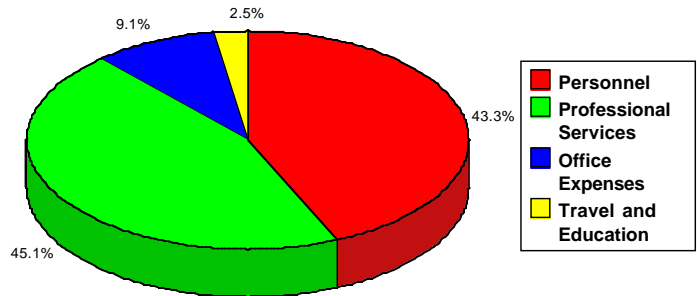
FINANCES

The charts below illustrate the relative distribution of revenues and expenditures for Fiscal Year 1999. Revenues for this period totaled \$507,289, not including cadastral mapping funds received prior to July 1, 1998. Expenditures for the period totaled \$612,264, including cadastral mapping payments made during the fiscal year.

FY 99 RECEIPTS



FY 99 DISBURSEMENTS



THE YEAR AHEAD

With the beginning of Fiscal Year 2000 comes the beginnings of several new and challenging projects to be carried out along with the scheduled completion or continuation of a number of FY 99 projects. The following new projects are included in the Commission's work program for the coming year:

- ◆ Grant Applications for Route 66 Bikeway
- ◆ Normal Brownfields Study
- ◆ Census Mapping/Addressing
- ◆ Cadastral Map Maintenance
- ◆ Education and Outreach

Future editions will include brief updates on these and other projects, as well as other topics of likely interest to readers.

Past editions of VISIONS have included the following topics:

- “Growing Sensibly”
- “Urban Revitalization”
- “Farmland Preservation”
- “Regional Cooperation”
- “Traditional Neighborhood Developments”

For more information regarding these publications, contact Mark Wasakoski at the McLean County Regional Planning Commission office, 309/828-4331.