

**MINUTES**  
**McLEAN COUNTY REGIONAL PLANNING COMMISSION**  
**REGULAR MEETING, WEDNESDAY, MARCH 1, 2017, 4:00 P.M.**  
**GOVERNMENT CENTER, ROOM 404**  
**115 EAST WASHINGTON STREET, BLOOMINGTON, ILLINOIS**

**Members Present:**

Mary Jefferson, Chair; Michael Buragas, Vice-chair; Joseph Cleary, Michael Gorman, Mary Kramp, Glen Ludwig, Carl Teichman, Mark Wylie; Carl Olson; Linda Olson

**Members Absent:**

Tyler Wrezinski

**Others Present:**

McLean County Regional Planning Commission - Vasudha Pinnamaraju, Executive Director; Jennifer Sicks, Transportation Planner; Jamal Smith, Assistant Planner; Daniel Handel, Assistant Planner; Jordan Brown, Office Manager; Town of Normal – Taylor Long, Assistant Planner; Mercy Davison, Planner; City of Bloomington – Jennifer Toney, Grants Coordinator; McLean County – Melissa Dougherty-O’Hara, Planner; Public – Patricia Marton

**Call To Order:**

Ms. Jefferson called the meeting to order at 4:00 p.m. and noted the presence of a quorum.

**Public Comment:**

None

**Consent Agenda:**

Mr. Wylie moved that the Consent Agenda be approved as presented. Ms. Kramp seconded the motion, which passed unanimously.

**Regular Agenda:**

Consistency Review

Ms. Davison presented information regarding the consistency review for a housing development on S. Cottage. Mr. Teichman noted that the review received a “B” rating and questioned why that was the case. Ms. Davison explained that it could have received an “A” but since it lacked the street connectivity as recommended in the consistency review form, it received a “B”. Ms. Kramp questioned where the prairie area would be. Ms. Davison pointed to the area east of the

development which lead into additional discussion on land locked spaces and street access from the Oaks on Hovey. Ms. Olson asked if there were any income restrictions. Ms. Davison said no. Ms. Jefferson questioned if there were any concerns expressed by the residents of the senior living facility to the north. Ms. Davison explained that there had not been any public notices yet, but she talked to the owner of the senior living property and they were ok with it. Mr. Buragas asked why an existing PUD was requesting rezoning as a PUD again. Ms. Davison explained that the initial PUD was a commercial PUD and this is a residential PUD. Ms. Davison further explained that the private streets would help with the increased density. This lead to additional discussion about the difference between private streets and public streets and the long term benefits and challenges of each. Ms. Kramp then asked if the purpose of the PUD was to keep the cost of the homes down. Ms. Davison explained that sometimes PUDs could lower the costs but the purpose of a PUD is to provide flexibility for both the developer and the town.

Mr. Teichman moved to approve the consistency review as presented. Mr. Buragas seconded the motion, which passed unanimously.

### **Items of Information or Discussion:**

#### Director's Report Questions

Mr. Gorman asked a few questions regarding the Director's Report. He sought additional information about the rationale behind choosing OpenGov platform for the regional dashboard and the kinds of data that will be made available through the dashboard. Ms. Pinnamaraju explained that OpenGov presented easy to use interface and robust scalability when compared to other dashboard technologies. She said that MCRPC would like to make a variety of data available through this platform.

Mr. Gorman requested explanation about the bylaw amendment requested by Federal Highway Administration (FHWA). Ms. Pinnamaraju explained that FHWA requested revised bylaws as part of their 2016 audit. In the interest of examining them comprehensively, Ms. Pinnamaraju requested additional time from FHWA.

He then inquired about the indirect rate change. Ms. Pinnamaraju provided background information on Grant Accounting and Transparency Act (GATA) and its new requirements. Ms. Pinnamaraju explained that a different methodology for indirect rate calculation is being used now than what MCRPC used over the past 20 years. Ms. Pinnamaraju also informed the commission that staff has been in contact with a representative from Maximus (a nationally renowned accounting firm) to do our FY2018 indirect rate plan.

Ms. Jefferson requested clarification regarding the upcoming Information Forum. Ms. Pinnamaraju indicated that admission to the Forum is free for the commissioners. She requested to let Ms. Brown know if members were planning to be in attendance.

#### That which may arise:

Ms. Toney, City of Bloomington Grants Coordinator, supplied the commission with an informational packet on the City's Community Development Block Grant (CDBG) program. Ms. Pinnamaraju explained that City of Bloomington submits this package annually for MCRPC staff to review for compliance with comprehensive plans. Ms. Jefferson requested that the commission be able to review this prior to acting on it. Ms. Pinnamaraju clarified that it was an informational item and needs no action. Additional information can be provided after the meeting via email, if requested. Ms. Jefferson clarified that if there were any questions to direct them to Ms. Pinnamaraju.

### LRTP Presentation

Ms. Sicks gave a brief history of the Long Range Transportation Plan (LRTP). She went through the questions that were asked on the survey and explained the reasoning behind why they were asked the way they were. She then gave an overview on the results from the LRTP outreach that was done last fall. She said that system preservation and improvements to alternate modes of transportation were ranked highly by the public. She particularly noted the lack of knowledge and understanding of the respondents on issues surrounding transportation innovation. Mr. Gorman explained that he thinks that the surveys are a great tool but they only illustrate how someone feels about transportation that day and that the respondents are not the experts on the future of transportation. Ms. Sicks expanded on this statement. Lengthy discussion ensued

### **Adjournment:**

Mr. Gorman moved for adjournment. Ms. Buragas seconded the motion, and the meeting adjourned at 5:10 p.m.

Respectfully submitted,  
Jordan Brown  
Office Manager