



**City of Bloomington
City Council
Regular Session
March 9, 2026**



Components of the City Council Agenda

Recognition and Proclamation

This portion of the meeting recognizes individuals, groups, or institutions publicly, as well as those receiving a proclamation, or declaring a day or event.

Public Hearing

Items that require receiving public testimony will be placed on the agenda and noticed as a Public Hearing. Individuals have an opportunity to provide public testimony on those items that impact the community and/or residents.

Public Comment

Each City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is allotted up to 3 minutes to speak. Individuals wishing to email public comment or speak remotely must email comments and/or register online at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person must register up to 5 minutes before the start of the meeting. Speakers will be selected at random.

Public comment is a time to provide feedback. City Council does not respond to public comment. Speakers who engage in threatening or disorderly behavior will have their time ceased.

Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Member, City Manager, or Corporation Counsel so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

The City's Boards and Commissions hold Public Hearings prior to some City Council agenda items appearing on the City Council's Meeting Agenda. Persons who wish to address the City Council should provide new information that is pertinent to the issue before them.

Regular Agenda

All items that provide the City Council an opportunity to receive a presentation, ask questions of City Staff, seek additional information, or deliberate prior to making a decision will be placed on the Regular Agenda.

Mayor and Council

Mayor - Dan Brady

City Council Members

Ward 1 - Jenna Kearns
Ward 2 - Micheal Mosley
Ward 3 - Sheila Montney
Ward 4 - John Danenberger
Ward 5 - Michael Straza
Ward 6 - Cody Hendricks
Ward 7 - Mollie Ward
Ward 8 - Kent Lee
Ward 9 - Abby Scott

City Manager - Jeff Jurgens
Sr. Deputy City Manager - Billy Tyus
Deputy City Manager - Sue McLaughlin

City Logo Design Rationale

The **CHEVRON** Represents:
Service, Rank, and Authority
Growth and Diversity, A Friendly and
Safe Community A Positive, Upward
Movement and Commitment to Excellence!

Mission, Vision and Value Statement

Mission

To Lead, Serve and Uplift the City of
Bloomington

Vision

A Jewel of the Midwest Cities

Values

Service-Centered, Results-Driven, Inclusive

Strategic Plan Goals

- Financially Sound City Providing Quality Basic Services
- Upgrade City Infrastructure and Facilities Grow the Local Economy
- Strong Neighborhoods
- Great Place - Livable, Sustainable City
- Prosperous Downtown Bloomington



**City Council - Regular Session Agenda
Government Center Boardroom, 4th Floor, Room #400
115 E. Washington Street, Bloomington, IL 61701
Monday, March 9, 2026 - 6:00 PM**

- 1. Call to Order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer and/or Reflection**
- 4. Roll Call**
- 5. Recognition/Appointments**
 - A. Proclamation of March 20, 2026, as EID-UL-FITR Day, as requested by the Administration Department.** (Recommended Motion: None; Recognition Only.)
 - B. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.** (Recommended Motion: None; Recognition only.)
- 6. Public Comment**

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person or remotely may register at www.cityblm.org/register at least 5 minutes before the start of the meeting for in-person public comment and at least 15 minutes before the start of the meeting for remote public comment.
- 7. Consent Agenda**

Items listed on the Consent Agenda are approved with one motion; Items pulled by City Council from the Consent Agenda for discussion are listed and voted on separately.

 - A. Consideration and Action to Approve the Minutes of the February 8, 2026, Regular City Council Meeting, as requested by the City Clerk Department.** (Recommended Motion: The proposed Minutes be approved.)
 - B. Consideration and Action on Approving Bills and Payroll in the Amount of \$7,612,970.63, as requested by the Finance Department.** (Recommended Motion: The proposed Bills and Payroll be approved.)
 - C. Consideration and Action on a Resolution Approving the Purchase of Four New Henke/Wausau Snowplows, from Koenig Body and Equipment, Inc., in the Amount of \$134,912, as requested by the Public Works Department.** (Recommended Motion: The proposed Resolution be approved.)
 - D. Consideration and Action on a Resolution Approving the Purchase of Three (3) JRB-Komatsu Wheel Loader Buckets, from Roland Machinery Company, in the Amount of \$59,355, as requested by the Public Works Department.** (Recommended Motion: The proposed Resolution be approved.)

- E. **Consideration and Action on a Resolution Approving the Release of Certain Closed Executive Session Meeting Minutes, as requested by the City Clerk Department.** (Recommended Motion: The proposed Resolution be approved.)
- F. **Consideration and Action on a Resolution Authorizing Waiving the Technical Bidding Requirements and Authorizing City Staff to Negotiate an Agreement with Rowe Construction, A Division of United Contractors Midwest, for the Fiscal Year 2027 General Street Resurfacing Program, as requested by the Engineering Department.** (Recommended Motion: The proposed Resolution be approved.)
- G. **Consideration and Action on an Ordinance Approving the Third Amendment to the Agreement for Energy Brokerage Services with the Stone River Group Regarding Term Extension, as requested by the Administration - Facilities Department.** (Recommended Motion: The proposed Ordinance be approved.)
- H. **Consideration and Action on an Ordinance Approving a Special Use Permit for a Wireless Communications Facility in the B-1 (General Commercial) District for the Property Commonly Known as 1106 Interstate Drive (PIN: 13-36-401-001), as requested by the Development Services Department.** (Recommended Motion: The proposed Ordinance be approved.)
- I. **Consideration and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department.** (Recommended Motion: The proposed Application be approved.)
- J. **Consideration and Action on an Application from Singh Munder, Inc., d/b/a Munder Foodmart, 1801 S. Veteran's Pkwy, Requesting Approval of a Class GPBS (Gas Station Grocery Convenience Store, Beer & Wine Only, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department.** (Recommended Motion: The proposed Application be approved.)
- K. **Consideration and Action on an Application from RV Petroleum, LLC, located at 1331 N. Linden St., Requesting Approval of a Class PB (Package, Beer & Wine Only) Liquor License, as requested by the City Clerk Department.** (Recommended Motion: The proposed Application be approved.)

8. Regular Agenda

- A. **Consideration and Action on an Ordinance Approving a Tri-Party Development Agreement by and between the City of Bloomington, The Carle Foundation, and Deneen Brothers Farm, LLC, for the Undeveloped Property North of IL Route 9, South of Cornelious Drive Extended, and East of Trinity Lane (PIN: 15-31-300-020), as requested by the Development Services Department.** (Recommended Motion: The proposed Ordinance be approved.) (Presentation by Billy Tyus, Sr. Deputy City Manager, and Kelly Pfeifer, Director of Development Services, 10 minutes; and City Council Discussion, 10 minutes.)
- B. **Consideration and Action on an Ordinance Approving a Redevelopment Agreement between the City of Bloomington and Lifelong Access, for Downtown Parking and in Support of the Redevelopment of the Former**

Pantagraph Building, Located at 301 W. Washington St., as requested by the Administration Department. (Recommended Motion: The proposed Ordinance be approved.) (Presentation by Billy Tyus, Sr. Deputy City Manager, 5 minutes; and City Council Discussion, 5 minutes.)

- C. **Fiscal Year 2027 Proposed Budget Presentation, as requested by the Finance Department.** (Recommended Motion: None; Presentation and Discussion Only.) (Presentation by Jeff Jurgens, City Manager, Scott Rathbun, Finance Director, 10 minutes; and City Council Discussion, 10 minutes.)

9. City Manager's Discussion

10. Council Member Discussion

11. Mayor's Discussion

12. Executive Session

- A. **None planned; although the City Council may go into Executive Session as needed and allowed by law (5 ILCS 120/2).**

13. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



Recognition/Appointments Item No. 5.A.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Proclamation of March 20, 2026, as EID-UL-FITR Day, as requested by the Administration Department.

Recommended Motion: None; Recognition Only.

Strategic Plan:

Goal 5. Great Place - Livable, Sustainable City

Objective 5a. Well-planned City with necessary services and infrastructure

Background: The included Proclamation is a public statement that brings attention to factors that affect our community.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Proclamation - EID-UL-FITR Day

Mayoral Proclamation
EID-UL-FITR DAY
March 20, 2026
(1st Shawal)

WHEREAS, March 20, 2026 (1st Shawal) is celebrated as **“EID-UL-FITR DAY”** by the Muslim community all over the world; and

WHEREAS, this “Eid” is a day of gathering by the people of Allah (swt) as He renews His bounties in them and distributes His blessings to His worshippers, while also calling on them to share their bounties with the needy; and

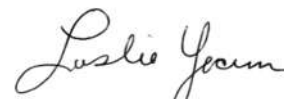
WHEREAS, through the graciousness of the Islamic Center of McLean County, they have invited others of the community to witness the strength of their faith and to share their joyousness on this day; and

WHEREAS, the strong and serious character of the families of the Islamic Center of McLean County have enriched the fabric of Bloomington through their faith, good deeds, substantial achievements, and commitment to the American values of “life, liberty and the pursuit of happiness”.

NOW, THEREFORE, I, Dan Brady, Mayor of Bloomington, do hereby proclaim March 20, 2026 as **“EID-UL-FITR DAY”** in Bloomington, and urge all our residents to recognize and respect the goodness of the Islamic faith and its people, to move beyond tolerance of others who may not share religions, and learn to accept and appreciate all people in a spirit of true brotherhood, to further build Bloomington’s intercultural strengths.



Dan Brady
Mayor



Leslie Yocum
City Clerk



Recognition/Appointments Item No. 5.B.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

Recommended Motion: None; Recognition only.

Strategic Plan:

Goal 5. Great Place - Livable, Sustainable City

Objective 5b. City decisions consistent with plans and policies

Background: The included appointments are representative of the Council's approval from the February 23, 2026, Council meeting.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Recognition of Appointments from 022326 Council



Appointments

Building Board of Appeals:

- **Brian Kiley**

McLean County Regional Planning Commission:

- **Bruce Tompkins**



Consent Agenda Item No. 7.A.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action to Approve the Minutes of the February 8, 2026, Regular City Council Meeting, as requested by the City Clerk Department.

Recommended Motion: The proposed Minutes be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk. In compliance with the Open Meetings Act, minutes must be approved 30 days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, minutes are available for public inspection and posted to the City's website within 10 days after approval.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. DRAFT 02-09-2026 City Council Minutes



**Minutes
City Council - Regular Session
Monday, February 9, 2026 - 6:00 PM**

The City Council convened in regular session in the Government Center Boardroom. Mayor Dan Brady called the meeting to order and led the Pledge of Allegiance, ending with a moment of silent prayer/reflection.

Roll Call

Present: Council Member Jenna Kearns
Council Member Micheal Mosley
Council Member Sheila Montney
Council Member John Danenberger
Council Member Michael Straza
Council Member Cody Hendricks
Council Member Mollie Ward
Council Member Kent Lee
Council Member Abby Scott

Mayor Dan Brady

Recognition/Appointments

Item 5.A. Recognition of Boards & Commissions Appointments, as requested by the Administration Department.

The Mayor recognized the following appointments to the Commission for Safe Communities: Cierra Aiden; Ryan Bertrand; John Scott Denton; Elizabeth German; Robert Harris; Cathy Lust; and Kaitlyn Selman.

Public Comment

No emailed comments were received. Mayor Brady read a public comment statement of procedure. Tracey Patkunas and Kristie Engerman spoke. Melanie Walker and Craig Gates registered to speak but withdrew.

Public Hearings

Item 7.A. Public Hearing on the Program Year 2026 Community Development Block Grant (CDBG) Annual Action Plan, as requested by the Community Impact & Enhancement Department.

Mayor Brady opened the public hearing at 6:04 PM.

William Bessler, Grants Manager, presented an overview of the Program Year 2026 Community Development Block Grant ("CDBG") Annual Action Plan, explaining that Bloomington, as a HUD entitlement community, expected about \$555,000 in CDBG funds plus program income and prior-year resources for a total of about \$610,000. He stated that the goals for the second year of the 2025 - 2029 Consolidated Plan were to preserve existing affordable housing, eliminate slums and blight, support public services, improve public facilities and infrastructure, and administer CDBG effectively. He noted new or refined geographic priorities, including an added focus area in

south central Bloomington, and that Program Year (“PY”) 2026 would be May 1, 2026, to April 30, 2027. This was the City’s 52nd year administering CDBG. Mr. Bessler reported that a substantial share of funds would support housing rehabilitation, including emergency rehab and work done with Habitat for Humanity of McLean County, that demolition funds would address vacant and abandoned properties, and that public service funds would support nonprofits such as Home Sweet Home Ministries, KTB Financial Services, Prairie State Legal Services, and West Bloomington Revitalization Project. He highlighted an \$80,000 playground upgrade at Wood Hill Family Apartments, and planning/administration funding for staff support, the McLean County Regional Planning Commission, and a West Bloomington neighborhood plan update. He described the competitive Request for Proposal process (10 applications received, requesting over \$1.1 million) and noted changes for the year, including limiting new non-emergency rehab applications to preservation and regeneration areas, moving Prairie State’s housing legal services into the public services category per HUD direction, and omitting a sidewalk project while staff evaluated future options. He concluded by noting that public comment on the plan would remain open until February 23rd, that adjustments might be needed once HUD issued the final allocation, and that they typically approved the Plan and released funds around September.

Mayor Brady asked if anyone from the public would like to speak. No one stepped forward.

Council Member Ward asked for clarification on the parameters of the preservation and regeneration funding. She inquired whether there were limits on the size of the grants, who was eligible to receive them, and requested a general explanation of how those funds were structured and awarded. Mr. Bessler responded that the CDBG housing rehabilitation program was income-qualified, serving owner-occupants with annual household incomes at or below 80% of the area median income, as published on the City’s website. He explained that the new geographic priorities tied to preservation and regeneration areas were relatively new to the City’s CDBG funding, but aligned with departmental initiatives. He stated that eligible households could receive up to \$30,000 in hard costs for items such as electrical, plumbing, or roof work, while soft costs like lead-based paint hazard control had no set limit and depended on the project. They then discussed how staff anticipated seven rehabilitation units to be completed within the program year and two potential demolition units.

Cordaryl Patrick, Community Impact and Enhancement Department Director, noted that the program year ran concurrently with the City’s fiscal year.

Council Member Mosley asked what contingencies the City had in place if HUD funds were delayed or did not become available, and whether such funding gaps were something the City planned or earmarked for in advance. Director Patrick replied that the City operated on the assumption that HUD would ultimately provide the funds, though sometimes later than expected. He explained that when delays occurred, the General Fund typically covered the costs of HUD-funded programs temporarily, and then was reimbursed once federal funds were received. Mr. Bessler added that the CDBG program enjoyed bipartisan support in Congress and was funded in the most recent federal appropriations bill.

Mayor Brady closed the public hearing at 6:17 PM.

Consent Agenda

Council Member Hendricks made a motion, seconded by Council Member Ward, to approve the Consent Agenda with the exception of Items 8.H. and 8.F.

Item 8.A. Consideration and Action to Approve the Minutes of the January 12, 2026, Regular

City Council Meeting, as requested by the City Clerk Department. (Recommended Motion: The proposed Minutes be approved.)

Item 8.B. Consideration and Action on Approving Bills and Payroll in the Amount of \$7,240,933.21, as requested by the Finance Department. (Recommended Motion: The proposed Bills and Payroll be approved.)

Item 8.C. Consideration and Action on Approving an Appointment to a Board, as requested by the Administration Department. (Recommended Motion: The proposed Appointment be approved.)

Item 8.D. Consideration and Action on a Resolution Accepting a Grant from McLean County Board of Health for the Implementation of the Fire Department's Community Health Navigator Pilot Program, in the Amount of \$200,000, as requested by the Fire Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 012

A RESOLUTION ACCEPTING A GRANT FROM MCLEAN COUNTY BOARD OF HEALTH FOR THE IMPLEMENTATION OF THE FIRE DEPARTMENT'S COMMUNITY HEALTH NAVIGATOR PILOT PROGRAM, IN THE AMOUNT OF \$200,000

Item 8.E. Consideration and Action on a Resolution Approving the Purchase of Two Solar Security Trailer Cameras, from Utilitra, in the Amount of \$68,397.78, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 013

A RESOLUTION APPROVING THE PURCHASE OF TWO SOLAR SECURITY TRAILER CAMERAS, FROM UTILITRA, IN THE AMOUNT OF \$68,397.78

Item 8.F. was pulled from the Consent Agenda by Council Member Ward.

Item 8.G. Consideration and Action on a Resolution Approving an Intergovernmental Agreement between the City of Bloomington and the County of McLean for the Use of the City of Bloomington Police Shooting Range Facility, as requested by the Police Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 015

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND THE COUNTY OF MCLEAN FOR THE USE OF THE CITY OF BLOOMINGTON POLICE SHOOTING RANGE FACILITY

Item 8.H. was pulled from the Consent Agenda by Council Member Straza.

Item 8.I. Consideration and Action on a Resolution Approving an Engineering Services Agreement for the Fox Creek Road and Bridge Project for Motor Fuel Tax (MFT) Funds, with Fehr Graham, in an Amount Not to Exceed \$250,719, as requested by the Engineering Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 017

A RESOLUTION APPROVING AN ENGINEERING SERVICES AGREEMENT FOR THE FOX CREEK ROAD AND BRIDGE PROJECT FOR MOTOR FUEL TAX (MFT) FUNDS, WITH FEHR GRAHAM, IN AN AMOUNT NOT TO EXCEED \$250,719

Item 8.J. Consideration and Action on (1) a Resolution Approving an Agreement with Stark Excavating, Inc., for Fox Creek Road & Bridge Improvements (Bid #2026-11), in the Amount of \$18,247,000; and (2) an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2026, for the Motor Fuel Tax ("MFT") Fund, to Utilize Reserves, in the Amount of \$1,343,465.88, as requested by the Engineering Department. (Recommended Motion: The proposed Resolution and Ordinance be approved.)

RESOLUTION NO. 2026 - 018

A RESOLUTION APPROVING AN AGREEMENT WITH STARK EXCAVATING, INC., FOR FOX CREEK ROAD & BRIDGE IMPROVEMENTS (BID #2026-11), IN THE AMOUNT OF \$18,247,000

ORDINANCE NO. 2026 - 008

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2026, FOR THE MOTOR FUEL TAX ("MFT") FUND, TO UTILIZE RESERVES, IN THE AMOUNT OF \$1,343,465.88

Item 8.K. Consideration and Action on (1) a Resolution Approving a Construction Engineering Services Agreement for the Fox Creek Road and Bridge Project for Motor Fuel Tax (MFT) Funds, with Hutchison Engineering, Inc., in the Amount Not to Exceed \$1,614,949, and (2) an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2026, for the Motor Fuel Tax Fund, to Utilize Reserves, in the Amount of \$250,145.35, as requested by the Engineering Department. (Recommended Motion: The proposed Resolution and Ordinance be approved.)

RESOLUTION NO. 2026 - 019

A RESOLUTION APPROVING A CONSTRUCTION ENGINEERING SERVICES AGREEMENT FOR THE FOX CREEK ROAD AND BRIDGE PROJECT FOR MOTOR FUEL TAX (MFT) FUNDS, WITH HUTCHISON ENGINEERING, INC., IN THE AMOUNT NOT TO EXCEED \$1,614,949

ORDINANCE NO. 2026 - 009

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2026, FOR THE MOTOR FUEL TAX FUND, TO UTILIZE RESERVES, IN THE AMOUNT OF \$250,145.35

Item 8.L. Consideration and Action on a Resolution Approving the Content of Certain Closed Executive Session Meeting Minutes, and Authorizing the Destruction of Audio, as requested by the City Clerk Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 020

A RESOLUTION APPROVING THE CONTENT OF CERTAIN CLOSED EXECUTIVE SESSION MEETING MINUTES, AND AUTHORIZING THE DESTRUCTION OF AUDIO

Item 8.M. Consideration and Action on a Resolution Approving a Worker's Compensation Settlement Involving Former Bloomington Police Department Officer Brent Smallwood, in the Amount of \$276,756.09, as requested by the Human Resources Department. (Recommended Motion: The proposed Resolution be approved.)

RESOLUTION NO. 2026 - 021

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, FEBRUARY 9, 2026, 6:00 PM
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A RESOLUTION APPROVING A WORKER'S COMPENSATION SETTLEMENT INVOLVING FORMER BLOOMINGTON POLICE DEPARTMENT OFFICER BRENT SMALLWOOD, IN THE AMOUNT OF \$276,756.09

Item 8.N. Consideration and Action on an Ordinance Adopting the Official 2025 Zoning Map for the City of Bloomington, which Supersedes and Replaces the Official 2024 Zoning Map, as requested by the Development Services Department. (Recommended Motion: The proposed Ordinance be approved.)

ORDINANCE NO. 2026 - 010

AN ORDINANCE ADOPTING THE OFFICIAL 2025 ZONING MAP FOR THE CITY OF BLOOMINGTON, WHICH SUPERSEDES AND REPLACES THE OFFICIAL 2024 ZONING MAP

Item 8.O. Consideration and Action on an Application from PopUp, Inc., d/b/a Pop Up Chicken Shop, located at 409 N. Hershey Rd., Requesting Approval of a Class RAS (Restaurant, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved, and the license issued with the following conditions: (1) Mr. Francis make full payment to McLean County of any amounts in which he owes prior to issuance of the license; and (2) an 18-month probationary period in which there will be no violations pertaining to the liquor license, on or off premises, and if any violations occur an immediate 30-day suspension of the license will result.)

Item 8.P. Consideration and Action on an Application from Jayst, Inc., located at 3805 Ballybunion Rd., Requesting Approval of a Class TAS (Tavern, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 8.Q. Consideration and Action on an Application from 531 N. Main Pub, LLC, located at 531 N. Main St., Requesting Approval of a Class TAS (Tavern, All Types of Alcohol, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Item 8.R. Consideration and Action on an Application from GJAMN, LLC, d/b/a Bandana's BBQ, located at 305 N. Veteran's Pkwy, Ste. 107, Requesting Approval of a Class RBS (Restaurant, Beer & Wine Only, and Sunday Sales) Liquor License, as requested by the City Clerk Department. (Recommended Motion: The proposed Application be approved.)

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

Items Pulled from Consent Agenda

The following Item was presented:

Item 8.F. Consideration and Action on a Resolution to Authorize Waiving the Formal Bidding Requirements and Approve the Purchase with Acme Sports, Inc., for Walther PDP Pro Handguns for the Bloomington Police Department, in an Amount Not to Exceed \$120,000, as requested by the Police Department.

Council Member Ward supported the purchase but questioned how the City would handle

the old firearms, asking about warranties on the new guns. Police Chief Jamal Simington replied that the new weapons had a manufacturer's warranty and had been thoroughly researched and tested, while the existing Sig Sauer pistols were involved in lawsuits and had been barred from training use by the Illinois Law Enforcement Training and Standards ("ILETS") Board. He stated the guns were also near the end of their normal service life, and the Bloomington Police Department ("BPD") believed it was an appropriate time to replace them.

Corporation Counsel Chris Spanos explained there were several ongoing or proposed class action lawsuits involving the manufacturer, Sig Sauer, over alleged accidental discharges, and that Sig Sauer was actively disputing those claims and defending the gun's safety. He said the City was not in a position to lead such litigation itself, but if a class action were eventually certified and the City could show it had suffered a loss, it might consider joining a future case.

Council Member Ward emphasized that she was not opposed to buying new weapons but wanted to amend the proposed Resolution. She outlined specific text she wished to strike: (1) the 5th Whereas clause would read "*WHEREAS, the cost of one hundred and forty-five (145) Walther PDP Pro handgun systems is \$132,530, which will be reduced by \$20,800 with a trade-in credit for a total cost of \$111,730; and*"; (2) the entire 6th Whereas clause describing offsetting costs through the buyback program be removed; and (3) the 8th Whereas clause would read "*WHEREAS, BPD is also requesting authorization to waive formal bidding requirements due to several compelling factors, including the urgent need to initiate the manufacturing process, the desire to avoid potential liability, and recent lapses in training sessions. Additionally, the Walther PDP Pro has limited availability, and the vendor has reported a \$100 price increase per pistol. To help offset costs, the vendor has also offered to purchase BPD's existing SIG Sauer firearms. Taken together, these circumstances make it critical to proceed without delay through the formal bidding process; and*".

She explained that, if the City was justifying replacement of the guns on safety grounds, it was not in the public's interest - or ethically consistent - to then reintroduce those same weapons into the community via trade-ins or resale, even with liability waivers.

Council Member Ward made a motion, seconded by Council Member Hendricks, to move approval of the Item with amendments to the Resolution as stated.

Council Member Mosley expressed concern about potential liability to the City, but noted BPD had not experienced problems with the guns, and that Sig Sauer had claimed they were safe. He questioned whether declaring them unsafe for resale could actually increase the City's exposure and undermine any future cost recovery if class actions failed.

Chief Simington confirmed that BPD and neighboring agencies had experienced no failures with the current guns and described them as dependable, even the ones used extensively by SWAT officers. He reiterated the reasons to replace the guns. He noted the City had a longstanding practice of allowing officers to keep their duty weapon upon retirement or weapon turnover. He explained that service weapons were sentimental to officers and that, although they might never fire them again, they represented officers' years of service and protection.

Council Member Ward and Corporation Counsel Spanos discussed an additional edit based on her proposed amendments.

Council Member Montney wanted to better understand the implications of the amendments. She noted staff had strongly recommended the proposal without changes and asked them to explain how the proposed changes, eliminating the trade-in and officer Buyback components, would affect staff operations, BPD, and the overall cost structure before she decided how to vote.

Chief Simington explained that about 100 officers had expressed interest in the Buyback Program, that BPD had been transparent about potential issues with them, and emphasized that both Bloomington and many other Illinois agencies had found the guns reliable. He added that the vendor, Acme Sports, was a reputable, federally licensed dealer that had long serviced hundreds of police agencies nationwide, and that while he could not control what Acme would choose to do with any traded-in guns, he had no concerns about their professionalism or standing.

Council Member Lee confirmed with Chief Simington that the guns were only going to BPD-trained officers or the federally licensed dealer for resale.

Council Member Scott asked whether there had been a time when BPD had decided to remove a gun from any buyback or resale option and then asked to confirm that officers who purchased their current guns could later resell them as they saw fit. Chief Simington stated that in his 34 years in law enforcement, he had not seen a gun removed from a buyback or resale option. He confirmed that any officer who purchased their gun would, like any private owner, be allowed to resell it, and would have to comply with all federal and state laws governing gun transfers.

Council Member Ward stressed that while the resale would have to comply with all federal and state laws, one of the guns could be sold to the public.

Mayor Brady asked Corporation Counsel Spanos to read the Resolution with the proposed amendments aloud.

Council Member Montney confirmed with Chief Simington that BPD would have to destroy the guns if they were not able to trade them into the vendor.

Mayor Brady directed the Clerk to call roll:

Ayes: Danenberger, Hendricks, Ward, Scott

Nayes: Kearns, Mosley, Montney, Straza, Hendricks, Lee

Motion Failed.

Council Member Montney made a motion, seconded by Council Member Lee, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Lee, Scott

Nayes: Ward

Motion Carried.

RESOLUTION NO. 2026 - 014

A RESOLUTION TO AUTHORIZE WAIVING THE FORMAL BIDDING REQUIREMENTS AND APPROVE THE PURCHASE WITH ACME SPORTS, INC., FOR WALTHER PDP PRO HANDGUNS FOR THE BLOOMINGTON POLICE DEPARTMENT, IN AN AMOUNT NOT TO EXCEED \$120,000

The following Item was presented:

Item 8.H. Consideration and Action on a Resolution Approving an Amendment to the Agreement with Thorn Run Partners, LLC, for Federal Lobbying Professional Services, as requested by the Legal Department.

Council Member Straza asked why the lobbying contract was proposed for three years and how it could be terminated. City Manager Jurgens replied that Council had originally selected Thorn Run via a three-year Request for Proposal (“RFP”), the firm had performed well, and so staff recommended another three-year term. He noted there was a mutual 30-day termination clause.

Council Member Montney said it was hard to justify spending nearly \$300,000 on a lobbying firm given the City’s strong relationships with its congressional representatives, and she asked whether those officials thought a “middleman” was necessary. City Manager Jurgens reported that in the three years since hiring Thorn Run, the City had secured about \$5.7 million in federal funds, which was a 1,900% return on the contract cost.

Council Member Straza and City Manager Jurgens discussed the possibility of revisiting other vendors should the City no longer want to contract with Thorn Run. Council Member Straza desired more time to discuss the terms and year length.

Council Member Scott confirmed with City Manager Jurgens that Thorn Run aided in federal funds only.

Council Member Straza made a motion to postpone the Item until the next regularly scheduled meeting.

Council Member Montney was concerned about how the upcoming One Voice conference could be affected if the Item was postponed, but supported additional discussion.

City Manager Jurgens said staff did not recommend delaying the decision as the City was currently out of contract with Thorn Run, just as Congress was beginning to identify congressionally directed spending projects, and the firm was slated to help staff sort projects and determine eligibility. He stated that staff’s recommendation would not change with additional discussion and reiterated a 30-day termination clause in the agreement.

Council Member Straza withdrew his motion.

Council Member Mosley asked staff for data comparing return on investments compared to other municipalities. Council Member Scott stated she found a positive correlation between municipalities that hire lobbyists and the funds that they return.

Council Member Hendricks made a motion, seconded by Council Member Mosely, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

RESOLUTION NO. 2026 - 016

A RESOLUTION APPROVING AN AMENDMENT TO THE AGREEMENT WITH THORN RUN PARTNERS, LLC, FOR FEDERAL LOBBYING PROFESSIONAL SERVICES

Regular Agenda

The following Item was presented:

Item 9.A. Consideration and Action on a Resolution Approving the Fiscal Year 2027 John M. Scott Health Care Trust Category I and Category II Grant awards and Programmatic Agreements, in the Amount of \$907,055.41, as requested by the Community Impact &

Enhancement Department.

William Bessler, Grants Manager, briefly introduced the Fiscal Year ("FY") 2027 John M. Scott Health Care ("JMS") Trust item, noting that it represented nearly a \$1 million investment in the community's health and well-being. He thanked Commission Chair Catherine Porter, the JMS Commission, community reviewers, and his staff for their work supporting the grant process.

Chair Porter presented the FY 2027 JMS Trust grant recommendations. She explained that the Trust funded health care services and social determinants of health for McLean County residents with incomes at or below 185% of the federal poverty level, through three categories of grants: Category 1 - multi-year large grants; Category 2 - annual program and capital grants; and Category 3 - annual emergency/urgent-need grants. She outlined the recent RFP process, noting strong demand and multiple applications. She then summarized the proposed FY 2027 awards: continued funding for two existing large Category 1 grants, two Category 2 capital projects, and multiple Category 2 program grants, for a total of just over \$900,000. She highlighted several larger awards and emphasized that funded projects aligned with the Community Health Improvement Plan focus areas of access to care, healthy eating/active living, and behavioral health. She concluded with the next steps for approval and executing agreements.

Council Member Hendricks made a motion, seconded by Council Member Danenberger, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

RESOLUTION NO. 2026 - 022

A RESOLUTION APPROVING THE FISCAL YEAR 2027 JOHN M. SCOTT HEALTH CARE TRUST CATEGORY I AND CATEGORY II GRANT AWARDS AND PROGRAMMATIC AGREEMENTS, IN THE AMOUNT OF \$907,055.41

The following Item was presented:

Item 9.B. Consideration and Action on a Resolution (1) Waiving the Formal Bidding Requirement; and (2) Approving a Three-Year Agreement with Backflow Solutions, Inc. (BSI Online), to Provide Implementation and Hosting Services for the City's Cross- Connection Program, in an Amount Not to Exceed \$156,030, with an Approximate \$120,000/Year Revenue Offset, as requested by the Development Services Department.

Director Kelly Pfeifer presented a proposal to update the City's cross-connection (backflow) control program, noting that Environmental Protection Agency ("EPA") and state rules required Bloomington to prevent contaminated water from flowing back into the public system. She explained that the current program covered only about 3,300 commercial accounts, leaving roughly 29,000 residential accounts and an estimated 1,000 homes with likely backflow systems (e.g., irrigation systems) effectively unmanaged, resulting in the City not fully in compliance. Director Pfeifer proposed a three-year agreement with Backflow Solutions, Inc. (BSI) to survey all accounts, track devices, and collect test reports. She said BSI was widely used in Illinois, cheaper than the only other vendor considered, and would replace the City's outdated, limited-access tracking system. Startup costs would be about \$148,545, with ongoing costs largely offset by revised commercial test submission fees expected to generate about \$120,000 annually, which would

support future survey cycles, limited staff follow-up, and bring the City into full compliance while better protecting the public water supply.

Council Member Mosley and Director Pfeifer discussed how the City would handle customers found not to be testing required backflow devices and compliance. They then discussed how outsourcing regulatory compliance tasks freed up staff to focus on other priorities.

Council Member Lee asked if the City was being penalized for being out of compliance. Eric Leman, City Plumbing Inspector III, reported that Bloomington was already regarded by the Illinois EPA as having one of the strongest cross-connection control programs for a city its size and said state officials viewed the proposed updates as proactive steps to stay prepared and fully compliant rather than waiting to react to problems.

Council Member Hendricks made a motion, seconded by Council Member Straza, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

RESOLUTION NO. 2026 - 023

A RESOLUTION (1) WAIVING THE FORMAL BIDDING REQUIREMENT; AND (2) APPROVING A THREE-YEAR AGREEMENT WITH BACKFLOW SOLUTIONS, INC. (BSI ONLINE), TO PROVIDE IMPLEMENTATION AND HOSTING SERVICES FOR THE CITY'S CROSS- CONNECTION PROGRAM, IN AN AMOUNT NOT TO EXCEED \$156,030, WITH AN APPROXIMATE \$120,000/YEAR REVENUE OFFSET

The following Item was presented:

Item 9.C. Consideration and Action on a Resolution Establishing the 2026 City Council Strategic Priorities and Guiding Principles for the City of Bloomington, as requested by the Administration Department.

City Manager Jeff Jurgens introduced the Item and explained that it was a continuation of the discussion from the earlier Committee of the Whole and last year's Council Retreat. He briefly recapped that Council had identified three core principles - fiscal discipline, quality of life, and community engagement - and four strategic priority areas - infrastructure, housing, public safety, and economic vitality. He said approving the resolution would formally establish this framework and that, going forward, staff would use it to show how items brought to Council align with these priorities and principles.

Council Member Scott made a motion, seconded by Council Member Danenberger, to approve the Item as presented.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

RESOLUTION NO. 2026 – 024

A RESOLUTION ESTABLISHING THE 2026 CITY COUNCIL STRATEGIC PRIORITIES AND GUIDING PRINCIPLES FOR THE CITY OF BLOOMINGTON

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, FEBRUARY 9, 2026, 6:00 PM
Page 10 of 11

City Manager's Discussion

City Manager Jurgens reported that, due to severe drought and low reservoir levels, he had issued a formal water conservation proclamation under the City Code, with a goal of reducing water use by 10%. He noted that earlier voluntary efforts had already cut usage by about 6% and asked residents to continue conserving water until spring rains improved conditions.

Council Member Discussion

Council Member Mosley celebrated his one-year anniversary of being on the Council and thanked staff for their support in acclimating him to the position and his constituents in Ward 2.

Council Member Straza reported feedback he had received from the Associate Executive Director of the IHSA, who reported that the recent dance state finals at the Arena were their best ever. He said all 22 suites were sold out with a waiting list and emphasized that IHSA specifically praised the work and leadership of Anthony Nelson, Arts & Entertainment Director, and his team. He noted that staff members Kristen and Maurice were also part of that successful team.

Council Member Abby Scott thanked the Fire Department for arranging a ride-along. She shared how every firefighter was fully engaged and eager to answer questions, demonstrating their commitment and professionalism. She noted that she gained a clearer understanding that the Fire Department was effectively the community's first responder for a wide range of emergencies, not just fires, and she praised their consistently excellent service to residents.

Mayor's Discussion

Mayor Dan Brady thanked Council Members who attended the McLean County Chamber of Commerce Gala and highlighted the success of the Tour de Chocolate event in Downtown Bloomington, noting increased attendance over the prior year. He also reported positive results from events at Grossinger Motors Arena, citing estimated visitor counts and concession revenues.

Mayor Brady expressed appreciation to event partners, the Downtown team, and Deputy City Manager Billy Tyus for their work.

Executive Session

No Executive Session was held.

Adjournment

Council Member Scott made a motion, seconded by Council Member Danenberger, to adjourn the meeting.

Mayor Brady directed the Clerk to call roll:

Ayes: Kearns, Mosley, Montney, Danenberger, Straza, Hendricks, Ward, Lee, Scott

Motion Carried.

The meeting adjourned at 7:40 PM.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

MINUTES
CITY COUNCIL - REGULAR SESSION
MONDAY, FEBRUARY 9, 2026, 6:00 PM
Page 11 of 11



Consent Agenda Item No. 7.B.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on Approving Bills and Payroll in the Amount of \$7,612,970.63, as requested by the Finance Department.

Recommended Motion: The proposed Bills and Payroll be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: Bills and Payroll are filed in the City Clerk's Department. The full Bills and Payroll Report is now housed under Finance documents on the City website, available at <https://www.cityblm.org/bills>.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: Total disbursements to be approved \$7,612,970.63 (Payroll total \$3,436,737.59, Accounts Payable total \$4,088,736.53, and Bank Transfers total \$87,496.51).

Attachments:

1. Council Finance Summary Report

CITY OF BLOOMINGTON FINANCE REPORT

PAYROLL

| Date | Gross Pay | Employer Contribution | Totals |
|-----------------------|------------------|------------------------------|------------------------|
| 2/20/2026 | \$ 2,715,434.91 | \$ 683,917.17 | \$ 3,399,352.08 |
| Off Cycle Adjustments | \$ 32,206.02 | \$ 5,179.49 | \$ 37,385.51 |
| PAYROLL TOTAL | | | \$ 3,436,737.59 |

ACCOUNTS PAYABLE (WIRES)

| Date | Bank | Total |
|-----------------------|-------------------|------------------------|
| 3/9/2026 | AP General | \$ 3,403,751.87 |
| 3/9/2026 | AP JMScott | \$ - |
| 3/9/2026 | AP Comm Devel | \$ 52,370.73 |
| 3/9/2026 | AP IHDA | \$ 15,950.00 |
| 3/9/2026 | AP Library | \$ 58,295.35 |
| 3/9/2026 | AP MFT | \$ 469,697.59 |
| 02/19/2026-02/26/2026 | Out of Cycle AP | \$ 88,670.99 |
| 02/18/2026-03/03/2026 | AP Bank Transfers | \$ 87,496.51 |
| AP TOTAL | | \$ 4,176,233.04 |

PCARDS

| | |
|--------------------|-------------|
| PCARD TOTAL | \$ - |
|--------------------|-------------|

| | |
|--------------------|------------------------|
| GRAND TOTAL | \$ 7,612,970.63 |
|--------------------|------------------------|

Respectfully,

F Scott Rathbun
Director of Finance



Consent Agenda Item No. 7.C.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving the Purchase of Four New Henke/Wausau Snowplows, from Koenig Body and Equipment, Inc., in the Amount of \$134,912, as requested by the Public Works Department.

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1a. Budget with adequate resources to support defined services and level of services

Background: Public Works is requesting approval for the purchase of Four (4) New Henke/Wausau Snowplows from Koenig Body and Equipment, in the amount of \$134,912, using the Sourcwell Contract #062222-AGI Alamo Group (exp. date 8/15/2026)

These units are to replace 20-year-old units that are currently in use. The units have reached the end of their useful life cycle and are starting to fail and have multiple issues during snow operations, which hinder the ability of the crews to meet the operational needs. Some of the issues include trip edges that have completely rusted out, structural steel parts that are cracking, and hydraulic cylinders that are failing during snow operations. The units are critical to maintaining safe roadways during snow events.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: If approved, the City will purchase the four New Henke/Wausau Snowplows, in the amount of 134,912, using the Sourcwell Contract#062222-AGI (exp. date 8/15/2026). The four units will be paid for by the Snow & Ice Removal-Capital Outlay Equipment Other than Office account (10016124-72140). The total amount included in the FY 2026 Budget is \$142,688. Stakeholders can locate this in the FY 2026 Budget Books titled: "Budget Overview & General Fund" on page 304 and "Other Funds & Capital Improvement" on page 100.

Attachments:

1. Resolution - Koenig Snowplows
2. Resolution - Exhibit A - Koenig Snowplows

RESOLUTION NO. 2026 - ____

A RESOLUTION APPROVING THE PURCHASE OF FOUR (4) NEW HENKE/WAUSAU SNOWPLOWS, FROM KOENIG BODY & EQUIPMENT, INC., IN THE AMOUNT OF \$134,912

WHEREAS, subject to the provisions of the City Code, City staff are recommending the purchase of Four (4) New Henke/Wausau Snowplows (“Purchase”), from Koenig Body & Equipment, Inc., in the amount of \$134,912; and

WHEREAS, the detailed quote is attached (Exhibit A); and

WHEREAS, the current units are 20 years old and have reached the end of their life cycle which can be evidenced by multiple issues during snow events, such as trip edges that are completely rusted out, structural steel parts that are cracked, and hydraulic cylinders that are failing during snow operations; and

WHEREAS, the Purchase consists of four (4) Henke/Wausau HSP4311H Snowplows and all of the items included on the quote in Exhibit A for each plow; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Purchase.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Purchase, and any other documents necessary to complete this transaction.

PASSED this 9th day of March 2026.

APPROVED this ____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A

KOENIG BODY AND EQUIPMENT, INC.

www.koenigbody.com

2428 Farmington Road, Peoria, IL 61604
Ph.: (309) 673-7435 or (800) 767-7406
Fax: (309) 673-6836



You name it... We can build it!



ASE Certified
Technicians

QUOTE [X]
ESTIMATE []
ORDER []

REPLACEMENT PLOWS

TO: CITY OF BLOOMINGTON
ADDRESS: 109 EAST OLIVE STREET
CITY: BLOOMINGTON, IL 61720

DATE: 02/11/2026
PHONE: 434-2296
FAX: 434-2279

ATTN: ROB KRONES

INT HB 507

WHITE

102"CA

30000RDS

| TRUCK QUANTITY | WHEELBASE | DESCRIPTION | COLOR | CAB TO AXLE | TRANSMISSION | NET PRICE |
|----------------|-----------|--|-------|-------------|--------------|-------------|
| 1 | | HENKE / WAUSAU HSP4311H SNOW PLOW: | | | | |
| | | - CUSHION VALVE & LOCK RELIEF VALVE | | | | |
| | | - SQH QUICK HITCH PLOW PORTION | | | | |
| | | - UPGRADED 2 PIECE TRIP EDGE | | | | |
| | | - RUBBER DEFLECTOR & BLADE MARKERS | | | | |
| | | - 11' X 43" POLY MOLDBOARD WITH RIGHT HAND MAILBOX CUT OUT | | | | |
| | | - DUAL MAILBOX CUT OUTS | | | | |
| | | - CARBIDE BLADES, COVER BLADE , CURB BUMPERS | | | | |
| | | - JACK STAND- NO CARRIERS | | | | |
| | | - DUAL REVERSE CYLINDERS | | | | |
| | | - HOSES & H.P. QUICK COUPLER ADAPTOR, MATCH FLEET SET-UP | | | | |
| | | | | FOB PEORIA | | \$33,728 00 |
| | | WAUSAU / HENKE MANUF. (ALAMO GROUP) | | | | |
| | | SOURCEWELL # 062222-AGI | | | | |
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| | | APPROX 210 DAYS OUT | | | | |

PAGE 1

SALESMAN SIGNED: _____ CUSTOMER SIGNED: _____



Consent Agenda Item No. 7.D.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving the Purchase of Three (3) JRB-Komatsu Wheel Loader Buckets, from Roland Machinery Company, in the Amount of \$59,355, as requested by the Public Works Department.

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1a. Budget with adequate resources to support defined services and level of services

Background: The Public Works Department is requesting approval for the purchase of three (3) new JRB-Komatsu Wheel Loader buckets, from Roland Equipment, in the amount of \$59,355, using the Sourcewell Contract#011723-KOM (exp. date 4/14/2027).

The current buckets, utilized by the Solid Waste Division of the Public Works Department, are worn out and damaged. The buckets are used daily for bulk and brush pickup throughout the City as well as for leaf collection, snow and ice operations, and the City yards as needed. The daily use of the buckets creates wear on the bottom, sides, and clamshell closing surfaces. These buckets also have damage to the dozer edges, hydraulic cylinder mounts, and hinge areas. It is necessary to replace these buckets in order to meet the operational needs of the Solid Waste Division.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: If approved, the City will purchase the three new JRB-Komatsu buckets, in the amount of \$59,355, using the Sourcewell Contract#011723-KOM (exp. 4/14/2027). The three units are included in the Solid Waste-Capital Outlay Equipment Other than Office account (54404400-72140) at a total budget amount of \$72,087. Stakeholders can locate this in the FY 2026 Budget Books titled "Other Funds & Capital Improvement" on pages 103 and 167.

Attachments:

1. Resolution - Roland Wheel Loader Buckets
2. Resolution - Exhibit A - Roland Wheel Loader Buckets

RESOLUTION NO. 2026 - ____

**A RESOLUTION APPROVING THE PURCHASE OF THREE (3) JRB-KOMATSU WHEEL
LOADER BUCKETS, FROM ROLAND MACHINERY COMPANY, IN THE AMOUNT OF
\$59,355**

WHEREAS, subject to the provisions of the City Code, City staff are recommending the purchase of Three (3) JRB-Komatsu Wheel Loader Buckets (“Purchase”), from Roland Machinery Company, in the amount of \$59,355; and

WHEREAS, the detailed quote is attached (Exhibit A); and

WHEREAS, the current buckets are utilized by the Solid Waste Division of the Public Works Department for daily bulk, brush, and leaf collection as well as for snow and ice operations and work in the City yards as needed; and

WHEREAS, the buckets sustain wear on the bottom, sides and clamshell closing surfaces and damage to the dozer edges, hydraulic cylinder mounts, and hinge areas; and

WHEREAS, it is necessary to replace these buckets in order to meet the operational needs of the Solid Waste Division; and

WHEREAS, the Purchase consists of three (3) JRB-Komatsu Wheel Loader Buckets per the quote in Exhibit A for each bucket; and

WHEREAS, the City Council finds it in the best interest of the City to approve the Purchase.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:**

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Manager, or designated representatives, are authorized to execute the Purchase, and any other documents necessary to complete this transaction.

PASSED this 9th day of March 2026.

APPROVED this ____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A



Consent Agenda Item No. 7.E.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Approving the Release of Certain Closed Executive Session Meeting Minutes, as requested by the City Clerk Department.

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: The Open Meetings Act ("OMA") requires Executive Session (aka closed session) minutes to be reviewed semi-annually, every six months. Unless otherwise approved for release, staff recommend that all other closed executive session minutes of the City Council remain confidential.

Council met in Executive Session on February 23, 2026, and reviewed historical executive session minutes and determined that the content of one (1) set of minutes should be fully released. That set of minutes are now being recommended for release as outlined in the proposed Resolution.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

1. Resolution

RESOLUTION NO. 2025 - ____

A RESOLUTION APPROVING THE RELEASE OF CERTAIN CLOSED EXECUTIVE SESSION MEETING MINUTES

WHEREAS, the City of Bloomington (“City”), is a home-rule municipality operating in McLean County, Illinois; and

WHEREAS, the Illinois Open Meetings Act (“the Act”), Section 2.06(d), requires public bodies to review closed executive session minutes semi-annually, every six months, to determine whether or not a need for confidentiality of closed session minutes exists; and

WHEREAS, the Act requires the City to “report” its decision on what closed executive session minutes it is keeping confidential; and

WHEREAS, the City Council conducted a review of its closed executive meeting minutes while in closed Executive Session on February 23, 2026; and

WHEREAS, the City Council finds that the best interests of the City are served by outlining its review of the closed executive session meeting minutes as set forth in Exhibit A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Council hereby reports its decision on the confidentiality of the meeting minutes and report of same as set forth in Exhibit A.

SECTION 3. If any section, paragraph, clause, or provision of the Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution.

SECTION 4. All Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall be in full force and effective immediately after its passage and approval.

PASSED this 9th day of March 2026.

APPROVED this day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Leslie Smith-Yocum, City Clerk

EXHIBIT A

CLOSED EXECUTIVE SESSION MEETING MINUTES

The following closed session meeting minutes shall be approved for full release by City Council:

| Meeting Minutes Date | Statutory Subject |
|-----------------------------|--|
| March 16, 2015 | Section 2(c)(1) of 5ILCS 120 - Personnel |

Unless otherwise approved for release, all other closed executive session minutes of the City Council are to remain confidential.



Consent Agenda Item No. 7.F.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on a Resolution Authorizing Waiving the Technical Bidding Requirements and Authorizing City Staff to Negotiate an Agreement with Rowe Construction, A Division of United Contractors Midwest, for the Fiscal Year 2027 General Street Resurfacing Program, as requested by the Engineering Department.

Recommended Motion: The proposed Resolution be approved.

Strategic Plan:

Goal 2. Upgrade City Infrastructure and Facilities to Grow the Local Economy

Objective 2a. Better quality roads and sidewalks

Goal 4. Strong Neighborhoods

Objective 4d. Improved neighborhood infrastructure

Goal 5. Great Place - Livable, Sustainable City

Objective 5a. Well-planned City with necessary services and infrastructure

Background: Due to limited contractors that engage in street resurfacing and in an effort to get better prices, the City has historically brought forward a resolution each year waiving the technical bidding requirements and allowing staff to negotiate a contract with Rowe Construction, A Division of United Contractors Midwest ("UCM"), for the FY 2027 General Street Resurfacing Program. UCM is the company in McLean County capable of performing all the required operations, and City staff would bring the negotiated contract for Council approval.

At a future meeting, the Engineering Department will present the current condition of the street system and recommendations for the Fiscal Year ("FY") 2027 General Resurfacing Program and Pavement Preservation Program. Information about City streets is maintained in a Geographic Information System ("GIS") by Engineering. The condition rating, along with other information, is used to help determine which streets will be resurfaced each year.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: This is an FY 2027 Budget Item. The negotiated contract will return to Council for approval. Stakeholders can locate information on the FY 2027 General Resurfacing and Pavement Preservation Programs in the FY 2027 Proposed Budget Book titled "Other Funds & Capital Improvement" on pages 68, 69, 70, 170, 226, 228, and 229.

Attachments:

1. Resolution

RESOLUTION NO. 2026 - ____

A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING REQUIREMENTS AND AUTHORIZING CITY STAFF TO NEGOTIATE AN AGREEMENT WITH ROWE CONSTRUCTION, A DIVISION OF UNITED CONTRACTORS MIDWEST, FOR THE FISCAL YEAR 2027 GENERAL STREET RESURFACING PROGRAM

WHEREAS, subject to the provisions of the City Code, City staff are recommending waiving the technical bidding requirements and authorizing City staff to negotiate an agreement with Rowe Construction, a Division of United Contractors Midwest, for the Fiscal Year (“FY”) 2027 General Street Resurfacing Program; and

WHEREAS, the City has the ability to waive the technical bidding requirements, pursuant to City Code Chapter 16, Section 403; and

WHEREAS, streets for resurfacing have been identified for Fiscal Year 2027; and

WHEREAS, Rowe Construction – A Division of United Contractors Midwest (“UCM”) has historically been the sole bidder on this annual contract; and

WHEREAS, it is anticipated UCM would be the sole bidder if the project were subject to a competitive bid; and

WHEREAS, City staff believe that a better end product will be achieved through utilizing the bid waiver process and direct negotiations with UCM; and

WHEREAS, UCM will be able to more accurately bid the work because they will have fewer uncertainties, and UCM’s prior experience and depth of knowledge about resurfacing will provide an opportunity for them to make recommendations on how the work can be accomplished in a more efficient manner; and

WHEREAS, direct negotiations with UCM will expedite the commencement of work; and

WHEREAS, the City Council find it in the best interest of the City to waive the bidding requirements and approve City staff to negotiate an agreement with Rowe Construction for the FY 2027 General Street Resurfacing Program.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. That the formal bidding requirements are waived.

SECTION 3. The City Manager, or designated representatives, are authorized to negotiate and execute the Agreement, and any other documents necessary to complete this transaction.

PASSED this 9th day of March 2026.

APPROVED this ____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk



Consent Agenda Item No. 7.G.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Consideration and Action on an Ordinance Approving the Third Amendment to the Agreement for Energy Brokerage Services with the Stone River Group Regarding Term Extension, as requested by the Administration - Facilities Department.

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1d. City services delivered in the most cost-effective, efficient manner

Background: If approved, the agreement with The Stone River Group will be amended to extend the agreement for an additional three years. They will then continue to procure energy supply for all City facilities and the community at large via the Municipal Aggregation Program. In addition, the City Manager or their Deputy will be authorized to renew the Energy Brokerage Services Agreement with The Stone River Group at each three-year renewal period and for future renewal periods, based on satisfactory performance, as determined by the Facility Manager in the Administration Department, and to execute any necessary agreements with The Stone River Group.

On July 24, 2017, Council approved an agreement in response to RFQ #2017-08 with The Stone River Group to provide energy brokerage services for the City of Bloomington for a three-year period. Contract language allows for the extension of the agreement for an additional three-year period at the City's sole discretion, which was included in the original solicitation. Council approved the First Amendment to the agreement on September 14th, 2020, and the Second Amendment on July 23rd, 2023.

The Stone River Group has provided energy brokerage services to the City of Bloomington for all City facilities and the community at large via the Municipal Aggregation program. The Stone River Group also works with the Town of Normal, Village of Heyworth, and about 14 other central Illinois communities. The combined electrical supply use of this group provides substantial leverage in executing contracts at very competitive rates. These services enabled the City to procure energy supply at rates considerably lower than standard market rates, which has resulted in an approximate annual energy supply savings of nearly \$650,000 in 2025. In addition, they are a local company, located here in Bloomington.

Community Groups/Interested Persons Contacted: The Stone River Group, Adjacent Communities

Financial Impact: If approved, the City will enter into a Third Amendment to the Agreement for Energy Brokerage Services with the Stone River Group. Execution of energy supply contracts provides lower energy costs than remaining on the open market and is in the best interest of

the City and its residents. Energy costs are included in the current budget. There are no direct costs to the City for the brokerage service because The Stone River Group is paid by the energy supplier.

Attachments:

1. Ordinance
2. Ordinance - Exhibit A - Third Amendment to the Agreement
3. Muni Agg Savings 2025

ORDINANCE NO. 2026 - _____

AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE AGREEMENT FOR ENERGY BROKERAGE SERVICES WITH THE STONE RIVER GROUP REGARDING TERM EXTENSION

WHEREAS, the City of Bloomington (“City”) is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs; and

WHEREAS, a Request for Qualifications (“RFQ”) for Energy Brokerage Services was released on May 30, 2017, and The Stone River Group was recommended to provide these services for the City based on prior energy brokerage experience with the City and several surrounding municipalities. The combined energy use of each of these municipalities allowed Stone River Group to broker lower energy costs; and

WHEREAS, on July 24, 2017, an Agreement for Energy Brokerage Services (“Agreement”) was approved by City Council and made between the City and Stone River Group for energy brokerage services for municipal buildings, electric and natural gas supply, and electric aggregation services that include renewable energy; and

WHEREAS, the Agreement with Stone River Group allows for three-year extensions and City Council approved a First Amendment extending the agreement for an additional three years on September 14, 2020, and the Second Amendment on July 24, 2023 (Ordinance No. 2023-080); and

WHEREAS, the City Council finds it in the best interest of the City to approve a third Amendment to the Agreement (“Exhibit A”).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. Any technical bidding requirements are waived.

SECTION 3. The City Manager, or designated representatives, are authorized to execute the Third Amendment to the Agreement, and for as many renewal periods as advised by the Facility Manager, and any other documents necessary to complete this transaction.

SECTION 4. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 5. The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

SECTION 6. This Ordinance is enacted pursuant to the authority granted to the City as a home rule unit by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 7. This ordinance shall be effective immediately after its approval and publication as required by law.

PASSED this 9th day of March 2026.

APPROVED this ____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A

**THIRD AMENDMENT TO AGREEMENT
FOR ENERGY BROKERAGE SERVICES
WITH STONE RIVER GROUP
REGARDING TERM EXTENSION**

This Third Amendment, made and entered into this ____ day of March 2026, by and between THE CITY OF BLOOMINGTON, ILLINOIS, (hereinafter "CITY"), and THE STONE RIVER GROUP LLC, WITNESSETH that:

WHEREAS, on July 24, 2017, an Agreement for Energy Brokerage Services ("Agreement") was made between the CITY and STONE RIVER GROUP for energy brokerage services for municipal buildings electric and natural gas supply and electric aggregation services that include renewable energy; and

WHEREAS, the Agreement provides brokerage services for an initial term of three years, and allows the CITY to elect to extend for additional three-year terms; and

WHEREAS, the CITY chose to amend the Agreement on July 24, 2023 to extend the Agreement for an additional three-years; and

WHEREAS, it is agreed that it is in the CITY's best interest to enter into this Third Amendment to extend the Agreement for an additional three-year term, July 24, 2026 – July 24, 2029;

NOW, THEREFORE, in consideration of the foregoing and the mutual covenants set forth herein, the parties hereto, intending legally to be bound, agree to incorporate the above recitals as if fully restated herein and further agree as follows:

1. Recitals. The recitals set forth above shall be incorporated into the terms and conditions of this Second Amendment as if fully set forth herein.
2. In all other respects the Agreement for Energy Brokerage Services shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the Agreement for Energy Brokerage Services in duplicate this day and year first above written.

CITY OF BLOOMINGTON

THE STONE RIVER GROUP LLC

By: _____
Its City Manager

By: Don Frontone
Its Representative

ATTEST:

ATTEST:

By: _____
Its City Clerk

By: Justin Cheger
Its Secretary



Municipal Aggregation Savings

January 2025 to December 2025

| | |
|--------------------|------------------------|
| Arcola | \$ 24,963.15 |
| Athens | \$ 20,833.08 |
| Atlanta | \$ 16,523.03 |
| Benld | \$ 21,619.63 |
| Bloomington | \$ 654,761.75 |
| Bunker Hill | \$ 20,309.59 |
| Chrisman | \$ 11,064.03 |
| Dunlap | \$ 13,696.76 |
| Galesburg | \$ 18,997.97 |
| Greenview | \$ 17,105.22 |
| Heyworth | \$ 33,465.36 |
| Kansas | \$ 6,085.52 |
| Lincoln | \$ 165,653.17 |
| Logan County | \$ 65,546.98 |
| Mason | \$ 4,559.40 |
| Mt Zion | \$ 97,132.06 |
| Normal | \$ 280,658.35 |
| Pawnee | \$ 30,619.52 |
| Petersburg | \$ 30,154.31 |
| Princeville | \$ 20,354.88 |
| Randolph Twp | \$ 15,378.43 |
| Tuscola | \$ 68,597.27 |
| Total | \$ 1,638,079.46 |

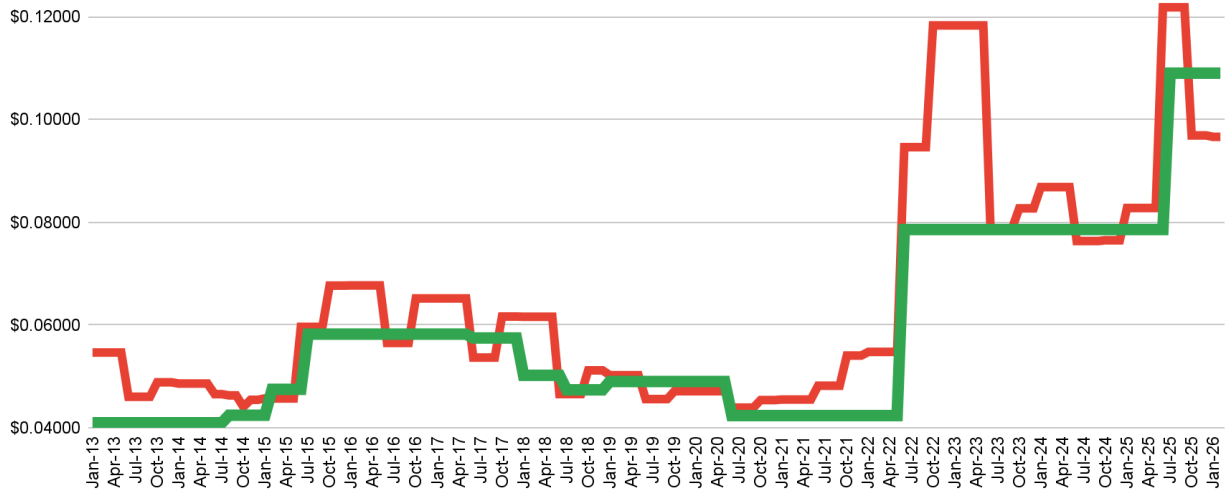
Actual Calculated Savings based upon resident usage.

This savings analysis compares the Utility Default rate to Fixed all in rate of Municipal Aggregation



Residential Rates - Ameren vs CIMA (Municipal Aggregation)

- Ameren - MA



| Year | MA Rate | Other Illinois Group | Ameren Rate (average) | Average Household Savings (annual) | Saving % |
|------|-------------------|----------------------|-----------------------|------------------------------------|---------------|
| 2013 | \$0.0410 | \$0.0409 | \$0.0495 | \$102 | 17.21% |
| 2014 | \$0.0465 | \$0.0475 | \$0.0466 | \$1 | 0.24% |
| 2015 | \$0.0465 | \$0.0475 | \$0.0671 | \$248 | 30.79% |
| 2016 | \$0.0582 | \$0.0585 | \$0.0634 | \$50 | 8.11% |
| 2017 | \$0.0582/\$0.0567 | \$0.0585 | \$0.0605 | \$107 | 18% |
| 2018 | \$0.0430/\$0.0482 | \$0.0560 | \$0.0532 | \$50 | 9% |
| 2019 | \$0.0498/0.0482 | \$0.0550 | \$0.0495 | \$0 | 0% |
| 2020 | \$0.0424 | \$0.0550 | \$0.0471 | \$55 | 9.92% |
| 2021 | \$0.04240 | \$0.04390 | \$0.04821 | \$69 | 12.05% |
| 2022 | \$0.07895 | No Program | \$0.11780 | \$354 | 32.90% |
| 2023 | \$0.07895 | No Program | \$0.12230 | \$528 | 35.00% |
| 2024 | \$0.07895 | \$0.12100 | \$0.08598 | \$85 | 9.00% |
| 2025 | 0.07895/0.10899 | \$0.12100 | \$0.09931 | \$45 | 5.00% |
| | | | | Average | 14.40% |



Consent Agenda Item No. 7.H.

For City Council: March 9, 2026

Ward Impacted: Ward 7

Subject: Consideration and Action on an Ordinance Approving a Special Use Permit for a Wireless Communications Facility in the B-1 (General Commercial) District for the Property Commonly Known as 1106 Interstate Drive (PIN: 13-36-401-001), as requested by the Development Services Department.

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Goal 2. Upgrade City Infrastructure and Facilities to Grow the Local Economy

Objective 2d. Well-designed, well maintained City facilities emphasizing productivity and customer service

Background: The Applicant seeks a Special Use Permit to allow a Wireless Communications Facility in the B-1 (General Commercial) District, because Use Provision § 44-1037A.1.a specifies that new wireless towers may be permitted in the B-1 District only as a Special Use. The Applicant plans to lease a 13,500-sf tract of land from the McLean County Farm Bureau on a long-term basis to build a Wireless Communication Facility, which will be operated by T-Mobile. According to the Applicant, the proposed location would provide high-speed wireless broadband access, fill a gap in the network where there is currently poor and/or insufficient coverage, and provide enhanced emergency services to the community within the fairground and the surrounding Bloomington area. The proposed facility would provide the opportunity for additional cell carriers to improve and expand their own coverage by collocating at the new facility, which would include a 155-ft monopole and associated equipment within a 75-ft x 75-ft fenced compound (5,625 sq. ft.).

The subject property for the Special Use Permit consists of approximately 13,500 sq. ft. in the northeast corner of a 36.6-acre parcel owned by the Farm Bureau. The Applicant is in the process of applying to subdivide the leased parcel from the underlying parent parcel, as required by § 24-215A Subdivision Regulations – Obligation to Comply. The subject property is undeveloped and adjacent to fairground activity, parking, and stormwater management areas, and neighboring farmland.

Following appropriate public notice, on February 18, 2026, the Zoning Board of Appeals held a public hearing, received testimony, and voted 7-0-0 to recommend approval of the Special Use Permit.

Community Groups/Interested Persons Contacted: The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Wednesday, January 21, 2026, and courtesy notices were mailed to ten property owners within 500 feet of the subject property.

Financial Impact: N/A

Attachments:

1. Ordinance
2. Ordinance Exhibit C - Findings of Fact

ORDINANCE NO. 2026 - ____

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS 1106 INTERSTATE DRIVE (PIN: 13-36-401-001)

WHEREAS, there was heretofore filed with the City of Bloomington, McLean County, Illinois, an application requesting a Special Use Permit for a Wireless Communications Facility, in the B-1 (General Commercial) District (“REQUEST”), for a portion of the property located at 1106 Interstate Drive (PIN: 13-36-401-001), legally described and depicted in Exhibit A, and also to be known as “Lot 7, Interstate Center Subdivision, Lot 1, 2nd Resubdivision” (“PROPERTY”); and

WHEREAS, said application included a Site Plan and Elevations, illustrated in Exhibit B (“SITE PLAN and ELEVATION”); and

WHEREAS, the Zoning Board of Appeals (“ZBA”), after proper notice was given, conducted a public hearing on said REQUEST, on February 18, 2026; and

WHEREAS, the ZBA, following said public hearings, made Findings of Fact, attached as Exhibit C (“FINDINGS”) that such REQUEST did meet the standards for granting a Special Use Permit set forth in Bloomington City Code § 44-1707; and

WHEREAS, the ZBA voted unanimously to recommend that Council approve this Ordinance; and

WHEREAS, the City Council of the City of Bloomington has the power to adopt this Ordinance and approve this Special Use Permit.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. The above recitals are incorporated herein by this reference as if specifically stated in full.

SECTION 2. The City Council hereby adopts the FINDINGS of the ZBA, and the Special Use Permit for a Wireless Communications Facility on the PROPERTY is hereby approved.

SECTION 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 4. The City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 6. This Ordinance shall be effective immediately after its approval and publication as

required by law.

PASSED this 9th day of March 2026.

APPROVED this _____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A – Legal Description

THE CITY OF BLOOMINGTON, COUNTY OF MCLEAN, AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN INTERSTATE CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF BLOOMINGTON, AS PER PLAT THEREOF RECORDED MAY 13, 2004, AS DOCUMENT NUMBER 2004-00015809 IN MCLEAN COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4 IN RESUBDIVISION OF PART OF LOTS 1 AND 2 IN INTERSTATE CENTER SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED DECEMBER 2, 2009, AS DOCUMENT NUMBER 2009-00036443 IN MCLEAN COUNTY, ILLINOIS; THENCE NORTH 2°10'54" WEST ALONG THE EASTERLY LINE OF AFORESAID LOT 1, FOR A DISTANCE OF 378.97 FEET TO A SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 88°53'59" EAST ALONG SAID SOUTHERLY LINE, 111.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°05'46" WEST, 115.39 FEET; THENCE NORTH 88°54'14" EAST, 115.52 FEET; THENCE SOUTH 2°10'48" EAST, 115.40 FEET; THENCE SOUTH 88°53'59" WEST, 117.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,456 SQUARE FEET (0.309 ACRES), MORE OR LESS.

EXHIBIT A – Depiction: Excerpt of Proposed Plat

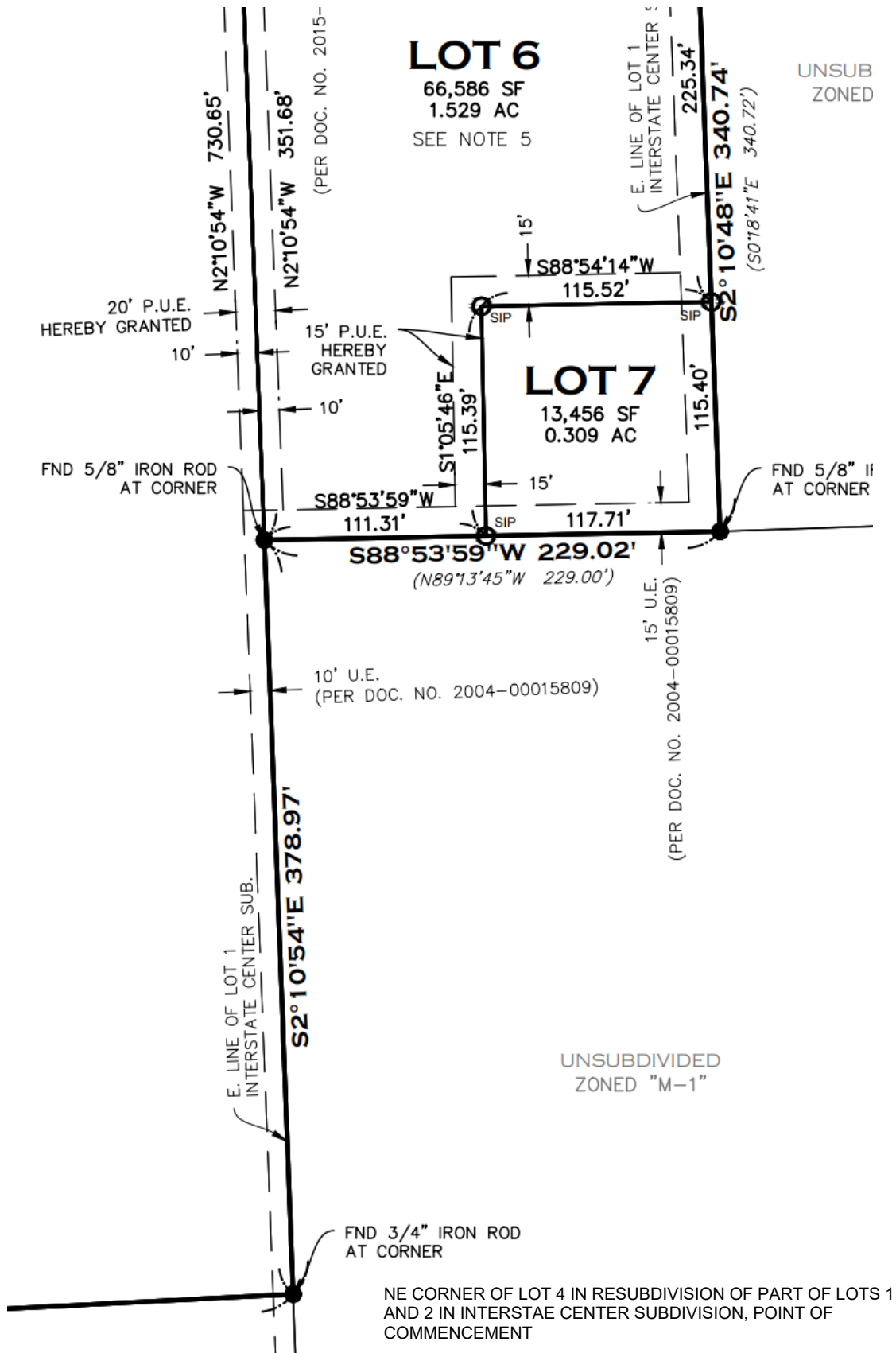
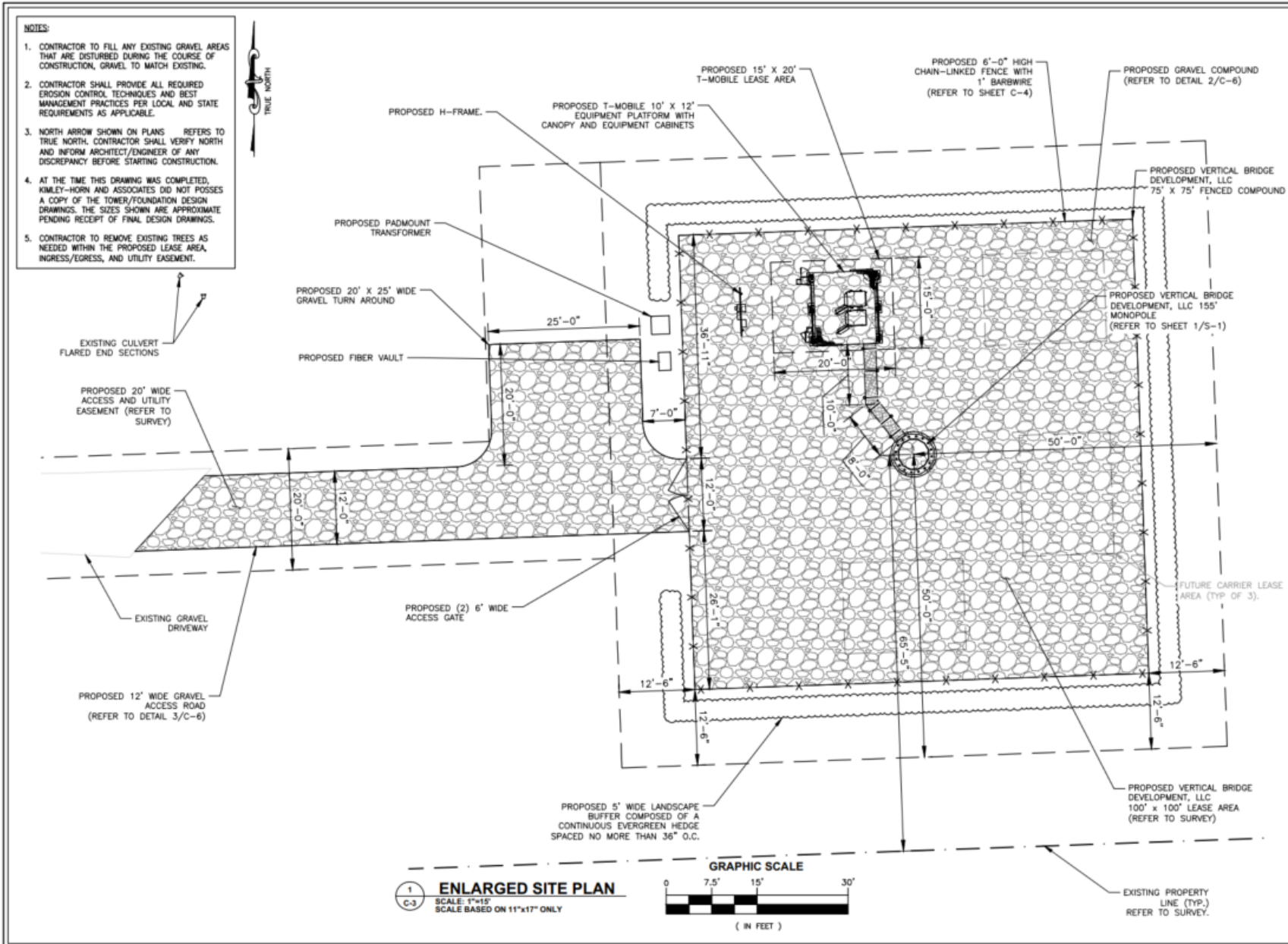


EXHIBIT B – Site Plan



verticalbridge
700 PARK OF COMMERCE DRIVE #200
BOCA RATON FL 33487
TEL: (561) 948-6367

PLANS PREPARED BY:
Kimley-Horn
3875 EMBASSY PARKWAY, SUITE 280
AKRON, OH 44333
PHONE (216) 505-7775
WWW.KIMLEY-HORN.COM

| REV. # | DATE | DESCRIPTION | BY: |
|--------|----------|-------------------|-----|
| A | 09/10/25 | ISSUED FOR REVIEW | TAM |

| | |
|-----------------------------------|--------------------|
| DESIGNED BY: TAM | CHECKED BY: MTD |
| KHA PROJECT NUMBER: KHCL-80385 | |
| ENGINEER SEAL: | |

PROJECT INFORMATION

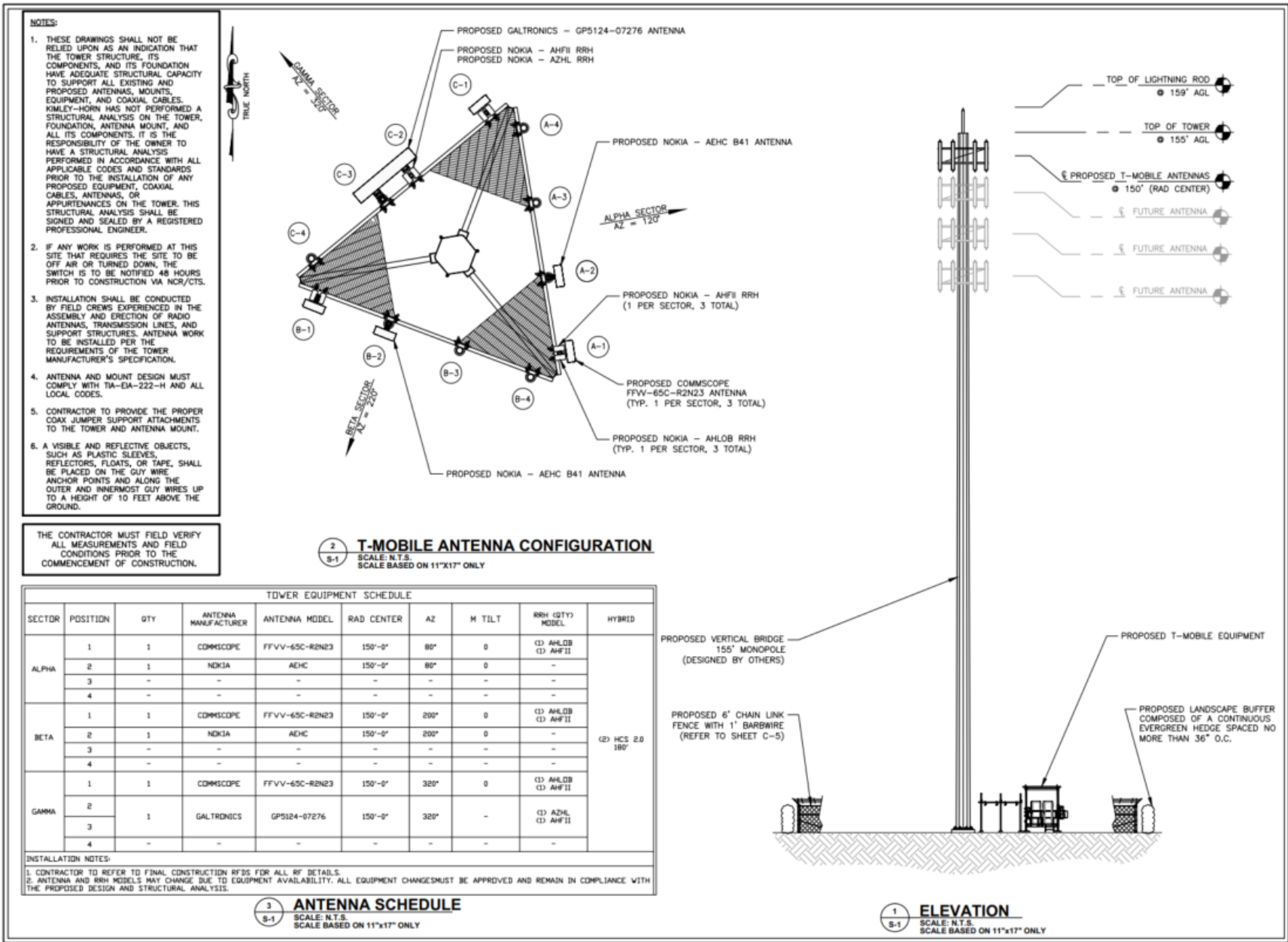
**US-IL-5871
BLOOMINGTON WEST**

1106 INTERSTATE DR
BLOOMINGTON, IL 61705
MCLEAN COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
C-3

EXHIBIT B – Elevation



700 PARK OF COMMERCE DRIVE #200
BOCA RATON FL, 33487
TEL: (561) 948-6367

PLANS PREPARED BY:

3875 EMBASSY PARKWAY, SUITE 280
AKRON, OH 44333
PHONE (216) 555-7775
WWW.KIMLEY-HORN.COM

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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A 09/10/25 ISSUED FOR REVIEW TAM

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|---------------|-----------------|
| DRAWN BY: TAM | CHECKED BY: MTD |
|---------------|-----------------|

KHA PROJECT NUMBER: KHCL-80385

ENGINEER SEAL:

PROJECT INFORMATION:

**US-IL-5871
BLOOMINGTON WEST**

1106 INTERSTATE DR.
BLOOMINGTON, IL 61705
MCLEAN COUNTY

SHEET TITLE:

**TOWER ELEVATION
AND DETAILS**

SHEET NUMBER:

S-1

EXHIBIT C -



FINDINGS OF FACT AND RECOMMENDATION OF THE CITY OF BLOOMINGTON ZONING BOARD OF APPEALS

These are the findings of fact and the recommendation of the City of Bloomington Zoning Board of Appeals (BOARD) concerning a request from **Vertical Bridge Development, LLC**, (APPLICANT), in **case SP-08-25**, related to approval of a **Special Use Permit for a Wireless Communication Facility** (REQUEST), for the property commonly known as 1106 Interstate Drive, PIN: 13-36-401-001 (PROPERTY).

After proper notice was given as required by law, the BOARD held a public hearing on this case on **February 18, 2026**, and hereby report their findings of fact and recommendation as follows:

ANALYSIS OF STANDARDS - After considering all the evidence and testimony presented at the hearing, this BOARD makes the following analysis of the standards contained in The Code of the City of Bloomington, Illinois, 1960, regarding the recommendation by the BOARD as to whether the City Council should grant or deny the REQUEST of the APPLICANT.

STANDARDS FOR REVIEW OF ZONING MAP AMENDMENTS, PER CH. 44 OF THE CITY CODE

- 1. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.**

The Applicant states that the proposed use would fully comply with the Federal Communications Commission’s (FCC) standards for radio frequency (RF) emissions and would not be detrimental to the welfare of the area. The BOARD finds that the facility would not generate smoke, fumes, dust, glare, noise, odors, sewage or waste. The facility would be located sufficiently far away from actively-used areas of the PROPERTY, reducing concerns from catastrophic fall events. Therefore, the BOARD finds that the proposed use would not be detrimental to the public health, safety or general welfare.

- 2. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The BOARD finds that the proposed use would not affect the use or enjoyment of the neighborhood properties for uses already permitted, and the use would be expected to maintain property values within the neighborhood, which includes fairground and agricultural uses.

- 3. The establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The BOARD finds that the proposed use would not affect the development of surrounding properties, which are zoned for commercial and industrial uses.

- 4. Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.**

The BOARD finds that access to the site is provided via existing private roads and access easements, and that no additional utilities or infrastructure (water, sanitary sewer, natural gas, waste collection) would need to be provided.

5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The BOARD finds that access to the site is provided via existing private roads and access easements, and no additional post-construction traffic would be generated other than occasional maintenance visits.

6. The Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals.

The BOARD finds that the proposed use would not violate the applicable regulations of the B-1 zoning district, including Use Provisions.

7. All Use Provisions specific to Wireless Communications Facilities, listed in § 44-1037, are met.

A. Applicability. The proposed facility is not one of the listed exempt uses.

B. Application. The submitted application provided all of the required information, including the scope of work, description of equipment, site plan, lighting plan, inventory of existing wireless facilities, photo-simulations, maintenance plan, and evidence of compliance with FAA standards.

C. Residential facilities. Not applicable.

D. Non-substantial changes. Not applicable.

E. New wireless towers.

- 1) Location. The proposed facility complies with the allowance as a special use in the B-1 district.
- 2) Co-location. The Applicant has demonstrated that all possible avenues for co-location of antennas on existing towers or base stations have been investigated.
- 3) Bulk standards. The proposed facility meets the requirements for lot size, and setbacks, as well as separation requirements from other wireless facilities over a 70-foot height.
- 4) Capacity. The proposed facility provides space for the equipment of two additional service providers.
- 5) Concealment. The proposed facility has been located away from residential zones, would be an off-gray steel finish to blend naturally into the background, and would be shielded by evergreen hedges. The photo-simulations submitted show what the tower will look like from different vantage points.
- 6) Review period. The City must approve or deny the application for a new wireless facility within 150 days of submission.
- 7) Review findings. The BOARD'S decision must be made in writing, and based upon substantial evidence. Conditions of approval may be imposed as provided in this subsection (§ 44-1037) and Article XVII of the Bloomington Zoning Ordinance.
 - a. RF emissions. The City shall not impose new conditions relating to, or deny an application on the basis of, radio frequency emissions.

- b. Property values. Findings of fact related to property values of nearby land shall be documented by expert testimony and the written analysis of a qualified professional, such as an appraiser or mortgage broker, based on a study for that specific location.
- c. Documented need for a new tower.
 - i. The proposed facility cannot be accommodated on an existing structure, as there are none in the Applicant’s search area of sufficient height.
 - ii. There are no existing structures within the Applicant’s search area that are capable of accommodating the new antenna, so the proposed antenna’s potential for damaging such a structure is moot.
 - iii. There are no existing structures of sufficient height within the Applicant’s search area.
 - iv. There are no other unforeseen reasons noted that make it unfeasible to locate the proposed facility on an existing structure.
- F. The proposed facility must meet all requirements of City Code Chapter 10 “Building Code.”
- G. The proposed facility will have only site identification signage including emergency contact information, “No Trespassing” signage, and safety signage required by the FCC.
- H. The Applicant agrees to remove the proposed facility at their own cost if it is unused for one year, and agrees to repay the City if the City removes the facility if the Applicant fails to remove it on their own volition.

After considering all the evidence and testimony presented, this BOARD finds that the REQUEST meets all of the standards for approval of a Special Use Permit, as listed in § 44-1707H.

Therefore, this BOARD recommends that the REQUEST for a Special Use Permit for a Wireless Communications Facility for the PROPERTY described above be granted by the Bloomington City Council.

ROLL CALL VOTE: 7-0-0

AYES: Ballantini; Harris; Poling; Steinkoenig; Welch; Williams; Woods

NAYS: None

ABSTENTIONS: None

Respectfully submitted by the City of Bloomington Zoning Board of Appeals.

Terry Ballantini

Terry Ballantini, Chair

2/20/2026 | 12:30 PM PST

Date



Consent Agenda Item No. 7.I.

For City Council: March 9, 2026

Ward Impacted: Ward 7

Subject: Consideration and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License, as requested by the City Clerk Department.

Recommended Motion: The proposed Application be approved.

Strategic Plan:

Goal 3. Strong Neighborhoods

Objective 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington

Background: SB Group 1, LLC (Applicant), to be located at 1802 W. Market St., is requesting approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package and Sunday Sales) Liquor License. A Freedom Oil gas station had been operating at this location previously, and they maintained an active liquor license for several years, but surrendered their liquor, video gaming, and tobacco licenses on December 9, 2025. The Applicant currently holds a City of Bloomington Tobacco License for this location.

The application originally appeared at the January 13, 2026, Liquor Commission Meeting and was approved contingent on the General Manager passing the required background investigation. Upon completion of said background investigation, the General Manager's background resulted with the finding of a prior felony conviction, and because the contingency of approval was not met, the Item appeared for additional review by the Liquor Commission.

After a Public Hearing on February 10, 2026, the Liquor Commission positively recommended the application to Council with a condition that Mr. Weed (General Manager) must provide a probation report for the Mayor to review and after reviewing that report, if the Mayor believed it was appropriate, he would forward the license application to the City Council with a positive recommendation, and if not, he could either deny the license or return the matter to the Liquor Commission for further review. The Mayor reviewed the provided letter and determined it to show compliance with the terms of probation. The item has therefore been submitted to council with a positive recommendation. Draft minutes of the hearings are attached.

Under Bloomington City Code (§6-104(D)) and the Illinois Liquor Control Act (235 ILCS 5/6-2), licenses cannot be issued to individuals with felony convictions unless a determination has been made that they are rehabilitated and able to hold public trust. 235 ILCS 5/6-2.5(b) provides factors that may be considered in evaluating applicants with felony convictions. While these factors are not specifically binding on the Liquor Commission or City Council, they may provide some guidance in evaluating whether an applicant with a felony has been sufficiently rehabilitated. They are set forth below. The background investigation report is included in the application packet materials for review and consideration, as well as a rehabilitation statement

submitted by the General Manager of the Applicant business.

--

Relevant City Code Language:

§ 6-104 Disqualification for license.

No such license shall be issued to:

(D) A person who has been convicted of a felony under the laws of the State of Illinois or any other state or the United States, unless the Commissioner determines, after investigation, that such person has been sufficiently rehabilitated to warrant the public trust;

Relevant State Statute Language:

235 ILCS 5/6-2 (from Ch. 43, par. 120) Sec. 6-2. Issuance of licenses to certain persons prohibited.

(a) Except as otherwise provided in subsection (b) of this Section and in paragraph (1) of subsection (a) of Section 3-12, no license of any kind issued by the State Commission or any local commission shall be issued to:

(4) A person who has been convicted of a felony under any Federal or State law, unless the Commission determines that such person will not be impaired by the conviction in engaging in the licensed practice after considering matters set forth in such person's application in accordance with Section 6-2.5 of this Act and the Commission's investigation.

235 ILCS 5/6-2.5 Sec. 6-2.5. Applicant convictions.

(b) The Commission, upon a finding that an applicant for a license was convicted of a felony or a violation of any federal or State law concerning the manufacture, possession or sale of alcoholic liquor, shall consider any evidence of rehabilitation and mitigating factors contained in the applicant's record, including any of the following factors and evidence, to determine if the conviction will impair the ability of the applicant to engage in the position for which a license is sought:

- (1) the lack of direct relation of the offense for which the applicant was previously convicted to the duties, functions, and responsibilities of the position for which a license is sought;
- (2) whether 5 years since a felony conviction or 3 years since release from confinement for the conviction, whichever is later, have passed without a subsequent conviction;
- (3) if the applicant was previously licensed or employed in this State or other states or jurisdictions, then the lack of prior misconduct arising from or related to the licensed position or position of employment;
- (4) the age of the person at the time of the criminal offense;
- (5) successful completion of sentence and, for applicants serving a term of parole or probation, a progress report provided by the applicant's probation or parole officer that documents the applicant's compliance with conditions of supervision;
- (6) evidence of the applicant's present fitness and professional character;
- (7) evidence of rehabilitation or rehabilitative effort during or after incarceration, or during or after a term of supervision, including, but not limited to, a certificate of good conduct under Section 5-5.5-25 of the Unified Code of Corrections or a certificate of relief from disabilities under Section 5-5.5-10 of the Unified Code of Corrections; and
- (8) any other mitigating factors that contribute to the person's potential and current ability to perform the duties and responsibilities of the position for which a license or employment is sought.

All license creations, amendments, or transfers are contingent upon compliance with all

building, health, and safety codes.

Community Groups/Interested Persons Contacted: In accordance with the City Code, a public notice was published on February 1, 2026, in *The Pantagraph*. 5 notices were mailed to properties adjacent to the applicant's property.

Financial Impact: The current annual license fee for a Class GPAS Liquor License is \$1,900 and will be recorded in the Non-Departmental- Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2026 Budget Book titled "Budget Overview & General Fund" on page 130. It is also the establishment's responsibility to collect and pay all applicable taxes, including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

Attachments:

1. CLK B Application_SB Group 1 LLC
2. CLK C Draft Minutes 01/13/26_SB Group 1 LLC
3. CLK D Draft Minutes 02/10/26_SB Group 1 LLC

CITY CLERK DEPARTMENT
City Council Item Verification Memo



Liquor Commission Date 02/10/26

City Council Date 03/09/26

| | | | |
|--------------------------|-----------------------------------|-------------------------|------------------------------|
| Acct. # | 11397 | Billing Cycle | Annual |
| Legal Entity Name | SB Group 1, LLC | DBA/Assumed Name | N/A |
| Business Address | 1802 W. Market St. | Zip Code | 61701 |
| Ownership | Bhumkaben Anilkum Chaudhari, 100% | Agents/Managers | Dustin Weed, General Manager |

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. Please see below for a list of reviewed documents and information related to the requested license.

Documents & Review Details

Included with Submission:

- Completed Application
- Ownership and Agent/Manager Information
- Financial Statement
- Articles of Organization
- Computer Generated Site/Floor Plan
- Lease Agreement
 - Exp. 12/31/29
- Rehabilitation Statement for Dustin Weed, General Manager
- Background Investigation Results for Dustin Weed, General Manager
- Probation Update Letter from Dustin Weed's Probationary Officer
- Applicable Application & Background Investigation Fees Paid

Documents/Information Verified During Review

- Applicable Required Background Investigations Completed
 - Bhumkaben Anilkum Chaudhari, 100% Owner – *No Concerns to Report*
 - Dustin Weed, General Manager – *Flagged for Review, Report Included in Packet*
- Entity is in Good Standing with the State of IL
- B/N Food & Beverage Tax Registration Form Submitted
- B/N Packaged Liquor Tax Registration Form Submitted

Due Before License Issuance

- Development Services & Health Department Inspections
- List of BASSET Certified Individuals
- Certificate of Liquor Liability Insurance & \$2,000 Bond

The documents listed above are available for review upon request. If you have any questions or concerns, please feel free to reach out.



Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

| | |
|--|--|
| Legal Entity Name (Corporate/LLC Name) | SB Group 1 LLC |
| Doing Business As (DBA) OR Establishment Name <i>(Assumed names must be registered with the State of Illinois)</i> | SB Group 1 LLC |
| Legal Entity Address <i>(including City, State, and Zip)</i> | [REDACTED] |
| Legal Entity Phone Number | 872-235-7766 |
| Legal Entity Email Address | bhumic115@gmail.com |
| Establishment Address including Zip | 1802 West Market St, Bloomington, IL 61701 |
| Establishment Phone Number | 872-235-7766 |
| Establishment Email Address | bhumic115@gmail.com |
| *Email Address for <u>ALL</u> City Communications: | bhumic115@gmail.com |

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

| Name (First & Last) | City | State | Zip |
|---------------------|---------------------|----------|-------|
| Bhumika Chaudhari | Des Plaines | Illinois | 60016 |
| Phone Number | Email Address | | |
| 872-235-7766 | bhumic115@gmail.com | | |

Contact Information for the Legal Entity's Agent: *(If applicable)*

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-----|
| | | | |
| Phone Number | Email Address | | |
| | | | |

Contact Information for the Establishment's General Manager: *(If different than above)*

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|----------|-------|
| Dustin Weed | Bloomington | Illinois | 61701 |
| Phone Number | Email Address | | |
| [REDACTED] | [REDACTED] | | |

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

| Class | Description | 2020 Fees | | 2021 Fees | |
|-----------|---|-----------|---------|-----------|---------|
| | | Semi | Annual | Semi | Annual |
| PA | Package Sales – All Types of Liquor <i>(Fee applies to all except CA, EA, RA, or TA)</i> | \$600 | \$1,200 | \$650 | \$1,300 |
| PB | Package Sales – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| | <i>(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)</i> | \$112.50 | \$225 | \$150 | \$300 |
| S | Sunday <i>(Fee applies to all except CA & CB)</i> | \$275 | \$550 | \$300 | \$600 |
| | Curbside Pick-Up and Delivery of Alcohol | - | - | - | - |
| | Outdoor Consumption Area | - | - | - | - |

| Liquor License Fee Chart (cont.) | | | | | |
|----------------------------------|---|-----------|---------|-----------|---------|
| Class | Description | 2020 Fees | | 2021 Fees | |
| | | Semi | Annual | Semi | Annual |
| CA | Clubs – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| CB | Clubs – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| EA | Entertainment/Recreational Sports Venue – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| EB | Entertainment/Recreational Sports Venue – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| GPB | Convenience Store (Package) – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| MA | Hotel/Motel – All Types of Liquor | \$600 | \$1,200 | \$650 | \$1,300 |
| MB | Hotel/Motel – Beer and Wine Only | \$375 | \$750 | \$425 | \$850 |
| RAP | Restaurant, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RBP | Restaurant, Beer & Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| RA | Restaurant – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RB | Restaurant – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| ST | Stadium – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TAP | Tavern, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TBP | Tavern, Beer and Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| TA | Tavern – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TB | Tavern – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

- Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.

| | |
|--|---|
| <input type="checkbox"/> Sole Proprietorship <input checked="" type="checkbox"/> Limited Liability Company (LLC) <i>A copy of the Articles of Organization must be attached.</i> | <input type="checkbox"/> Partnership (Date of Formation: _____) <input type="checkbox"/> Corporation (Inc. or Corp.) <i>A copy of the Articles of Incorporation must be attached.</i> |
|--|---|
- Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.
- Yes **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? *If yes, please identify the individual(s) and explain:* _____
 No
 N/A

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

- I verify that all owners, partners, officers, members, and majority stockholders:

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Are 21 years of age or older. |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Are citizens of the United States. |
| <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations). |
| <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor. |
| <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Have never been convicted of pandering or any other crime opposed to decency and morality. |
- Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)

| | | | |
|----|---|--|--|
| 2A | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Are any of the persons listed under ownership a resident of McLean County? |
| 2B | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Is the General Manager a resident of McLean County? |
- Yes No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?
- Yes No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



5. Yes No 5A Yes No Is the premises for which the license is sought owned? If not, does a valid lease to the premises for which the license is sought exist? *If so, a copy of the lease is required.*
- Yes No Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code in connection with the proposed sale of alcoholic beverages? *If yes, please explain:* _____

Nature of License:

- What type of establishment is intended to be operated with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) Gast Station and Mini Mart
- What class of liquor license is being sought? (See descriptions beginning on page 1.) GPA
- Yes No Will the establishment offer Sunday Sales?
- Yes No Will the establishment offer Curbside Pick-Up & Delivery of Alcohol? (Package License Holders Only) See City Code Ch. 6 Sec. 32 for more details. <https://ecode360.com/34837503>
- Yes No Will the establishment offer an Outdoor Dining Area?
- State the reason the applicant desires a liquor license for the establishment: _____
~~A valid liquor license exists for the premises. This continues that liquor license for the new ownership.~~
- If approved, how would the liquor license benefit the City and its residents? _____
~~A valid liquor license exists for the premises. This continues that liquor license for the new ownership.~~
- Yes No Will the establishment offer live entertainment in the establishment? *If yes, please explain:* _____
- Yes No Will the proposed or current establishment sell food?
- Yes No Will most of the establishment's gross revenue come from sources other than the sale of alcohol? *If yes, what sources will such revenue be derived?* _____
Fuel, snacks, beverages
- If approved, what license renewal billing cycle would be preferred? Annual Semi-Annual

Impact of Establishment:

- What are the proposed hours of operation?

The applicant seeks a liquor license to support the establishment's business model by offering alcoholic beverages in a controlled and regulated manner, consistent with community standards and all state and local laws. The license will enable lawful operations and enhanced service to customers, and no alcohol will be sold without proper authorization.

| Day | Time Open | Time Close |
|------------|-----------|------------|
| Monday: | 05:00 | 23:59 |
| Tuesday: | 05:00 | 23:59 |
| Wednesday: | 05:00 | 23:59 |
| Thursday: | 05:00 | 23:59 |
| Friday: | 05:00 | 23:59 |
| Saturday: | 05:00 | 23:59 |
| Sunday: | 05:00 | 23:59 |

The applicant respectfully clarifies that the prior response indicating an existing liquor license was made in error. Issuance of a liquor license would benefit the City and its residents by allowing the lawful sale of alcoholic beverages, supporting local employment, generating tax revenue, and enhancing the overall customer experience in a regulated and responsible manner.

- Describe the surrounding neighborhood within 500 ft. of the establishment (e.g. residential, commercial, mixed, etc.) Commercial
 - If there are office or commercial buildings nearby, approximately what are their hours of operation? Varies, there are two hotels and other fast casual restaurants within 500 feet.
 - Is the area predominately residential, are they single or multi-family homes? No
- Describe any and all streets immediately surrounding the establishment: (e.g. approximate width, one-way, two-way, parking restrictions, etc.) Located off of Peggy Ln and W Market Street. Peggy Lane is a 2 lane road and West Market street is a 4 lane road.
- How much additional traffic is expected to be generated with a liquor license? _____
Nominal since location is primarily a gas station
- Describe any and all on- and off-street parking: _____
Establishment has a parking lot
- How many establishments with liquor licenses are located within 500 ft. of the establishment? 0



Responsibility:

- 1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
- 2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
- 3. Yes No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
- 4. Yes No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
 4A If yes, please explain: Lucky Spin NC LLC at 1506 Sheridan Rd, North Chicago, IL 60064;
B2S Group LLC - 1412 Rock Island Ave, Vandalia, IL 62471
- 5. Yes No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
- 6. Yes No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
- 7. Yes No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* _____
- 8. Yes No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- Yes No **Sidewalk Café License** (*Downtown Area Only*) Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- Yes No **Catering Liquor License** *Allows liquor license holders to provide catering services to private parties.*
- Yes No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- Yes No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- Yes No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

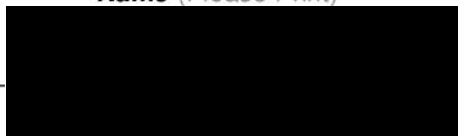
- 1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
- 2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
- 3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
- 4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
- 5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Bhumika Chaudhari

Manager/Member

Name (Please Print)

Title



12/4/2025

Date

Re: Liquor License Application Received, Additional Information Needed - SB GROUP 1 LLC

From Bhumi Chaudhari <bhumic115@gmail.com>

Date Mon 12/29/2025 11:16 AM

To City Clerk Inquiries <cityclerk@cityblm.org>

Hi Ashley,

Please see my email response below in blue. Let me know if you have any questions.

Thanks

On Fri, Dec 26, 2025 at 2:17 PM City Clerk Inquiries <cityclerk@cityblm.org> wrote:

Good Afternoon,

Thank you again for your interest in obtaining a liquor license with the City of Bloomington. Upon review, the following corrections or information needs to be provided in order to move forward. Please provide a response with the below updates and any requested documents no later than 4:30 p.m. on Tuesday, December 30, 2025, in order to remain in consideration for the January 2025 Liquor Commission Meeting.

1. In the section *Business Owner/Operator*

- a. Question #1 asks the applicant to verify that no owner, officer, partner, etc. have ever been convicted of the following:
- i. Any felony, or the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations);
 - ii. A violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor; and
 - iii. Pandering or any other crime opposed to decency and morality.

1. The applicant indicated that an owner, officer, partner, etc. has been convicted of all of the above. Please provide details of each conviction, including the name of the person(s) convicted, and the date, location, and details of the convictions. -

The applicant confirms that neither the owner nor any officer, partner, or principal of the business has ever been convicted of any criminal offense. The prior indication was made in error. As such, there are no convictions to report, and no additional details apply.

2.

2. In the section *Nature of License*

- a. Question #6 asks the applicant to explain the reason for requesting a liquor license for the establishment. The applicant responded that a valid license already exists at the location. However, there is no valid liquor license currently held and therefore alcohol is not legally permitted to be sold at this time. **Please provide a valid and lawful justification for seeking a liquor license. - The applicant seeks a**

liquor license to support the establishment's business model by offering alcoholic beverages in a controlled and regulated manner, consistent with community standards and all state and local laws. The license will enable lawful operations and enhanced service to customers, and no alcohol will be sold without proper authorization.

- b. Question #7 asks the applicant how a liquor license at the location would benefit the City and its residents. The applicant responded that a valid license already exists at the location. However, there is no valid liquor license currently held and therefore alcohol is not legally permitted to be sold at this time. **Please provide a valid and lawful justification for seeking a liquor license. - The applicant respectfully clarifies that the prior response indicating an existing liquor license was made in error. Issuance of a liquor license would benefit the City and its residents by allowing the lawful sale of alcoholic beverages, supporting local employment, generating tax revenue, and enhancing the overall customer experience in a regulated and responsible manner.**

3. In the section *Impact of Establishment*

- a. Question #1 asks what the proposed hours of operation would be, if approved. The applicant answered that they would be open from 5 am to 11:59 pm. Under Bloomington City Code Chapter 6, Section 21(A)(1), there are specific restrictions on when alcohol may be sold. Generally, alcohol sales are permitted Sunday through Thursday, 6 AM to 1 AM, and on Friday and Saturday, 6 AM to 2 AM. **Please review the code section to ensure the applicant has an understanding of the permitted hours, if the license is approved. - The applicant acknowledges and understands the alcohol service hour restrictions set forth in Bloomington City Code Chapter 6, Section 21(A)(1). If the liquor license is approved, alcohol sales will strictly comply with the permitted hours: Sunday through Thursday from 6:00 a.m. to 1:00 a.m., and Friday and Saturday from 6:00 a.m. to 2:00 a.m. The establishment's general business hours may differ; however, no alcohol will be sold outside of the legally permitted hours.**

4. In the section *Responsibility*

- a. Question #3 asks if the establishment is eligible for a State of Illinois retail liquor dealer's license. The applicant answered no. **Please provide an explanation as to why the establishment would not qualify for a State Liquor License. - The applicant respectfully clarifies that the prior response indicating the establishment is not eligible for a State of Illinois retail liquor dealer's license was made in error. The establishment believes it meets the eligibility requirements for a State license and intends to apply for and obtain all required State approvals prior to selling or serving any alcoholic beverages. for state liquor license not for retail dealer license.**

--

Once we've received your response to the inquiry above, we'll review everything and follow up by email if anything further is needed.

Please feel free to reach out if you have any questions in the meantime — we're here to help!

Thank you,

Re: Liquor License Application Update, Invoice for Background Investigations Below - SB GROUP 1 LLC

From Bhumi Chaudhari <bhumic115@gmail.com>

Date Mon 12/29/2025 10:39 AM

To City Clerk Inquiries <cityclerk@cityblm.org>

1. Full Legal Name (as it appears on their Government-Issued ID); - **BHUMIKABEN ANILKUMAR CHAUDHARI**
2. Title or Relation to Business; - **MANAGER**
3. Personal Email Address; **bhumic115@gmail.com**
4. Date of Birth **[REDACTED]**
5. Personal Address (including City, State, and Zip Code **[REDACTED]**
[REDACTED]
6. Percentage of Ownership/Stock. - **100%**

On Fri, Dec 26, 2025, 1:55 PM City Clerk Inquiries <cityclerk@cityblm.org> wrote:

Good Afternoon,

As part of the licensing process, all individuals listed under ownership and those who hold supervisory positions are required to complete a background investigation. This includes state, federal, and local background checks, and may also involve fingerprinting.

INFORMATION NEEDED

Please reply to this email with the following information for each person under ownership (5% or over) and anyone who acts as an agent or manager of the business (business is conducted by this person(s)):

1. Full Legal Name (as it appears on their Government-Issued ID);
2. Title or Relation to Business;
3. Personal Email Address;
4. Date of Birth;
5. Personal Address (including City, State, and Zip Code); **and**
6. Percentage of Ownership/Stock.

INVOICE INFORMATION

Payment of the invoice below is due no later than **4:30 p.m. on Tuesday, December 30, 2025**. *If the invoice is not paid by the deadline, the application may be deferred to the next applicable Liquor Commission Meeting date.*

Invoice Number: 101174

of Owners/Managers: 2

Invoice Amount: \$182*

**\$91 per person listed under ownership and management*

The above invoice can be paid in one of the following ways:

1. **Over-the-Phone:** Call (309) 434-2509 Ext. 0 to pay by credit card (American Express not accepted);
2. **In-Person:** Visit 115 E. Washington St., Suite 103 (The HUB), Bloomington, IL 61701 to pay using credit card, cash, or check; or
3. **By Mail:** Mail payment to ATTN: Business License Payments, 115 E. Washington St., Suite 103, Bloomington, IL 61701.

Additional Payment Information:

- Payments are accepted Monday through Friday, 8 a.m. to 4:30 p.m.
- Checks can be made payable to the City of Bloomington
- Invoice Number(s) should always be included when making payments

Please note that we will be notified internally when a payment is made, so there is no need to let us know.

--

Let me know if you have any questions.

Thank you,

Ashley Lara

Records & Licensing Specialist

City Clerk Department, City of Bloomington, IL

P: (309) 434-2312

115 E. Washington St., Suite 103

Bloomington, IL 61701

GENERAL REMINDERS AND INFORMATION

Please do not mail physical copies of any forms or information submitted electronically. All documents should be submitted online using the appropriate form. Updated documents can be submitted online using the [Document Update Submission Form](#).

All inquiries related to licensing should be sent to cityclerk@cityblm.org. To avoid delays or miscommunication with your account, please do not send this information to any individual City employee.

From: City Clerk Inquiries <cityclerk@cityblm.org>

Sent: Monday, December 15, 2025 1:06 PM

To: bhumic115@gmail.com <bhumic115@gmail.com>

Cc: City Clerk Inquiries <cityclerk@cityblm.org>

Subject: Liquor License Application Received, Invoice for Application Fee & Information Requested for Background Investigation Below - SB GROUP 1 LLC

Good Afternoon,

Your liquor application to the City of Bloomington has been received. Please review the information below.

APPLICATION FEE

Once the below Application Fee is paid, a review of your application will begin. Please note that applications are routed through various stages of review and may take time to be fully processed. During the review, the City Clerk Department will contact the applicant via email with any questions and notify the applicant if their item is set for a Liquor Commission Meeting Date.

The invoice below is due by 4:30 p.m. on Friday, December 19, 2025. *If the invoice is not paid by the deadline, the application may be moved to the next applicable Liquor Commission Meeting date.*

Invoice Number: 101174

Invoice Amount: \$400

The above invoice can be paid in one of the following ways:

1. **Over-the-Phone:** Call (309) 434-2509 Ext. 0 to pay by credit card (American Express not accepted);
2. **In-Person:** Visit 115 E. Washington St., Suite 103 (The HUB), Bloomington, IL 61701 to pay using credit card, cash, or check; or
3. **By Mail:** Mail payment to ATTN: Business License Payments, 115 E. Washington St., Suite 103, Bloomington, IL 61701.

Additional Payment Information:

- Payments are accepted Monday through Friday, 8 a.m. to 4:30 p.m.
- Checks can be made payable to the City of Bloomington
- Invoice Number(s) should always be included when making payments

Please note that we will be notified internally when a payment is made, so there is no need to let us know.

--

BACKGROUND INVESTIGATION

A condition of each license is that those under ownership and anyone who acts as an agent or manager of the business complete a background investigation. The investigation will encompass state, federal, and local background checks and may include fingerprinting, if deemed necessary. The applicant shall be responsible for all investigation fees incurred. Applications will not proceed until this requirement is fulfilled.

Please be advised that the processing of background investigation reports may take up to one month, depending on the volume of results. Applicants are strongly encouraged to complete their portion of the process as soon as possible to prevent any delays in the application review.

Please reply to this email with the following information for each person under ownership (5% or over) and anyone who acts as an agent or manager of the business (business is conducted by this person(s)):

1. Full Legal Name (as it appears on their Government-Issued ID);
2. Title or Relation to Business;
3. Personal Email Address;
4. Date of Birth;
5. Personal Address (including City, State, and Zip Code); **and**
6. Percentage of Ownership/Stock.

You can reply in the email or provide a document as an attachment to this email. Once received, the email listed as "Email for ALL Communication" on the submitted application will receive an invoice and deadline to pay the required fee(s).

Note: Each individual will receive an email individually from SRA Screening, the City's background investigation company, with details on how to complete the required background investigation.

--

If you have any questions, please email cityclerk@cityblm.org.

Thank you,

Ashley Lara

Records & Licensing Specialist

P: (309) 434-2312

City Clerk Department, *City of Bloomington, IL*

115 E. Washington St., Suite 103

Bloomington, IL 61701

Ashley Lara

Records & Licensing Specialist

P: (309) 434-2312

City Clerk Department, *City of Bloomington, IL*

115 E. Washington St., Suite 103

Bloomington, IL 61701

To whom it may concern,

My name is Dustin Weed I am the manager for SB Group 1 LLC at 1802 W. Market St. Bloomington, IL 61701. They have applied for a liquor license at this site and as the manager listed me as the contact for the site. I just wanted to be upfront about what you will find in my background check and explain my past. I have been the manager at the site for the former Freedom Oil Corporation for the last 6 years with out any incidences and hope to continue with the new company for many years to come and help grow the business.

In 2004 I was convicted of a felony for possession of a controlled substance up to 15 grams which was actually .12 grams. I was young and hanging out with not the greatest crowd and was caught. I'm glad that it happened and it opened my eyes to the consequences of that lifestyle and made me realize it was not the life for me. I entered and completed a drug treatment program as well as fulfilling the requirements of probation to move on to better things with my family and growing my business.

I also have another incident from 2018 that led to a conviction of a criminal felony of aggravated home fraud that I fought as long as I could before I ran out of money and just went ahead and pleaded guilty to something that I had no intentions for the circumstances to come about.

I had a lady that I was referred to by her brother to do a huge roofing and siding job for about 20 minutes out of town as I had done the same thing for him as well as a huge a very complicated deck and porch that he was very happy with. I explained to the lady that I had recently been divorced from my partner of 23 years due to the fact I had found she had stolen over \$100,000 out of my business account which had pretty much bankrupted my business and caused me to lose all of my employees so I could do the job for her but it was going to take a fairly long time to complete the job as I would be doing it by myself. She was fine with the situation and we entered into a contract to do the job with the money for the materials up front. All of the materials were paid for and delivered to the jobsite. I had her roof completely replaced and had been paid for the labor on that portion of the job and had prepped the home for the new siding and was started installing it when I foolishly had a few to many drinks one night and decided to drive something I never did due to my father's past with drinking and driving. Needless to say my license was suspended and I was having a hard time getting back and forth to the jobsite. We had several conversations about it and progress was being made but at a much slower pace mainly on the weekends or when ever I could get a ride. At some point she decided she was upset and discussed it with the state's attorney who decided to pick up the case as she was over 65 years old and decided to make it appear I was taking advantage of the elderly even though I had not been paid for any portion of the siding work except for the materials that were present on her jobsite in

full. If she had not been over 65 this would have just been a civil case not a criminal case. I paid a lawyer for representation but at the point I was told that it would cost another \$15,000 to take it to trial to prove any of this I had no choice but to plead guilty as I was struggling and had no way to him. I had built my business from nothing over 25 years to multi-million dollar business through only word of mouth referrals and would have never taken advantage of anyone or tried to put my name in jeopardy. We were a higher end company and did a lot of specialty work and most of clients were fairly older people. As a result of this felony conviction the state pulled my business licenses and with the struggles I had already been dealing with resulted in a complete closure of my business. I was ordered by the court to pay restitution of around \$35,000 the full amount of the siding job plus some. I was also put on probation which I am still on currently 8 years later as a result of not being able to pay but a small amount each month on restitution since i am no longer in business and am not making a whole lot of money in the position I am in.

I hope this helps explain the situation and the position I'm in. I have since been the manager at the store at 1802 W. Market St. for Freedom Oil Corporation until The SB Group purchased it and still hold the same position with them. I look forward to staying with the SB Group 1 LLC and hope to grow with them. I hope this explanation will allow me to be the contact on their liquor license as I am only about a mile from the store and the manager on site.

Thank you,

Dustin Weed



Background Screening Report

Scott Roberts and Associates
1601 Forum Place
Suite 203
West Palm Beach, FL 33401
Phone: 561-253-6380 / 888-605-4265
Fax: 561-253-6381 / 888-605-4305

WARNING: This is only a single section of the complete report.

| | | | |
|-------------|---|-------------|---|
| FILE NUMBER | [REDACTED] | REPORT DATE | 01-23-2026 |
| REPORT TO | City of Bloomington IL - City Clerk (CL3409) 115 E Washington St Ste 103 Bloomington, IL 61701 Phone: (309) 434-2314 Fax: - | ORDER DATE | 01-23-2026 Ashley Lara |
| | | TYPE | City of Bloomington (Lic) - Licensing Package (25 Yr Lookback) |

Application Information

| | | | | | |
|-----------------|----------------------|--------------------|-----------------------|-----|------------|
| APPLICANT | WEED, DUSTIN MICHAEL | SSN | [REDACTED] | DOB | [REDACTED] |
| DRIVERS LICENSE | [REDACTED] | PHONE NUMBER | [REDACTED] | | |
| E-MAIL | [REDACTED] | | | | |
| ADDRESS(ES) | [REDACTED] | CITY / STATE / ZIP | BLOOMINGTON, IL 61701 | | |

County Criminal Records Search

| | | | |
|---------------|----------------------|--------------|------------------------|
| RESULTS | Records Found | | |
| NAME SEARCHED | WEED, DUSTIN MICHAEL | SEARCH DATE | 01-23-2026 9:09 AM MST |
| DOB SEARCHED | [REDACTED] | SEARCH SCOPE | 25 Years |
| JURISDICTION | IL-MCLEAN | | |

***** Abstract *****

| | | | |
|----------------|---------------------|-------------|---------------|
| NAME ON RECORD | DUSTIN MICHAEL WEED | CASE NUMBER | 2018CF001299 |
| DOB ON RECORD | [REDACTED] | COURT | Mclean County |
| | | FILE DATE | 12/19/2018 |

Count

| | | | |
|------------------|--|---------|------------------------------|
| TYPE | Felony | OFFENSE | AGG HOME FRD/MISREP/>500/60+ |
| DISPOSITION | Guilty Plea | | |
| DISPOSITION DATE | 08/26/2019 | | |
| SENTENCE | Jail 2 Days Credit Time Served 1 Day Probation 48 Months Fines and/or Court Costs | | |

07/10/2024-Amended Sentence-Violation of Probation
Probation 24 Months

*** Abstract ***

| | | | |
|----------------|---|-------------|---------------|
| NAME ON RECORD | DUSTIN MICHAEL WEED | CASE NUMBER | 2004CF000546 |
| DOB ON RECORD |  | COURT | Mclean County |
| | | FILE DATE | 06/15/2004 |

Count

| | | | |
|------|--------|---------|--|
| TYPE | FELONY | OFFENSE | POSSESS AMOUNT (UP TO 15 GRAMS) CONTROLLED SUBSTANCE EXCEPT(A) / (D) |
|------|--------|---------|--|

DISPOSITION Withhold Judgement

DISPOSITION DATE 08/27/2004

SENTENCE
 Jail 1 Day
 Credit 1 Day
 Probation 24 Months
 Public/Community Service 30 Hours
 Fines and/or Court Costs


12/17/2004-Amended Sentence -Violation of Probation
 Jail 170 Days

04/20/2005-Amended Disposition - Guilty
 Jail 180 Days
 Credit Time Served 94 Days
 Intensive Probation 12 Months
 Public/Community Service 130 Hours

04/20/2006-Amended Sentence -Violation of Probation
 12 Months Probation

04/20/2007-Probation Terminated

*** Abstract ***

| | | | |
|----------------|---|-------------|---------------|
| NAME ON RECORD | DUSTIN MICHAEL WEED | CASE NUMBER | 2018DT000374 |
| DOB ON RECORD |  | COURT | Mclean County |
| | | FILE DATE | 06/21/2018 |

Count

| | | | |
|------|-------------|---------|---------------------------|
| TYPE | Misdemeanor | OFFENSE | DRVG UNDER INFLU/BAC 0.08 |
|------|-------------|---------|---------------------------|

DISPOSITION Withhold Judgement/Supervision

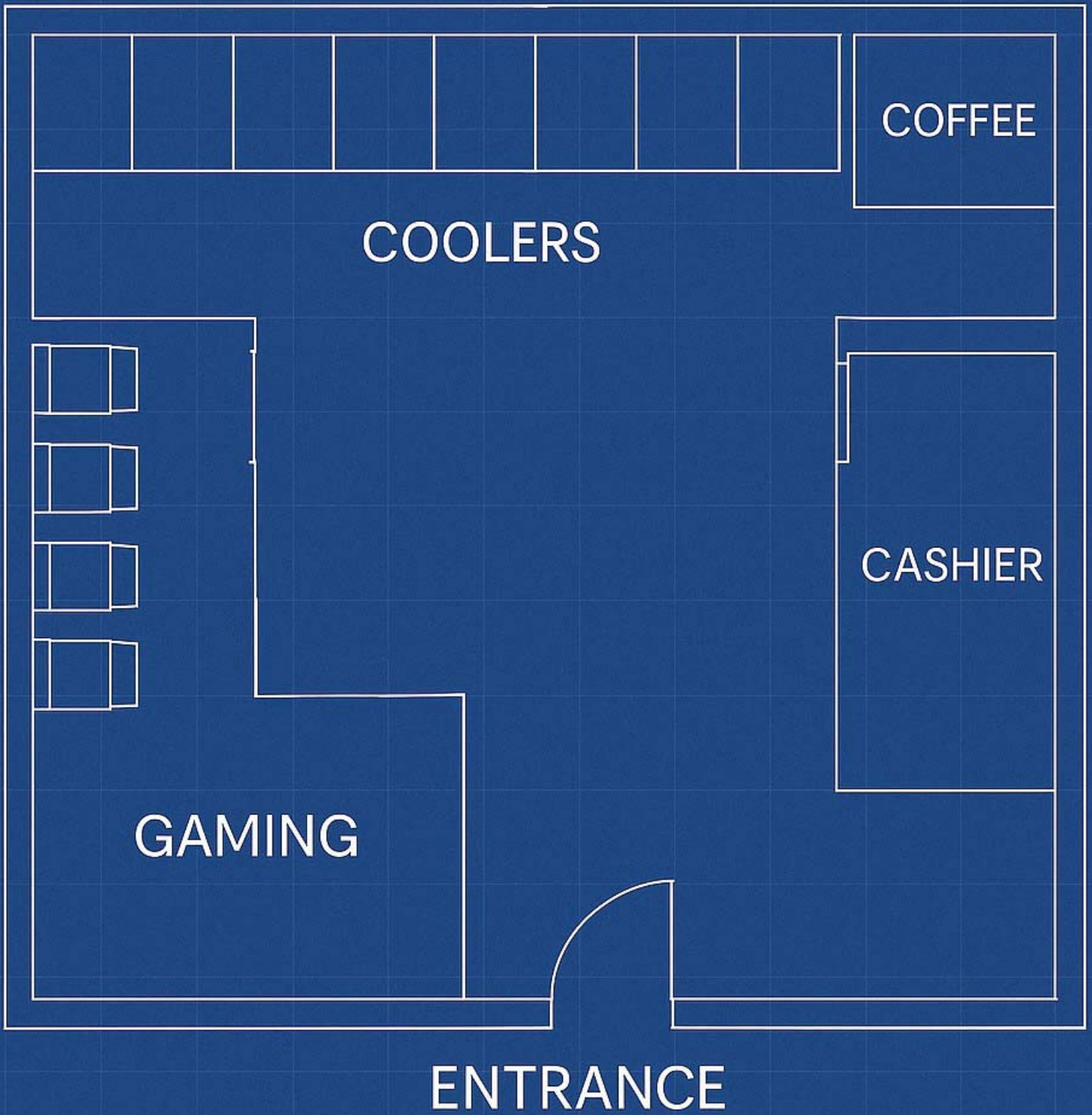
DISPOSITION DATE 10/23/2018

SENTENCE
 Supervision 24 Months
 Fines and/or Court Costs

01/29/2021-Amended Disposition-Guilty
 Fines and/or Court Costs

01/29/2021-Terminated Unsatisfied

WARNING: Based on the information provided Scott Roberts and Associates searched for public records in the sources referenced herein for criminal history information as permitted by federal and state law. 'Records Found' means that our researchers found a record(s) in that jurisdiction that matched the personal identifiers (i.e., Name, SSN, Date of Birth, Address) listed for the subject in the above abstract. Scott Roberts and Associates does not guarantee the accuracy or truthfulness of the information as to the subject of the investigation, but only that it is accurately copied from public records. Information generated as a result of identity theft, including evidence of criminal activity, may be inaccurately associated with the consumer who is the subject of this report. Further investigation into additional jurisdictions, or utilization of additional identifying information, may be warranted. Please call for assistance.



The following Item was presented:

Item 5.B. Public Hearing and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 4:09 P.M.

Bhumika Chaudhari, Owner of SB Group 1, LLC (Applicant); and Sweeti Patel, Representative of the Applicant and Lessor of the Applicant Property, after being sworn, addressed the Commission.

Asst. Corporation Counsel George Boyle explained that a company had purchased four former Freedom Oil locations, and the current Applicant was leasing one of those sites.

Ms. Patel explained that they recently took over the gas station and did not currently have a beer or wine license. She noted that many customers were asking for these products and complaining about their absence. She emphasized that if they were granted a license, their top priority would be not selling to anyone underage, and they would carefully check IDs before making alcohol sales. Ms. Chaudhari agreed with Ms. Patel.

Commissioner Bedeker asked if alcohol was sold at the location prior to the Applicant obtaining the space. Ms. Chaudhari answered yes.

Commissioner Jordan asked if the Applicant had any prior experience selling beer or wine. Ms. Patel answered yes and stated that they both previously worked at a gas station and noted that they operate a convenience store with gaming in the Chicagoland area.

Mr. Boyle asked where in the Chicago area did they operate and if they experienced any issues with the license at that location. Ms. Patel stated that it was in North Chicago and that they had no issues.

Asst. Police Chief Paul Williams asked how their computer/cashier system and employees would verify the age of the person purchasing. Ms. Patel explained that their register was set up so that no matter someone's age, they would be required to have their ID scanned by the system to verify age prior to sell.

Mr. Boyle asked if the Applicant owned the property or, if they held a lease, and who the owner of the property was. Ms. Patel answered that they lease from SPGB RE 1, LLC.

Asst. Chief Williams asked if Ms. Chaudhari and Ms. Patel would manage the store themselves or if there would be someone else in charge of day-to-day operations. Ms. Patel explained that the staff from the previous Freedom Oil were still employed and that the General Manager of the store, Dustin Weed, had been with the company for six years and would continue to be the manager of the location.

Commissioner Peterson asked how many stores of this type the Applicant operated. Ms. Patel stated that they had the one they are requesting a license for, one in North Chicago, and one in Vandalia.

Mr. Boyle asked if the General Manager was in attendance at the meeting. Ms. Patel answered no.

Leslie Yocum, City Clerk, noted for the record that background checks were completed on the owner and that no issues were found, but explained that the General Manager, Dustin

Weed, had not yet completed his required background check. She recommended that if the Commission decided to move the application forward for Council consideration, they make the recommendation contingent on the General Manager successfully completing his background check.

Mr. Boyle asked if Mr. Weed lived in McLean County. Ms. Patel answered yes.

Commissioner Brady confirmed that a background investigation was not yet completed on Mr. Weed. Ms. Patel explained that they were new to the City and misunderstood the rules, so they thought only one person needed a background check. She said that the General Manager's background check email had gone to his junk folder, and he didn't realize it until the City Clerk Department contacted them. She added that the Manager would complete the background check as soon as possible.

Commissioner Jordan asked Asst. Chief Williams if the location had previous issues. Asst. Chief Williams answered no.

Commissioner Brady asked if there was anyone in the audience present to speak for or against the Item. No one came forward.

Commissioner Brady closed the Public Hearing at 4:20 P.M.

Commissioner Brady made a motion, seconded by Commissioner Jordan, to positively recommend the Item to Council, contingent on the Applicant's General Manager's background investigation coming back with no issues.

Commissioner Brady directed the clerk to call roll:

AYES: Brady; Meister; Jordan; Peterson; Bedeker

Motion carried.

The following Item was presented:

Item 5.C. Public Hearing and Action on an Application from Jayst, Inc., located at 3805 Ballybunion Rd., Requesting Approval of a Class TAS (Tavern, All Types of Alcohol, and Sunday Sales) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 4:23 P.M.

David Armstrong, attorney for 531 N. Main Pub, LLC (Applicant), after being sworn, addressed the Commission. Mr. Armstrong explained that his clients purchased the former Mexican restaurant building near the Links Golf Course and were doing extensive remodeling. He noted that they were seeking a new tavern liquor license for a site that previously held one, and they aimed to open a clean, family-oriented establishment to add dining options on the far east side.

Commissioner Peterson noted that the location had been closed for a long time and asked if it was located in a residential area. Mr. Armstrong noted the restaurant had been closed for roughly one to two years and described the area as mostly commercial now with some planned but not yet built residential development.

Commissioner Meister confirmed the requested hours of operation and that the applicants owned another business in the City. Mr. Armstrong confirmed the hours listed on the application were correct and noted the group currently owned Moose's Pub at 531 N. Main St.

The following Item was presented:

Item 5.C. Continued Public Hearing and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 4:32 P.M.

Asst. Corporation Counsel George Boyle explained that the application was previously before the Commission and was recommended to Council on the condition that the store's General Manager pass a background check. He detailed that the investigation revealed a 2019 McLean County felony conviction for aggravated home fraud and misrepresentation involving an elderly victim, with probation running until July 10, 2026, as well as an earlier 2004 conviction. He noted that, under State law and Bloomington ordinances, a liquor license could not be issued to someone with a felony, and a business also could not be licensed if its manager would not personally qualify for a license. He explained that Mr. Weed, the manager in question, was present to address the Commission and explained that both state law and Bloomington's code would allow a liquor license to be granted despite a felony conviction if the applicant showed enough rehabilitation to warrant public trust. He noted that the Commission would decide whether sufficient rehabilitation had been demonstrated to recommend the license to Council. He briefly outlined statutory factors the Commission should consider, which included how closely the offense related to the job duties, how much time had passed since conviction or release, any prior misconduct while licensed or employed, the applicant's age at the time of the offense, successful completion of the sentence and any parole or probation with progress reports, current fitness and character, evidence of rehabilitation efforts, such as a Certificate of Good Conduct, and any other mitigating factors.

Leslie Yocum, City Clerk, noted for the record that the business owner was present at the meeting, along with a representative.

Dustin Weed, General Manager for SB Group 1, LLC (Applicant), after being sworn, addressed the Commission. Mr. Weed acknowledged past mistakes and explained that his probation was extended because he had not yet fully repaid court-ordered restitution, though he had been making payments. He added that his felony conviction resulted in the loss of his business license, which forced him into a lower-paying job, which in turn made it harder for him to pay off the remaining restitution.

Commissioner Meister confirmed that Mr. Weed has served as General Manager of the Freedom Station for six years and asked whether there had been any incidents during that time. Mr. Weed answered no.

Mr. Boyle noted that there had been no legal issues with the establishment while Mr. Weed had been General Manager.

Commissioner Bedeker confirmed that when the application was reviewed at the previous meeting, approval was conditional on Mr. Weed passing a background check. He clarified that Mr. Weed was a manager and the applicant before the commission was the owner, so the background check pertained specifically to Mr. Weed. He confirmed that there had been no additional issues during the past six years of Mr. Weed's management.

Commissioner Brady asked if Mr. Weed was currently on probation. Weed answered yes and noted that he was on probation because of failure to pay restitution. Commissioner Brady

asked if he had paid anything to the courts. Mr. Weed explained that he paid around \$20-\$50 per month but did not make enough income to pay more.

Commissioner Bedeker asked Mr. Weed if he had to pay for the entire amount of the job and not what he was compensated. Mr. Weed confirmed and noted that the job was 60-70% completed at the time he was ordered to pay the full amount.

Commissioner Bedeker confirmed that Mr. Weed's probation would cease in July 2026. Mr. Weed noted that it was supposed to be 3-4 years, but it was extended because of the restitution. Commissioner Bedeker noted that it would have been seven years with no issues. Mr. Weed confirmed.

Asst. Police Chief Paul Williams clarified that the record regarding Mr. Weed's obligations and stated that he owed a total of \$34,052 to the County—about \$29,045 in restitution on the fraud case and roughly \$2,535 on a separate DUI case. He confirmed that his payments had generally been around \$20-\$50, with one payment of about \$180. He noted that probation officials filed to revoke his probation for nonpayment, and payments resumed around July of the previous year, and that's when his probation was then extended to 2026. Asst. Chief Williams noted that it was unclear whether probation would be extended again at that time or simply end, but otherwise confirmed Mr. Weed's statements were generally accurate.

Commissioner Bedeker asked if interest was being charged on the amount owed. Mr. Weed answered no.

Commissioner Brady asked if alcohol was being sold at the establishment. Mr. Weed answered no. Commissioner Brady asked Police to confirm. Asst. Chief Williams noted that official checks had not been completed, but he did not believe they were selling. Mr. Weed noted that the coolers were taped so no one could access the alcohol since the new owner came in.

Bhumika Chaudhari, Owner of SB Group 1, LLC (Applicant), after being sworn, addressed the Commission. Ms. Chaudhari explained that they had not sold any alcohol since they took over, which was around December 4, 2025.

Commissioner Peterson asked if alcohol was still on the premises. Ms. Chaudhari answered yes and noted that the remaining stock was left over from the previous operator.

Commissioner Bedeker confirmed that Mr. Weed previously worked as general manager for the Freedom Station when it was selling beer under the prior owner. He then clarified that the current review was triggered by a change in ownership and a request to expand the license from beer only to beer and wine, even though Mr. Weed had already been performing similar management duties under the old license. Mr. Weed explained that he had never had to appear before the Commission previously because, under the former Freedom ownership, managers were not listed separately on the license since the owners were local. He explained that with the new process, with an out-of-town owner, he was serving as the local point of contact, which is why he was now involved in the proceedings.

Commissioner Bedeker noted that he wanted to clarify the situation before he gave his opinion and confirmed that Mr. Weed had worked at the same location for five to six years. He noted that the new application following the change in ownership triggered this review, which revealed Mr. Weed's past convictions, but that there had been no reported issues at the store during his five to six years of employment. Mr. Weed confirmed. Commissioner Bedeker confirmed that Mr. Weed was a general manager and had no ownership stake.

Mr. Boyle asked Mr. Weed to confirm that his probation officer was not present and whether he would be willing to provide a written probation report detailing the terms of his

probation and his compliance. He noted that such a report is one of the rehabilitation factors the Commission may consider. He then asked if Mr. Weed's income for the past four to five years has come solely from his job at the gas station. Mr. Weed answered yes and noted that he had no other income aside from the gas station.

Commissioner Peterson asked if he thought of ways to make more money to expedite the payment of fees owed. Mr. Wedd explained that he was on call at all times for the gas station and he was unable to run his own business due to the convictions, so he did not have other options for income currently.

Commissioner Brady asked if there was anyone in the audience present to speak for or against the Item. No one came forward.

Commissioner Brady confirmed with Mr. Boyle that the Commission had requested clarification from Mr. Weed's probation officer or department about his probation status and asked how the Commission would receive that information in a timely way and whether it would need to wait until the next scheduled meeting, which he noted was on March 9, 2026.

Mr. Boyle outlined two options for handling the probation information. He stated that first, the Mayor, as Liquor Commissioner, could take the matter under advisement, obtain the probation details, and then make a ruling based on that information, which would become part of the record for Council whether the recommendation was approval or denial. He explained that the second option would be that the Commission could wait until the March 9th meeting, which would delay the decision by about a month. He noted that, despite the delay, getting a probation report would help confirm the terms of probation, Mr. Weed's income and payment history, and the reasons for the probation extension, all of which could be useful factors in the decision.

Commissioner Brady noted that the Commission's earlier position was to delay action until a background check on manager Dustin Weed was completed and that check had now confirmed a felony conviction and outstanding court-ordered payments. He explained that, because past decisions have hinged on unpaid fines, he first wanted clarification from Mr. Weed's probation officer about his probation status. He then asked Mr. Boyle to confirm his understanding that, once that probation information is received, he could, by motion, make a decision himself and forward it to Council before the March 9th meeting rather than waiting for the next Liquor Commission Meeting.

Mr. Boyle confirmed that the Mayor could proceed as described and that the Commission could adopt a motion formally authorizing him to act, but even without that, Bloomington's City Code already gives the Liquor Commissioner authority to make the determination on the license and forward a recommendation to the City Council.

Commissioner Meister stated that Mr. Weed had successfully managed the Freedom Station for six years without incident, was on probation that would end this year, and had been making restitution payments, albeit small ones. She stated that based on this, she would recommend a motion to approve the license without waiting for additional probation documentation.

Commissioner Bedeker noted that if the business is forced to come back to Commission, the business would terminate Mr. Weed and hire someone who would pass a background check.

Commissioner Brady noted that the Commission previously agreed to delay action specifically to obtain a background check on Mr. Weed and indicated that the information was important to their decision-making. He wanted to ensure everyone was still aligned on that point

before voting. Since a motion is already on the floor, he asked Commissioner Meister to restate her recommendation so the Commission could proceed to a formal vote.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, to positively recommend the Item to Council.

Commissioner Brady directed the Clerk to call roll:

AYES: Meister; Bedeker

NAYS: Brady; Peterson

Motion failed.

Mr. Boyle noted that the motion wouldn't pass, and explained that the Mayor, as Liquor Commissioner, as the authority to take action despite the nays. Commissioner Brady confirmed that, based on the vote taken, once the probation information was received he had the authority to approve or deny the application based on what the report showed. Mr. Boyle confirmed.

Commissioner Brady made a motion, seconded by Commissioner Meister, that pending a progress report being sent from the probation department of McLean County, which after review, Commissioner Brady will determine if the application will proceed to Council with a positive recommendation.

Mr. Boyle advised that another Commissioner make the motion. Commissioner Brady withdrew his motion.

Mrs. Yocum clarified if the Commission wanted to make the motion contingent on the review of the probation officer's report with a positive recommendation to Council on March 9, 2026, so that if they did review that ahead of time, it would continue to Council, but if not, it would return to Liquor Commission on March 10, 2026.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, that pending a progress report sent from the probation department of McLean County providing positive feedback, the Item will proceed to Council with a positive recommendation; and if the report does not have a positive review, the item will go to Council with a negative recommendation.

Mr. Boyle stated that there were two positions presented. He raised a concern about using the term "positive feedback" in the motion because it was vague and could cover many different scenarios in a probation report. He suggested that if the Commission wants to proceed that way, it should explicitly leave it to the Mayor's discretion to interpret the report and decide whether it is sufficiently positive to act on.

Commissioner Brady noted that Mr. Boyle suggested another commissioner should make the motion but reiterated his understanding that once he received the probation report, he, as Liquor Commissioner, would then have the authority to decide whether to move the matter forward or not. He asked for confirmation that this understanding of his role and the status of the hearing was accurate. Mr. Boyle confirmed.

Mr. Boyle stated the motion for clarity. Commissioner Meister confirmed the motion language.

Commissioner Brady closed the Public Hearing at 5:04 P.M.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, with the Condition that Mr. Weed must provide a probation report for the Mayor to review and after reviewing that report, if the Mayor believed it was appropriate, he would forward the

license application to the City Council with a positive recommendation, and if not, he could either deny the license or return the matter to the Liquor Commission for further review.

Commissioner Brady directed the Clerk to call roll:

AYES: Brady; Meister; Peterson; Bedeker

Motion carried.

The following Item was presented:

Item 5.D. Public Hearing and Action on an Application from RV Petroleum, LLC, located at 1331 N. Linden St., Requesting Approval of a Class PA (Package, All Types of Alcohol) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 5:07 P.M.

Asst. Corporation Counsel George Boyle explained that the original application was for a license allowing package sales of all types of alcohol with Sunday sales. He stated that on January 9, 2026, the business sold alcohol to an undercover Bloomington Police Officer without having a license and that after the incident, all alcohol was removed from the store, and the owner, Mr. Singh, entered into a settlement for violating City Code. He noted that the settlement required him to pay a \$1,000 fine and amend his request down to beer-and-wine-only sales. He explained that Mr. Singh has paid the fine and the Mayor approved the agreement, so the current hearing was limited to whether the Commission should recommend approval of a beer-and-wine-only package and Sunday sales license to Council.

Varinder Singh, Partial Owner of RV Petroleum, LLC (Applicant), after being sworn, addressed the Commission. Mr. Singh stated that he was seeking approval for a beer-and-wine package license so the business could sell alcohol lawfully and remain in compliance with city and state regulations.

Commissioner Bedeker asked Mr. Singh to confirm his understanding that, after the station was sold by Freedom to him, but before he obtained a liquor license, he sold alcohol to an undercover police officer without having a valid license. Mr. Singh confirmed and noted that it was a one-time sale.

Commissioner Brady asked if any sales of alcohol have been made since the violation and if Mr. Singh owed anything to the city, county, or state. Mr. Singh answered no to both questions.

Commissioner Brady asked if there was anyone in the audience present to speak for or against the Item. No one came forward.

Commissioner Brady closed the Public Hearing at 5:10 P.M.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, to positively recommend the Item to Council.

Commissioner Brady directed the Clerk to call roll:

AYES: Brady; Meister; Peterson; Bedeker

Motion carried.

New Business



Consent Agenda Item No. 7.J.

For City Council: March 9, 2026

Ward Impacted: Ward 1

Subject: Consideration and Action on an Application from Singh Munder, Inc., d/b/a Munder Foodmart, 1801 S. Veteran's Pkwy, Requesting Approval of a Class GPBS (Gas Station Grocery Convenience Store, Beer & Wine Only, Package, and Sunday Sales) Liquor License

Recommended Motion: The proposed Application be approved.

Strategic Plan:

Goal 3. Strong Neighborhoods

Objective 3b. Attraction of new targeted businesses that are the "right" fit for Bloomington

Background: Singh Munder, Inc., d/b/a Munder Foodmart (Applicant), located at 1801 S. Veteran's Pkwy, is requesting approval of a Class GPBS (Gas Station Grocery Convenience Store, Beer & Wine Only, Package, and Sunday Sales) Liquor License. A Freedom Oil gas station had been operating at this location previously, and they maintained active liquor and tobacco licenses for several years, but surrendered both licenses on December 9, 2025. The Applicant currently holds a City of Bloomington Tobacco License for this location.

After a Public Hearing on February 10, 2026, the Liquor Commission positively recommended the application to Council contingent on the Applicant's General Manager's background investigation coming back with no issues. The background investigation was completed and passed with no concerns. Draft minutes of the hearing are attached.

All license creations, amendments, or transfers are contingent upon compliance with all building, health, and safety codes.

Community Groups/Interested Persons Contacted: In accordance with the City Code, a public notice was published on February 1, 2026, in *The Pantagraph*. 11 notices were mailed to properties adjacent to the applicant's property.

Financial Impact: The current annual license fee for a Class GPBS Liquor License is \$1,600 and will be recorded in the Non-Departmental- Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2026 Budget Book titled "Budget Overview & General Fund" on page 130. It is also the establishment's responsibility to collect and pay all applicable taxes, including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

Attachments:

1. CLK B Application_Munder Foodmart
2. CLK C Draft Minutes 02/10/26_Munder Foodmart

CITY CLERK DEPARTMENT
City Council Item Verification Memo



Liquor Commission Date 02/10/26

City Council Date 03/09/26

| | | | |
|--------------------------|------------------------|-------------------------|----------------------------------|
| Acct. # | 11399 | Billing Cycle | Semi-Annual |
| Legal Entity Name | Singh Munder, Inc. | DBA/Assumed Name | Munder Foodmart |
| Business Address | 1801 S. Veteran's Pkwy | Zip Code | 61701 |
| Ownership | Gurmeet Kaur, 100% | Agents/Managers | Taranjyot Singh, General Manager |

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. Please see below for a list of reviewed documents and information related to the requested license.

Documents & Review Details

Included with Submission:

- Completed Application
- Ownership and Agent/Manager Information
- Financial Statement
- Articles of Incorporation
- Computer Generated Site/Floor Plan
- Lease Agreement
 - Exp. 11/11/28
- \$2,000 Bond
 - Exp. 12/12/26
- Applicable Application & Background Investigation Fees Paid

Documents/Information Verified During Review

- Applicable Required Background Investigations Completed
 - Gurmeet Kaur, 100% Owner; and Taranjyot Singh, General Manager – *No Concerns to Report*
- Assumed/Doing Business As (DBA) Name Registered with the State of IL
- Entity is in Good Standing with the State of IL
- B/N Food & Beverage Tax Registration Form Submitted
- B/N Packaged Liquor Tax Registration Form Submitted

Due Before License Issuance

- Development Services & Health Department Inspections
- List of BASSET Certified Individuals
- Certificate of Liquor Liability Insurance

The documents listed above are available for review upon request. If you have any questions or concerns, please feel free to reach out.



Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

| | |
|--|---|
| Legal Entity Name (Corporate/LLC Name) | Singh Munder Inc |
| Doing Business As (DBA) OR Establishment Name <i>(Assumed names must be registered with the State of Illinois)</i> | Munder Foodmart |
| Legal Entity Address (including City, State, and Zip) | 1801 S Veterans, Bloomington, IL, 61701 |
| Legal Entity Phone Number | 3098086434 |
| Legal Entity Email Address | shell23234@gmail.com |
| Establishment Address including Zip | 1801 S Veterans, Bloomington, IL, 61701 |
| Establishment Phone Number | 3098086434 |
| Establishment Email Address | shell23234@gmail.com |
| *Email Address for <u>ALL</u> City Communications: | shell23234@gmail.com |

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

| Name (First & Last) | City | State | Zip |
|---------------------|----------------------|-------|-------|
| Gurmeet Kaur | Bloomington | IL | 61701 |
| Phone Number | Email Address | | |
| ██████████ | shell23234@gmail.com | | |

Contact Information for the Legal Entity's Agent: (If applicable)

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-----|
| | | | |
| Phone Number | Email Address | | |
| | | | |

Contact Information for the Establishment's General Manager: (If different than above)

| Name (First & Last) | City | State | Zip |
|---------------------|----------------------|-------|-------|
| Gurmeet Kaur | Bloomington | IL | 61701 |
| Phone Number | Email Address | | |
| ██████████ | shell23234@gmail.com | | |

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

| Class | Description | 2020 Fees | | 2021 Fees | |
|-----------|---|-----------|---------|-----------|---------|
| | | Semi | Annual | Semi | Annual |
| PA | Package Sales – All Types of Liquor <i>(Fee applies to all except CA, EA, RA, or TA)</i> | \$600 | \$1,200 | \$650 | \$1,300 |
| PB | Package Sales – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| | <i>(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)</i> | \$112.50 | \$225 | \$150 | \$300 |
| S | Sunday <i>(Fee applies to all except CA & CB)</i> | \$275 | \$550 | \$300 | \$600 |
| | Curbside Pick-Up and Delivery of Alcohol | - | - | - | - |
| | Outdoor Consumption Area | - | - | - | - |

| Liquor License Fee Chart (cont.) | | | | | |
|----------------------------------|---|-----------|---------|-----------|---------|
| Class | Description | 2020 Fees | | 2021 Fees | |
| | | Semi | Annual | Semi | Annual |
| CA | Clubs – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| CB | Clubs – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| EA | Entertainment/Recreational Sports Venue – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| EB | Entertainment/Recreational Sports Venue – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| GPB | Convenience Store (Package) – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| MA | Hotel/Motel – All Types of Liquor | \$600 | \$1,200 | \$650 | \$1,300 |
| MB | Hotel/Motel – Beer and Wine Only | \$375 | \$750 | \$425 | \$850 |
| RAP | Restaurant, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RBP | Restaurant, Beer & Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| RA | Restaurant – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RB | Restaurant – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| ST | Stadium – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TAP | Tavern, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TBP | Tavern, Beer and Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| TA | Tavern – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TB | Tavern – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

- Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.

| | |
|---|---|
| <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Limited Liability Company (LLC) <i>A copy of the Articles of Organization must be attached.</i> | <input type="checkbox"/> Partnership (Date of Formation: <u>IL</u>) <input checked="" type="checkbox"/> Corporation (Inc. or Corp.) <i>A copy of the Articles of Incorporation must be attached.</i> |
|---|---|
- Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.
- Yes **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? *If yes, please identify the individual(s) and explain:* _____
 No
 N/A

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

- I verify that all owners, partners, officers, members, and majority stockholders:

| | | |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Are 21 years of age or older. |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Are citizens of the United States. |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations). |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor. |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Have never been convicted of pandering or any other crime opposed to decency and morality. |
- Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)

| | | | |
|----|------------------------------|--|--|
| 2A | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Are any of the persons listed under ownership a resident of McLean County? |
| 2B | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is the General Manager a resident of McLean County? |
- Yes No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?
- Yes No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



Responsibility:

- 1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
- 2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
- 3. Yes No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
- 4. Yes No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
4A If yes, please explain: _____
- 5. Yes No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
- 6. Yes No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
- 7. Yes No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* In the month on November 2025 I submit the liquor license application and it was denied
NOTE: Application was not denied. Applicant was nonresponsive so the review process could not move forward.
- 8. Yes No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- Yes No **Sidewalk Café License** (*Downtown Area Only*) Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- Yes No **Catering Liquor License** Allows liquor license holders to provide catering services to private parties.
- Yes No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- Yes No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- Yes No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

- 1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
- 2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
- 3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
- 4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
- 5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Gurmeet Kaur _____

President _____

Name (Please Print)

Title

12/12/25

Signature

Date



Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

| | |
|--|---|
| Legal Entity Name (Corporate/LLC Name) | SINGH MUNDER INC |
| Doing Business As (DBA) OR Establishment Name <i>(Assumed names must be registered with the State of Illinois)</i> | MUNDER FOODMART |
| Legal Entity Address (including City, State, and Zip) | 1801 S VETERANS PKWY |
| Legal Entity Phone Number | [REDACTED] |
| Legal Entity Email Address | abhishek@rajmanecpa.com [REDACTED] |
| Establishment Address including Zip | 1801 S VETERANS PKWY, BLOOMINGTON, IL 61701 |
| Establishment Phone Number | [REDACTED] |
| Establishment Email Address | abhishek@rajamenepa.com [REDACTED] |
| *Email Address for <u>ALL</u> City Communications: | abhishek@rajamenepa.com [REDACTED] |

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-------|
| GURMEET KAUR | BLOOMINGTON | IL | 61701 |
| Phone Number | Email Address | | |
| [REDACTED] | [REDACTED] | | |

Contact Information for the Legal Entity's Agent: (If applicable)

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-------|
| GURMEET KAUR | BLOOMINGTON | IL | 61701 |
| Phone Number | Email Address | | |
| [REDACTED] | [REDACTED] | | |

Contact Information for the Establishment's General Manager: (If different than above)

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-----|
| | | | |
| Phone Number | Email Address | | |
| | | | |

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

| Class | Description | 2020 Fees | | 2021 Fees | |
|-----------|---|-----------|---------|-----------|---------|
| | | Semi | Annual | Semi | Annual |
| PA | Package Sales – All Types of Liquor <i>(Fee applies to all except CA, EA, RA, or TA)</i> | \$600 | \$1,200 | \$650 | \$1,300 |
| PB | Package Sales – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| | <i>(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)</i> | \$112.50 | \$225 | \$150 | \$300 |
| S | Sunday <i>(Fee applies to all except CA & CB)</i> | \$275 | \$550 | \$300 | \$600 |
| | Curbside Pick-Up and Delivery of Alcohol | - | - | - | - |
| | Outdoor Consumption Area | - | - | - | - |



| Liquor License Fee Chart (cont.) | | | | | |
|----------------------------------|---|-----------|---------|-----------|---------|
| Class | Description | 2020 Fees | | 2021 Fees | |
| | | Semi | Annual | Semi | Annual |
| CA | Clubs – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| CB | Clubs – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| EA | Entertainment/Recreational Sports Venue – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| EB | Entertainment/Recreational Sports Venue – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| GPB | Convenience Store (Package) – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| MA | Hotel/Motel – All Types of Liquor | \$600 | \$1,200 | \$650 | \$1,300 |
| MB | Hotel/Motel – Beer and Wine Only | \$375 | \$750 | \$425 | \$850 |
| RAP | Restaurant, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RBP | Restaurant, Beer & Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| RA | Restaurant – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RB | Restaurant – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| ST | Stadium – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TAP | Tavern, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TBP | Tavern, Beer and Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| TA | Tavern – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TB | Tavern – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

- Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.
 - Sole Proprietorship
 - Partnership (Date of Formation: _____)
 - Limited Liability Company (LLC)
A copy of the Articles of Organization must be attached.
 - Corporation (Inc. or Corp.)
A copy of the Articles of Incorporation must be attached.
- Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.
- Yes **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? *If yes, please identify the individual(s) and explain:* _____
 No
 N/A

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

- I verify that all owners, partners, officers, members, and majority stockholders:
 - Yes No Are 21 years of age or older.
 - Yes No Are citizens of the United States.
 - Yes No Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations).
 - Yes No Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor.
 - Yes No Have never been convicted of pandering or any other crime opposed to decency and morality.
- Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)
 - 2A Yes No Are any of the persons listed under ownership a resident of McLean County?
 - 2B Yes No Is the General Manager a resident of McLean County?
- Yes No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?
- Yes No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



5. Yes No Is the premises for which the license is sought owned?
 5A Yes No If not, does a valid lease to the premises for which the license is sought exist?
If so, a copy of the lease is required.
- Yes No Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code in connection with the proposed sale of alcoholic beverages? *If yes, please explain:* _____

Nature of License:

- What type of establishment is intended to be operated with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) GAS STATION WITH CONVENIENCE STORE
- What class of liquor license is being sought? (See descriptions beginning on page 1.) GPB
- Yes No Will the establishment offer Sunday Sales?
- * Yes No Will the establishment offer Curbside Pick-Up & Delivery of Alcohol? (Package License Holders Only) See City Code Ch. 6 Sec. 32 for more details. <https://ecode360.com/34837503>
- Yes No Will the establishment offer an Outdoor Dining Area?
- State the reason the applicant desires a liquor license for the establishment: _____
 Because we are selling alcohol
- If approved, how would the liquor license benefit the City and its residents? _____
 It will benefit the city and its resident as there is no other liquor license nearby.
- Yes No Will the establishment offer live entertainment in the establishment? *If yes, please explain:* _____
- Yes No Will the proposed or current establishment sell food?
- Yes No Will most of the establishment's gross revenue come from sources other than the sale of alcohol? *If yes, what sources will such revenue be derived?* _____
- If approved, what license renewal billing cycle would be preferred? Annual Semi-Annual

Impact of Establishment:

- What are the proposed hours of operation?

| Day | Time Open | Time Close |
|------------|-----------|------------|
| Monday: | 24 HOURS | 24 HOURS |
| Tuesday: | 24 HOURS | 24 HOURS |
| Wednesday: | 24 HOURS | 24 HOURS |
| Thursday: | 24 HOURS | 24 HOURS |
| Friday: | 24 HOURS | 24 HOURS |
| Saturday: | 24 HOURS | 24 HOURS |
| Sunday: | 24 HOURS | 24 HOURS |

NOTE that alcohol is only permitted to be sold during the hours outlined in Ch. 6 of the City Code.

- Describe the surrounding neighborhood within 500 ft. of the establishment (e.g. residential, commercial, mixed, etc.) MIXED
 - If there are office or commercial buildings nearby, approximately what are their hours of operation? 12 HOURS
 - Is the area predominately residential, are they single or multi-family homes? MULTI-FAMILY HOMES
- Describe any and all streets immediately surrounding the establishment: (e.g. approximate width, one-way, two-way, parking restrictions, etc.) TWO WAY
- How much additional traffic is expected to be generated with a liquor license? 25%
- Describe any and all on- and off-street parking: there is a separate parking lot
- How many establishments with liquor licenses are located within 500 ft. of the establishment? 0



Responsibility:

- 1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
- 2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
- 3. Yes No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
- 4. Yes No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
4A If yes, please explain: _____
- 5. Yes No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
- 6. Yes No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
- 7. Yes No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* _____
- 8. Yes No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- Yes No **Sidewalk Café License** (*Downtown Area Only*) Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- Yes No **Catering Liquor License** Allows liquor license holders to provide catering services to private parties.
- Yes No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- Yes No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- * Yes No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

- 1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
- 2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
- 3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
- 4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
- 5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

GURMEET KAUR

Name (Please Print)

PRESIDENT

Title
11/03/2025

Date

Re: Liquor License Application Update, Documents/Corrections Needed - MUNDER FOODMART

From Taranjyot Singh <shell23234@gmail.com>
Date Thu 1/22/2026 7:30 PM
To City Clerk Inquiries <cityclerk@cityblm.org>

Good afternoon

For the liquor license application, under the Business Owner/Operator section, the correct answer to Question #1 is No. No owner, officer, or partner has ever been convicted of any felony, any alcohol-related offense, or any other crime or misdemeanor. The previous "Yes" selection was made in error. Please correct this in the application.

Thank you.

----- Forwarded message -----

From: Gurmeet Kaur <shell23234@gmail.com>
Date: Thu, Jan 22, 2026 at 2:20 PM
Subject: Fwd: Liquor License Application Update, Documents/Corrections Needed - MUNDER FOODMART

----- Forwarded message -----

From: Gurmeet Kaur <shell23234@gmail.com>
Date: Thu, Jan 22, 2026 at 2:02 PM
Subject: Fwd: Liquor License Application Update, Documents/Corrections Needed - MUNDER FOODMART
To: <bsm197567@gmail.com>

----- Forwarded message -----

From: **City Clerk Inquiries** <cityclerk@cityblm.org>
Date: Thu, Jan 22, 2026 at 1:58 PM
Subject: Liquor License Application Update, Documents/Corrections Needed - MUNDER FOODMART
To: shell23234@gmail.com <shell23234@gmail.com>
CC: City Clerk Inquiries <cityclerk@cityblm.org>

Good Afternoon,

Thank you for submitting a Primary Liquor License Application to the City of Bloomington. After reviewing your submission, we noticed that some corrections are needed.

A response with the below updates and/or submission of the required documents must be completed no later than 4:30 p.m. on Friday January 23, 2026, in order to remain in consideration for the February 2026 Liquor Commission Meeting.

Please take a moment to review the information below to see what may be missing or needs to be updated. To help us process your information efficiently, please do not mail physical copies of any forms.

Licensee and/or Application

NOTE: The response to the conviction questions outlined below should be submitted by replying to this email.

Application Responses/Information

1. In the application section *Business Owner/Operator*
 1. Question **#1** asks the applicant to verify that no owner, officer, partner, etc. have ever been convicted of the following:
 1. Any felony, or the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations);
 2. A violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor; and
 3. Pandering or any other crime opposed to decency and morality.
 1. The applicant indicated that an owner, officer, partner, etc. has been convicted of all of the above. *Please provide details of each conviction, including the name of the person(s) convicted, and the date, location, and details of the convictions.*
 - a. If the selections were made in error, please respond to this email to let me know and I can correct the application internally.

Required Documents

NOTE: The Tax Registration Forms outlined below should be submitted online using the links provided. Please do not send copies of these forms to the City Clerk Department, as we receive them internally.

Applicable Tax Forms must be Submitted Online

Local Tax Information can be found by [clicking this link](#). The following tax forms are required to be submitted based on your application:

- o *Food/Beverage Tax* -- Registration is required for all liquor licensees
 - Form Link: <https://cityblm.forms.govos.com/f/FoodandBeverageTax>

- *Package Tax* -- Registration is required for all liquor licensees who select to have Package Sales in their classification
 - Form Link: <https://cityblm.forms.govos.com/f/PackageLiquor>

--

Once all missing information/documents are received, your application will continue with the review process, and you will be contacted if anything additional is needed from you.

Feel free to reach out if you have any questions.

Thank you,

Ashley Lara

Records & Licensing Specialist

City Clerk Department

City of Bloomington, IL

P: (309) 434-2312 | **E:** cityclerk@cityblm.org

115 E. Washington St., Suite 103

Bloomington, IL 61701

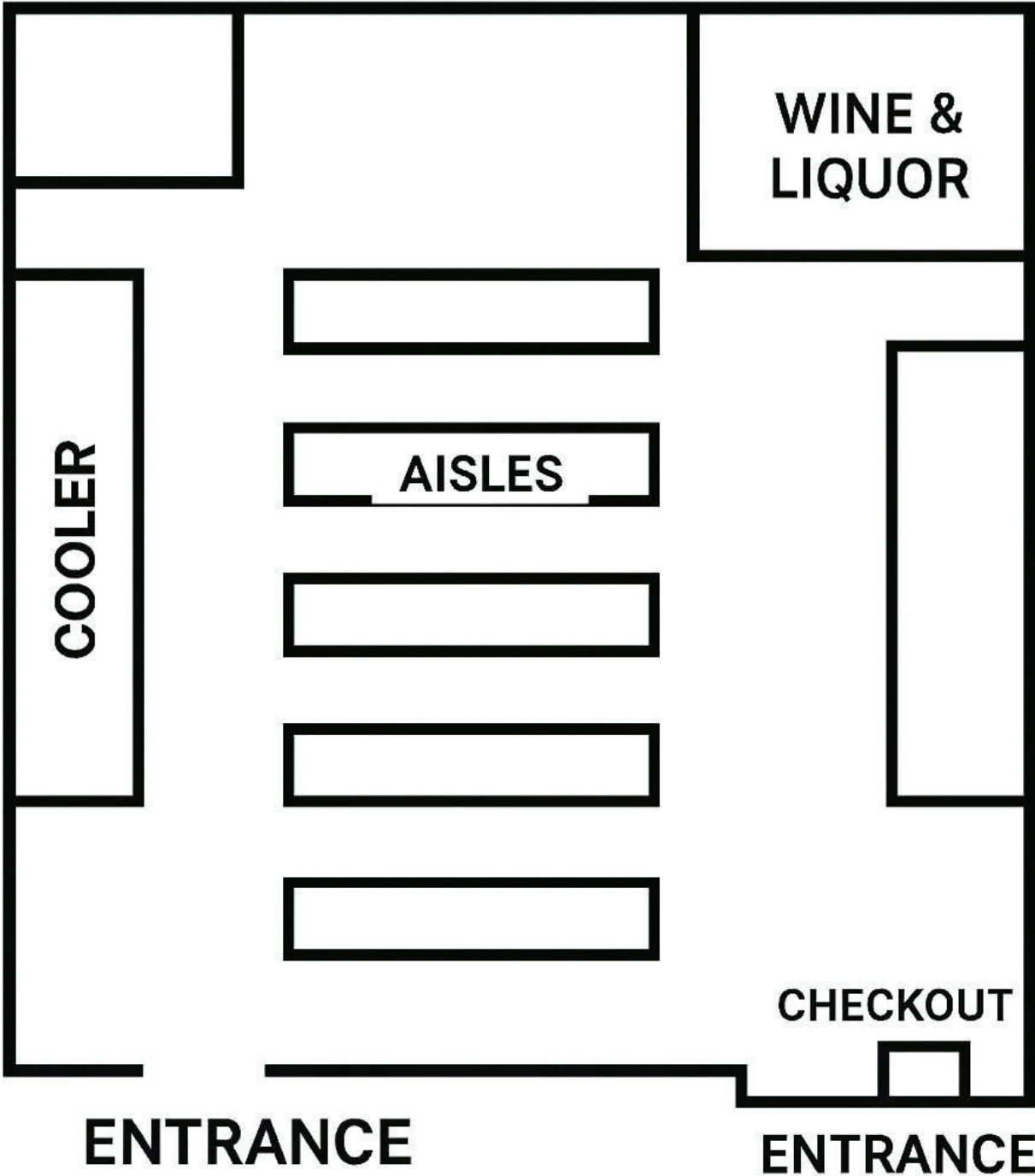
GENERAL REMINDERS & INFORMATION

Licensing Inquiries:

For the quickest and most accurate response, please email cityclerk@cityblm.org. To avoid delays, we kindly ask that you do not send licensing information to individual City staff members.

MUNDER FOOD MART

1801 S. Veterans Parkway,
Bloomington, IL 61701



The following Item was presented:

Item 5.B. Public Hearing and Action on an Application from Singh Munder, Inc., d/b/a Munder Foodmart, 1801 S. Veteran's Pkwy, Requesting Approval of a Class GPBS (Gas Station Grocery Convenience Store, Beer & Wine Only, Package, and Sunday Sales) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 4:17 P.M.

Gurmeet Kaur, Owner of Singh Munder, Inc. (Applicant), after being sworn, addressed the Commission. Ms. Kaur explained that they were now operating at the gas station and they would like a license to be able to sell alcohol.

Commissioner Peterson asked where the establishment was located. Ms. Kaur provided the address.

Asst. Corporation Counsel George Boyle asked if Ms. Kaur resided in Bloomington or McLean County. Ms. Kaur explained that she had just moved into town from Indiana and noted that she was not familiar with the area.

Leslie Yocum, City Clerk confirmed that the applicant lived in Bloomington and explained the location was the Shell station with a Burger King attached, in the south corridor of Veterans Parkway. She noted that the flooring depot was across the street and a Steak 'n Shake was on the corner across the street.

Mr. Boyle asked how long Ms. Kaur had lived in town and if she had plans to stay. Ms. Kaur stated that she had lived in Bloomington since November (3 months) and that they planned to stay. Mr. Boyle asked if anyone on staff had experience with a liquor license. Ms. Kaur explained that she had none, but her son, the General Manager of the establishment, had experience in Indiana.

Commissioner Meister asked if the General Manager had completed a background check. Mrs. Yocum noted that it was the manager was not provided on application documentation so no investigation was completed. She stated that because City Code required a background investigation for General Managers, and the application did not list one, staff would need to run a background check on him. She noted that if the Commission moved forward with the application, they could make approval contingent on the General Manager successfully passing a background check.

Mr. Boyle asked if Ms. Kaur understood that only beer and wine would be able to be sold if the license were approved. Ms. Kaur answered yes. Mrs. Yocum clarified that the applicant originally marked their application for beer-and-wine-only sales but later contacted staff in writing to say they had actually intended to apply for all types of alcohol. She explained that legal counsel was confirming whether the applicant's true intent was to limit the request to beer and wine or eventually seek all types of alcohol.

Ms. Kaur explained that while the current request was for beer and wine only, they planned to sell all types of alcohol once they met all city requirements and received permission. She state that they had intended to apply for a full package license but accidentally selected the beer-and-wine option instead. She explained that she understood she would have to complete the review process again if she decided to apply for all types of alcohol.

Commissioner Meister asked if the applicant could request the change on the floor. Mr. Boyle advised against the change and noted that because the public was specifically notified

that the application was for beer and wine only, any expansion to all types of alcohol required new public notice describing the broader scope of alcohol sales. He stated that the applicant could later amend the application to provide updated information and the review process could start again.

Mrs. Yocum asked if the item could be tabled and re-noticed. Mr. Boyle explained that the applicant wanted to start selling some type of alcohol, so tabling would delay them further in that goal. Ms. Kaur confirmed.

Commissioner Brady clarified that the request was for beer and wine only.

Staff had no concerns.

Commissioner Brady asked if there was anyone in the audience present to speak for or against the Item. No one came forward.

Commissioner Brady closed the Public Hearing at 4:30 P.M.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, to positively recommend the Item to Council, contingent on the Applicant's General Manager's background investigation coming back with no issues.

Commissioner Brady directed the Clerk to call roll:

AYES: Brady; Meister; Peterson; Bedeker

Motion carried.

The following Item was presented:

Item 5.C. Continued Public Hearing and Action on an Application from SB Group 1, LLC, located at 1802 W. Market St., Requesting Approval of a Class GPAS (Gas Station Grocery Convenience Store, All Types of Alcohol, Package, and Sunday Sales) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 4:32 P.M.

Asst. Corporation Counsel George Boyle explained that the application was previously before the Commission and was recommended to Council on the condition that the store's General Manager pass a background check. He detailed that the investigation revealed a 2019 McLean County felony conviction for aggravated home fraud and misrepresentation involving an elderly victim, with probation running until July 10, 2026, as well as an earlier 2004 conviction. He noted that, under State law and Bloomington ordinances, a liquor license could not be issued to someone with a felony, and a business also could not be licensed if its manager would not personally qualify for a license. He explained that Mr. Weed, the manager in question, was present to address the Commission and explained that both state law and Bloomington's code would allow a liquor license to be granted despite a felony conviction if the applicant showed enough rehabilitation to warrant public trust. He noted that the Commission would decide whether sufficient rehabilitation had been demonstrated to recommend the license to Council. He briefly outlined statutory factors the Commission should consider, which included how closely the offense related to the job duties, how much time had passed since conviction or release, any prior misconduct while licensed or employed, the applicant's age at the time of the offense, successful completion of the sentence and any parole or probation with progress reports, current fitness and character, evidence of rehabilitation efforts, such as a Certificate of Good Conduct, and any other mitigating factors.



Consent Agenda Item No. 7.K.

For City Council: March 9, 2026

Ward Impacted: Ward 4

Subject: Consideration and Action on an Application from RV Petroleum, LLC, located at 1331 N. Linden St., Requesting Approval of a Class PB (Package, Beer & Wine Only) Liquor License

Recommended Motion: The proposed Application be approved.

Strategic Plan:

Goal 3. Strong Neighborhoods

Objective 3b. Attraction of new targeted businesses that are the “right” fit for Bloomington

Background: RV Petroleum, LLC (Applicant), located at 1331 N. Linden St., is requesting approval of a Class PB (Package, Beer & Wine Only) Liquor License. A Freedom Oil gas station had been operating at this location previously, and they maintained active liquor and tobacco licenses for several years, but surrendered both licenses on December 9, 2025. The Applicant currently holds a City of Bloomington Tobacco License for this location.

After a Public Hearing on February 10, 2026, the Liquor Commission positively recommended the application to Council under a Class PB (Package, Beer & Wine Only) Liquor License. On January 9, 2026, the applicant business sold alcohol to an undercover Bloomington Police officer without having obtained a liquor license. Following the incident, the business removed all alcohol from its premises. The owner of the business, entered into an agreed order with the Liquor Commissioner, admitting to the code violation for unlicensed sale and paying a fine of \$1,000. Also, as part of the agreement, the applicant agreed to amend its request for a license from a request for sales of all kinds of alcohol to a request to sell beer and wine only. The fine has been paid as required by the agreement. The hearing was limited to whether the Commission should recommend approval of a beer-and-wine-only package and Sunday sales license to Council. Draft minutes of the hearing are attached.

All license creations, amendments, or transfers are contingent upon compliance with all building, health, and safety codes.

Community Groups/Interested Persons Contacted: In accordance with the City Code, a public notice was published on February 1, 2026, in *The Pantagraph*. 32 notices were mailed to properties adjacent to the applicant's property.

Financial Impact: The current annual license fee for a Class PB Liquor License is \$1,000 and will be recorded in the Non-Departmental- Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2026 Budget Book titled "Budget Overview & General Fund" on page 130. It is also the establishment's responsibility to collect and pay all applicable taxes, including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

Attachments:

1. CLK B Application_RV Petroleum LLC
2. CLK C Draft Minutes 02/10/26_RV Petroleum LLC

CITY CLERK DEPARTMENT
City Council Item Verification Memo



Liquor Commission Date 02/10/26

City Council Date 03/09/26

| | |
|--------------------------|---|
| Acct. # | 11398 |
| Legal Entity Name | RV Petroleum, LLC |
| Business Address | 1331 N. Linden St. |
| Ownership | Rajinder Singh, 50%; Varinder Singh, 50% |

| | |
|-------------------------|--|
| Billing Cycle | Annual |
| DBA/Assumed Name | N/A |
| Zip Code | 61701 |
| Agents/Managers | Rajinder Singh & Varinder Singh, Owners |

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. Please see below for a list of reviewed documents and information related to the requested license.

Documents & Review Details

Included with Submission:

- Completed Application
- Ownership and Agent/Manager Information
- Operating Agreement
- Financial Statement
- Articles of Organization
- Computer Generated Site/Floor Plan
- Lease Agreement
 - Exp. 11/11/35
- Applicable Application & Background Investigation Fees Paid

Documents/Information Verified During Review

- Applicable Required Background Investigations Completed
 - Rajinder Singh, 50% Owner & Varinder Singh, 50% Owner – *No Concerns to Report*
- Entity is in Good Standing with the State of IL
- B/N Food & Beverage Tax Registration Form Submitted
- B/N Packaged Liquor Tax Registration Form Submitted

Due Before License Issuance

- Development Services & Health Department Inspections
- List of BASSET Certified Individuals
- Certificate of Liquor Liability Insurance & \$2,000 Bond

The documents listed above are available for review upon request. If you have any questions or concerns, please feel free to reach out.



Liquor License Application

Applicant Business Contact Information: Please fill in your business information completely and legibly.

| | |
|--|---------------------------------------|
| Legal Entity Name (Corporate/LLC Name) | RV PETROLEUM LLC |
| Doing Business As (DBA) OR Establishment Name <i>(Assumed names must be registered with the State of Illinois)</i> | RV PETROLEUM LLC |
| Legal Entity Address <i>(including City, State, and Zip)</i> | 1331 N LINDEN ST BLOOMINGTON IL 61701 |
| Legal Entity Phone Number | 7188800551 |
| Legal Entity Email Address | bplinden1331@gmail.com |
| Establishment Address including Zip | 1331 N LINDEN ST BLOOMINGTON IL 61701 |
| Establishment Phone Number | 718880551 |
| Establishment Email Address | bplinden1331@gmail.com |
| *Email Address for <u>ALL</u> City Communications: | bplinden1331@gmail.com |

*Note, that all City communications related to this Application and/or the resulting license, if approved, will be sent by email to the email designated for all City Communications. It is the responsibility of the business to notify the City of any changes.

BELOW PLEASE LIST THOSE RESPONSIBLE FOR LICENSING THE ESTABLISHMENT

Primary Contact:

| Name (First & Last) | City | State | Zip |
|---------------------|------------------------|-------|-------|
| varinder singh | Normal | IL | 61761 |
| Phone Number | Email Address | | |
| 7188800551 | bplinden1331@gmail.com | | |

Contact Information for the Legal Entity's Agent: *(If applicable)*

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-----|
| | | | |
| Phone Number | Email Address | | |
| | | | |

Contact Information for the Establishment's General Manager: *(If different than above)*

| Name (First & Last) | City | State | Zip |
|---------------------|---------------|-------|-----|
| | | | |
| Phone Number | Email Address | | |
| | | | |

Applicants should review Chapter 6: Alcoholic Beverages (<https://ecode360.com/34403863>) of the Bloomington City Code for all requirements, obligations and information on liquor licensing.

| Class | Description | 2020 Fees | | 2021 Fees | |
|-----------|---|-----------|---------|-----------|---------|
| | | Semi | Annual | Semi | Annual |
| PA | Package Sales – All Types of Liquor <i>(Fee applies to all except CA, EA, RA, or TA)</i> | \$600 | \$1,200 | \$650 | \$1,300 |
| PB | Package Sales – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| | <i>(Package Sales fee for CB, EB, RB, or TB, but no Package Sales fee applies to CA, EA, RA, or TA)</i> | \$112.50 | \$225 | \$150 | \$300 |
| S | Sunday <i>(Fee applies to all except CA & CB)</i> | \$275 | \$550 | \$300 | \$600 |
| | Curbside Pick-Up and Delivery of Alcohol | - | - | - | - |
| | Outdoor Consumption Area | - | - | - | - |

| Liquor License Fee Chart (cont.) | | | | | |
|----------------------------------|---|-----------|---------|-----------|---------|
| Class | Description | 2020 Fees | | 2021 Fees | |
| | | Semi | Annual | Semi | Annual |
| CA | Clubs – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| CB | Clubs – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| EA | Entertainment/Recreational Sports Venue – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| EB | Entertainment/Recreational Sports Venue – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| GPB | Convenience Store (Package) – Beer and Wine Only | \$450 | \$900 | \$500 | \$1,000 |
| MA | Hotel/Motel – All Types of Liquor | \$600 | \$1,200 | \$650 | \$1,300 |
| MB | Hotel/Motel – Beer and Wine Only | \$375 | \$750 | \$425 | \$850 |
| RAP | Restaurant, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RBP | Restaurant, Beer & Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| RA | Restaurant – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| RB | Restaurant – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |
| ST | Stadium – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TAP | Tavern, All Types of Liquor, and Package Sales | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TBP | Tavern, Beer and Wine Only, and Package Sales | \$512.50 | \$1,025 | \$750 | \$1,200 |
| TA | Tavern – All Types of Liquor | \$1,200 | \$2,400 | \$1,350 | \$2,700 |
| TB | Tavern – Beer and Wine Only | \$400 | \$800 | \$450 | \$900 |

The questions contained in this Application apply equally to all business owners, partners, officers, or members of the applicant business. If more space is needed to answer any question completely, please attach the additional information.

Status of Business Information:

1. Check the applicable box which corresponds to your business's filing with the Illinois Secretary of State.

Sole Proprietorship

Limited Liability Company (LLC)

A copy of the Articles of Organization must be attached.

Partnership (Date of Formation: _____)

Corporation (Inc. or Corp.)

A copy of the Articles of Incorporation must be attached.

2. Attach a list including the name, age, address, and percent of ownership/stock for each owner/partner/member.

3. Yes No N/A **If Applicant is a Corporation or LLC:** Is any individual owning more than 5% of stock in the applicant business ineligible to hold a liquor license for any reason other than citizenship or residence? *If yes, please identify the individual(s) and explain.*

~~Varinder Singh 07-07-1994 50% partner~~
~~Rajinder Singh 11/08/1987 50% partner~~

Business Owner/Operator: (Please circle Yes (Y) or No (N) where applicable.)

1. I verify that all owners, partners, officers, members, and majority stockholders:

Yes No Are 21 years of age or older.

Yes No Are citizens of the United States.

Yes No Have never been convicted of any felony, or of the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations).

Yes No Have never been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor.

Yes No Have never been convicted of pandering or any other crime opposed to decency and morality.

2. Illinois Liquor Law states the applicant individual must be a resident of the city, village or county in which the premises covered by the license is located. 235ILCS 5/6-2(a)(1)

2A Yes No Are any of the persons listed under ownership a resident of McLean County?

2B Yes No Is the General Manager a resident of McLean County?

3. Yes No Is the General Manager of the establishment unable to hold a liquor license for any reason other than citizenship or residence?

4. Yes No Is the establishment located within 100 feet of any church, school, hospital, home for aged, indigent persons, or war veterans and/or their wives or children?



5. Yes No 5A Yes No Is the premises for which the license is sought owned? If not, does a valid lease to the premises for which the license is sought exist? *If so, a copy of the lease is required.*
- Yes No Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code in connection with the proposed sale of alcoholic beverages? *If yes, please explain:* _____

Nature of License:

- What type of establishment is intended to be operated with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) convenience store with gas station
- What class of liquor license is being sought? (See descriptions beginning on page 1.) class PA
- Yes No Will the establishment offer Sunday Sales?
- Yes No Will the establishment offer Curbside Pick-Up & Delivery of Alcohol? (Package License Holders Only) See City Code Ch. 6 Sec. 32 for more details. <https://ecode360.com/34837503>
- Yes No Will the establishment offer an Outdoor Dining Area?
- State the reason the applicant desires a liquor license for the establishment: To offer customers the convenience of purchasing beer,wine and liquor at the gas station and to remain
- If approved, how would the liquor license benefit the City and its residents? Approval of the liquor license local sales tax revenue,support local employment,and provide added convenience
- Yes No Will the establishment offer live entertainment in the establishment? *If yes, please explain:*
- Yes No Will the proposed or current establishment sell food?
- Yes No Will most of the establishment's gross revenue come from sources other than the sale of alcohol? *If yes, what sources will such revenue be derived?* Fuel sales, packaged food , beverages,and general convenience store merchandise.
- If approved, what license renewal billing cycle would be preferred? Annual Semi-Annual

Impact of Establishment:

- What are the proposed hours of operation?

| Day | Time Open | Time Close |
|------------|-----------|------------|
| Monday: | 6:00 am | 10:00 pm |
| Tuesday: | 6:00 am | 10:00 pm |
| Wednesday: | 6:00 am | 10:00 pm |
| Thursday: | 6:00 am | 10:00 pm |
| Friday: | 6:00 am | 10:00 pm |
| Saturday: | 6:00 am | 10:00 pm |
| Sunday: | 6:00 am | 10:00 pm |
- Describe the surrounding neighborhood within 500 ft. of the establishment (e.g. residential, commercial, mixed, etc.) The surrounding area is primarily commercial with nearby retail businesses and roadways, along with some
 - If there are office or commercial buildings nearby, approximately what are their hours of operation? Nearby commercial businesses generally operate between 7:00 AM and 9:00 PM
 - Is the area predominately residential, are they single or multi-family homes? The area is mixed-use , consisting of both single-family and multi-family residences.
- Describe any and all streets immediately surrounding the establishment: (e.g. approximate width, one-way, two-way, parking restrictions, etc.) Linden street is a two-way public roadway with standard traffic flow and adequate access to on-site parking.
- How much additional traffic is expected to be generated with a liquor license? Minimal additional traffic beyond the normal customer flow of a gas station.
- Describe any and all on- and off-street parking: The establishment provides on-site parking spaces as part of the gas station lot for customer use. No off-street
- How many establishments with liquor licenses are located within 500 ft. of the establishment? 0



Responsibility:

- 1. If the establishment **is presently in operation**, attach a financial statement of the establishment's last fiscal year.
- 2. If the establishment **is not presently in operation**, attach a financial statement showing ownerships personal assets and liabilities (or the entity's assets and liabilities).
- 3. Yes No Is the establishment eligible for a State of Illinois retail liquor dealer's license?
- 4. Yes No Has any owner, partner, officer, member, or majority stockholder ever held a liquor license?
4A If yes, please explain: _____
- 5. Yes No If yes, has any owner, partner, officer, member, or majority stockholder ever been found guilty of violating Bloomington's Liquor Ordinance? *If yes, please explain:* _____
- 6. Yes No Has any owner, partner, officer, member, or majority stockholder ever had a liquor license revoked? *If yes, please explain:* _____
- 7. Yes No Has a similar application made by any of the persons of ownership ever been denied? *If yes, please explain:* _____
- 8. Yes No Has any other license type ever been revoked from any owner, partner, officer, member, or majority stockholder? *If yes, please explain:* _____

Please provide any additional information significant to this application:

Additional License Interests:

Are any of the below additional licenses of interest to the establishment?

- Yes No **Sidewalk Café License** (*Downtown Area Only*) Allows use of public sidewalk for serving food and beverages on the sidewalk immediately adjacent to the establishment.
- Yes No **Catering Liquor License** Allows liquor license holders to provide catering services to private parties.
- Yes No **Video Gaming License** Allows an establishment to have video gaming terminals and to conduct video gaming on the premises as defined by the Illinois Video Gaming Act.
- Yes No **Public Dancing License** Allows a for-profit establishment to offer dance privileges to the public.
- Yes No **Tobacco License** Allows retail sale of any cigar, cigarette, snuff, chewing tobacco, manufactured product of tobacco or tobacco in any form.

Please note that each of the above-mentioned licenses requires a separate application and most require additional documentation. Applications available via the City Clerk Department.

I, the undersigned, swear or affirm that:

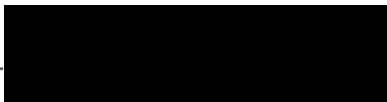
- 1. I am authorized to sign as an owner, officer, or authorized agent, of the above listed establishment;
- 2. I declare that all the information included in this application, and any attachment hereto, is true and accurate to the best of my information, knowledge, and belief;
- 3. All applicants of the establishment are qualified and eligible to obtain the license applied for;
- 4. I have read and understand the requirements of the City of Bloomington Code pertaining to **Chapter 6: Alcoholic Beverages** <https://ecode360.com/34403863>; and
- 5. If approved, I certify in accordance with 235 ILCS 5/6-27.1 and City Code Chapter 6: Section 29, that all employees required to check IDs will become BASSET certified within 120 days of employment, that at least one BASSET Certified employee will be on the premises at all times, that all certifications will be kept on premises, and that all certifications will immediately be made available upon request by any law enforcement personnel.

Varinder Singh

OWNER

Name (Please Print)

Title



12/17/2025

Date

Re: Liquor License Application Received, Corrections Needed - RV PETROLEUM

From Rajinder Singh <bplinden1331@gmail.com>

Date Sun 1/4/2026 7:17 PM

To City Clerk Inquiries <cityclerk@cityblm.org>

Dear Ashley Lara ,

Thank you for your email and for reviewing our liquor license application. Please see our responses below to items #1-3 as requested.

1. Status of Business Information,

Question #2 ask whether any individual owning more than 5% of the stock in the application business is ineligible to hold a liquor license for any reason other than citizenship or residence.

Response . The " YES " response to this question was unchecked in error.

There are **no individuals owning more than 5% of the business who are ineligible** to hold a liquor license for any reason othan citizenship or residence.

2. Business Owner/Operator ,

Question #1 The application indicated that an owner, officer, partner , or related individual has been convicted of the offenses listed in Question #1.

Response: This response was also **checked in error .**

NO owner , officer , partner ,or related individual of the applicant business has ever been convicted of :

. Any felony or violation of any law relating to sale of alcoholic liquor or any other crime or misdemeanor (except minor traffic violations);

. Any violation of federal or state law concerning the manufacture , possession , or sale of alcoholic liquor; or

. Pandering or any other crime opposed to decency and morality.

3.Ownership and Manager/Agent Information

Response: The business has **two owners**, and the business is **managed jointly by both owners.**

Owner/ Manager #1

Full Legal Name : Rajinder Singh

Title/Relation to Business : Owner / Manager

Personal Email Address [REDACTED]

Date of Birth [REDACTED]

Personal Address [REDACTED]

Percentage of Ownership/stock: 50%

Owner/ Manager #2

Full legal Name : Varinder Singh

Title/Relation to Business : Owner/ Manager

Personal Email Address [REDACTED]

Date of Birt [REDACTED]

Personal Address [REDACTED]

Percentage of Ownership/Stock : 50%

4 Applicable Tax Forms

We acknowledge the requirement to submit the application tax registration forms online. The food/beverage Tax and Package Tax registration will be submitted using the city of Bloomington Finance Department link provided.

Please let us know if any additional information or documentation is needed. Thank you for your time and assistance. We appreciate your consideration for placement on the February 10, 2026, Liquor Commission Meeting agenda.

Sincerely,
Varinder singh
RV PETROLEUM LLC
1331 N linden st bloomington il 61701
7188800551

On Fri, Jan 2, 2026 at 4:08 PM City Clerk Inquiries <cityclerk@cityblm.org> wrote:

Good Afternoon,

Thank you for submitting a Liquor License Application to the City of Bloomington. Upon review, the submitted application is missing or needs correction of the following:

1. In the application section *Status of Business Information*

- a. Question #2 asks if any individual owning more than 5% of stock in the applicant business is ineligible to hold a liquor license for any reason other than citizenship or residence. The applicant answered yes, but no explanation was provided.
Please provide the name of the individual(s) who are ineligible and details regarding why they are not eligible.

2. In the application section *Business Owner/Operator*

- a. Question # 1 asks the applicant to verify that no owner, officer, partner, etc. have ever been convicted of the following:
- i. Any felony, or the violation of any law relating to the prohibition of the sale of alcoholic liquor, or any other crime or misdemeanor (except minor traffic violations);
 - ii. A violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor; and
 - iii. Pandering or any other crime opposed to decency and morality.
 - 1. The applicant indicated that an owner, officer, partner, etc. has been convicted of all of the above. *Please provide details of each conviction, including the name of the person(s) convicted, and the date, location, and details of the convictions.*

3. **Ownership and Manager/Agent Information** — All required information was not provided on the application/supporting documents. *Please provide the following information for each person under ownership and anyone who acts as manager/agent of the business:*

- a. Full Legal Name (as it appears on their Government-Issued ID);
- b. Title or Relation to Business;

- c. Personal Email Address;
- d. Date of Birth;
- e. Personal Address (including City, State, and Zip Code); **and**
- f. Percentage of Ownership/Stock (*if applicable*).

4. **Applicable Tax Forms must be Submitted Online** — Local Tax Information can be found by [clicking this link](#). The following tax forms are required to be submitted based on your application:

- o *Food/Beverage Tax* - Registration is required for all liquor licensees
- o *Package Tax* - Registration is required for all liquor licensees who select to have Package Sales in their classification

The above documents and requested information **must be submitted/provided by 4:30 p.m. on Tuesday, January 6, 2026**, in order for your item to be considered for placement on the Tuesday, February 10, 2026, Liquor Commission Meeting agenda.

Items # 1-3 can be provided in response to this email.

For **Item # 4**, please submit the appropriate registration forms online using the link provided. Please do not also submit them to the City Clerk Department. We will receive a notification when they are submitted.

--

Once all missing documentation/information is received, the review of your application will continue and we will reach out via email if anything additional is needed.

Feel free to reach out if you have any questions.

Thank you,

Ashley Lara

Records & Licensing Specialist

City Clerk Department

City of Bloomington, IL

P: (309) 434-2312 | **E:** cityclerk@cityblm.org

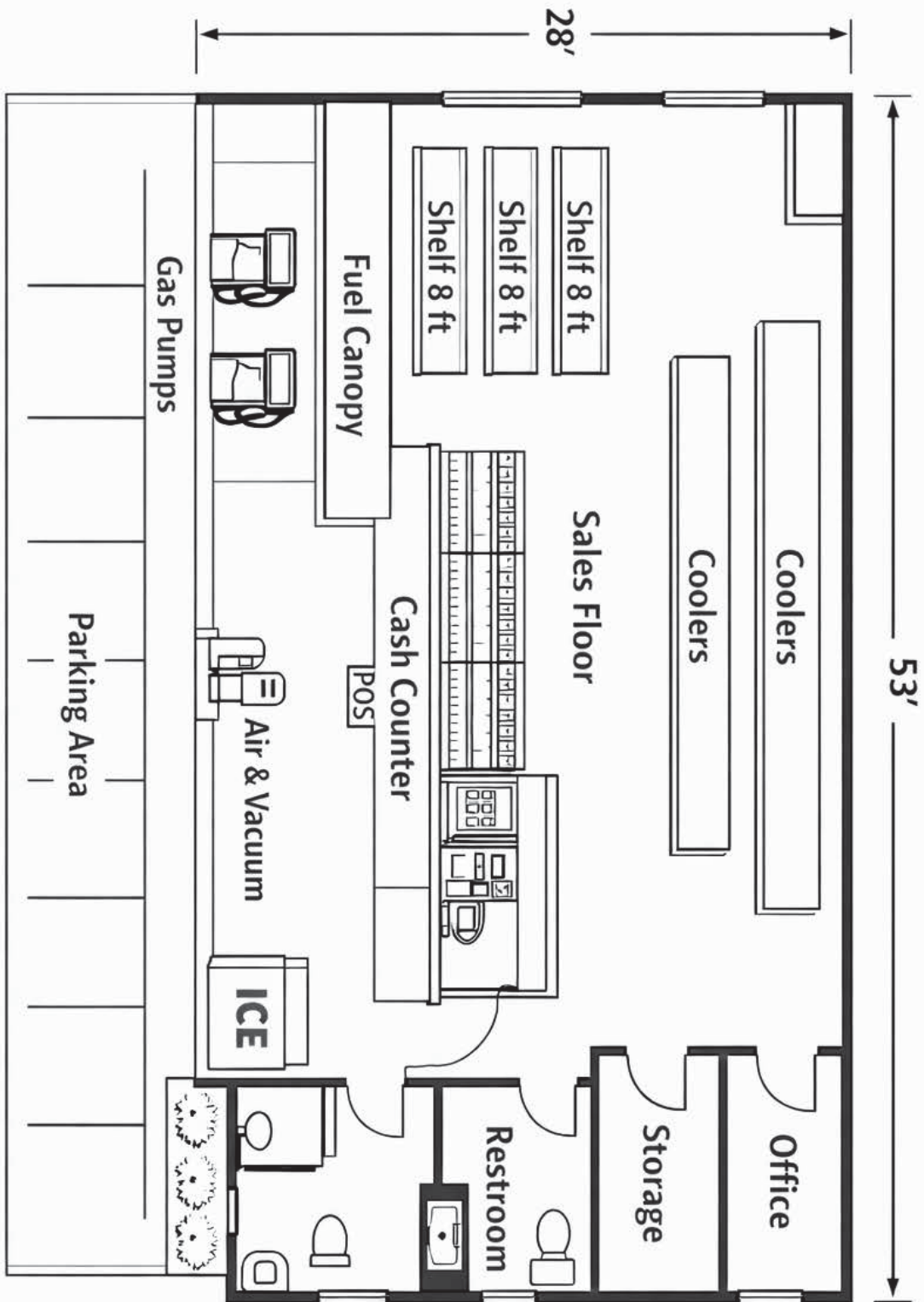
115 E. Washington St., Suite 103

Bloomington, IL 61701

GENERAL REMINDERS & INFORMATION

Licensing Inquiries:

For the quickest and most accurate response, please email cityclerk@cityblm.org. To avoid delays, we kindly ask that you do not send licensing information to individual City staff members.



The following Item was presented:

Item 5.D. Public Hearing and Action on an Application from RV Petroleum, LLC, located at 1331 N. Linden St., Requesting Approval of a Class PA (Package, All Types of Alcohol) Liquor License. (Recommended Motion: The Public Hearing proceeds to determine whether the Application meets liquor licensure requirements.)

Commissioner Brady opened the Public Hearing at 5:07 P.M.

Asst. Corporation Counsel George Boyle explained that the original application was for a license allowing package sales of all types of alcohol with Sunday sales. He stated that on January 9, 2026, the business sold alcohol to an undercover Bloomington Police Officer without having a license and that after the incident, all alcohol was removed from the store, and the owner, Mr. Singh, entered into a settlement for violating City Code. He noted that the settlement required him to pay a \$1,000 fine and amend his request down to beer-and-wine-only sales. He explained that Mr. Singh had paid the fine and the Mayor approved the agreement, so the current hearing was limited to whether the Commission should recommend approval of a beer-and-wine-only package and Sunday sales license to Council.

Varinder Singh, Partial Owner of RV Petroleum, LLC (Applicant), after being sworn, addressed the Commission. Mr. Singh stated that he was seeking approval for a beer-and-wine package license so the business could sell alcohol lawfully and remain in compliance with city and state regulations.

Commissioner Bedeker asked Mr. Singh to confirm his understanding that, after the station was sold by Freedom to him, but before he obtained a liquor license, he sold alcohol to an undercover police officer without having a valid license. Mr. Singh confirmed and noted that it was a one-time sale.

Commissioner Brady asked if any sales of alcohol have been made since the violation and if Mr. Singh owed anything to the city, county, or state. Mr. Singh answered no to both questions.

Commissioner Brady asked if there was anyone in the audience present to speak for or against the Item. No one came forward.

Commissioner Brady closed the Public Hearing at 5:10 P.M.

Commissioner Meister made a motion, seconded by Commissioner Bedeker, to positively recommend the Item to Council under a Class PB (Package, Beer & Wine Only) Liquor License.

Commissioner Brady directed the Clerk to call roll:

AYES: Brady; Meister; Peterson; Bedeker

Motion carried.

New Business

No new business was discussed.

Adjournment

Commissioner Meister made a motion, seconded by Commissioner Peterson, to adjourn the meeting.

AYES: Brady; Meister; Peterson; Bedeker



Regular Agenda Item No. 8.A.

For City Council: March 9, 2026

Ward Impacted: Ward 3

Subject: Consideration and Action on an Ordinance Approving a Tri-Party Development Agreement by and between the City of Bloomington, The Carle Foundation, and Deneen Brothers Farm, LLC, for the Undeveloped Property North of IL Route 9, South of Cornelious Drive Extended, and East of Trinity Lane (PIN: 15-31-300-020), as requested by the Development Services Department.

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Goal 3. Grow the Local Economy

Objective 3a. Retention and growth of current local businesses

Goal 5. Great Place - Livable, Sustainable City

Objective 5a. Well-planned City with necessary services and infrastructure

Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents

Background: Staff recommends approval of a Redevelopment Agreement that will facilitate development of a mixed-use medical campus within Empire Business Park, expanding the presence of a regional healthcare provider in Bloomington while delivering several long-planned infrastructure improvements in the area.

Under the agreement between the City of Bloomington, The Carle Foundation, and Deneen Brothers Farms LLC, Deneen and Carle will privately fund approximately \$6 million in public infrastructure improvements, including new streets, sidewalks, trails, and utilities that will improve connectivity within Empire Business Park and support future development. The larger project represents millions of dollars in new private investment through development of a 35-acre regional mixed-use medical campus that will expand healthcare services for Bloomington and the surrounding region. The campus may include healthcare facilities, wellness services, professional offices, and commercial development along Route 9, with the potential for future residential development as the area evolves. The development concept allows flexibility for future phases while remaining consistent with the approved preliminary plan.

The agreement requires completion of the long-planned Cornelius Drive extension, connecting the existing eastern and western segments of the roadway within three years. Future phases may include residential development that would complement the medical campus and supporting commercial uses, helping create a more integrated mixed-use district within the Empire Business Park area.

The development is expected to generate significant additional economic activity from employees, patients, and visitors, employees and patients/visitors who will also shop and dine

at area establishments. The campus concept is similar to Carle's *Carle at the Fields* development in Champaign and is expected to support additional commercial, mixed-use, and residential development along the Empire Street corridor just north of Central Illinois Regional Airport.

City Participation

City participation focuses on facilitating infrastructure improvements that benefit the broader area and support long-term development of the Empire Business Park corridor. The City will:

- Waive 50% of City development fees, up to \$600,000. Fees are generated only as development occurs.
- Accept ownership and maintenance of a central on site drainage basin.
- Reimburse certain oversizing costs associated with the Constitution Trail extension.
- Fund the easternmost 250 feet of the Cornelius Drive extension that was left out the development of McGraw Park Subdivision including the adjacent trail and sidewalk (est. \$90,000)
- Accept completed roadways as public streets

Infrastructure Improvements

The agreement delivers several long-planned roadway and connectivity improvements within Empire Business Park to include:

Carle (approx. \$4.9 million not including medical facilities):

- Extension of Cornelius Drive within three years
- Construction of a new north-south Deneen Drive connecting Empire Street and Cornelius Drive
- Construction of associated sidewalks, trails, and utilities

Deneen Brothers Farms (approx. \$1.1 million):

- Halls Ferry Road extension
- Magory Drive extension
- Participation in construction of the public trail system
- \$100,000 payment dedicated to basin and trail maintenance

Upon completion and inspection, these roadways will become public streets maintained by the City. The Empire Business Park Subdivision was originally approved with a Preliminary Plan in 2006 that was modified in 2008, 2009, 2013, and 2018, which is common with large commercial developments.

Community Groups/Interested Persons Contacted: The amended preliminary plan was approved by the Bloomington Planning Commission on January 14, 2026 and the Bloomington City Council on January 26, 2026.

Financial Impact: If approved, the City will enter into a Tri-Party Development Agreement by and between the City of Bloomington, The Carle Foundation, and Deneen Brothers Farm, LLC, for the Undeveloped Property North of IL Route 9, South of Cornelious Drive Extended, and East of Trinity Lane (PIN: 15-13-300-020). The City will receive \$100,000 to be placed in a Storm Water Fund for future maintenance of the detention basin and drainage facilities. The City will reimburse the developer for the off-site street, trail, and sidewalk along the missing segment of Cornelius Drive for approximately \$90,000 and the half-width trail along future Cornelius Drive for approximately \$75,000. This will be included in a future year's budget by the Engineering Department to be paid out of the Capital Improvement Fund. More than likely, this will be in FY 2029 Budget. The 50% waiver of the sanitary sewer tap-on is estimated to be \$21,410.21. Permit fee waivers will result only in reduced income for the building safety and engineering departments that can be accounted for with annual budgeting.

Attachments:

1. Ordinance - Carle Deneen Tri Party
2. Ordinance - Exhibit A - Tri-Party Redevelopment Agreement

ORDINANCE NO. 2026 - _____

AN ORDINANCE APPROVING A TRI-PARTY DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BLOOMINGTON, THE CARLE FOUNDATION, AND DENEEN BROTHERS FARM, LLC, FOR THE UNDEVELOPED PROPERTY NORTH OF IL ROUTE 9, SOUTH OF CORNELIOUS DRIVE EXTENDED, AND EAST OF TRINITY LANE (PIN: 15-31-300-020)

WHEREAS, the City of Bloomington, Illinois (“City”), is a home-rule unit of local government organized under the laws of the State of Illinois and is authorized to enter into economic incentive agreements to encourage the development or redevelopment of land within the corporate limits of the City; and

WHEREAS, the City has identified certain areas within its municipal boundaries where private development or redevelopment would significantly improve its tax base and the tax base of the affected taxing districts; and

WHEREAS, Deneen Brothers, LLC, an Illinois incorporated business owns undeveloped property within the corporate boundaries of the City, consisting of ~58.7 acres located North of Empire St., east of McGraw Park, and west of Airport Park Subdivision (“PROPERTY”); and

WHEREAS, The Carle Foundation, an Illinois not-for-profit corporation (“DEVELOPERS”), intends to purchase ~35.5 acres of said Property; and

WHEREAS, the DEVELOPERS propose to develop a mixed-use medical campus, which may include healthcare facilities, wellness centers, professional offices, and potential ancillary commercial uses, with future expansion capability, together with supporting infrastructure and community-integrated wellness amenities (“PROJECT”); and

WHEREAS, the DEVELOPERS are required to construct public and quasi-public improvements on developing property in accordance with *A Manual of Practice for the Design of Public Improvements in the City of Bloomington, IL*, and the City has a policy of certain cost-sharing for the oversizing of sidewalks into trails and the widening of street pavement for traffic capacity beyond that which the development adds; and

WHEREAS, there is 140 feet of Cornelius Drive with its related storm sewer, trail, and sidewalk that was not constructed as a part of McGraw Park Subdivision First Addition, and for which the onsite Cornelius Drive extension is required to connect to for proper circulation; and

WHEREAS, the existing basin on the property was constructed in anticipation of the full complete buildout of the PROPERTY, but no provisions were made for future ownership and maintenance; and

WHEREAS, the DEVELOPERS wish to construct but not own and maintain a recreational trail amenity around the basin and connecting to the existing Constitution Trail; and

WHEREAS, the DEVELOPERS have committed to coordinated land development activities to effectuate the street and utility network consistent with the approved Preliminary Plan for Empire

Business Park, as approved on January 26, 2026, and have asked the City to provide certain financial assistance and acceptance of ownership of the basin and trail system; and

WHEREAS, the DEVELOPERS have informed the City that the ability to proceed with the PROJECT requires financial assistance from the City to offset the extraordinary costs to be incurred by the DEVELOPER; and

WHEREAS, the Mayor and City Council of the City have determined that in order to induce the DEVELOPER to proceed with the PROJECT, thereby providing economic development within the City, which is in the best interests of the City and the health, safety and welfare of its residents, for the City to provide financial assistance to the DEVELOPER pursuant to the terms of a Redevelopment Agreement (“AGREEMENT”) attached hereto as Exhibit A.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS:

SECTION 1. That the AGREEMENT, attached as Exhibit A, by and between the City and the DEVELOPER, is hereby approved, and the City Manager and City Clerk are hereby authorized to execute and deliver said AGREEMENT on behalf of the City.

SECTION 2. The City Manager is hereby authorized and directed to undertake any and all actions as may be required to implement the terms of said AGREEMENT.

SECTION 3. In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

SECTION 4. The City Clerk is hereby authorized to publish this Ordinance in pamphlet form as provided by law.

SECTION 5. This Ordinance is enacted pursuant to the home rule authority of the City of Bloomington granted by Article VII, Section 6 of the 1970 Illinois Constitution.

SECTION 6. This Ordinance shall take effect immediately after approval and publication as required by law.

PASSED this 9th day of March 2026.

APPROVED this ___ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A

REDEVELOPMENT AGREEMENT

This Redevelopment Agreement (the "Agreement") is made and entered into as of _____, 2026 (the "Effective Date"), by and among: **THE CITY OF BLOOMINGTON, ILLINOIS**, an Illinois municipal corporation (the "City"); **THE CARLE FOUNDATION**, an Illinois not-for-profit corporation ("Carle"); and **DENEEN BROTHERS FARMS LLC**, an Illinois limited liability company ("Deneen"). The City, Carle, and Deneen are sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

A. Deneen is the owner or controls certain real property located within the City of Bloomington, Illinois, commonly known as a portion of the Empire Business Park, as depicted on the Approved Preliminary Plan (the "Preliminary Plan") attached hereto as Exhibit B (the "Property").

B. Carle proposes to develop a mixed-use medical campus, which may include healthcare facilities, wellness centers, professional offices, and potential ancillary commercial uses, with future expansion capability, together with supporting infrastructure and community-integrated wellness amenities (the "Project"). The Project may include a multi-family residential component.

C. The Project is intended to serve as a regional healthcare hub, catalyze future commercial, mixed-use, and residential development along U.S. Route 9, and advance the City's economic development and comprehensive planning goals. It is to be visually inspired by the quality and aesthetic of the Carle at the Fields Development in Champaign, Illinois, while ensuring the improvements align with the current developments adjacent to this Project.

D. The City desires to facilitate the orderly development of the Property through coordinated public infrastructure improvements, ownership and maintenance of public improvements, and the provision of limited economic incentives, all as authorized by Illinois law.

E. The Parties desire to set forth their respective rights, obligations, responsibilities, and conditions related to the development of the Property and the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties agree as follows:

ARTICLE I – DEFINITIONS

Unless otherwise defined herein, capitalized terms shall have the meanings ascribed to them in this Agreement or in the exhibits attached hereto and incorporated by reference.

ARTICLE II – THE PROJECT

Section 2.1 Description of Project.

The Project may include, but is not limited to:

- a) Development of clinical and medical office buildings and related ancillary facilities, and frontage along U.S. Route 9 reserved for future commercial, retail, mixed-use, other permitted uses development;
- b) Future multi-family residential development;
- c) Construction of community-integrated wellness amenities, including public trails, sidewalks, and bike paths; and
- d) Public roadway and utility extensions as depicted on the Preliminary Plan.

The precise mix of uses, density, and timing of individual building construction shall be determined by Carle based on market demand and operational needs. The Project shall be substantially consistent with the Preliminary Plan, as may be amended from time to

time in accordance with City ordinances. A Final Plat will be recorded for the entire Property, to be purchased by Carle, depicting one lot. Carle will submit Preliminary Plans and Supporting Documents as described in the City's Manual of Practice for the Design of Public Improvements and amended final plats for approval by the City that will reflect the individual lots for each development phase once determined conclusively by Carle.

Section 2.2 Exhibits.

The following exhibits are incorporated into this Agreement by reference

- Exhibit A – Deneen Basin & Walking Path Layout
- Exhibit B – Approved Preliminary Plan (including Outlot 10)

ARTICLE III – CITY INCENTIVES AND OBLIGATIONS

Section 3.0 Condition Precedent.

City Council approved the Preliminary Plan attached hereto as Exhibit B on January 26, 2026. This Agreement shall not be effective until approved and executed by all the parties hereto.

Section 3.1 Drainage Basin Ownership.

Upon satisfaction of the conditions set forth herein, the City shall assume ownership of the approximately 6.96-acre drainage detention basin identified as Parcel No. 15-31-352-003 and shown as Outlot 10 on the Approved Preliminary Plan (the "Central Basin"), in partial consideration for construction of the improvements by Deneen, and improvements by Carle, as otherwise provided herein.

Transfer of ownership shall occur only after:

1. Completion of shoreline improvements meeting City standards, including establishment of a no-mow shoreline and native plantings/beautification designed to reduce erosion and long-term maintenance.

2. Completion of a public trail of approximately 3,470 linear feet encircling the Central Basin as described in Section 5.1 hereof and attached hereto as Exhibit A (the "Public Trail"). Repair and restoration of the Central Basin, resulting from construction, wind erosion, silt deposition, or settlement, shall occur concurrently with excavating and construction of the Public Trail.
3. Deneen shall clean the ditch and channel and verify slopes for proper drainage; replace the outlet pipe slope wall with PCC and wire mesh; seal cracks in the spillway wall; consult the Parks Department on tree management and no-mow planting; and, submit the basin trail design for City review and approval prior to construction.
4. Carle shall ensure road design for Deneen Dr accounts for the spillway's 1 foot freeboard.
5. City inspection of the Central Basin shall occur upon completion of the Public Trail. The City shall accept the Central Basin and Public Trail upon City inspector approval of the condition of same subject to other requirements contained herein. The owners, and their contractors, subcontractors, agents, and assigns, shall provide erosion control measures to protect the Central Basin and Public Trail, during construction only. For the avoidance of doubt, the obligation to provide erosion control measures shall lie with the party who owns the land on which construction is being completed.
6. Deneen and the City represent and acknowledge that the existing capacity of the Central Storm Water Retention Basin is sufficient for use for storm water runoff and drainage requirements for the full build-out of the Project as contemplated herein. The City agrees that Carle shall not be required to construct, fund, or

contribute to any expansion, modification, or additional detention facilities for the Project.

7. Carle and Deneen shall grant to the City and public, public and pedestrian access easements providing access to the Public Trail for use of the public, and to the City a maintenance easement for maintenance of the Central Basin and Public Trail. The proposed easements shall be located as reflected on Exhibit B.
8. Completion of the entire Halls Ferry and Cornelius Drive extensions.

Section 3.2 Fee Waiver.

Subject to compliance with this Agreement, the City shall waive fifty percent (50%) of City-administered development fees associated with the Project, up to a maximum aggregate waiver of **Six Hundred Thousand Dollars (\$600,000)**. This waiver shall be applied for building permit and plan review fees; mechanical, electrical and plumbing permits; fire protection, erosion control, curb cut and curb cut permits; and sewer tap-on fees for any development. Fee waivers shall be applied for on a proportional, non-refundable basis at the time such fees would otherwise be due. As fees are due prior to permit issuance, failure to execute permitted work will not result in a credit. Future residential development shall have all parkland fees waived.

Section 3.3 Waiver of Bonding and Surety Requirements.

The City waives bonding and surety requirements for construction work in the right of way associated with individual lot development. The City waives the bonding and surety requirement for off-site public infrastructure construction most notably the street and sidewalk pavements east of the Property to meet the current western terminus of Cornelius Drive at Lockenvitz Lane.

Section 3.4 Public Streets, Sidewalks and Infrastructure

Deneen and Carle acknowledge that the Project requires the extension of existing public roadways and the construction of new roadways to serve the development. Accordingly, all roadway extensions and newly constructed roadways undertaken by Deneen or Carle pursuant to this Agreement shall include the construction of adjacent sidewalks and the installation of all associated public infrastructure required to support the roadway and the Project. Such required infrastructure shall include, but not be limited to:

- Sanitary sewer main installation and connection;
- Storm sewer main installation and connection;
- Water main installation and connection;
- Street lighting;
- Fire hydrants, where required by applicable codes and standards; and
- All other appurtenant improvements customarily required for public streets and trails.

All required infrastructure shall be installed in the normal course following approval of Final Plats reflecting same. All roadway extensions and newly constructed roadways shall be designed and constructed in accordance with City of Bloomington's public street standards, engineering specifications, and applicable ordinances existing as of the date of this Agreement, and shall be subject to inspection, evaluation, and acceptance by the City. Upon satisfactory completion and formal acceptance by the City, all such roadways shall become public streets owned and maintained by the City of Bloomington.

Section 3.5 Zoning Commitments

The City agrees to support rezoning of a portion of the site to R-3B subject to statutorily required hearings and approvals.

ARTICLE IV – DENEEN OBLIGATIONS

SECTION 4.1 Basin Payment

Deneen shall pay the City One Hundred Thousand Dollars (\$100,000) upon the City's acceptance of ownership of the Central Basin which shall be dedicated to future maintenance of the Central basin and Public trail.

Section 4.2 Halls Ferry Road Extension.

Deneen shall construct an approximately 435-foot extension of Halls Ferry Road to its southern connection with the extended Cornelius Drive as generally depicted in the approved Preliminary Plan attached as Exhibit B. All work shall comply with existing City engineering standards and be subject to City inspection and acceptance.

Section 4.3 Magory Drive Extension

Deneen shall solely be responsible for the completion of the approximately 390-foot extension of Magory Drive eastward, as depicted in the Approved Preliminary Plan. Construction shall be completed as agreed to between Carle and Deneen. Said extension shall connect with the planned Deneen Dr. or shall require construction of a temporary cul-de-sac if constructed prior to the extension of Deneen Dr.

ARTICLE V – CARLE/DENEEN OBLIGATIONS

Section 5.1 Public Trail Construction.

Carle shall construct, at its sole cost, the portion of the Public Trail located upon Carle's property surrounding the Central Basin and extending west to Trinity Lane and northeast to the extended Cornelius Drive, and Deneen shall construct, at its sole cost, the portion of the Public Trail located on the southern side of the retention basin, as generally depicted in Exhibit A. Public trail designs shall be subject to City approval as a condition of construction and shall:

- Be constructed to City specifications for asphalt pavement existing at the time of execution of this Agreement;

- Be subject to City inspection and approval; and
- Be dedicated to and accepted by the City upon completion, and as provided in Section 3.1 above.

Deneen and the City, respectively, shall be responsible for constructing the connecting portions of the Public Trail located on adjacent properties, except as extended along the northern edge of the Cornelius Drive Extension as noted in Section 6.1, when deemed necessary by the City. Where practical and permitted by City standards, sidewalks and the Public Trail may be combined or merged at points of intersection or overlap to avoid duplicative pavement.

ARTICLE VI –CARLE OBLIGATIONS

Section 6.1 Cornelius Drive Extension

Carle shall construct an approximately 1400-foot extension of Cornelius Drive and all associated infrastructure connecting the existing western portion of the existing roadway to the pavement of the current easternmost portion of Cornelius Dr. In no event shall the date of substantial completion of construction extend beyond three (3) years from the date that this agreement is executed; provided, however, Carle’s obligation to complete said infrastructure is subject to Force Majeure conditions affecting the feasibility of vertical development. The City shall reimburse the developer for the cost of the construction of the pavement, trail and sidewalk east of Carle’s property to the existing terminus of Cornelius Dr.

Carle shall extend Cornelius Drive as a three-lane roadway, consistent with the existing width and cross section of the western segment, through the Deneen Drive intersection at its sole cost. Pavement east of the intersection will match the existing cross section of Cornelius Drive off property. As part of the Cornelius Drive extension, Carle shall construct a 10-foot-wide trail along the north side of the roadway to extend the Constitution Trail, connecting the existing western trail terminus to the trail connection at Lockenvitz Lane.

The City shall reimburse Carle for the incremental cost of the additional five (5) feet of trail width beyond a standard five-foot width except for the length between its property and Lockenvitz Lane where the City will pay 100% as earlier stated. The City shall reimburse Carle for construction costs of the pavement, trail and sidewalk as agreed to herein within sixty (60) days of receipt of a substantiated invoice from Carle, and in accordance with the Illinois Local Government Prompt Payment Act.

Section 6.2 Construction of new Local Road tentatively referred to as Deneen Drive

Carle shall construct an estimated 2,235-foot new local public road to access the center of this area directly from E. Empire St. to the South and Cornelius Dr. to the North. Carle shall be responsible for requirements of the Illinois Department of Transportation to make the intersection compliant with all public standards. Carle shall have sole discretion regarding the timing of the connection to Empire Street. The design is subject to applicable IDOT requirements and City design standards. Improvements are expected to include traffic signals. Carle may submit a traffic impact analysis to avoid signalization.

Section 6.4 Taxable Development Commitment and Economic Impact

Carle agrees that a portion of the Project is likely to be developed for non-exempt third-party commercial use (e.g., retail outlots) and any such portions may be subject to real property taxation in accordance with applicable law. The City acknowledges and agrees that, in addition to the taxable portion of the Project described herein, the Project is expected to generate indirect economic benefits, including increased sales tax and property tax revenues for surrounding businesses and properties, as a result of the increased number of employees, patients, visitors, and related activity attracted to the area by the Project. Nothing in this Section shall require Carle to waive or relinquish any tax-exempt status required for exempt purposes, nor shall it prohibit Carle from leasing or conveying portions of the Project to third parties. Notwithstanding any other provision in this Agreement, nothing herein shall be construed as a waiver of Carle's right to apply for and claim property tax exemptions for any property used for healthcare, wellness,

administrative, charitable, or other exempt purposes as permitted by applicable Illinois law. The determination of taxable or exempt status for any parcel within the Project shall be governed solely by state law standards.

ARTICLE VII – GENERAL PROVISIONS

Section 7.1 Compliance with Laws.

All development and construction activities shall comply with all applicable federal, state, and local laws, ordinances, and regulations.

Section 7.2 No Partnership.

Nothing in this Agreement shall be deemed to create a partnership, joint venture, or agency relationship among the Parties.

Section 7.3 Default and Cure.

In the event of a material default by any Party, the non-defaulting Parties shall provide written notice and a reasonable opportunity to cure prior to exercising any remedies available at law or in equity.

Section 7.4 Assignment.

Except as otherwise expressly provided herein, this Agreement shall be binding upon and inure to the benefit of the Parties and their respective permitted successors and assigns. No assignment or transfer of this Agreement, or any rights or obligations hereunder, shall be effective without the prior approval of the City of Bloomington where such approval is required by ordinance or applicable law. Notwithstanding the foregoing, the Parties acknowledge and agree that Lot 28, as depicted on the Approved Preliminary Plan attached hereto as Exhibit B, may be transferred by the property owner without further City approval under this Section following the completion and City acceptance of the entire Cornelius Drive extension, provided that such transfer shall not relieve any Party of obligations that have accrued prior to such transfer.

Section 7.5 Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

Section 7.6 Entire Agreement.

This Agreement, together with its exhibits, constitutes the entire agreement among the Parties regarding the subject matter hereof and supersedes all prior negotiations or agreements.

Section 7.7 Term

This Agreement shall be in full force and effect for a term of **nine (9) years** commencing on the date of execution of this Agreement by the last Party to sign (the "Term"), unless earlier terminated or extended by written agreement of the Parties in accordance with applicable law.

Section 7.8 Force Majeure

Means any event or condition beyond the reasonable control of the Party claiming such event, including but not limited to: acts of God; strikes, lockouts, or other labor disturbances; acts of public enemies; orders of any kind of the government of the United States or of the State of Illinois or any of their departments, agencies, or officials, or any civil or military authority; insurrections; riots; epidemics; pandemics, landslides; lightning; earthquakes; fires; hurricanes; storms; floods; washouts; droughts; arrests; restraint of government and people; civil disturbances; explosions; breakage or accident to machinery, transmission pipes or canals; partial or entire failure of utilities; or any other cause or event not reasonably within the control of the Party claiming such Force Majeure.

ARTICLE 8 – EXECUTION

IN WITNESS WHEREOF, the Parties have executed this Redevelopment Agreement as of the date first written above.

CITY OF BLOOMINGTON, ILLINOIS

By: _____
Jeff Jurgens, City Manager

Date: _____

THE CARLE FOUNDATION

By: Nicholas Crompton

Name: Nicholas Crompton

Title: Vice President of Facilities and Construction

Date: 2/26/2026 | 3:40 PM CST

~~DENEEN BROTHERS FARMS LLC~~

By: Matthew J Deneen

Name: Matthew J Deneen

Title: Manager

Date: 2/27/2026



Carle Trail to Cornelius 725'

Exhibit A

Central Basin Trail 2500'

Carle Trail to Trinity Ln 245'

EXHIBIT B

FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN BLOOMINGTON, ILLINOIS



DATE: DESCRIPTION:

| | | |
|---|-----------|--|
| 1 | 1/26/2025 | CITY REVIEW COMMENTS FROM PLANNING AND ENGINEERING |
| 2 | 1/20/2025 | CITY REVIEW COMMENTS FROM ENGINEERING |
| 3 | 0/11/2025 | CITY REVIEW COMMENTS FROM ENGINEERING |

INDEX TO SHEETS

| SHEET NO. | TITLE |
|-----------|---------------------------|
| 1 | COVER SHEET |
| 2 | SITE OVERVIEW |
| 3 | EXISTING INFORMATION |
| 4 | PRELIMINARY PLAN - SOUTH |
| 5 | PRELIMINARY PLAN - CENTER |
| 6 | PRELIMINARY PLAN - NORTH |

WAIVERS.
 1: Cornelia Drive has been and will continue to be constructed in a 70' right-of-way in lieu of 90' right-of-way. (This waiver approved by previous agreement.)

LEGAL DESCRIPTION
 All that part of 355.15 Acres off the West Side of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, McLean County, Illinois, per "Survey of 355.15 Acres off the West Side of Section 31" as shown in Plat Book 12, page 120, in the McLean County Recorder's Office, lying south of and adjacent to the South Line of Golden Eagle South Subdivision and Golden Eagle South Subdivision First Addition, both in the City of Bloomington, McLean County, Illinois, per plat recorded March 15, 1989 as Document No. 99-7564 in said Recorder's Office and per plat recorded July 1, 1989 as Document No. 99-21172 in said Recorder's Office, respectively, and lying south and east of the property approved for Cornelia Drive and Midway Park per City of Bloomington Ordinance 2002-90 approved October 28, 2002, except from the above following:
 (1) Right-of-way conveyed to the Illinois Department of Transportation as shown by plat recorded March 24, 1992 as Document No. 95-5298 in the McLean County Recorder's Office, McLean County, Illinois.
 (2) A parcel of land conveyed to the City of Bloomington, Illinois, for a portion of Airport Road and Cornelia Drive Right-of-Way per Document No. 2003-40830 recorded on August 12, 2003 in the McLean County Recorder's Office, McLean County, Illinois.

This entire property contains 123.19 acres, more or less. The area to be developed contains approximately 57.82 acres.

OWNER / DEVELOPER
 FIRST MID AG SERVICES
 DENEEN BROTHERS FARMS, LLC
 PO BOX 1607
 BLOOMINGTON, ILLINOIS 61702-1607
 (309) 662-8575
 MC SUPPORT PROPERTY LLC.
 MIKE VOELLER
 8940 N WOOD SAGE ROAD
 PEORIA IL 61615
 (309) 243-3644

ENGINEER
 C. NEIL FINLEN, P.E.
 FARNSWORTH GROUP, INC.
 200 W. COLLEGE AVE. SUITE
 301 NORMAL, ILLINOIS 61761
 (309) 663-8436

ATTORNEY
 ELIZABETH MEGLI
 LIVINGSTON, BARGER BRANDT & SCHROEDER, LLP
 115 W. JEFFERSON ST.
 BLOOMINGTON, ILLINOIS 61701
 (309) 828-5281

SURVEYOR
 BRENT BAZAN, P.L.S.
 FARNSWORTH GROUP, INC.
 200 W. COLLEGE AVE. SUITE 301
 NORMAL, ILLINOIS 61761
 (309) 663-8436

COVER
 DATE: 01/13/2026
 DESIGNED: CNF
 DRAWN: AEO
 REVIEWED: CNF
 FIELD BOOK NO.: BM 3163

1 OF 6
 PROJECT NO.

NOTES:

- THE FOURTH REVISION TO A PORTION OF EMPIRE BUSINESS PARK PRELIMINARY PLAN SUPERSEDES THE FIRST, SECOND, AND THIRD REVISIONS TO EMPIRE BUSINESS PARK PRELIMINARY PLAN THAT WERE APPROVED BY THE CITY COUNCIL IN 2008 (ORD 2008-20), 2009 (ORD 2009-81), 2013 (ORD 2013-53), AND 2020 (ORD 2020-10) RESPECTIVELY.
- THIS ENTIRE PROPERTY IS CURRENTLY WITHIN THE CORPORATE LIMITS OF THE CITY OF BLOOMINGTON AND CONTAINS 123.19 ACRES; THE REMAINING AREA TO BE DEVELOPED CONTAINS 57.82 ACRES AND IS TO BE SUBDIVIDED.
- ALL LOTS ARE CURRENTLY ZONED B-1 GENERAL HIGHWAY BUSINESS DISTRICT WITH THE EXCEPTION OF B-2 (GENERAL BUSINESS SERVICE DISTRICT) FOR A PORTION OF THE PROPOSED LOT 25 AND LOTS 26 AND 27 CURRENTLY PROPOSED AVE ZONED B-2 (HIGHWAY BUSINESS DISTRICT).
- OUTLOTS 10 AND 11 SHALL CONTAIN "NET-BOTTOM" DETENTION BASINS. BASINS ARE OWNED AND MAINTAINED BY THE DEVELOPMENT GROUP; HOWEVER DISCUSSIONS ARE UNDERWAY WITH CITY STAFF FOR TRANSFER OF OWNERSHIP AND MAINTENANCE.
- ALL STREETS SHALL BE PUBLIC AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON. ALL SANITARY SEWERS, STORM SEWERS AND WATER MAINS SHALL BE PLACED IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS AND SHALL BE DEDICATED TO THE CITY OF BLOOMINGTON.
- EXISTING TOPOGRAPHIC DATA IS FROM A FIELD SURVEY BY FARNSWORTH GROUP, INC. COMPLETED ON JUNE, 3RD 2025.
- NO PORTION OF THIS DEVELOPMENT LIES WITHIN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON FRM MAP 1711300510 D DATED FEBRUARY 9, 2001.
- THE INTERSECTION OF DENEEN DRIVE AND EMPIRE STREET (L RT 9) SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
- THE FINAL PAVEMENT CONFIGURATION AND CROSS-SECTION FOR DENEEN DRIVE SHALL BE DETERMINED BY A TRAFFIC IMPACT ANALYSIS, INTERSECTION DESIGN STUDY, AND PAVEMENT DESIGN.
- ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED FOR DENEEN DRIVE AT THE INTERSECTION OF L RT 9 TO ALLOW FOR FUTURE IMPROVEMENTS REQUIRED TO MEET THE ILLINOIS DEPARTMENT OF TRANSPORTATION REQUIREMENTS FROM AN ESTABLISHED TRAFFIC IMPACT ANALYSIS, INTERSECTION DESIGN STUDY AND PAVEMENT DESIGN.
- PUBLIC SIDEWALK SHALL BE INSTALLED ON BOTH SIDES OF MADORY DRIVE AND ON BOTH SIDES OF DENEEN DRIVE AS DEVELOPMENT PROGRESSES. PUBLIC SIDEWALK SHALL BE INSTALLED ON THE NORTH SIDE OF EMPIRE STREET (L RT 9) FROM THE WEST PROPERTY LINE OF LOT 35 TO THE EAST PROPERTY LINE OF LOT 32 AND AS PERMITTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. PEDESTRIAN ACCOMMODATIONS COMPLIANT WITH ALL APPLICABLE STANDARDS SHALL BE PROVIDED AT INTERSECTIONS AS REQUIRED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION. SIDEWALK SHALL BE A MINIMUM OF TWO FEET WIDE AND AT LEAST SIX INCHES THICK OF PORTLAND CEMENT CONCRETE.
- CITY OF BLOOMINGTON WILL BE RESPONSIBLE FOR 8-FT WIDTH OVERSIZING OF CORNELIA DRIVE THROUGH THE DENEEN INTERSECTION.
- CITY OF BLOOMINGTON WILL REIMBURSE FOR 3-FT WIDTH FOR BIKE TRAIL ALONG CORNELIA.
- FINAL EASEMENT LOCATIONS AND WIDTHS WILL BE DETERMINED WITH CONSTRUCTION PLANS AND FINAL PLATTING.
- PAVEMENT STRUCTURE WILL BE DETERMINED WITH CONSTRUCTION PLANS PER THE MANUAL OF PRACTICE AND APPROVAL OF THE CITY ENGINEER.
- INTERSECTION SIGHT TRIANGLES WILL BE DETERMINED WITH CONSTRUCTION PLANS AND MINOR LOT MODIFICATIONS MADE AT FINAL PLATTING, IF REQUIRED.

RECOMMENDATION OF PRELIMINARY PLAN APPROVAL BY THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS:

"Notice is hereby given that this Fourth Revision to a Portion of the Preliminary Plan of the Empire Business Park shown hereon is recommended by the Planning Commission of Bloomington, Illinois, for City Council approval with the modifications contained in Appendix A (if any), which is attached hereto."

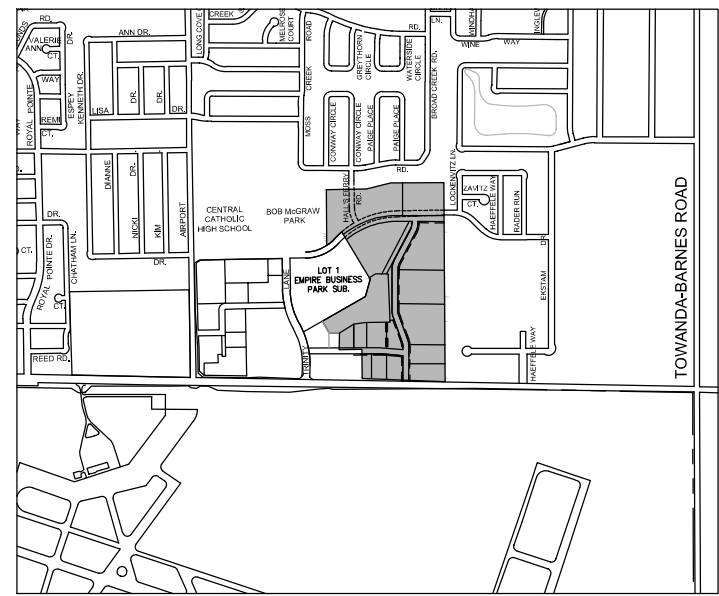
The Planning Commission of Bloomington, Illinois
 Date: _____, 2026
 By: _____
 Chairman
 By: _____
 Planning Commission Staff Liaison

NOTICE OF APPROVAL OF PRELIMINARY PLAN BY THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS:

"The Fourth Revision to a Portion of the Preliminary Plan of the Empire Business Park shown hereon has received approval by the City Council of Bloomington, Illinois, subject to the modifications contained in Appendix A which is attached hereto."

The City Council of Bloomington, Illinois
 Date: _____, 2026
 By: _____
 Mayor

Attest:
 City Clerk



LOCATION MAP



DATE: 01/13/2026
 EXP. DATE: 11-30-2026
 DESIGN FIRM REGISTRATION NO. 144-01856



N.T.S.
 BENCHMARK:



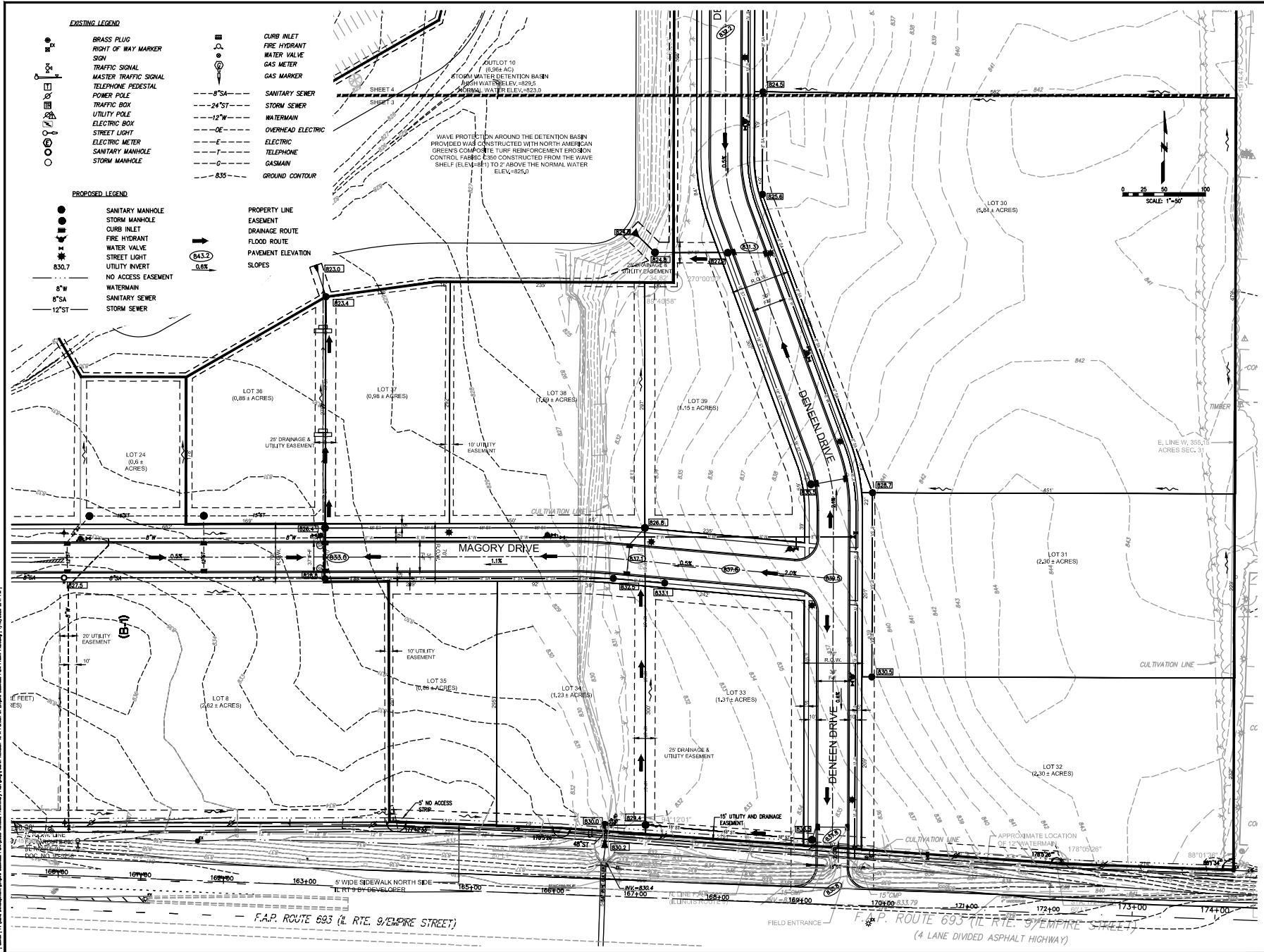
DATE: 01/13/2026
 EXP: 11/30/2027

- TOP OF OPERATING NUT OF FIRE HYDRANT WEST SIDE AIRPORT ROAD 35' NORTH OF NORTH CEMETERY ENTRANCE U.S.G.S. ELEV.=842.48
- SQUARE CUT IN CENTER TOP OF CONC. HEADWALL NORTH SIDE IL. RTE. 9 8'x8' BOX CULVERT U.S.G.S. ELEV.=840.51

W. 1/2 SEC. 31, T. 24 N., R. 3 E., 3 P.M.

I certify that I have personally supervised the preparation of this plan and that I am a duly licensed Professional Land Surveyor in the State of Illinois. My Commission Expires 11/30/2026. (309) 663-8436

EXHIBIT B



Farnsworth GROUP
 200 WEST COLLEGE AVENUE, SUITE 301
 NORMAL, ILLINOIS 61761
 (309) 663-8436 / info@f-w.com
 www.f-w.com
 Engineers | Architects | Surveyors | Scientists

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

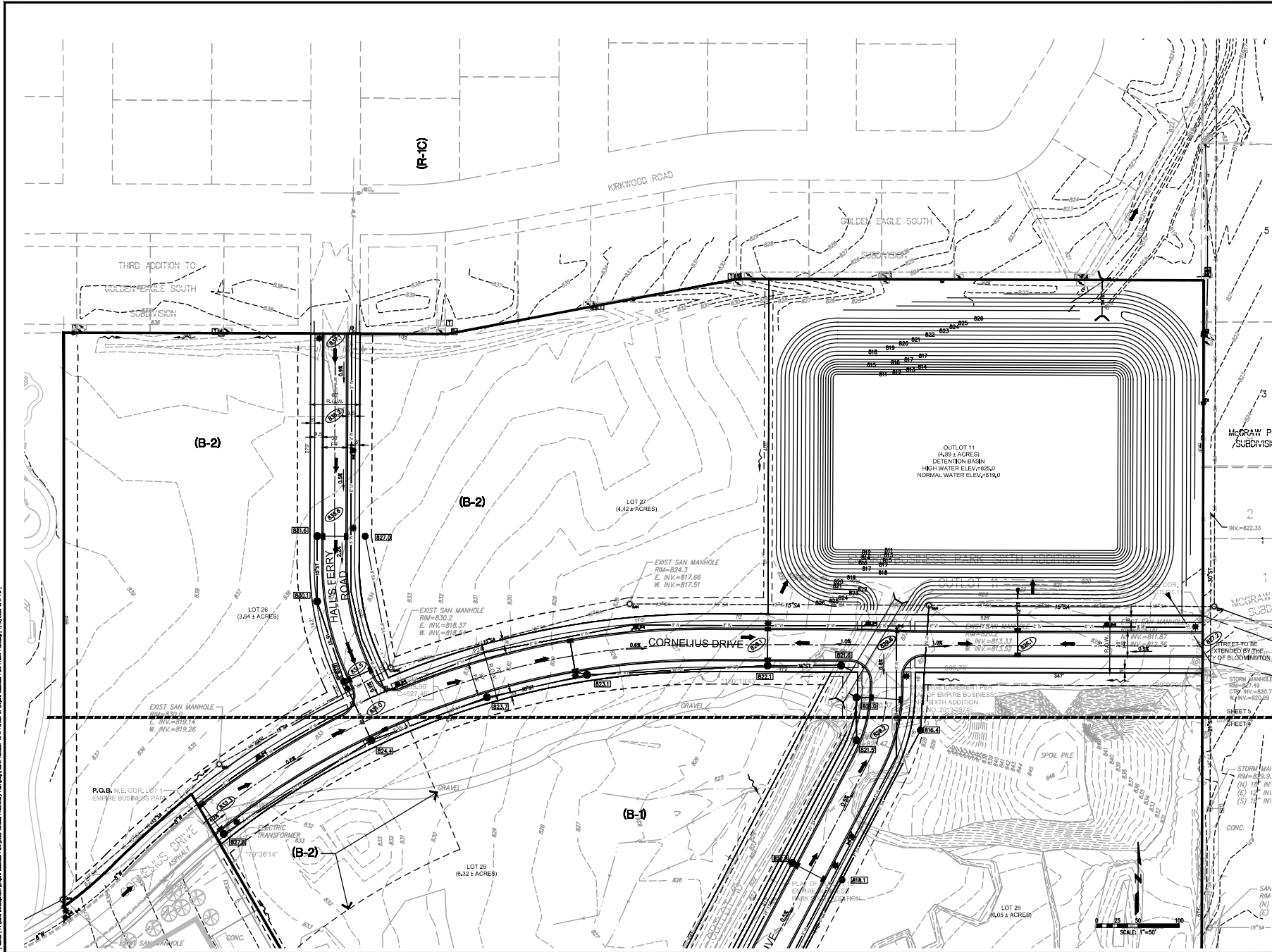
FOURTH REVISION TO
 A PORTION OF
EMPIRE BUSINESS
PARK PRELIMINARY
PLAN

Bloomington, Illinois
 DATE: 01/13/2026
 DESIGNED: CNF
 DRAWN: AEO
 REVIEWED: CNF
 FIELD BOOK NO.: BM 3163

PRELIMINARY PLAN -
SOUTH

4
 OF 6
 PROJECT NO.

EXHIBIT B



www.f-w.com
 Engineers | Architects | Surveyors | Scientists

DATE: DESCRIPTION:

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

PROJECT:
 FOB Development, Inc.

**FOURTH REVISION TO
 A PORTION OF
 EMPIRE BUSINESS
 PARK PRELIMINARY
 PLAN**

Bloomington, Illinois

DATE: 01/13/2026
 DESIGNED: CNF
 DRAWN: AEO
 REVIEWED: CNF
 FIELD BOOK NO.: BM 3163

**PRELIMINARY PLAN -
 NORTH**

6
 OF 6
 PROJECT NO.:



Regular Agenda Item No. 8.B.

For City Council: March 9, 2026

Ward Impacted: Ward 6

Subject: Consideration and Action on an Ordinance Approving a Redevelopment Agreement between the City of Bloomington and Lifelong Access, for Downtown Parking and in Support of the Redevelopment of the Former Pantagraph Building, Located at 301 W. Washington St., as requested by the Administration Department.

Recommended Motion: The proposed Ordinance be approved.

Strategic Plan:

Goal 6. Prosperous Downtown Bloomington

Objective 6c. Downtown becoming a community and regional destination

Background: This agreement establishes a coordinated parking and public improvement partnership between the City of Bloomington and Lifelong Access as part of Lifelong Access's redevelopment of the former Pantagraph Building into a 65,000-square-foot community hub serving children, youth, and adults with disabilities. If approved, the agreement would provide a significant portion of the City's future downtown parking needs while supporting this major community redevelopment project.

Through this partnership and a separate agreement with Connect Transit for the Market St. Garage, the City will develop and coordinate several parking improvements that together will provide approximately **213 total parking spaces** at an estimated City cost of **approximately \$1.1 million**—a fraction of the cost of previously proposed parking options. With the closure of the Market St. Garage and the planned Connect Transit transfer station and parking facility, early plans were to construct all area replacement parking on the Market St. site. However, estimated costs came in significantly higher than anticipated for the original design, with city-parking costs alone estimated to exceed \$12 million for 205 spaces.

While the spaces will be for public parking, some will be reserved/leased to Lifelong Access and Connect (28) during various parts of the day reducing some public availability at times.

Key components of this agreement include:

- **North Lot Development:** The City will acquire the lot immediately north of the Lifelong Access redevelopment and construct a new 77-space public parking lot. Sixteen spaces will be leased to Lifelong Access for daytime use, and the City will construct a small park integrated into the site for both Lifelong Access clients and the public.
- **South Lot (Former Elks Lot):** The City retains ownership of the recently completed 43-space lot located just north of the Arena and lease it to Lifelong Access under a 99-year agreement. The City retains evening and weekend use of the lot for public parking.
- **Additional Parking:** The City will construct a new 40-space public parking lot on two nearby parcels across Monroe Street and reconfigure Roosevelt Avenue to create 20

angled parking spaces designated for Lifelong Access. Free all-day public parking will also be designated on surrounding streets.

- **Maintenance and Operations:** The City will maintain the North Lot, the park area, Roosevelt Avenue improvements, and provide routine maintenance for the South Lot.
- **TIF Participation:** The agreement allows for up to \$20,000 in Tax Increment Financing ("TIF") reimbursement for campus integration and accessibility improvements, contingent upon the availability of funds.

No direct monetary consideration will be exchanged for the property transfers included in the agreement. Instead, the partnership is structured around comparable value exchanges and shared public benefit.

Community Groups/Interested Persons Contacted: Staff has worked with Lifelong Access and separately with Connect Transit to meet the City's Downtown parking needs while supporting transit ridership and the development of the Lifelong Access campus.

Financial Impact: If approved, the City will enter into a Redevelopment Agreement with Lifelong Access for Downtown Parking. This agreement could provide up to \$20,000 in TIF funding for campus development. The estimated cost of the North Parking Lot at this time is \$700,000-\$750,000, with development of the small lot north of this lot estimated at another \$200,000+/- . The construction of the parking lots is included in the FY 2027 Proposed Budget at \$1,100,000. If this project is approved as part of the FY 2027 Budget, it will be brought back to Council after May 1, 2026, for consideration on awarding a contract for construction.

Attachments:

1. Ordinance
2. Ordinance - Exhibit A - Redevelopment Agreement

ORDINANCE NO. 2026 - ____

AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE CITY OF BLOOMINGTON AND LIFELONG ACCESS, FOR DOWNTOWN PARKING AND IN SUPPORT OF THE REDEVELOPMENT OF THE FORMER PANTAGRAPH BUILDING, LOCATED AT 301 W. WASHINGTON ST.

WHEREAS, the City of Bloomington, Illinois (the “City”), is a home-rule municipality pursuant to Article VII, Section 6 of the Illinois Constitution of 1970 and, as such, may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City has the authority to promote the public health, safety, and welfare, including the provision of adequate public facilities necessary to promote private investment, enhance the tax base, improve accessibility, and strengthen commerce within the City; and

WHEREAS, the City, in cooperation with Connect Transit and other partners, has been engaged in redevelopment planning for the Market Street Garage site to construct a new mixed-use bus transfer station and parking facility; and

WHEREAS, construction costs for the originally proposed parking structure were significantly higher than anticipated, requiring the City and Connect Transit to redesign the project to provide a reduced number of parking spaces on-site and identify additional parking solutions elsewhere in the Downtown area; and

WHEREAS, Lifelong Access is redeveloping the former Pantagraph Building in Downtown Bloomington into a 65,000-square-foot community hub serving children, youth, and adults with disabilities; and

WHEREAS, the City and Lifelong Access have negotiated a Redevelopment Agreement, attached hereto and incorporated herein as “Exhibit A”, to facilitate coordinated parking improvements, shared-use parking arrangements, public infrastructure enhancements, and related property conveyances; and

WHEREAS, the Corporate Authorities find that approval of said Redevelopment Agreement will advance the public interest by enhancing Downtown parking capacity, improving public infrastructure, supporting economic development, and promoting accessibility and community services.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby incorporated as findings of the City Council and are made a part hereof.

SECTION 2. The Redevelopment Agreement by and between the City of Bloomington and Lifelong Access, attached hereto as “Exhibit A,” is hereby approved in substantially the form presented.

SECTION 3. The Mayor and City Clerk are hereby authorized and directed to execute and attest said Agreement on behalf of the City, and the City Manager and appropriate City staff are authorized to take all actions necessary to carry out and implement the terms of the Agreement.

SECTION 4. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision.

SECTION 5. This Ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED this 9th day of March 2026.

APPROVED this _____ day of March 2026.

CITY OF BLOOMINGTON

ATTEST

Dan Brady, Mayor

Amanda Stutsman, Deputy City Clerk

EXHIBIT A

**REDEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF BLOOMINGTON, ILLINOIS
AND
LIFELONG ACCESS**

THIS REDEVELOPMENT AGREEMENT (the “Agreement”) is entered into this 2 day of March, 2026, by and between the City of Bloomington, Illinois, an Illinois municipal corporation (the “City”), and Lifelong Access, an Illinois nonprofit corporation, and its affiliated entity Care Collective, NFP (collectively, “Lifelong Access”).

RECITALS

WHEREAS, the City of Bloomington, Illinois, is a duly organized and validly existing home-rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the City has the authority to promote health, safety and welfare, including to providing for adequate public facilities necessary to promote the development of and private investment in industry, business and housing and enhancing the marketability of property, thereby increasing the tax base within and promoting commerce within the City, and reducing unemployment; and

WHEREAS, in cooperation with the City, Connect Transit and other partners have worked collaboratively to redevelop the City’s Market Street Garage site into a new, mixed-use bus transfer station and parking facility; and

WHEREAS, due to escalating costs of construction, estimated at more than \$12 million for the originally proposed 205-space parking structure, the City determined that reducing the size of the parking structure at the Market Street location to approximately 85–95 spaces while also identifying other opportunities to provide parking options to satisfy public and downtown parking needs would be a more responsible use of the City’s resources; and

WHEREAS, Lifelong Access is redeveloping the former Pantagraph Building in downtown Bloomington into a 65,000-square-foot community hub that will house integrated programs and partner services for children, youth, and adults with disabilities, including education, behavioral health, pediatric care, employment support, and community inclusion initiatives; and

WHEREAS, the Lifelong Access campus includes two surface parking lots that are currently in poor condition and would otherwise require full demolition and reconstruction at an estimated cost of \$700,000–\$750,000; and

WHEREAS, the City and Lifelong Access desire to collaborate on redevelopment of these areas including construction of new, City-owned parking facilities and the creation of a shared-use park to serve the community hub and the downtown district; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

AGREEMENT

In consideration of the recitals, covenants, and agreements contained herein, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS

The foregoing recitals are incorporated herein by reference as substantive terms of this Agreement.

SECTION 2. PROPERTY DESCRIPTIONS

The legal descriptions of each parcel of property affected by this Agreement are attached hereto as Exhibits to this Agreement.

SECTION 3. TERMS OF CONVEYANCE & CONSIDERATION

A. Conveyance of South Parking Lot (Former Elks Lot)

The City recently closed on the purchase of a completed parking lot located on parcel no. 21-04-336-002 consisting of 43-spaces located south of the proposed Lifelong Access campus (hereinafter the "South Lot"). The City shall retain fee simple ownership of the South Lot and shall lease the South Lot to Lifelong Access pursuant to a **ninety-nine (99) year transferable lease** (the "South Lot Lease"). Under the terms of the South Lot Lease, Lifelong Access shall have the right to use the South Lot for its operational, programmatic, and related parking needs, subject to the City's reserved use rights set forth herein. The City shall retain exclusive rights, for the full term of the South Lot Lease, to use the South Lot between 6:00 p.m. and 6:00 a.m. Monday through Friday and all day on Saturdays and Sundays. During these times, the City shall have the right to collect and retain any parking revenue generated from the South Lot. The following exceptions shall be permitted, provided they do not materially conflict with the City's parking needs:

1. **Employee Work Holdovers.** Lifelong Access employees may occasionally need to park in the lot after 6:00 p.m. on weekdays or between 7:00 a.m. and 4:00 p.m. on Saturdays. Such parking shall be permitted for the duration of work that advances Lifelong Access's mission.
2. **Special Events.** Lifelong Access may use the South Lot for special events or after-hours activities that extend beyond the City's reserved hours, provided Lifelong Access gives advance notice to the City.

3. **Identification.** The City and Lifelong Access shall cooperate to establish an appropriate hang tag or other identification system to accommodate employee holdover and special-event parking.

As part of the construction of the South Parking Lot, the City demolished the former Elks building and preserved a portion of the building's historic façade located at the corner of Madison Street and Washington Street to commemorate the site's history as part of the area's original "auto row." This preserved façade shall be maintained as a permanent historic monument and shall not be demolished, removed, relocated, or materially altered, regardless of any future ownership or use of the property, without the prior written consent of the City of Bloomington

B. Construction of North Parking Lot (PIN 21-04-191-002) – The City shall take ownership of and demolish the existing deteriorated parking lot located immediately north of the proposed Lifelong Access building (PIN 21-04-191-002) and construct a new 77-space City-owned parking lot at this location (the "North Lot"). As part of this project the City shall:

- (1) lease the sixteen (16) southernmost parking spaces to Lifelong Access under a 99-year transferable lease for exclusive use;
- (2) construct a public park area within this parking lot to serve as an outdoor amenity for use by Lifelong Access clients and staff during daytime hours, with full public access permitted during evenings and other hours outside of Lifelong Access operations; and
- (3) upon completion of construction, assume full responsibility for the operation and maintenance of the parking lot.

C. Transfer and Redevelopment of North Parcel (PIN 21-04-186-010) - The City will take ownership of property PIN 21-04-186-010 from Lifelong Access and construct a new City-owned public parking lot to serve downtown visitors and nearby facilities. The City will maintain and operate this lot at its expense.

D. After Hours Parking Lot Use - Lifelong Access may hold events or activities that extend beyond the times allowed in Section A. Use of the South Lot and the North Lot for such after-hours or special events is permitted with advance notice to the City and only if, in the City's discretion, no conflicts exist with City operations or other authorized uses.

E. Roosevelt Avenue Reconfiguration - The City shall convert North Roosevelt Avenue, between West Washington Street and West Jefferson Street, to one-way northbound traffic. As part of this conversion, the City shall:

- (1) designate the west side of the street for approximately twenty (20) angled parking spaces to be used by Lifelong Access from 8 a.m. to 6 p.m. Monday through Friday;
- (2) designate the east side of the street for a dedicated bus loading and unloading lane; and
- (3) cover all costs associated with the design, striping, and implementation of these improvements. The City shall retain ownership of the street and all related infrastructure.

F.. Public Parking Designations and Street Closure - To provide additional visitor parking for Lifelong Access and surrounding downtown properties, the City shall allow free all-day public parking along:

- (1) West Washington Street between Roosevelt and Madison Streets;
- (2) North Roosevelt Street between Jefferson and Monroe Streets; and
- (3) Lifelong Access shall prepare the necessary applications to the City to request that the block of West Jefferson Street between North Roosevelt Avenue and North Madison Street be permanently closed to traffic. The City will work with Lifelong Access to facilitate this request, but Lifelong Access acknowledges and agrees that this request must be considered and/or approved by the Planning Commission, the Illinois Department of Transportation and the City Council before the closure can be affected.

G. Easements, Surveys, Re-parceling and closing costs - The City shall cover all costs associated with necessary surveying, legal descriptions, re-parceling, and easement documentation required to properly convey title or long-term leasehold rights as described herein. The parties acknowledge the existence of that certain “Grant of Perpetual Easement and Declaration of Restrictions” (the “Sign Easement”) and the “Memorandum of Grant of Perpetual Easements and Declaration of Restrictions” pertaining to the Sign Easement, recorded of record with the McLean County Recorder as Document Number 2025-00002167 (the “Memorandum”), and particularly taking note of the one (1) year approval condition contained in Section 12 of the Sign Easement, the parties agree and stipulate that the Sign Easement and Memorandum shall not be construed to impair title and that closing on this Agreement shall not be contingent on a release or termination of the Sign Easement.

H. TIF Reimbursement for Eligible Costs – If Tax Increment Financing (TIF) funds are available, the City will reimburse Lifelong Access, in an amount not to exceed \$20,000. Because the Lifelong Access campus will potentially be tax-exempt and will not generate incremental property tax revenue contributing to the TIF fund, such reimbursement shall

be contingent upon the availability of uncommitted TIF funds and made only to the extent that such funds are available and not otherwise encumbered. Eligible reimbursable costs include but are not limited to:

- (1) South Lot Campus Integration – design and implementation of landscaping, wayfinding signage, pedestrian amenities, and lighting to integrate the lot into the campus;
- (2) Relocation of Staff Parking and Related Improvements – enhanced safe street crossings, awnings, and interior stair corridor improvements needed to accommodate increased pedestrian access from the south. All design and construction work shall be coordinated with the City, and reimbursement terms shall be set by mutual written agreement.
- (3) **Wayfinding Signage** – The cost of wayfinding signage to help direct visitors to our building may be included in the eligible costs for reimbursement.

The total amount of all eligible costs shall not exceed the total stated in this Section G. **Execute necessary documents.** City and Lifelong Access shall execute all deeds, leases, and easements necessary to convey properties and effectuate this agreement, continue construction of the Pantagraph Building in compliance with all City codes, and maintain its facilities and parking areas in good repair.

SECTION 4. CONSIDERATION

No monetary consideration shall be exchanged between the City and Lifelong Access with respect to the property transfers contemplated under this Agreement, and title insurance-related (costs for an owner's title policy at the minimum insured value, settlement charges, etc.) and deed recording costs shall be shared equally by the parties. The properties to be conveyed by each party are of comparable estimated value, as determined by generally accepted valuation methods, including per-space construction costs and publicly recorded per-square-foot sales data.

The parties acknowledge that any difference in estimated value between the respective properties is not material and is outweighed by the substantial public benefits resulting from the overall project. These benefits include, but are not limited to, improved accessibility, coordinated and expanded parking resources, and enhanced public amenities within the downtown area.

The parties further acknowledge that Lifelong Access enters into this Agreement voluntarily and without legal obligation, as it is capable of meeting its facility and operational needs independently. Lifelong Access has elected to participate in this collaborative redevelopment effort in recognition of the mutual and community benefits such cooperation provides.

SECTION 5. MAINTENANCE

The parties acknowledge that both the general public per the City and Lifelong Access will utilize parking spaces within both the North Lot and the South Lot and that Lifelong Access clients shall have priority access to the park facility being created in the North Lot. Notwithstanding, the parties agree that the City shall be solely responsible for the ongoing maintenance, repair, and upkeep of the North Lot, North Parcel, Roosevelt Avenue, and the new park facility. The City shall also be responsible for routine maintenance of the South Lot, including, but not limited to, snow removal, trash removal, and general day-to-day upkeep.

The City and Lifelong Access shall share equally in the cost of any major maintenance or repairs to the South Lot, should such work become necessary given that the parking lot is newly constructed and major maintenance is expected to be minimal. Examples of major maintenance may include, but are not limited to, potholes or concrete repairs and replacement of striping due to wear or damage. To the extent permitted by law and subject to availability, the City shall make reasonable efforts to fund its share of major maintenance costs beyond its fifty percent (50%) obligation through available Tax Increment Financing (TIF) funds or other eligible funding sources. The City and Lifelong Access agree to communicate and coordinate in advance regarding the scope, timing, and funding of any major maintenance activities.

SECTION 6. LIFELONG ACCESS PUBLIC IMPROVEMENTS

City code generally requires reconstruction of adjacent sidewalks to current standards when renovations affect more than fifty percent (50%) of an existing building; however, Lifelong Access shall not be required to reconstruct or replace the sidewalk immediately adjacent to and south of the Property because the City intends to complete sidewalk and streetscape improvements in this area as part of Phase 9 of the Downtown Streetscape Program, and early replacement would be inefficient. Lifelong Access shall also not be required at this time to replace the covers for one vault and one manhole on the southwest portion of the Property and one vault on the east side of the Property, as depicted in Exhibit B, as the City is formally requesting that Ameren Illinois complete such repairs pursuant to its franchise agreement; provided, however, that if the City is unable to

reach agreement with Ameren Illinois, Lifelong Access shall be responsible for completing such repairs in compliance with applicable City and ADA standards.

SECTION 7. ASSIGNMENT

Lifelong Access may assign its interests in this Agreement to successor nonprofit entities serving similar purposes, upon written notice to the City.

SECTION 8. INDEMNIFICATION

To the fullest extent permitted by law, each party (the "Indemnifying Party") shall indemnify, defend, and hold harmless the other party, its officers, officials, employees, agents, and representatives (collectively, the "Indemnified Party") from and against any and all claims, damages, losses, liabilities, costs, and expenses, including reasonable attorneys' fees, arising out of or resulting from (i) the negligent acts or omissions, willful misconduct, or breach of this Agreement by the Indemnifying Party, its officers, employees, contractors, or agents; or (ii) any injury to persons (including death) or damage to property resulting from activities conducted by the Indemnifying Party in connection with this Agreement.

This indemnity obligation shall survive the expiration or termination of this Agreement. Nothing in this section shall be construed to waive any defenses, immunities, or limitations of liability available to either party under applicable law.

SECTION 9. GOVERNING LAW AND VENUE

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of laws principles. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state court located in McLean County, or the federal court located in Peoria County, Illinois, and the parties hereby consent to the jurisdiction and venue of such courts.

SECTION 10. NOTICES

All notices, demands, requests, or other communications required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by certified mail (return receipt requested), or sent by a nationally recognized overnight courier service, addressed as follows:

If to the City:
City of Bloomington
c/o City Manager
Street, Suite 402
Bloomington, Illinois 617021

To Lifelong Access:
Lifelong Access
c/o Executive Director 115 E. Washington
2000 Jacobssen Drive
Normal, IL 61761

Either party may change its address for notice by giving written notice to the other party in accordance with this provision.

SECTION 11. MISCELLANEOUS PROVISIONS:

A. **No Third-Party Beneficiaries.** This Agreement is intended solely for the benefit of the parties hereto and their respective successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to or shall confer any rights, benefits, or remedies upon any person or entity other than the parties.

B. **Assignment and Delegation.** Neither party may assign this Agreement or delegate any of its obligations hereunder without the prior written consent of the other party, which consent shall not be unreasonably withheld. Any unauthorized assignment or delegation shall be null and void.

C. **Amendments.** This Agreement may be amended, modified, or supplemented only by a written instrument signed by duly authorized representatives of both parties.

D. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous understandings, agreements, negotiations, representations, and warranties, whether written or oral. No party has relied upon any statement or representation not set forth in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the date first written above.

CITY OF BLOOMINGTON

Leslie Smith-Yocum, City Clerk

By: _____
Dan Brady - Mayor

Date: _____

Attest: _____

LIFELONG ACCESS / CARE COLLECTIVE

By: Karl Kopp
Name: KARL KOPP

Title: Chief Executive Officer
Date: 03/02/2026

EXHIBIT A

Legal Descriptions

Elks Lot:

Lots 1, 2, 3, 4, 5 and 6 in Ellsworth's Subdivision of Lots 67, 68, and 69 in the Original Town of Bloomington, in McLean County, Illinois.

Also:

The East 6 feet of Lot 7 in Ellsworth's Subdivision of Lots 67, 68, and 69 in the Original Town of Bloomington, in McLean County, Illinois.

PIN: 21-04-336-002

Address: 110 N. Madison Steet, Bloomington, IL, 61701

North Parking Lot:

The North 100 feet of Lots 19, 20 and 21 in the Original Town, now City of Bloomington, in McLean County, Illinois.

Also:

A part of Lots 19, 20, 23 and 24 in the Original Town of Bloomington, more specifically described as follows:

Commencing 86 feet North of the Southeast corner of Lot 24; thence West 99 feet, thence North 54 feet, thence East 99 feet, thence South 54 feet to the place of beginning, situated in McLean County, Illinois.

Also:

The South 86 feet of Lot 24 and the South 86 feet of the East 1/2 of Lot 23 in the Original Town, now City of Bloomington, in McLean County, Illinois.

Also:

A part of a 10 foot vacated alley vacated by Ordinance No. 21749 recorded October 10, 1907 in Book 258 of deeds, Page 447 lying south of Lot 19 and the East 1/2 of Lot 20 and the North 1/2 of Lot 24 and the East 1/2 of Lot 23, in McLean County, Illinois.

PIN: 21-04-191-002

Address: 302-310 N. Madison St, Bloomington, IL 61701

North Parcel:

The West 1/2 of Lots 7 and 10 in Block 34 in Allin, Gridley and Prickett's Addition to the City of Bloomington, in McLean County, Illinois.

PIN: 21-04-186-010

Address: 307 W. Monroe St, Bloomington, IL 61701



Regular Agenda Item No. 8.C.

For City Council: March 9, 2026

Ward Impacted: City Wide

Subject: Fiscal Year 2027 Proposed Budget Presentation, as requested by the Finance Department.

Recommended Motion: None; Presentation and Discussion Only.

Strategic Plan:

Goal 1. Financially Sound City Providing Quality Basic Services

Objective 1a. Budget with adequate resources to support defined services and level of services

Background: At Monday's meeting, the Fiscal Year ("FY") 2027 proposed budget will formally be submitted to the City Council. The budget proposal reflects a continued focus on responsible financial management while making important long-term investments in infrastructure and Bloomington's neighborhoods. The proposed Citywide budget totals \$370.5 million, with the General Fund totaling \$148.3 million, representing about 40% of the total budget. Planned capital improvements total approximately \$111.7 million, supporting infrastructure upgrades, transportation improvements, and neighborhood revitalization. Public safety is also a focus of the proposed budget, with over 50% of General Fund being targeted for fire and police.

A significant portion of this budget, \$81.9 million, is dedicated to upgrades to the City's water system, including lead service line replacements and other critical systemwide repairs. These projects are mandated by federal and state regulations and must be completed to ensure compliance and maintain the safety and reliability of Bloomington's drinking water. These improvements have been planned for several years and are funded through the City's water utility, with rate adjustments previously implemented specifically to support these required investments. Beyond water infrastructure, the proposed budget also prioritizes improvements to City streets and continued investment in Bloomington's neighborhoods. These projects strengthen the City's infrastructure and quality of life while preparing Bloomington for long-term growth.

Even with these major infrastructure investments, the City continues to tightly manage operating costs. Total Citywide salaries are expected to increase by only 2.6%, and the budget would actually be smaller than last year if not for the federally and state-mandated water infrastructure projects. While the overall budget reflects significant infrastructure investment this year, much of that spending is tied to large, one-time capital projects. When adjusting for these one-time investments, the City's operating budget has grown at an average annual rate of approximately 3.4% over the past decade, reflecting a continued commitment to sustainable and responsible budgeting.

On March 16, City Directors will outline proposed capital projects, followed by a public hearing

on March 23 to allow for community input. The budget is scheduled for final consideration on April 13. This FY 2027 Proposed Budget Presentation and the FY 2027 Proposed Budget Books will be made available on the City's website (bloomingtonil.gov) prior to the meeting. In addition to the banner on the City's website, stakeholders can also locate these documents on the *Departments - Finance - Annual Budget - Budget Documents - FY2027* page of the website.

Community Groups/Interested Persons Contacted: N/A

Financial Impact: N/A

Attachments:

None