



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, OCTOBER 9, 2019 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the August 28, 2019, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
 - A. PR-01-19** Public Hearing, review and action on a site plan review application submitted by Bellas Landscaping LLC for a patio and parking lot in the B-1 General Commercial District at 5 Finance Drive (Ward 1).
 - B. PR-02-19** Public Hearing, review and action on a site plan review application submitted by Carmala LLC for a restaurant in the B-1 General Commercial District at 802 E Washington Street (Ward 4).
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 28, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Mark Muehleck; Mr. Tyson Mohr; Ms. Megan McCann; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. Eric Penn; Mr. Thomas Kreiger;

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Council.

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:08 PM. Ms. Simpson called roll. With seven members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes from the August 14, 2019 regular meeting. Mr. Boyd motioned to approve the minutes as presented; Mr. Mohr seconded the motion. The minutes were approved by voice vote 7-0.

REGULAR AGENDA:

Z-07-19 Public hearing, review and action on a petition submitted by, Rewerts, Zimmerman & Rewerts, Inc. requesting a rezoning of property at 1815 N Towanda Barnes Rd. ADJ from B-1 (General Commercial District) to A (Agricultural District). (Ward 9)

Chairperson Haedean introduced explained the public hearing procedures and introduced the case. Ms. Simpson was sworn in and provided the staff recommendation. Staff recommended against the petition to rezone the property from Business to Agriculture. Ms. Simpson provided photos of the subject property, an aerial map, and zoning map. She described surrounding uses and zoning districts, as well as existing infrastructure. She explained staff was recommending against the petition because staff's analysis showed the factors for rezoning were not met. She explained that although the property is currently used for agriculture, the use would be allowed under the existing zoning and the change was not necessary to continue agricultural use of the property. Ms. Simpson stated that the current zoning, business, was appropriate given the available and existing infrastructure, daily traffic counts of adjacent roadways, trends in development for the area, and compatibility of uses allowed in the existing zoning with surrounding uses. Staff was concerned that amending the zoning could, not only diminish the property value of the subject property, but also neighboring properties. Staff was also concerned that amending the zoning would discourage redevelopment of the property.

Mr. Boyd asked when the infrastructure was installed. Ms. Simpson explained that the sanitary sewer was extended the past year, and she is unsure when the water and storm sewer were installed. Mr. Boyd asked what uses would be allowed in Agriculture that are not allowed in the Business District. Ms. Simpson stated that agricultural outbuildings would not be allowed in B-1, as well as single family homes. Mr. Stanczak asked if agriculture included animal husbandry. Ms. Simpson stated chicken and fish hatcheries, and riding stables with horses are allowed by right, but animal breeding services is allowed with a special use. Mr. Boyle clarified that all of the standards do not need to be met to approve the petition, the standards are considerations. Ms. Simpson stated that staff is concerned that amending the zoning to agriculture will create an extra barrier, a future rezoning, whenever the property is developed in the future. Mr. Boyd asked for clarification about the property as a Tier 1-Infill Redevelopment Priority. Ms. Simpson explained that the infill priorities encourage the City to focus on areas where infrastructure and services already exist. Since this property was already annexed, and has access to utilities there and to develop what is already in the city. According to the comprehensive plan this location is an infill priority, and the intention is to reduce future sprawl and encourage development that generates revenue to support existing infrastructure. When the parcel is replatted as a lot there would be sewer and water connections and tap on fees.

Testimony from the petitioner's attorney, Melissa Knightly, attorney for Rewerts, Zimmerman, & Rewerts stated, I have never had a client request a lower zoning use. Some of the hindrances in developing this property include that the utilities would have to be extended across Towanda-Barnes and a curb cut would not be allowed, requiring the lot to be developed alongside with the parcel next to this lot which is in the county. Development would require that the adjoining lot owned by my clients as well, that is not annexed by the City, to be developed at the same time. It appears the City's approach is this relates to revenue than to most appropriate use. This parcel has always been used as agricultural purposes. Its entire existence annexed in 2005 intended to be developed as a larger parcel. The intent is to continue to use this lot as agricultural purposes and could possibly be utilized in expansion with the grain facility that is on the adjacent parcel. There are agricultural properties near this property. It has never been improved. The city has no intention of future sprawl which would suggest the nearby agricultural land will remain agricultural. While there are adequate streets, Towanda Barnes is not adequate for crossing by foot due to the amount of traffic. The agricultural use allows for water drainage. The property value will not be diminished if my client intends to develop this in the future. The City has pointed out, it should be easy to have the parcel rezoned in the future. My clients have no intention of developing the property themselves. It seems appropriate to rezone this to agricultural.

Commissioner Mr. David Stanczak asked, what do the clients intend to do with the parcel that they currently are unable to do? The petitioner's attorney responded, they are unable to expand the grain facility next to the subject lot.

Chairperson Megan Headean asked, item J states as presently zoned it is detrimental to the petitioner, could you explain that? Petitioner's attorney responded, "It overstates the value of this property which is used as agricultural."

Commissioner Mr. David Stanczak asked, in terms of valuation is this for real estate purposes or real estate tax purposes? Petitioner's attorney responded, in both cases, it presently overstates the value of the property. Commissioner Mr. David Stanczak asked, it is my understanding the

agricultural purposes is assessed for its agricultural use is that correct? Petitioner's attorney responded, Yes that is supposed to be how it is assessed.

Commissioner Mr. Tyson Mohr stated, it may be more reasonable to de-annex from the City if the petitioner is not able to utilize access to the sidewalks and streets, and not using the water. I don't see that they are getting their monies worth from the City.

Chairperson Megan Headean closed the public hearing.

Commissioner Mr. David Stanczak made a motion to approve the petition.

Assistant Corporate Counsel, Mr. George Boyle asked the commissioners to give findings of fact for their decision.

Commissioner Boyd seconded the motion. He stated, I don't think we should be punishing the petitioner for over zealotness of sprawl. I understand the city ran utilities out there and I am deeply sad for that. It is still used as agricultural and will continue to be used as agricultural.

Commissioner Mr. David Stanczak stated, in terms of the standards, Standard 2 has to do with the length of time the land has been vacant. It has been sitting here since 2008 as agricultural. It has not changed use for 11 years. The land is not surrounded by commercial uses. It will continue to be used for existing purposes. The petitioners do not want to use water or sewer. If the petitioners want to devalue their property by rezoning it, so be it. Petitioner seems to be pressured to develop the land. If the petitioner wants to continue to use the land for grain storage and agricultural purposes, they should be able to.

Mr. Boyle recommended they vote to adopt the findings of fact: Mr. Justin Boyd made a motion to adopt the findings of fact, seconded by Commissioner Mr. Tyson Mohr. Mr. Boyd – Yes, Mr. Mohr – Yes, Mr. David Stanczak - Yes; Mr. John Protzman- Yes; Mr. Mark Muehleck - Yes; Ms. Megan McCann- Yes; Chairperson Megan Headean - Yes.

Commissioner Mr. David Stanczak made a motion to approve the petition. Commissioner Justin Boyd seconded the motion.

Roll call vote to approve petitioner's request: Mr. David Stanczak - Yes; Mr. Justin Boyd - Yes; Mr. John Protzman - Yes; Mr. Mark Muehleck - Yes; Mr. Tyson Mohr - Yes; Ms. Megan McCann - Yes; Chairperson Megan Headean - Yes.

OLD BUSINESS: none.

NEW BUSINESS: September 11th joint meeting with ZBA will be held in City Council chambers.

ADJOURNMENT: The meeting was adjourned at 4:51 pm by voice vote, motioned by Ms. McCann and seconded by Mr. Boyd.

Respectfully submitted,
Katie Simpson
City Planner

CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
October 9, 2019

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-01-19	5 Finance Drive	Legislative Site Plan Review	Planning Division
PETITIONER'S REQUEST:	Site Plan review for outdoor seating and parking lot at 5 Finance Drive		
Staff finds that the application meet the Zoning Ordinance's guidelines for site plan review.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:
That the City Council approve the Site Plan submitted Bellas Landscaping LLC for outdoor seating and parking lot at 5 Finance Drive, case PR-01-19.



NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, September 16, 2019.

GENERAL INFORMATION

Owner and Applicant: Bellas Landscaping LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant, grass lawn
Proposed Use: Outdoor seating and parking lot for Brewery/Restaurant
Legal Description: COMMERCE PARK SUB 27TH ADD LOT 41

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1 General Commercial District
East: B-1 General Commercial District
West: B-1 General Commercial District

Land Uses

North: Chocolatier
South: Commercial businesses
East: Soybean Association
West: Brewery

PROJECT DESCRIPTION

5 Finance Drive, the subject property, is located south of Veterans Parkway and east of Commerce Parkway. The subject property is directly east of the Lil Beaver Brewery, located at 16 Currency Drive, and will be developed to serve the brewery with additional parking and an outdoor patio as it expands into the adjoining unit. Lil Beaver Brewery plans to expand their taproom into a portion of the building that is currently leased by a party supply store. Future plans for the site include housing a restaurant in addition to the brewery. The property is zoned B-1, General Commercial District and is adjacent to other properties zoned B-1 General Commercial. Surrounding uses include offices, a chocolatier, Soybean Association, a party supply store, and restaurant.

The applicant is requesting to build an outdoor patio and parking lot at 5 Finance Drive that will serve the brewery's taproom/restaurant at 16 Currency Drive. The two lots are considered one zoning lot, and eventually combined into one parcel. It is staff's understanding that the primary entrance for the restaurant/taproom will come from Finance Drive, and that the existing Currency Drive access will be maintained for deliveries and employees. The use is permitted by right in the B-1 zoning district. Additionally, the zoning ordinance requires a legislative site plan review for new development in the commercial districts, and alterations that increase off-street parking areas by twenty percent (20%) or more. The purpose of the legislative site plan review is to ensure the proposed development is compatible with the area, meets the standards of the zoning ordinance, and the intention of the Comprehensive Plan. In instances where a redevelopment requires a variance or deviation from the standards of the ordinance, the variance(s) are considered and reviewed during the legislative site plan review process.

The application and site plan are attached to this report. The Planning Commission is charged with reviewing the application submitted. The legislative site plan review gages the general layout, location, and design of the project. It does not substitute as an approval of administrative site plan review by city staff prior to issuing building permits. All projects must obtain approvals from the engineering and building safety division prior to construction. If there are major changes to a site plan previously approve by City Council, the changes will require a new legislative review.

ANALYSIS

Submittals

This report is based on the following documents, which are on file at the Community Development Department:

1. Application
2. Site Plan
3. Aerial photographs
4. Site Visit

The table below illustrates the zoning requirements and provided elements. **Bold** illustrates areas where the site plan is not compliant with the regulations, and where a variance/relief is needed.

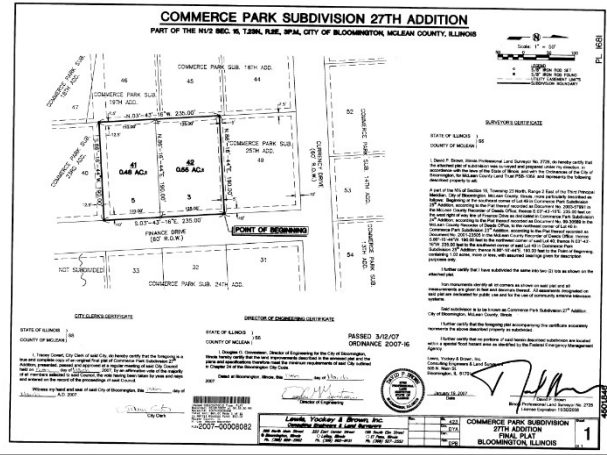
Site Area	43,560 (1 acre) (16 Currency and 5 Finance)		
Building Area	9450 (~6450/restaurant and patio; ~3000 brewery)		
Requirement	Allowed/Required	Provided	Deviance
Floor Area Ratio (FAR)	0.8	0.15	Compliant
Front yard setbacks	0ft	175ft	Compliant
Side yard building setbacks	5ft	10ft	Compliant
Rear yard building setbacks	0ft	0ft	Compliant
Parking spaces	53 ^{ab} (~55/restaurant and 5/brewery)	54 (24 existing and 30 proposed)	Compliant
Bicycle parking	3	7	+4
Minimum aisle widths	24ft	30ft	+6ft
Minimum parking stall dimensions (width/length)	8.5/17	9/28	+0.5/+11
Parking lot perimeter landscaping (front/sides/rear)	12ft/6ft/6ft	10ft/6.36ft/35ft	-2ft/+0.36/+29ft
Building Foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	Required	Not provided	Not provide
5ft pedestrian route to sidewalk	Required	Not provided	Not provide
5ft pedestrian path through parking lot to entrance	Required	Not provided	Not provided
Dumpster screening	NA	NA	NA
Dumpster location	NA	NA	NA
Transitional yard landscaping	NA	NA	NA
Lighting Plan	NA	NA	NA
Storm water management	Must comply with storm water requirements	Must comply with storm water requirements	On site detention provided. The drainage calculations should reflect the formula in the Manual of Practice Section 6.02c1B.

^a10% reduction for proximity to residential (-6)

^b4 additional bicycle spaces= reduction (-1)

Property physical constraints:

The subject property, 5 Finance Drive, is relatively square and approximately a half acre. It is also relatively flat with a slight change in grade sloping east and south. The property has easements on three sides including a 10ft easement on the east, 12.5ft on the south, and 7.5ft west. Utilities are located within these easements. An 8 inch watermain and 24 inch storm sewer occupy the southern easement. Additionally, when the Commerce Park subdivision was created, the development did not include a regional detention basin. Consequently, all lots are required to provide on-site storm water detention.



The applicant requested the following variances in their application:

1). Parking lot perimeter landscaping front setbacks.

The ordinance requires a 12ft front yard perimeter landscaping setback for parking lots visible from the street. The proposed site plan shows a 10ft landscaping setback. A 2ft variance is necessary. It might be possible for the applicant to reduce the dimensions of the parking stalls to the minimum required 8.5 to address the additional feet required. However, the adjacent parking lots have 10ft perimeter landscaping setbacks as well, therefore a precedence has been established in the commercial park. *Staff supports a variance request to reduce the front yard landscaping setback to 10ft since there is precedence and the applicant would not be given a special privilege.*

2). Landscaping island required every 10 parking spaces

For parking lots with 10 or more spaces, a landscaping island is required every 10 spaces. The purpose is to break up large areas of concrete, accommodate shade trees, and to promote better circulation and traffic calming, assist with storm water management, and in some cases, provide a refuge area for pedestrians. The applicant is requesting a variance from this requirement. The applicant proposed providing heavy landscaping by the foundation of the building and on the north side of the lot. Additionally, landscaping islands, in this location, would reduce the amount of provided parking resulting in a need for a variance from parking requirements. *Staff supports the variance request because a variance would be the minimum action necessary, and additional landscaping is provided elsewhere on site.*

3). 5ft pedestrian route to sidewalk

The applicant is required to provide on-site detention. The proposed detention area is located on the southern portion of the property. The grade of the detention area makes it difficult to provide an accessible, 5ft wide pedestrian route south of the parking lot. A route could be

located on the north side, but the applicant would then need to remove the landscaping which provides a buffer to the northern property and beautifies the area. *Staff supports the requested variance since the property has physical challenges resulting from on-site detention, that make strict adherence to the ordinance difficult.*

4). Pedestrian path through the parking lot to the entrance

Division 12 of the zoning ordinance requires a pedestrian path through the parking lot. Due to the location of the storm water detention area, and aforementioned physical challenges with the property, *Staff supports a variance from requiring a 5ft pedestrian path through the parking lot to the entrance, since the property has physical characteristics that make strict adherence to the code difficult.*

Compliance with the Comprehensive Plan 2035

ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.

ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands.

Tier 1 Infill Redevelopment priority.

Findings of Fact:

The legislative site plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in deciding on the proposed site plan (44.17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* The proposed use is compatible with surrounding uses. The proposed site plan exceeds minimum landscaping requirements and bicycle parking requirements. The landscaping north of the parking lot will provide an attractive development that will improve the commercial park and function as a buffer for the adjoining development. **The standard is met.**
- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The proposed use is compatible with the surrounding uses. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The street system is adequate for the proposed development. The primary entrance for the restaurant will be from Finance Drive. The primary entrance for the

brewery and deliveries will be from Currency Drive, reducing congestion in the proposed parking lot. **The standard is met.**

*D. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed. **The standard is met.***

STAFF RECOMMENDATION:

That the Planning Commission recommend City Council approve the Site Plan submitted Bellas Landscaping LLC for outdoor seating and parking lot at 5 Finance Drive, case PR-01-19.

Respectfully submitted,
Planning Staff

Attachments:

1. Staff comments
2. Draft Ordinance
3. Exhibit A-“Legal Description”
4. Exhibit B- Site Plan
5. Petition for site plan review
6. Aerial Map
7. Zoning Map
8. Newspaper publication and neighborhood notice

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY BELLAS LANDSCAPING, LLC REQUESTING APPROVAL OF THE SITE PLAN FOR A RESTAURANT PATIO AND PARKING LOT IN THE B-1 GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY AT 5 FINANCE DRIVE.

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a legislative site plan review for a restaurant patio and parking lot in the B-1 General Commercial District for the land described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan, represented in Exhibit B attached hereto and made a part hereof by this reference, with the purposes of the zoning ordinance and the standards and objectives for which the Code is designed upon; and

WHEREAS, the Planning Commission recommended the City Council of the City of Bloomington approve said site plan; and

WHEREAS, the City Council has the authority approve the Petition for the reinstatement of a Preliminary Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the site plan represented in Exhibit B is hereby approved.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

City Clerk

Exhibit A
5 Finance Drive

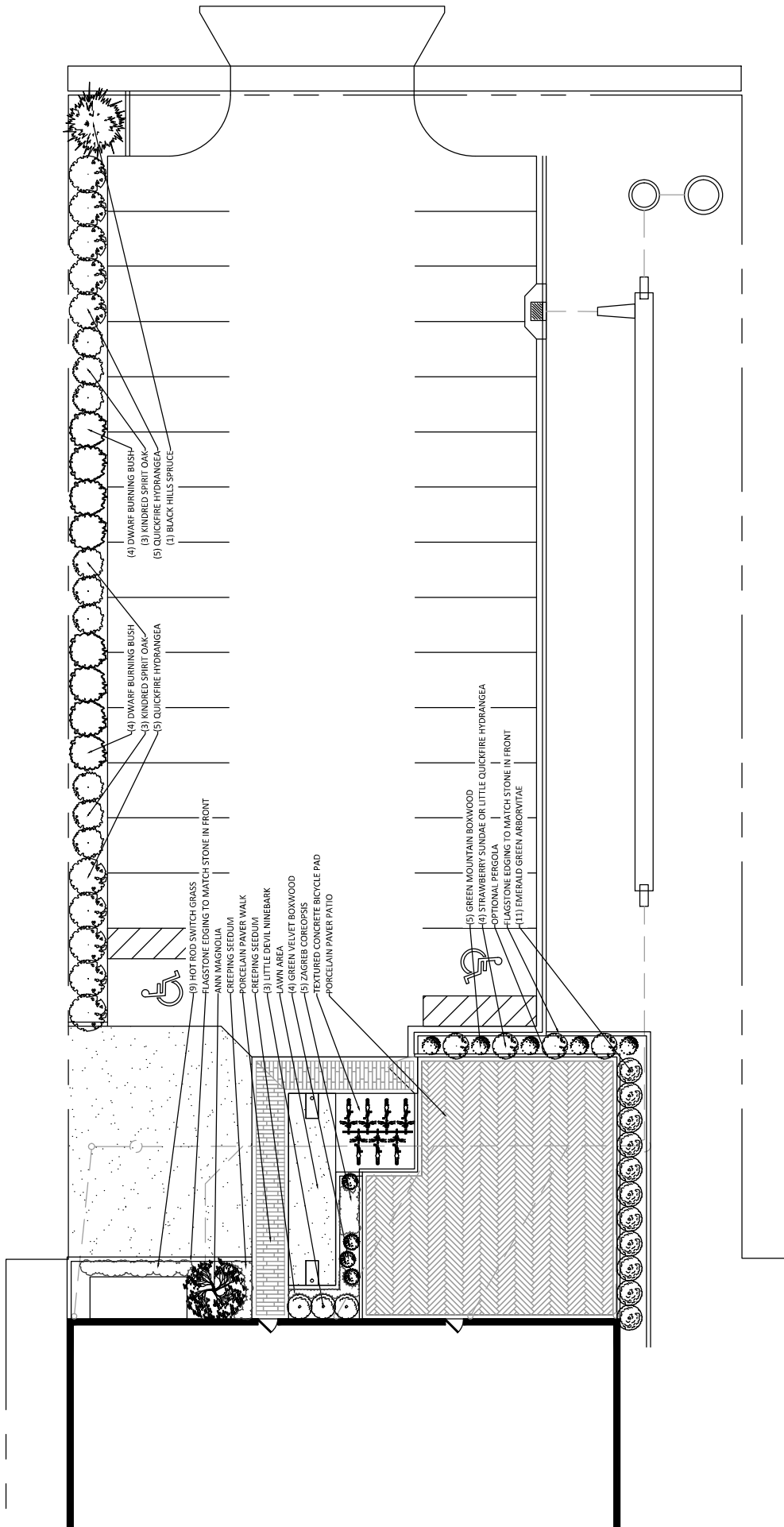
PIN: 21-15-105-022

COMMERCE PARK 27TH ADDITION LOT 41

.48 ACRES

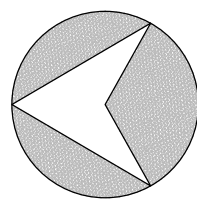
Exhibit B

Site Plan



BELLASLANDSCAPING

2405 Fox Creek Rd. | Bloomington, IL 61705 | 309-827-5263
 This landscape plan is property of Bellas Landscaping. Use of this plan by others without written authorization is strictly prohibited.



Lil' Beaver Brewery

East Side Landscape - Revised

16 Currency Dr. Unit B
 Bloomington, IL 61704



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5801 N. Prospect Road, Suite 88
Chicago, IL 60630
www.mohr-kerr.com

Office: (312) 692-5501
Fax: (312) 692-5501
Professional Seal Design: Firm #184,00891

DATE	BY	CHECKED	SCALE	DATE
10/23/13	SK	SK	1" = 20'	10/23/13

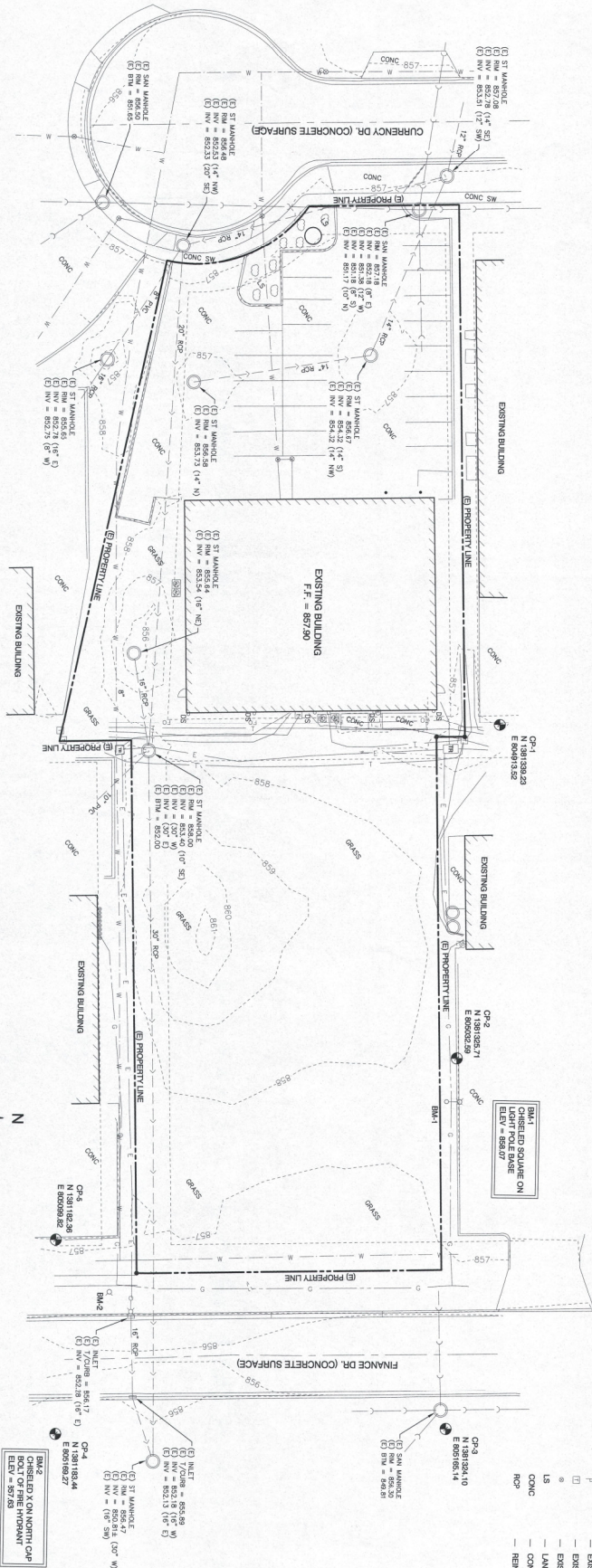
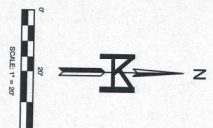
CLIENT:
LL BEAVER BREWERY
16 CURRENCY DR
BLOOMINGTON, IL 61701

TITLE:

OVERALL EXISTING SITE LAYOUT PLAN

PROJECT NO.
19-288
SHEET 1 OF 7
DRAWING NO.
1

OVERALL EXISTING SITE LAYOUT PLAN
SCALE 1" = 20'



LEGEND

- DEED LINE
- EASEMENT LINE
- EXIST. UNDERGROUND ELECTRIC SERVICE
- EXIST. UNDERGROUND GAS SERVICE
- EXIST. SANITARY SEWER SERVICE
- EXIST. STORM SEWER
- EXIST. TELEPHONE / COMMUNICATION SERVICE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN SERVICE
- FOUND IRON ROD / PIPE / MEANS / FOR SWIRE
- EXIST. AIR HANDLING UNIT
- EXIST. ELECTRIC METER
- EXIST. GAS METER
- EXIST. FIRE HYDRANT
- EXIST. STORM INLET
- EXIST. LIGHT
- EXIST. MANHOLE
- EXIST. HAND HOLE
- EXIST. SIGN
- EXIST. TELEPHONE PEDESTAL
- EXIST. WATER VALVE
- LANDSCAPE
- CONCRETE
- REINFORCED CONCRETE PIPE



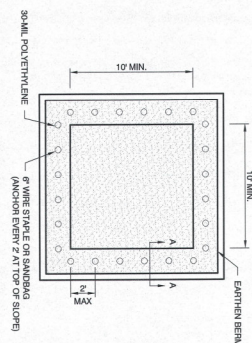
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LIL BEAVER BREWERY
16 CURRENCY DR.
BLOOMINGTON, IL 61701

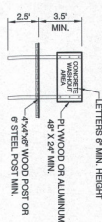
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CONSTRUCTION DETAILS

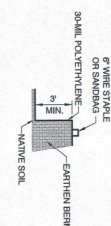
PROJECT NO.	19-268
SHEET 7 OF	
DRAWING NO.	7



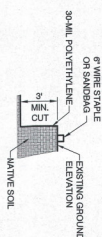
PLAN VIEW
SCALE: 1:5



SIGN DETAIL
SCALE: 1:2



SECTION A-A - EAHIHEN BEHNN
SCALE: 1:2

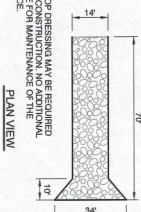


SECTION A-A - SUBGRADE
SCALE: 1:2

MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO FUNCTIONAL CONDITION. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

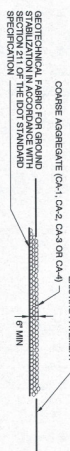
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE

SCALE: 1" = 5'



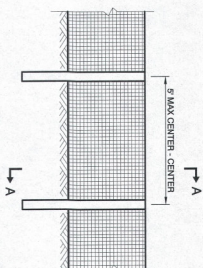
PLAN VIEW

NOTE: RESHAPING AND TOP DRESSING MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION. NO ADDITIONAL PAYMENT SHALL BE MADE FOR MAINTENANCE OF THE CONSTRUCTION ENTRANCE.



SIDE ELEVATION

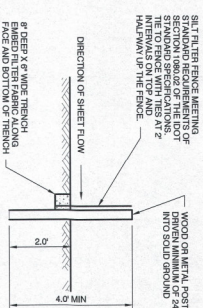
STABILIZED CONSTRUCTION ENTRANCE



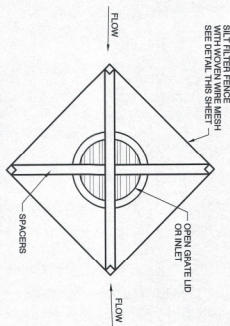
ELEVATION

NOT TO SCALE

TAIL



SECTION A-A



INLET PROTECTION
NOT TO SCALE

NOI 10 SCALE



MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5071 N. Prospect Road, Suite 100
Chicago, IL 60630
Office: (773) 662-2800
Fax: (773) 662-2801
www.mohr-kerr.com
Professional Design Firm #184-005091

DATE	BY	SCALE	STATUS
06/25/19	SSK	1" = 10'	DESIGNED
06/25/19	SSK	1" = 10'	CHECKED
06/25/19	SSK	1" = 10'	IN CHARGE

L.I. BEAVER BREWERY
16 CURRENCY DR.
BLOOMINGTON, IL 61701

TITLE:

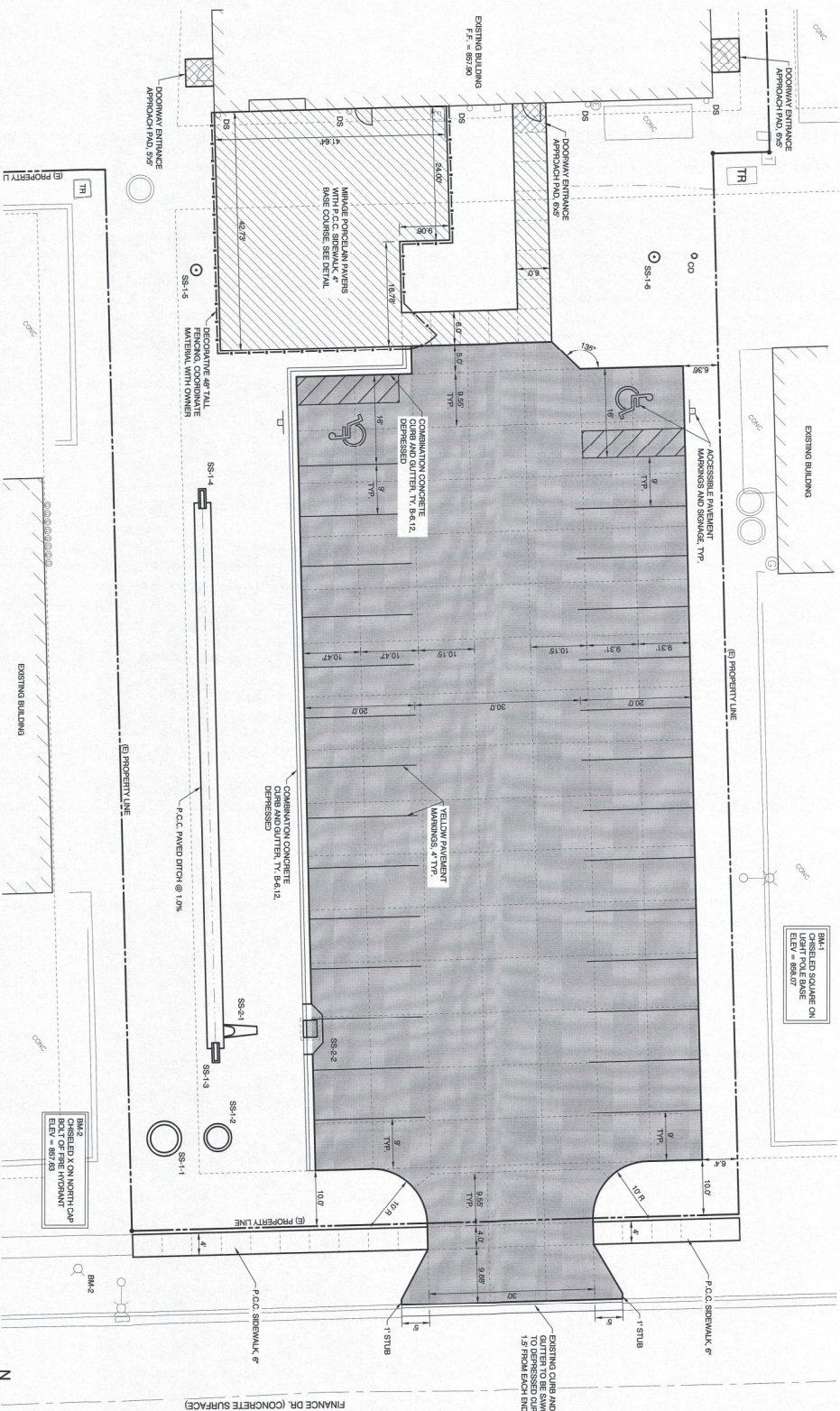
SITE LAYOUT PLAN

PROJECT NO.
18-208
SHEET 3 OF 7
DRAWING NO.
3

SITE LAYOUT PLAN
SCALE: 1" = 10'



- P.C.C. PAVEMENT 6"
- DOORWAY ENTRANCE APPROACH PAV
- WALKWAY PAVEMENT WITH P.C.C. SIDEWALK 4" BASE COURSE, SEE DETAIL



GENERAL NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LUMS AND SPECIFICATIONS FOR THE CONSTRUCTION OF THE ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. REFERENCES TO METHOD OF PAVEMENT ARE NOT APPLICABLE.

ALL EXISTING UNDERGROUND UTILITIES SHOWN ON PLANS ARE APPROXIMATE. EXACT LOCATIONS AND DEPTHS SHALL BE DETERMINED BY FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND TYPE OF ALL UTILITIES PRIOR TO CONSTRUCTION.

ALL DEPTH SAW CUTS SHALL BE REQUIRED FOR THE REMOVAL LIMITS OF SIDEWALKS, CURBS AND UTILITY DRAINWAYS, AND PAVEMENT. ALL SAW CUTS SHALL BE TO THE NEAREST CONTROL JOINT.

ANY DAMAGED AT CITY OF BLOOMINGTON EXPENSE. ANY DAMAGED AT CITY OF BLOOMINGTON EXPENSE.

ALL EXISTING MATERIAL, THE REMOVAL, SUPPLY AND UNSTABLE SPECIFICATIONS.

NEW TIL, AND SPOILT MATERIAL FOR THE PROJECT SHALL BE WELL GRADED GRANULAR OR NON-EXPANSIVE COARSENESS MATERIAL FREE OF ORGANIC DEBRIS.

ALL FILL AREAS SHALL BE COMPACTED TO 95% MIN. DRY DENSITY. THE MATERIAL SHOULD BE COMPACTED BETWEEN 2% AND 3% OF THE PERCENT OF OVER THE VALUE.

IF THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS, IF ANY UTILITY IS DAMAGED DURING THE COURSE OF CONSTRUCTION, THE UTILITY OWNER SHALL BE RESPONSIBLE FOR THE REPAIR AND REPAIR OF THE UTILITY.

IF A UTILITY CONFLICT ARISES WHICH WILL RESULT IN DAMAGE TO A UTILITY OR WILL CAUSE THE DESIGN TO BE REVISED, CONTACT THE ENGINEER IMMEDIATELY.

TRENCH SHOULDER, F&G SHALL BE PLACED IN ALL TRENCHES UNDER EXISTING PAVEMENT. C&G SHALL BE USED WITHIN 5' OF THE BACK OF PAVEMENT AND WITHIN 2' OF THE BACK OF CURB OR EDGE OF PAVEMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MATERIAL AND THE REPAIR OF THE PAVEMENT.

PAVEMENT AND FROM STRUCTURES SHALL BE LEFT FREE OF SEDGES AND DIRT DURING THE COURSE OF CONSTRUCTION. CONSTRUCTION SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY ANY STORM SEWER BACKUPS, STORM SEWER STRUCTURES AND MANHOLE OVERSITS AND COORDINATES AS SHOWN ON THE PLANS ARE TO THE FOLLOWING POINTS: STRUCTURES THE TOP OF CURB, ALL OTHER STRUCTURES - COORDINATES ARE TO THE CENTER OF THE STRUCTURE. ELEVATIONS ARE TO THE TOP OF GRADE.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO ORDERING MATERIALS OR STARTING CONSTRUCTION.

PORT AND SPOILT CONCRETE SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE LUMS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. THE SURFACE SHALL BE FURNISHED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.

ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED.

PROVIDE #4 MIN. TOPSOIL ON ALL DISTURBED AREAS. DISTURBED AREAS SHALL BE SEED WITH BOTT GRASS, SEED MIXTURE IN A RATE OF 200 LBS/ACRE. MULCH SHALL BE PLACED AT 2 TONS/ACRE USING DOT METHOD.

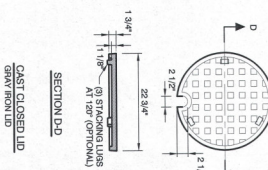
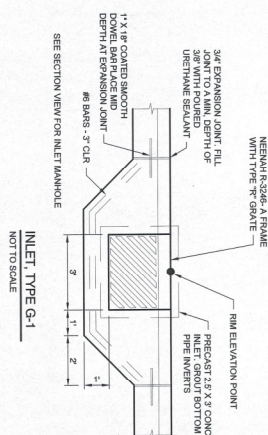
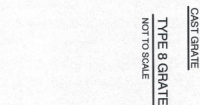
REGARDLESS OF SOURCE, TOPSOIL SHALL BE FREE OF DEBRIS, CONCRETE, ROCK, ETC. ALL TOPSOIL SHALL BE REDUCED TO A SIZE NOT LARGER THAN 1".

SEED BEDS SHALL BE IN ACCORDANCE WITH SECTION 280.03 OF THE DOT STANDARD SPECIFICATION.

THE CONTRACTOR SHALL KEEP ALL TRUCKS AND EQUIPMENT OFF ANY CURB AND FREE OF DEBRIS AT ALL TIMES. BY WAIVER OF ANY CLAIM AND FREE OF DEBRIS AT ALL TIMES. BY WAIVER OF ANY CLAIM AND FREE OF DEBRIS AT ALL TIMES. BY WAIVER OF ANY CLAIM AND FREE OF DEBRIS AT ALL TIMES.

SUBSTANTIAL, THE CITY SHALL PERFORM THE NECESSARY CLEANING THE ROAD AND SHALL CHANGE THE CONSTRUCTION THREE (3) TIMES THE COST OF THE CLEANUP WORK.

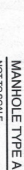
STATE OF ILLINOIS
JUDICIAL BRANCH
CLERK OF COURT
JANUARY 2019
DATE: 06/23/2019
EQUITIES - 7/10/2019



ALTERNATE MATERIALS FOR WALLS	D	C	(MM.)
CONCRETE MASONRY UNIT	(14-07)	(207)	(5)
BRICK MASONRY	(14-07)	(207)	(8)
PRECAST REINFORCED CONCRETE SECTION	(15-07)	(239)	(47)
CAST-IN-PLACE CONCRETE	(14-07)	(207)	(5)

GENERAL NOTES

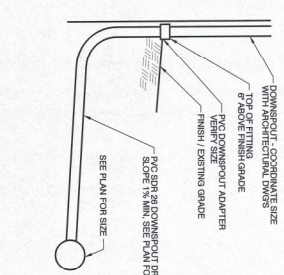
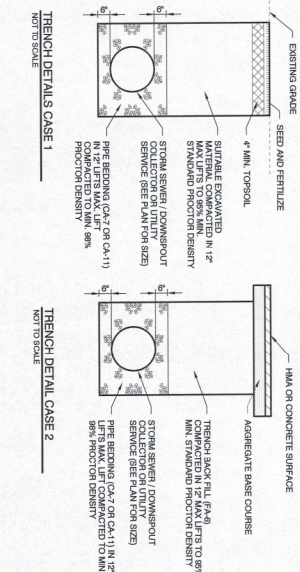
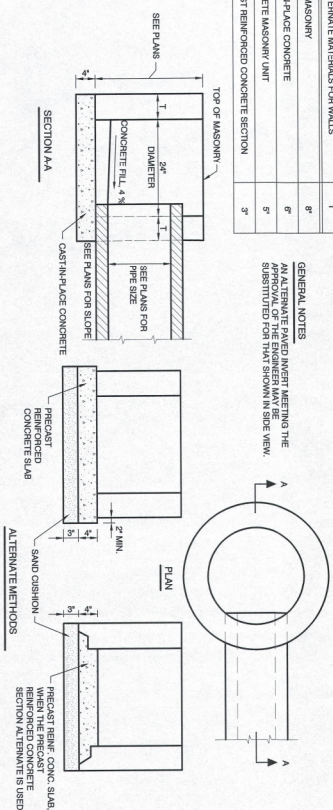
* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE SECTIONS MAY VARY FROM THE DIMENSION GIVEN TO PLUS 6".



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8"
CAST-IN-PLACE CONCRETE	6"
CONCRETE MASONRY UNIT	5"
PRECAST REINFORCED CONCRETE SECTION	3"

GENERAL NOTES

AN ALTERNATE PAVED INVERT MEETING THE APPROVAL OF THE ENGINEER MAY BE SUBSTITUTED FOR THAT SHOWN IN SIDE VIEW



INLET TYPE A DETAILS

TRENCH DETAILS
NOT TO SCALE

DOWNSPLOOT CONNECTION DETAIL
NOT TO SCALE

NOT TO SCALE

100

1

M
MOHR & KERR ENGINEERING & LAND SURVEYING, P.C.
5901 N. Prospect Road, Suite 6B
Peoria, Illinois 61614
www.mohrandkerr.com

Office: (309) 692-5600
Fax: (309) 692-5601
Professional Design Firm #184.005091

REV.	DATE	NATURE OF REVISION
FILE NAME: 5 - CONSTRUCTION DETAILS	15-200.dwg	Aug 20, 20

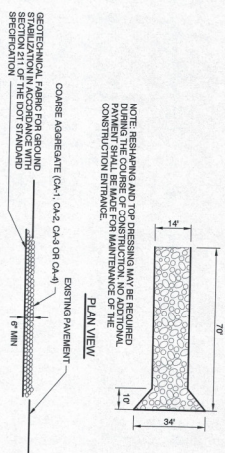
	CHECKED	DRAWN
		CHECKE
		SCALE
		DATE

LIL BEAVER BREWERY
16 CURRENCY DR.
BLOOMINGTON, IL 61701

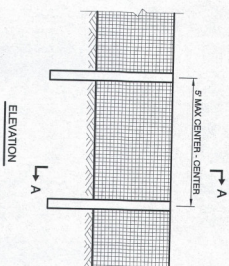
CONSTRUCTION DETAILS

19	SHEET
	DRAWING

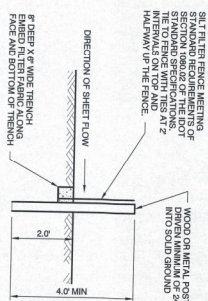




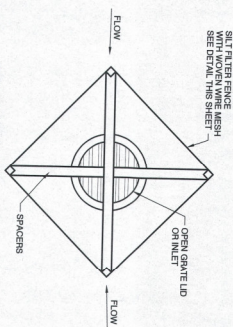
SIDE ELEVATION



SILT FENCE DETAIL
NOT TO SCALE



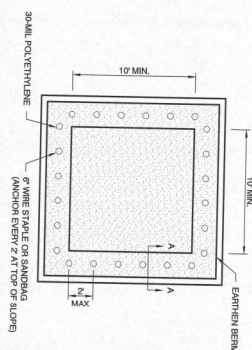
SECTION A-A



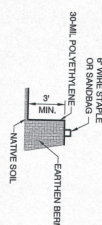
APPROVED INLET BAGS ARE ACCEPTABLE
INLET BAGS SHALL BE MAINTAINED AFTER EVERY RAINFALL

INLET PROTECTION

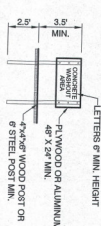
NOT TO SCALE



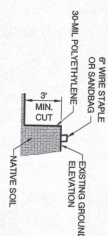
PLAN VIEW
SCALE: 1:5



SECTION A-A - EARTHEN BERM
SCALE: 1:2



SIGN DETAIL
SCALE: 1:2



SECTION A-A - SUBGRADE
SCALE: 1:2

NOTES

FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE



CITY OF BLOOMINGTON
APPLICATION FOR SITE PLAN
REVIEW



To the City of Bloomington:

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a site plan review as set forth herein, pursuant to Division 17-9 Site Plan Review Procedures set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

1. The name of the proposed development is: LIL Beaver Brewery Parking lot

2. The property in question is legally described below and attached as Exhibit A:

Commerce Park Sub 27th Add LT 41

21-15-105-022

3. The property has the following common address:

5 Finance dr, Bloomington

4. The property has the following zoning classification: B-1

5. The approximate size of the property is as follows:

110 (feet wide)

190 (feet long)

6. The names and addresses of the property owner(s) making this request are as follows:

Bellas Landscaping LLC
(First & Last Name)

(First & Last Name)

2405 Fox Creek Rd
(Street Address)

(Street Address)

Bloomington, IL 61705
(City & Zip Code)

(City & Zip Code)

** Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required.*

7. The site plan provided includes the following information:

- a) Location by Section, Town and Range or other legal description;
- b) Names and addresses of the persons having proprietary interest over the property;
- c) Graphic (engineering) scale;
- d) North-points;
- e) Date of preparation;
- f) The boundary lines of the property in question;
- g) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
- h) Schematic drawings illustrating the locations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
- i) A scaled site plan showing the existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
- j) A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
- k) Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
- l) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
- m) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in 13 of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
- n) A site drainage plan for the proposed project if required.
- o) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

8. The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):

9. The Applicant(s) request consideration of the following uses, which would otherwise be allowed in the district by a special use permit (if applicable):

10. This application complies with the standards for site plan approval set forth in Division 17 of Chapter 44 of the City Code.

11. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the site plan review.

12. Applicant(s) agree to submit payment of any fees or costs associated with this application for the site plan review in accordance with Chapter 44 of the City Code.

13. All other facts, representations and agreements pertaining to this petition are as follows:

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Applicant.

Justin Bellas
(Print Name)

(Print Name)


(Signature)

(Signature)

8-26-19
(Date)

(Date)

* Please attach a separate sheet if additional property owners must sign the petition.

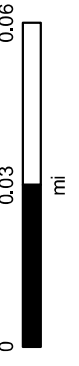
EXHIBIT A
LEGAL DESCRIPTION

21- 15-105-022

Commerce Park Sub 27th add Lt 41



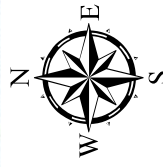
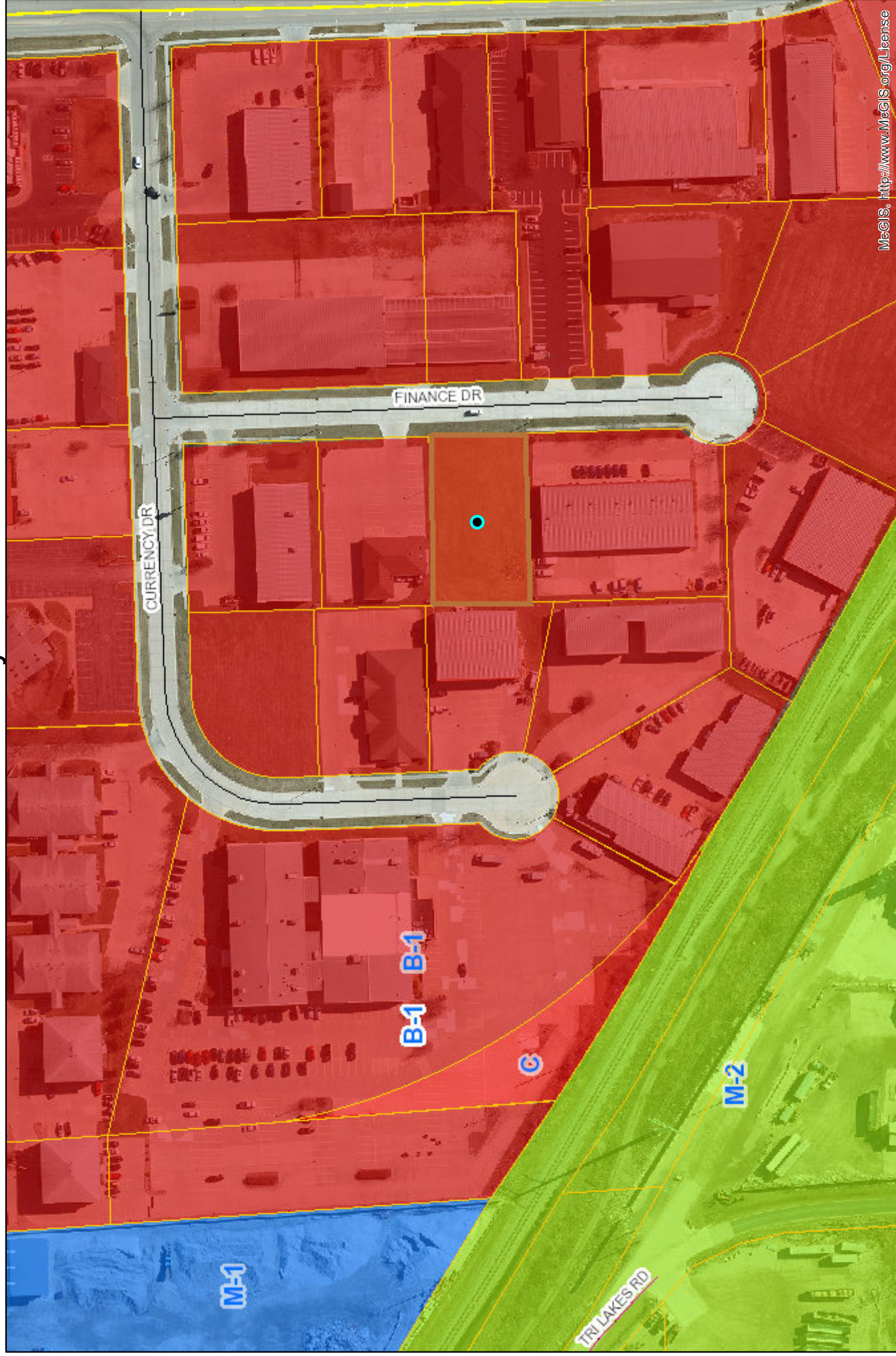
McGIS, <http://www.McGIS.org/License>



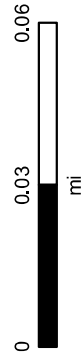
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

McLean County GIS Consortium

8/27/2019



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.





Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

September 16, 2019

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on October 9, 2019 at 4 pm in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Bellas Landscaping LLC requesting a site plan review of "Lil Beaver Brewery Parking lot" for the property located at 5 Finance Drive in Bloomington, IL. The project involves the addition of a parking area east of Lil Beaver Brewery, currently located at 16 Currency Drive. The Site Plan Review process intends to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Division 17-9 of the Zoning Ordinance.

The subject property is legally described as follows:

COMMERCE PARK 27TH ADD LOT 41 .48 ACRES (PIN:21-15-105-022)

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email planning@cityblm.org or call at (309) 434-2226.

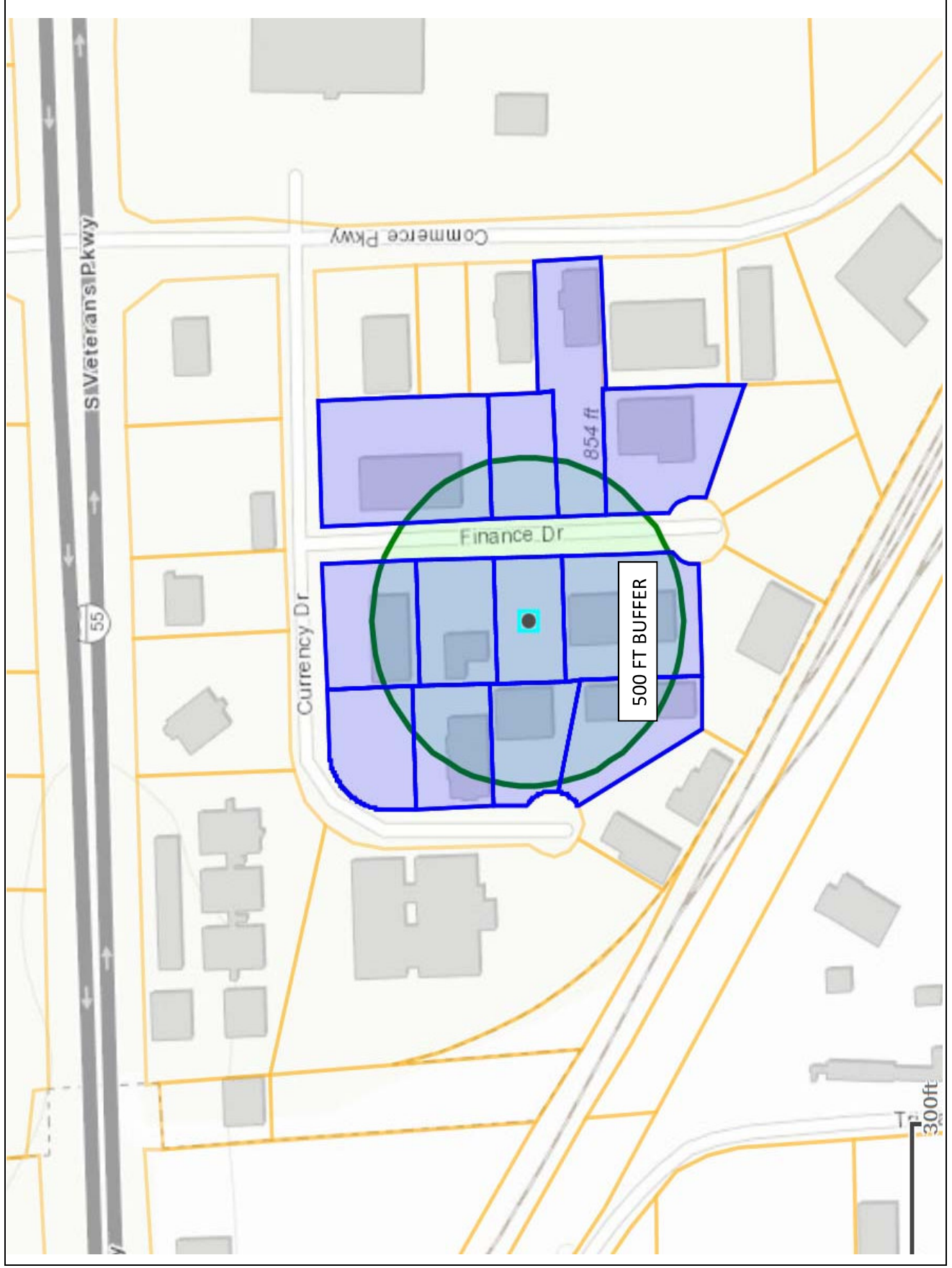
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

PUBLIC HEARING ON OCT. 9, 2019 FOR A SITE PLAN REVIEW – 5 FINANCE DR



MARIGOLD PROPERTIES LLC
P O BOX 5110
BLOOMINGTON, IL 61702

BC PROPERTY HOLDINGS LLC
7095 SHAFFER DR
DOWNS, IL 61736

SRIM LLC
104 WEXFORD CT
NORMAL, IL 61761

SHEILA BROWN
3010 GRAND PRIX DR
DECATUR, IL 62526

ILLINOIS SOYBEAN PROGRAM
OPERATING BOARD 1605 COMMERCE P
PKY
BLOOMINGTON, IL 61704

OREILLY AUTO PARTS
P O BOX 9167
SPRINGFIELD, MO 65801

ROBERT BRIGGS
2525 GULF OF MEXICO DR
LONGBOAT KEY, FL 3422

BCA LLC
14 TIMBER RIDGE DR
LEXINGTON, IL 61753

RAYMOND FAIRCHILD
20 CURRENCY DR
BLOOMINGTON, IL 61704

EXCHANGE RIGHT REAL ESTATE LLC
KIMBERLY B LEHTMAN ESQ. 200 S LOS
ROBLES AVE STE 210
PASADENA, CA 91101

ROCK ROSE PROPERTIES LLC
P O BOX 5110
BLOOMINGTON, IL 61702

JOHN SHANK
14 S ASHLAND AVE #404
LA GRANGE, IL 60525

ONPROP LLC
P O BOX 5110
BLOOMINGTON, IL 61702

DAVID HORINE
9808 CLEAR LAKE LN
BLOOMINGTON, IL 61705

MCLEAN COMMERCIAL CORP
P O BOX 5110
BLOOMINGTON, IL 61702

POTINI GROUP LLC
2011 S MAIN ST STE 104
BLOOMINGTON, IL 61704

RICK KESSINGER
10 Finance Dr
Bloomington, IL 61704

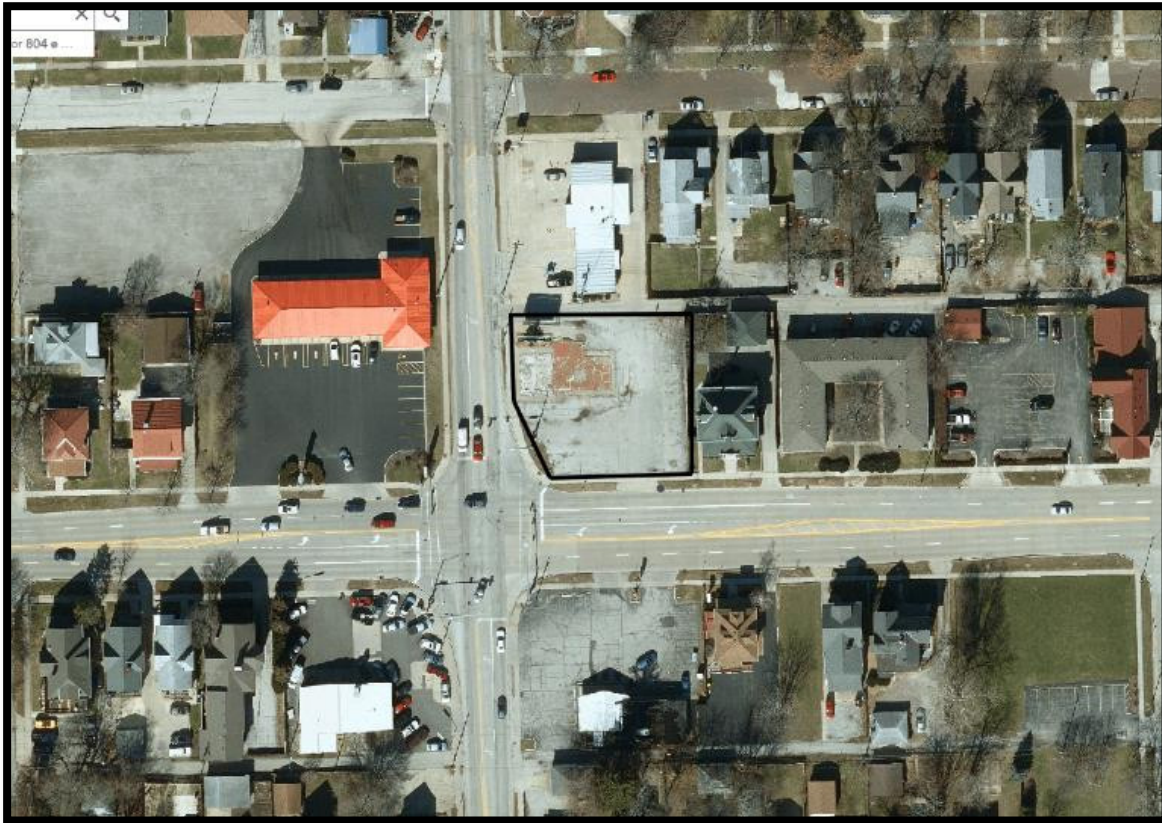
MCJEWELS LLC
14 WORTHINGTON CT
BLOOMINGTON, IL 61704

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
October 9, 2019**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-02-19	802 E. Washington Street	Legislative Site Plan Review	Planning Division
PETITIONER'S REQUEST:	Legislative site plan review for a new restaurant at 802 E. Washington St.		
Staff finds that the application will meet the Zoning Ordinance's guidelines for a legislative site plan review once the staff's review comments are addressed.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:
That the City Council approve the Site Plan, submitted by Carmala, LLC for a restaurant at 802 E. Washington Street, with the incorporation of staff comments case PR-02-19.



NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, September 16, 2019.

GENERAL INFORMATION

Owner and Applicant: Carmala, LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Billboard/Vacant land, formerly Mr. Quick's restaurant.
Proposed Use: Restaurant.
Legal Description: MR QUICK SUB LOT 1

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1 General Commercial District
East: B-1 General Commercial District
West: B-1 General Commercial District

Land Uses

North: Car Wash
South: Convenient Store
East: Office/Apartments
West: Auto service/repair

PROJECT DESCRIPTION

802 E. Washington Street, the subject property, is located at the northeast corner of Washington Street and Clinton Street. Clinton Street is a state managed route and an arterial road. Washington Street is a major collector road. The property is zoned B-1, General Commercial District and is adjacent to other properties zoned B-1 General Commercial. Surrounding uses include offices, a car wash, a Speed Lube/car repair, a car dealership, and convenience store. In 1964, the property was improved with a Mr. Quick's drive-thru restaurant. Mr. Quick's was demolished in 2002. Since then, the property has been vacant except for a large billboard located on the site.

The applicant is requesting to build a restaurant on the subject property. The use is permitted by right in the B-1 zoning district. Additionally, the zoning ordinance requires a legislative site plan review for new development in the commercial districts. The purpose of the legislative site plan review is to ensure the proposed development is compatible with the area, meets the standards of the zoning ordinance, and the intention of the Comprehensive Plan. In instances where a redevelopment requires a variance or deviation from the standards of the ordinance, the variance(s) are considered and reviewed during the legislative site plan review process.

The application and site plan are attached to this report. The Planning Commission is charged with reviewing the application submitted. The legislative site plan review gages the general layout, location, and design of the project. It does not substitute as an approval of administrative site plan review by city staff prior to issuing building permits. All projects must obtain approvals from the engineering and building safety division prior to construction. If there are major changes to a site plan previously approved by City Council, a new legislative review is required.

ANALYSIS

Submittals

This report is based on the following documents, which are on file at the Community

Development Department:

1. Application
2. Site Plan
3. Photometric Plan
4. Aerial photographs
5. Site Visit

The table below illustrates the zoning requirements and provided elements. **Bold** illustrates areas where the site plan is not compliant with the regulations, and where a variance/relief is needed.

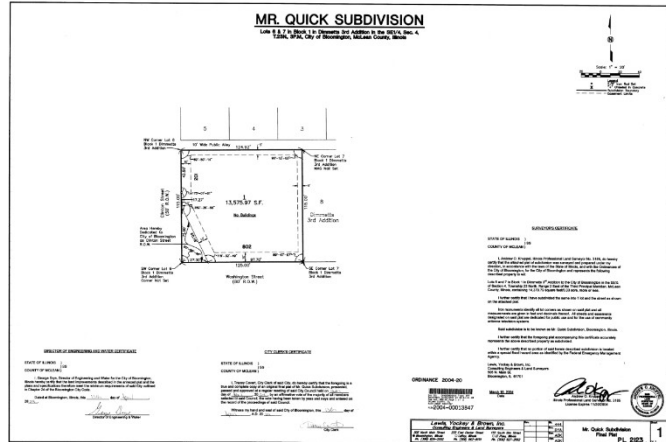
Site Area	13,939 square feet (.31 acres)		
Building Area	1,937 square feet		
Requirement	Allowed/Required	Provided	Deviation
Floor Area Ratio (FAR)	0.8	0.13	Compliant
Front yard setbacks	0ft	0ft	Compliant
Side yard building setbacks	5ft	5ft	Compliant
Rear yard building setbacks	5ft	5ft	Compliant
Front easement setback	10ft	0ft	-10ft
Parking spaces	15 ^{ab}	15 ^{ab}	0
Bicycle parking	2	4	+2
Minimum aisle widths	24ft	38ft to 56 ft	Compliant
Minimum parking stall dimensions (width/length)	8.5/18	9/19	+0.5/+1
Parking lot perimeter landscaping (front/sides/rear)	12ft/6ft/6ft	12ft/0ft/0ft	0ft/-6ft/-6ft
Building Foundation landscaping	Required	Provided but located in public parkway	Public property
Landscape island every 10 parking spaces	NA	NA	NA
5ft pedestrian connection to sidewalk	Required	Provided	Compliant
5ft pedestrian connection to entrance from parking lot	Required	Not provided	Not provide
Dumpster screening	6ft masonry or wood fence	6ft masonry or wood fence	Compliant
Dumpster location	Rear yard	Front yard	Front yard
Transitional yard landscaping	NA	NA	NA
Lighting Plan	Required	Provided	Compliant
Storm water management	Must comply with storm water requirements	Agreed to comply with storm water requirements	Compliant

^a10% reduction for proximity to bus stop (-2)

^b10 % reduction for proximity to residential units (-2)

Property Physical Constraints:

The subject property has physical hardships that make redevelopment challenging. The property is located at the intersection of two major roads, making it difficult to relocate entrances. In fact, the property does not have access onto Clinton Street, route controlled by the State of Illinois, and relies on the public alley on the north side of the parcel for ingress and egress. Additionally, in 2004, the City of Bloomington acquired additional right-of-way from the property, reducing the size of the lot. The City installed a stop light mast arm that projects over Clinton Street and is in the grassy area just behind the sidewalk. At the time, a 10ft easement was also platted along the width of the frontage of the lot. The curved front also makes design and building location challenging.



The applicant requested the following variances in their application:

1). 10-foot easement and setbacks

The proposed site plan shows the building located within the 10ft easement. City staff encouraged the developer to consider locating the building towards the front of the lot, rather than the rear, to encourage a walkable environment and for consistency with the older commercial structures, like the Bloomington High School, or neighboring house/office conversion, and the residential structures. An alternative configuration could include parking in front of the building and the building at the rear of the site near the alley. This alternative favors cars over pedestrians and bicycles, and decreases the walkability of the corridor. Additionally, locating the building closer to the street enhances safety since the windows overlook the bus stop, sidewalk, and the interior parking lot (encouraging “eyes on the street”). The building lighting can help light the sidewalk as well. However, the building cannot encroach into the easement. *Therefore, staff is recommending that the building is shifted either 10ft to the east or shifted 5ft to the east while vacating a portion of the easement.* The applicant recently requested a JULIE of the property. No utilities were in the easement. Vacating a portion of the easement requires letters from the utility companies and City Council approval.

2). Parking lot perimeter landscaping side and rear setbacks.

The ordinance requires a 6ft side and rear perimeter landscaping setback for parking lots visible from the street. The proposed site plan does not show a landscaping setback on the side and rear of the parking lot. The 10ft easement forces the developer to shift the building east, causing a physical challenge for meeting the eastern perimeter setback. *Staff is supportive of a variance to eliminate the landscaping setback on the east side of the parking lot since the property has physical characteristics that make meeting this requirement challenging.*

However, to delineate the alley from the parking lot and improve circulation, staff recommends the petitioner include a 6ft landscaping setback and narrow proposed the

ingress/egress. *Staff does not support the requested variance from the north setback requirement along the alley.*

3). To use the city property to facilitate landscaping requirements on the southwest corner of the property.

The site plan shows building and foundation landscaping located in the parkway. During review of the proposed plan, staff learned of a 10ft easement located at the property line. The easement necessitates a slight shift of the building. Moving the building negates the need for locating plantings in the parkway. *Therefore, staff is not supportive of the request. Staff recommends against planting the required landscaping in the right-of-way.* This does not preclude the city from adding additional landscaping in the right-of-way in the future.

4). Dumpster location and screening.

The dumpster is proposed next to the building and close to the sidewalk. While the proposed dumpster complies with the required screening, the dumpster's location deviates from the requirements of the code. Dumpsters are not allowed in the required front yard setbacks. *Staff recommends relocating the dumpster to the northeast corner.* The area where the dumpster is currently proposed could then be converted into parking to ensure the development meets the required number of parking spaces.

5). Pedestrian path through the parking lot.

Division 12 of the zoning ordinance requires a pedestrian path through the parking lot. Due to the building's location by the sidewalk, and the size of the parking lot, *staff supports a variance from requiring a 5ft pedestrian path through the parking lot to the entrance.*

Compliance with the Comprehensive Plan 2035

ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.

ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands.

N-1.1C Improve the walkability to destinations such as schools, parks, and neighborhood commercial centers to preserve and enhance the walkable character of neighborhoods.

D-2.1c Create and sustain consistent downtown streetscape and design, including gateway areas
Tier 1 Infill Redevelopment priority.

Findings of Fact:

The site plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in deciding on the proposed site plan (44.17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* The building is located on the south side of the property near the streets and

has been designed to angle with the curvature of the lot to encourage a more pedestrian friendly design. Adding a landscaping setback to separate the alley from the parking lot will assist with circulation and minimize congestion of the alley. **The standard will be met once the additional landscape setback is added and the ingress/egress is narrowed and better defined.**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The use is compatible with the adjacent and surrounding uses. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The proposed development is located at the intersection of two major streets, and accessible via car. The streets are improved with pedestrian and transit facilities. **The standard is met.**
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The use is compatible with surrounding uses and offers an amenity and destination to nearby residents. The applicant is favorable to locating the building closer to the street and providing parking in the rear of the property. This layout favors pedestrian walkability, is consistent with the nearby residential setbacks, and is consistent with other redevelopment in the area, such as The Foundry and Green Top Grocery located at 921 E. Washington. Additionally, the layout is compatible with building setbacks of the D-2, Downtown Transition District located within proximity to the subject property. The building's location and curvature encourage windows that overlook the sidewalk, the bus stop, and the parking lot. Washington Street is a gateway to Bloomington's Downtown and safety, as well as consistency are important design features. Due to site constraints, staff supports the variance for the parking lot perimeter landscaping setback on the east side of the property. The variance will allow a more pedestrian friendly building location and additional landscaping is provide by the foundation of the building. **The standard is met.**

STAFF RECOMMENDATION:

That the Planning Commission recommend City Council approve the Site Plan, submitted by Carmala, LLC for a restaurant at 802 E. Washington Street, with the incorporation of staff comments case PR-02-19.

Respectfully submitted,

Planning Staff

Attachments:

- | | |
|-------------------------------------|--|
| 1. Staff comments | 6. Aerial Map |
| 2. Draft Ordinance | 7. Zoning Map |
| 3. Application for site plan review | 8. Newspaper publication and neighborhood notice |
| 4. Exhibit A-"Legal Description" | |
| 5. Exhibit B- Site Plan | |

October 3, 2019

City of Bloomington Staff Comments:

- A 10ft easement borders the property. The building is shown as located in the easement and will need to shift, approximately 10ft, to the east or if the easement does not contain utilities, shifted 5ft to the east while vacating a portion of the easement.
- Landscaping is shown in the public right-of-way rather than on the site. Shifting the building will allow the landscaping to be on the property.
- There is a Connect Bus Stop at the intersection. Coordinate with Connect Transit for any Transit infrastructure needed such as a bus stop pad.
- Stormwater Detention Requirements will be triggered by this work. Investigate inclusion of onsite storm water detention to comply with requirements. A fee in lieu may be available at the discretion of the City Engineer.
- Entrance from the alley needs to be narrowed and improved with a curb and/or approach within the alley. Narrow the opening to the alley in compliance with the Manual of Practice (Standard 4.06F).
- A 6ft parking lot perimeter landscaping setback is required between the alley and the parking lot.
- Flow of traffic in alley is one way westbound. Provisions should be made for traffic flow to/from this site. Provisions can be addressed at the same the approach is defined.
- Relocate dumpster to the rear of the property, away from the sidewalk. A parking space could be added where the dumpster is to account for the lost space.
- Align the parking spaces 12-14 with handicap parking to facilitate safer circulation. The area by the building could be additional landscaping, additional bicycle parking (if needed), or outdoor seating.
- Show details of ADA accessible route into the building.
- Luminaries should use full cutoff luminaire positioned in a way to maximize the cutoff effect.

DRAFT
ORDINANCE NO _____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY CARMALA, LLC REQUESTING APPROVAL OF THE SITE PLAN FOR A RESTAURANT IN THE B-1 GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY AT 802 E WASHINGTON STREET.

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a legislative site plan review for a restaurant in the B-1 General Commercial District for the land described in Exhibit A, attached hereto and made a part hereof by this reference;

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan, dated September 11, 2019, represented in Exhibit B attached hereto and made a part hereof by this reference, with the purposes of the zoning ordinance and the standards and objectives for which the Code is designed upon; and

WHEREAS, the Planning Commission recommended the City Council of the City of Bloomington approve said site plan; and

WHEREAS, the City Council has the authority approve the Petition for the reinstatement of a Preliminary Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Bloomington, McLean County, Illinois:

1. That the site plan, dated September 11, 2019, represented in Exhibit B is hereby approved.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

City Clerk

Exhibit A
802 E Washington

PIN: 21-04-431-029

MR QUICK SUBDIVISION LOT 1

.31 ACRES

Exhibit B

Site Plan

EAST WASHINGTON STREET

SITE PLAN - SCALE 1" = 8'-0"

**Proposed Pizza and Gaming Shop
Clinton St and East Washington St
Bloomington, Illinois
Parcel # 21-04-431-029**

Zoning: B-1

PERSPECTIVE VIEW FROM THE EAST

PERSPECTIVE VIEW FROM THE SOUTHWEST

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Mark Allen and Carl Muench
DBA - CARMALA LLC
Decatur, Illinois 62526
mark@speedlube.net

Proposed Pizza and Gaming Shop
802 East Washington St
Bloomington, Illinois
Parcel # 21-04-431-029

DRAWINGS PROVIDED BY:
John R Drayton
3135 Turpin Rd
Decatur Illinois 62521
217-422-2447

DATE:

9/11/2019

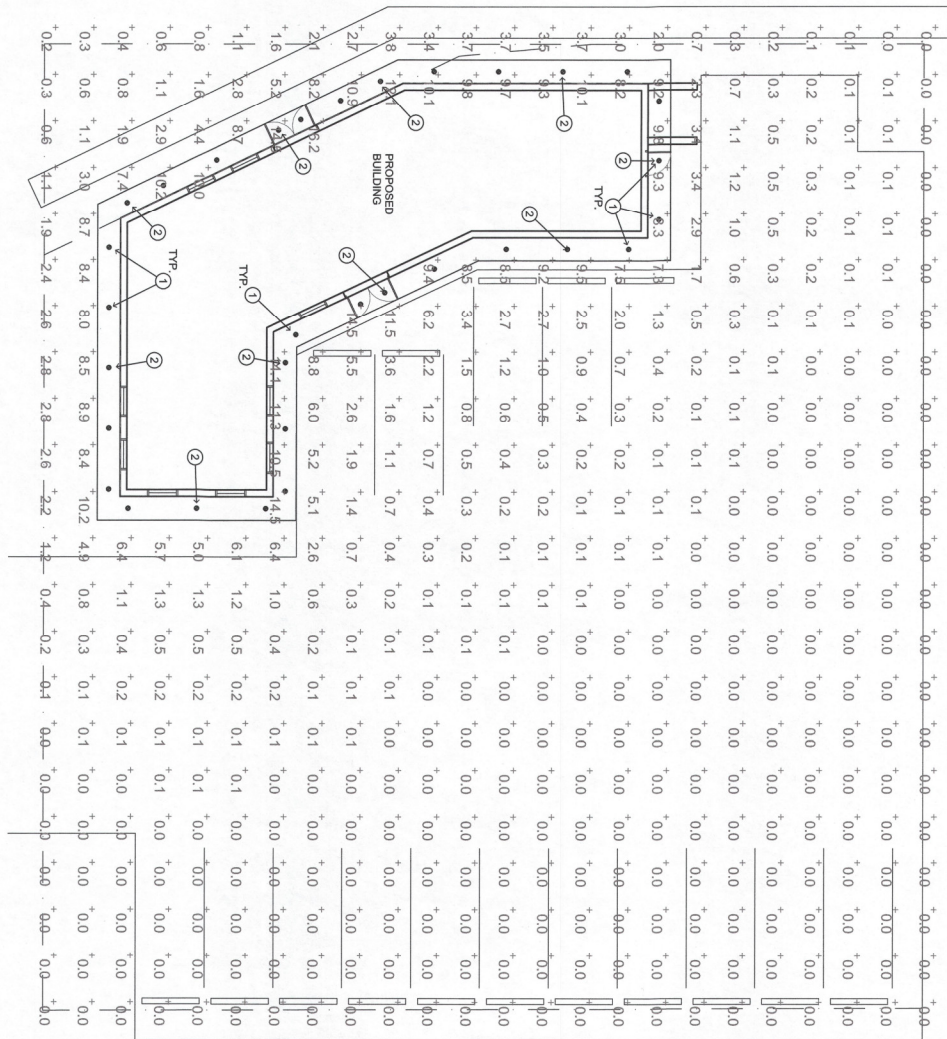
SCALE:

SHEET:

A-1

A-1 SOFFIT LIGHTING PHOTOMETRICS

SCALE 1/8" = 1'-0"



GENERAL NOTES

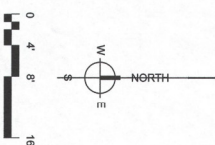
1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY A COMBINATION PHOTOCELL AND ASTRONOMICAL TIME CLOCK. TIME CLOCK TO MEET THE REQUIREMENTS OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE.
2. THE TIME CLOCK SHALL TURN GENERAL EXTERIOR LIGHTING OFF AT THE CLOSE OF BUSINESS. SECURITY LIGHTING SHALL REMAIN ON THROUGHOUT THE NIGHT. SECURITY LIGHTING SHALL STAY ILLUMINATED UNTIL THE PHOTOCELL DETECTS ENOUGH AMBIENT LIGHT.

KEYED NOTES

- ① TYPICAL: QUANTITY (92) RECESSED CAN LIGHTS IN BUILDING SOFFIT. 10" MOUNTING HEIGHT. FULL CUTOFF FIXTURES WITH NO DROP LENSES. OR LIGHT SOURCES BELOW THE PLANE OF THE SOFFIT.
LITHONIA LDN6 3010 LWB MOUNT OR APPROVED EQUAL. 1000 LUMENS NOMINAL, 10.7 WATTS, 3000K COLOR TEMPERATURE. REFLECTOR FINISH TO BE SELECTED.
- ② TYPICAL: QUANTITY (10) OF THE ABOVE LIGHTS TO BE DESIGNATED AS SECURITY LIGHTS TO REMAIN ON THROUGHOUT THE NIGHT. SECURITY LIGHTS TO BE TURNED OFF 1 HOUR AFTER CLOSE OF BUSINESS.

LIGHTING STATISTICS

1. PARKING LOT LIGHTING IS NOT INCLUDED AND HAS YET TO BE DETERMINED. LIGHTING WILL MEET CITY OF BLOOMINGTON REQUIREMENTS.
2. MAXIMUM ILLUMINATION IS 16.2 FOOTCANDLES.
3. MAXIMUM, MINIMUM, AND AVERAGE ILLUMINATION AND AVERAGE FOOTCANDLES ARE CALCULATED FOR THE AREA WITHIN 100 FEET OF THE BUILDING.
MAX. ILLUMINATION = 16.2 FOOTCANDLES
MIN. ILLUMINATION = 1.5 FOOTCANDLES
AVERAGE ILLUMINATION = 6.9 FOOTCANDLES
AVERAGE RATION = 4.6:1.



SITE LIGHTING PHOTOMETRICS

NEW PIZZA RESTAURANT
804 E. WASHINGTON STREET.
BLOOMINGTON, IL

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11/11/19		
2	11/11/19		
3	11/11/19		
4	11/11/19		
5	11/11/19		



FOR PERMIT



DESIGNED BY	SWR
CHECKED BY	SWR
APPROVED BY	KPK
PROJECT NO.	6108
DATE	09/11/19
DRAWING NO.	E1

**CITY OF BLOOMINGTON
APPLICATION FOR SITE PLAN
REVIEW**



To the City of Bloomington:

I (we), the undersigned, do hereby respectfully petition the City of Bloomington for a site plan review as set forth herein, pursuant to Division 17-9 Site Plan Review Procedures set forth in Chapter 44 of the Bloomington City Code, and in support thereof state the following facts and make the following certifications and agreements:

1. **The name of the proposed development is:** LuLu's Pizza Emporium

2. **The property in question is legally described below and attached as Exhibit A:**

Lot 1 in Mr. Quick Subvision, being a part of Lots 6 and 7 in Block 1 in Dimmetts 3rd Addition in the Southeast 1/4 of Section 4,

Township 23 North, Range 3 East of the Third Principal Meridian, according to the Plat thereof recorded

April 30, 2004 as Document No. 2004-13847, in McLean County, Illinois; Permanent Tax Index No. 21-04-431-029

3. **The property has the following common address:**

802 E. Washington Street

4. **The property has the following zoning classification:** B-1

5. **The approximate size of the property is as follows:**

125' +/- (feet wide)

98-125' +/- (feet long)

6. **The names and addresses of the property owners making this request are as follows:**

Mark R. Allen dba Carmala, LLC
(First & Last Name)

Carl R. Muench dba Carmala, LLC
(First & Last Name)

924 E. Eldorado St.
(Street Address)

924 E. Eldorado St.
(Street Address)

Decatur, IL 62521
(City & Zip Code)

Decatur, IL 62521
(City & Zip Code)

**Please attach a separate sheet if there are additional property owners to be listed. Additional proof of ownership, pursuant to Division 17-3 of Chapter 44 of the City Code may be required.*

7. The site plan provided includes the following information:

- a) Location by Section, Town and Range or other legal description;
- b) Names and addresses of the persons having proprietary interest over the property;
- c) Graphic (engineering) scale;
- d) North-points;
- e) Date of preparation;
- f) The boundary lines of the property in question;
- g) Size, location, height, number of stories, building design, and arrangement of proposed buildings and structures and existing buildings and structures;
- h) Schematic drawings illustrating the locations and dimensions of proposed buildings and structures, the design and character of the building, elevations, exterior building materials and types of construction of all proposed buildings and structures;
- i) A scaled site plan showing the existing buildings and land uses, contiguous land uses, natural topographic features, zoning districts, public thoroughfares, transportation, and utilities.
- N/A j) A scaled site plan of the proposed development showing lot area, the required yards and setbacks, contour lines, common space, and the location, floor area ratio, lot area coverage and heights of buildings and structures, size, and location of proposed parking areas with arrangement of bays and aisles and curb cuts, and with indication of the total number of spaces;
- k) Schematic drawings illustrating the design and character of the building elevations, types of construction, and floor plans of all proposed buildings and structures. The drawings shall also include a schedule showing the number, type, and floor area of all uses or combinations of uses, and the floor area of the entire development.
- l) Size, location, and composition of all proposed fencing, refuse enclosures, and landscaped screening material;
- m) Landscaping plan indicating size, location, and general characteristics of plant materials as specified in 13 of this Zoning Ordinance if the project would result in new landscaping or landscape changes.
- n) A site drainage plan for the proposed project if required. Due to small size a "fee in lieu of" is requested
- o) A photometric/lighting plan for the proposed project if the project would result in new exterior lighting or changes to exterior lighting.

8. The Applicant(s) requests the following variations to the bulk, sign, and off-street parking and loading regulations of Chapter 44 of the City Code (if applicable):

A building of approximately 1900 square foot is proposed. This requires 19 parking spaces. Property is within 1/2 mile of residential (-2)

on a bus route (-2) A 4 unit bike rack will be provided (-1). Additionally we can provide 6 regular plus 1 Handicapped parking spaces

across Clinton Street on the front lot of Speed Lube. We are requesting a variance from the set back requirement on the East property

line adjacent to the commercial property next door to facilitate a wider traffic aisle. We request the use of the city property on the Southwest corner to facilitate meeting the landscape requirements.

9. The Applicant(s) request consideration of the following uses, which would otherwise be allowed in the district by a special use permit (if applicable):

Pizza Restaurant with video gaming

10. This application complies with the standards for site plan approval set forth in Division 17 of Chapter 44 of the City Code.

11. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the site plan review.

12. Applicant(s) agree to submit payment of any fees or costs associated with this application for the site plan review in accordance with Chapter 44 of the City Code.

13. All other facts, representations and agreements pertaining to this petition are as follows:

We will be submitting an application for a City Liquor License by the September 23rd deadline.

Anticipating contingent approval at the October 8th hearing based upon the October 9th Site Review panel meeting.

WHEREFORE, the Applicants(s) certify the above stated provisions are true and correct, agree to be bound by the indemnification provisions contained herein, and request the City of Bloomington approve the site plan provided in accordance with this Applicant.

Mark Allen

(Print Name)

(Signature)

9/11/19

(Date)

Carl Muench

(Print Name)

(Signature)

9-11-19

(Date)

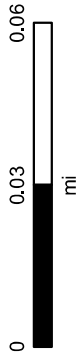
* Please attach a separate sheet if additional property owners must sign the petition.

McLean County GIS Consortium

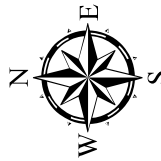
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<http://www.McGIS.org/License>

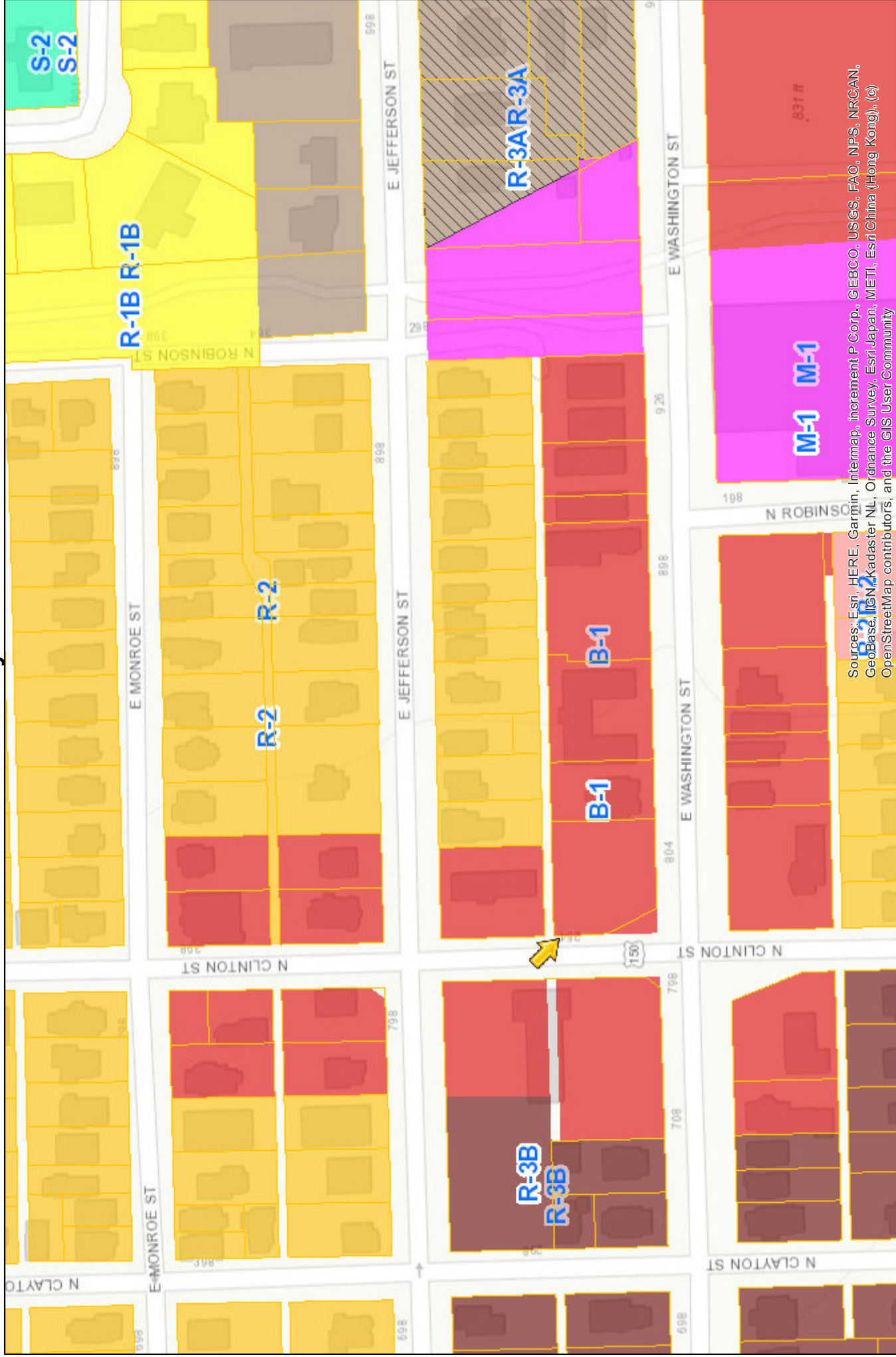


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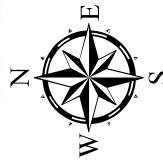


McLean County GIS Consortium

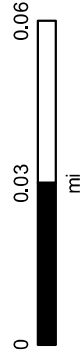
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



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Campers-Motorhomes



Keystone Outback - 2008
Sydney Edition 31RQS \$9,995
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www.FOURWINDSRV.com



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1500 D275RL \$12,995
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www.FOURWINDSBV.com



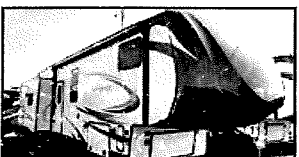
Shadow Cruiser - 2014
S-185FBS \$11,995
East Peoria, 800-528-9787
www.FOURWINDSBV.com



Vegas - 2014
Thor Motor Coach 24.1 \$45,995
Maroa, 800-528-9787
www.FOURWINDSRV.com



Riverside - 2016
28FBS RPM \$15,595
Maroa, 800-528-9787
www.FOURWINDSRV.com



Forest River - 2018
368RLBHK Salem \$39,990
Maroa, 800-528-9787
www.FOURWINDSRV.com



Jayco - 2018
Jay Sport 8SD \$7,900
East Peoria, 800-528-9787
www.FOURWINDSRV.com



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and Tail Lights, Custom Grips,
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set), Leather Saddle Bags &
Matching T-Bag, Set of Chaps
& Leather Jacket. \$8000 obo.
Call 217-620-6488

Legal Inside

58205
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission – October
9, 2019

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on October 9, 2019 at 4 pm in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on an the following site plan applications:

1)Application submitted by Belas Landscaping LLC (2405 Fox Creek Rd., Bloomington, IL 61705) for a site plan review at property located at 5 Finance Dr., Bloomington, IL.
PIN: 21-15-105-022

LEGAL DESCRIPTION: (COMMERCE PARK 27TH ADD LOT 41 .48 ACRES)

2)Application submitted by Carmala LLC (924 E. Eldorado St.,

Legal Inside

Decatur, IL 62521) for a site plan review at property located at 802 E. Washington St., Bloomington, IL.
PIN: 21-04-431-029
LEGAL DESCRIPTION: (MR QUICK SUB LOT 1 .31 ACRES)
All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The application is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: September 16, 2019

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EXTRA
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309-451-0008

DRIVING SALES

When it comes to cars, nothing has more horsepower than newspaper advertising to ignite customers.



Connie Robinson, left, hugs her daughter Kayla Comp Church of Christ, on Sept. 25, 2017, during a vigil for v Antioch, Tenn. A man charged in the shooting expres: to police records.

NY schools fir petition power

RYAN TARINELLI
Associated Press

ALBANY, N.Y. — Schools across New York began the academic year with a new tool intended to prevent student suicides and violence: the ability to ask a court to remove a troubled person's access to firearms.

About a third of U.S. states have so-called "red flag" laws, which allow courts to temporarily seize guns from people believed to be a danger to themselves or others, but New York is the first to empower schools to petition a court themselves for such an order, rather than go through local law enforcement.

In New York, school principals are now allowed to petition the court for an “extreme risk protection

pressed and suicidal about if a student or a classmate talking in hall or sees post on media about want to shoot up the school when should a school turn to law enforcement rather than try to help them petition themselves

John Kelly, a president of the National Association of School Psychologists, said he thought schools would file papers only in the most extreme cases. Schools that follow best practices, he said, should have threat assessment protocols to help them decide when a situation is serious enough for court intervention. That process, he said, should include finding the context of the



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
(309)434-2226
planning@cityblm.org

September 16, 2019

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on October 9, 2019 at 4 pm in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Carmala LLC requesting a site plan review for the property located 802 E. Washington St. The project involves development of LuLu's Pizza Emporium. The Site Plan Review process intends to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Division 17-9 of the Zoning Ordinance.

The subject property is legally described as follows:

MR QUICK SUB LOT 1 .31 ACRES (PIN: 21-04-431-029)

You are receiving this notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e. lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email planning@cityblm.org or call at (309) 434-2226.

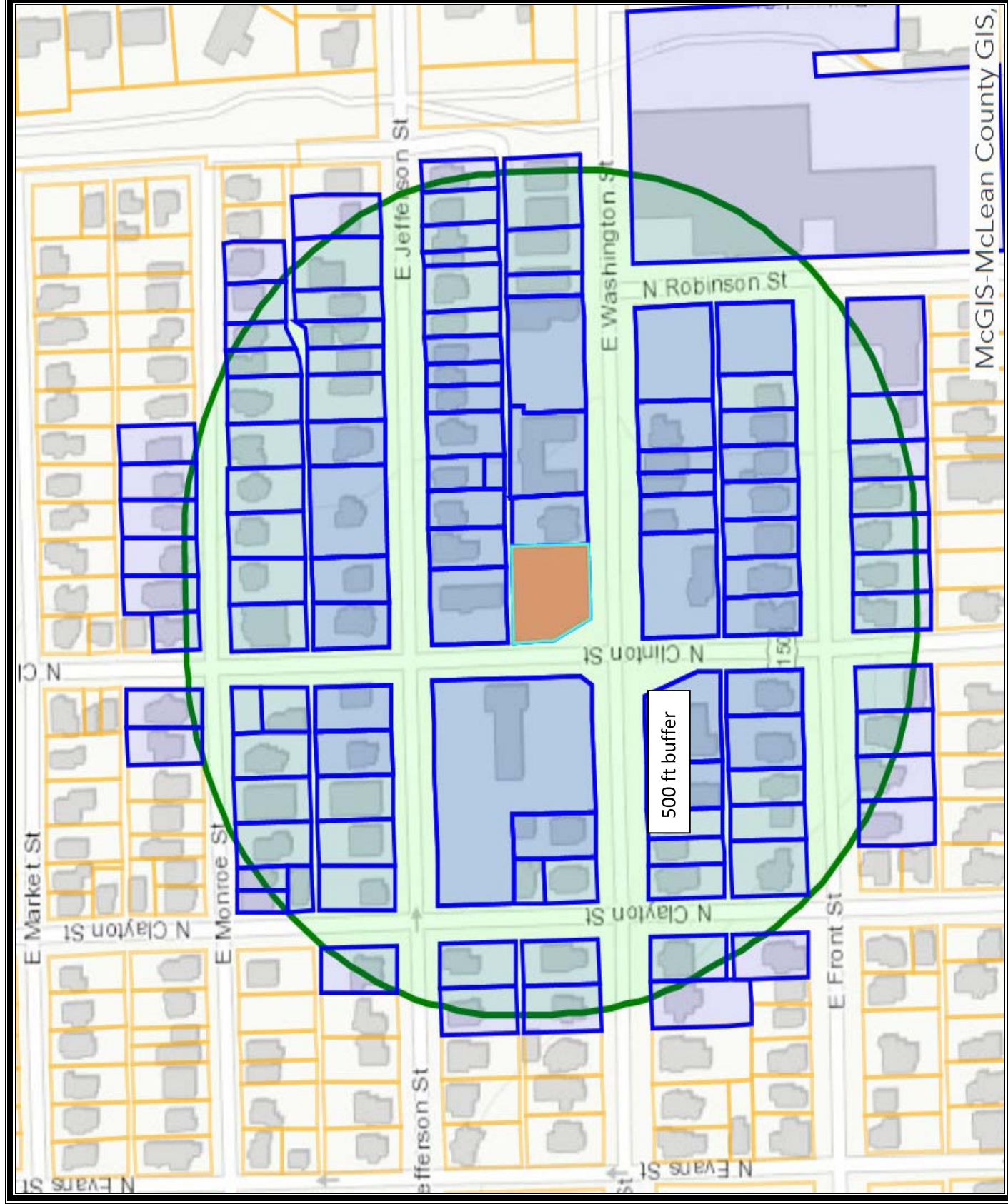
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

PUBLIC HEARING ON OCT.9, 2019 FOR A SITE PLAN REVIEW – 802 E WASHINGTON ST.



TONY & DEBORAH ADEKOYA
3 HANEY CT
BLOOMINGTON, IL 61701

WILLIAM & MARCY SWAIN
806 E WASHINGTON ST
BLOOMINGTON, IL 61701

TINA TRAU SCH
811 E JEFFERSON ST
BLOOMINGTON, IL 61701

CORY PATTERSON
2104 HACKBERRY RD
BLOOMINGTON, IL 61704

CINDY LEE
812 E FRONT ST
BLOOMINGTON, IL 61701

BRIDGER WESTON HOLDINGS LLC
15805 67TH AVE NE
ARLINGTON, WA 98223

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

HOLLY SANFORD
806 E FRONT ST
BLOOMINGTON, IL 61701

RICHARD GREEN
RR 2
DANVERS, IL 61732

THOMAS & NANCY MARKO
1503 ESTATE DR
NORMAL, IL 61761

WAYNE PELHANK
501 N MAIN ST STE 11
BLOOMINGTON, IL 61701

GERARDO CASTANEDA
808 E JEFFERSON ST
BLOOMINGTON, IL 61701

ELIZABETH JACKSON
10 LINDSAY LN
BLOOMINGTON, IL 61701

CHASE CAVALERA
1406 W WOOD ST
BLOOMINGTON, IL 61701

LYNN AMMERMAN
808 E FRONT ST
BLOOMINGTON, IL 61701

BETH MARIE WREZINSKI TRUST
16092 E 450 NORTH RD.
HEYWORTH, IL 61745

KEVIN JONES
2504 PINEY RUN
BLOOMINGTON, IL 61705

TODD KENLY ASHBROOK
DK LAND TRUST #1 15895 OLD
COLONIAL RD
BLOOMINGTON, IL 61705

ALAN WILLIAMS
4215 ANDERSON DR
HEYWORTH, IL 61745

WAYNE PELHANK
501 N MAIN ST STE 11
BLOOMINGTON, IL 61701

DAVID & BECKYL ALTIC
704 E WASHINGTON
BLOOMINGTON, IL 61701

JOHN THOMAS
812 E JEFFERSON
BLOOMINGTON, IL 61701

ANNETTA MILLER
32 COUNTRY CLUB PL
BLOOMINGTON, IL 61701

SUZANNE KIDWELL
811 E WASHINGTON ST
BLOOMINGTON, IL 61701

BRAD BUTZIRUS
P O BOX 6226
BLOOMINGTON, IL 61702

MK2 PROPERTIES LLC
3105 CUMBRIA DR
BLOOMINGTON, IL 61704

RANDY PRESCHER
810 E FRONT
BLOOMINGTON, IL 61701

ANDREW & CHARITI GENT KAHN
1250 MEADOW SWEET DR
MADISON, WI 53719

MK2 PROPERTIES LLC
3105 CUMBRIA DR
BLOOMINGTON, IL 61704

CARMALA
924 E ELDORADO ST
DECATUR, IL 62521

GARY & SALLY BOLLINGER ERWIN
816 E WASHINGTON ST
BLOOMINGTON, IL 61701

BEER NUTS INC
PO BOX 1549
BLOOMINGTON, IL 61702

FRONT AT WESTERN DEV INC
919 W MULBERRY
BLOOMINGTON, IL 61701

HELEN HETTINGER
655 COUNTY ROAD 1675 E
EUREKA, IL 61530

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