



CITY OF
BLOOMINGTON
COUNCIL MEETING
MAY 8, 2017



City Logo Design Rationale

The symbol for the City of Bloomington is multifaceted in its visual and conceptual approach. Visually the symbol and the City's identity represent a modern progressive style which is consistent with the City's government. The symbol is based on three different concepts which combine to represent the City in a contemporary and appropriate way.

First and foremost is the chevron. The City government is a respected agency dedicated to serving the public. In this way, the chevron represents service, rank and authority.

The symbol may also be seen as a three dimensional building. This represents growth and diversity in our community.

Finally, the flower or plant derived from the original name "Blooming Grove," represents a community that is friendly and safe. Progress and growth are also associated with plant life as well as regeneration and renewal.

The symbol's positive upward movement is representative of the City's commitment to excellence!

Brief Summary of Five Council Priorities

Five Priorities

At the September retreat, Council informally selected its top five priorities, and since that time staff has seen that these five areas are the dominant focus of the Council's policy deliberations. The selected priorities are:

1. Economic Development
2. Infrastructure
3. Financial Planning
4. Reduced Emergency Response Times
5. Downtown Implementation Plan

The value in naming priorities is to establish policy direction, make that direction known to stakeholders and guide policy, budget and operational decisions. As we work to develop the City's FY17 budget, staff would find value in formalizing the five priorities for the next fiscal year.

Prior to formalization, we have prepared this brief summary to begin the dialogue about what each priority means, where it stands and what it will take to advance each going forward.

1. Economic Development

- A. Economic development was overwhelmingly recognized by the Council as **essential to the financial sustainability** of the community. It is our prime means to diversify our tax base and expand our revenue streams.
- B. City of Bloomington economic development is undertaken in parallel with **regional collaboration** and economic development initiatives of the EDC, B/N Advantage and others.
- C. The time is right to review our **economic development strategic plan and incentive policy**. Tools such as TIF are invaluable for the redevelopment of areas such as Colonial Plaza, and will be key to our success.
- D. Economic development cannot stand alone and depends on sound infrastructure and quality of life to successfully ensure a financially-sound future for our community.

2. Infrastructure

- A. The City is decades behind in funding much-needed **infrastructure maintenance**, estimated to total \$400M or more. Reliable infrastructure with the capacity to handle growth is essential to economic development, quality of life and the City's financial long-term stability.
- B. Our City's recently completed **infrastructure Master Plans**, encompassing streets, sanitary sewers, storm water, facilities, sidewalks and more provide detailed inventory, condition rating and make it possible for us to assess and prioritize critical needs.
- C. The next essential step is to develop a **five year Capital Improvement Plan** to address the most urgent/timely needs, AND a funding strategy.
- D. Some projects included in the City's Master Plans are prime candidates for borrowing. Financing options are many, and Council will determine a preferred strategy, ranging from conservative to aggressive.

3. Financial Planning

- A. Since the Great Recession, we are all adapting to a new economy that requires us to have a **long-term, continuously evolving plan for financial sustainability**, including a plan for appropriate reserves. We must have a balanced budget to avoid the pitfalls and reputational damage that many other governments continue to experience.
- B. A deficit in the City's General Fund was averted in the near term through Budget Task Force recommendations and the Council's recent adoption of a 1% sales tax increase. However, the City's expenses, especially those tied to Police and Fire pensions and labor costs, will continue to increase over the years. The **potential for a General Fund structural deficit** will continue to threaten future budgets.
- C. It will take all of us, including our citizens, to develop solutions for achievement of financial sustainability. We must focus on refining our financial projections, re-forecasting when appropriate, identifying programs and services, establishing appropriate levels of service performance measures, and prioritization.
- D. A **Capital Improvement Plan and funding** is critical to the City's financial strategy now and going forward.

4. Reduced Emergency Response Times

- A. Despite the excellent efforts of our first responders, the Fire Master Plan identified that **service to the City's northeast portion is inadequate and response times are below our standards**. Long-term, the Master Plan recommends a new Fire Station facility to serve the northeast area of the City. In the short-term, we must identify creative and innovative methods to reduce EMS and fire suppression response times.
- B. Quality public safety services are essential to a community's Economic Development and, with so many financial resources devoted to public safety, **finding efficient solutions to public safety issues** contributes to the long-term financial health of the community.

5. Downtown Implementation Plan

- A. The Downtown Master Plan was adopted by the City Council in 2013 without an Implementation Plan. Increased interest in Downtown economic development, notably in the proposed addition of hotel and/or convention center space, indicates this is the time to **design the City's role** in success of the Downtown.
 - a. It will take inside and outside **resources to vet potential Downtown projects**.
 - b. We must determine the amount and type of **public engagement** that is appropriate for Downtown development proposals.
 - c. Traditionally, municipalities play a role in Downtown **streetscape improvements** and meeting its **parking needs**.
- B. We can **build upon the qualities that make our Downtown special**, such as our ties to President Lincoln and Route 66, both expertly displayed in the new Visitors Center at the McLean County Museum of History. Smart economic development in Downtown will expand on existing assets and attractions like the Museum, the BCPA and the Coliseum.

RESOLUTION NO. 2016 -29

**A RESOLUTION ADOPTING A MISSION, VISION AND VALUES STATEMENT FOR THE
CITY OF BLOOMINGTON**

WHEREAS, the City of Bloomington ("City") is an Illinois home-rule municipality; and

WHEREAS, the City is known as the "Jewel of the Midwest;" and

WHEREAS, the City is a great place to live, work and play; and

WHEREAS, the City Council desires to adopt a statement expressing the Organizational Mission, Vision and Values of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Bloomington, McLean County, Illinois, as follows:

Section 1. The above stated recitals are incorporated herein by reference.

Section 2. The City Council of the City of Bloomington hereby formally adopt the following as the City's Organizational Mission, Vision and Values:

Mission: To lead, serve and uplift the City of Bloomington

Vision: A Jewel of Midwest Cities

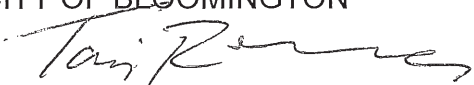
Values: Service-centered, results-driven, inclusive.

Section 3. All resolutions in conflict with this Resolution, as well as any previous statements adopted on the mission, vision and values of the City are hereby repealed.

Section 4. This Resolution shall be in full force and effect immediately after its passage and approval.

APPROVED by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, July 25, 2016, by a vote of 7 to 1. (Nay: Alderman Kevin Lower) (Absent: Alderman David Sage)

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



Cherry L. Lawson, City Clerk

AGENDA



CITY COUNCIL MEETING AGENDA

CITY COUNCIL CHAMBERS

109 E. OLIVE STREET, BLOOMINGTON, IL 61701

MONDAY, MAY 8, 2017; 7:00 P.M.

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call**
- 5. Recognition/Appointments**
 - A. Proclamation of Recognition of Army Sgt. Josh Rodgers
 - B. Recognition of Taisei Okazaki on visiting experience of travels to the United States.
 - C. Proclamation of Recognition to Dr. Stephen C. Pilcher, Bloomington Primary Care Physician.
 - D. Award of Green Achievement presented by Midwest Fiber Recycling, and Proclamation of Recognition of Green Achievement Award, presented to the City of Bloomington
 - E. Proclamation declaring May 15-21, 2017 as "Public Works Week."
 - F. Proclamation declaring May 19, 2017 as, "National Bike to Work Day"
 - G. Proclamation declaring May 21-27, 2017 as "Emergency Medical Services Week"
 - H. Kiasha Henry and Susan Mohr be appointed to the Bloomington Board of Library Trustees
 - I. Nicole Brown be appointed to the Fire and Police Commissioners.

NOTE: Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

- J. Elizabeth Kooba be appointed to the Citizens Beautification Committee.

6. Public Comment

(Each regular City Council meeting shall have a public comment period not to exceed 30 minutes. Every speaker is entitled to speak for up to 3 minutes. To be considered for public comment, complete a public comment card at least 5 minutes prior to the start of the meeting. The Mayor will randomly draw from the cards submitted. Public comment is a time to give comment. It is not a question and answer period and the City Council does not respond to public comments. Speakers who engage in threatening or disorderly behavior will have their time ceased.)

7. “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 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, which is Item #8.

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

- A. Consideration of approving the Minutes of the April 24, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*
- B. Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$ 5,007,840.06. *(Recommend that the Bills, Payroll, Procurement Card Purchases, and Electronic Transfers be allowed in the amount of \$5,007,840.06 and orders drawn on the Treasurer for the various amounts as funds are available.)*
- C. Consideration of Approving Appointments to Various Boards and Commissions. *(Recommend that Kiasha Henry and Susan Mohr be appointed to the Bloomington Board of Library Trustees, that Nicole Brown be appointed to the Fire and Police Commissioners, and that Elizabeth Kooba be appointed to the Citizens Beautification Committee.)*
- D. Consideration of approving a Memorandum of Understanding (MOU) between the City of Bloomington, Town of Normal and McLean County for the 2016 Byrne Justice Assistance (JAG grant 2016-DJ-BX-0984) Program Award. *(Recommend Council approve the MOU between the City Bloomington, Town of Normal and McLean County for the 2016 Byrne Justice Assistance Program Award, and authorize the Mayor and City Clerk to sign and execute the necessary document.)*
- E. Consideration of an Ordinance accepting a bid from Megan Giroux in the amount of \$5,000 for the purchase of surplus real estate at 206 N. Darrah. *(Recommend Council approve the*

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Ordinance accepting the bid from Megan Giroux in the amount of \$5,000 for the purchase of surplus real estate at 206 N. Darrah and authorizing the City Manager to enter into a real estate contract for the sale of the property, and authorizing the Mayor and City Clerk to execute the Ordinance.)

- F. Consideration of approval of a Continuum of Care Shelter Plus Care Grant Agreement (Project IL0288L5T1609) submission to HUD. *(Recommend that Council approve submission of the Continuum of Care Shelter Plus Care Grant Agreement (Project IL0288L5T1609) to HUD, and authorize the Mayor and City Clerk to execute the necessary documents.)*
- G. Consideration of Analysis of Bids and the Approval of the FY2018 Emergency Utility Repair Contract with George Gildner, Inc. for City Bid No. 2018-03 in the amount of \$356,180. *(Recommend that the unit prices and Contract with George Gildner, Inc. for the FY2018 Emergency Utility Repair, Bid #2018-03 in the amount of \$356,180.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.)*
- H. Consideration of Analysis of Bids and the Approval of the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair Contract with Bodine Electric of Decatur for City Bid No. 2018-04 in the amount of \$120,000. *(Recommend that the unit prices and Contract with Bodine Electric of Decatur for the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair Contract, City Bid No. 2018-04 in the amount of \$120,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.)*
- I. Consideration of Analysis of Bids and the Approval of the FY2018 Grading and Seeding Contract with George Gildner, Inc. for City Bid No. 2018-05 in the amount of \$129,522.50. *(Recommend that the unit prices and Contract with George Gildner, Inc. for the FY 2018 Grading and Seeding, Bid #2018-05 in the amount of \$129,522.50 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.)*
- J. Consideration of Analysis of Bids and the Approval of the FY 2018 Street, Alley, & Sidewalk Maintenance Contract with George Gildner, Inc. for City Bid No. 2018-06, in the amount of \$200,000. *(Recommend that the unit prices and Contract with George Gildner, Inc. for the FY2018 Street, Alley, & Sidewalk Maintenance, Bid #2018-06 in the amount of \$200,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.)*
- K. Consideration of:
 - a) Resolution(s) approving a cost modification of the IDOT Motor Fuel Tax Agreement with Farnsworth Group, Inc. for Professional Engineering Design Services for Linden Street Bridge Rehabilitation Improvements in the amount of \$4,500.00, RFQ No. 2015 - 26.

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- b) Approving an IDOT Resolution for Improvements by Municipality Under the Illinois Highway Code.

RECOMMENDATION/MOTION: That the City Council approve a Resolution authorizing a change order with Farnsworth Group, Inc. for Professional Engineering Services Agreement for Design and Construction Plan Preparation of Linden Street Bridge Rehabilitation, and that an IDOT Resolution for Improvement By Municipality be approved, in the amount of \$4,500.00, and authorize the Mayor and City Clerk to execute the necessary documents, and the City Manager to take all actions, including execution of documents, necessary to authorize the work.

- L. Consideration of the application of Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week. *(Recommend that the application of Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved contingent upon the general manager obtaining BASSETT training and providing proof to the City Clerk's office prior to the application being sent to the City Council for approval and compliance with all health and safety codes.)*
- M. Consideration of the application of Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at 48 Sunset Rd., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week. *(Recommend that the application Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at 48 Sunset Rd., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved contingent upon compliance with all health and safety codes.)*

8. "Regular Agenda"

- A. Consideration of a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District. *(Recommend that a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District be passed, and that the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Tom Dabareiner, Director of Community Development 5 minutes, Council discussion 10 minutes.)*

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- B. Consideration of adopting an Ordinance rezoning the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, general business service district and the property located at 720 W. Washington Street from R-2, mixed residential district to B-2, general business service district. *(Recommend that the Ordinance be adopted rezoning the property and that the Mayor and City Clerk be authorized to execute the necessary documents.) (Presentation by Tom Dabareiner, Director of Community Development 5 minutes, Council discussion 10 minutes.)*
- C. Consideration of Analysis of Bids and the Approval of the FY2018 Utility Maintenance Contract with George Gildner, Inc. for City Bid No. 2018-02 in the amount of \$768,000.00. *(Recommend that the unit prices and Contract with George Gildner, Inc. for the FY2018 Utility Maintenance Bid #2018-02 in the amount of \$768,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.) (Presentation by David Hales, City Manager and Jim Karch 10 minutes, Council discussion 10 minutes.)*
- D. Consideration of approving a Resolution establishing the creation of a Downtown Task Force Committee to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington. *(Recommend that the Resolution Establishing a Downtown Task Force Committee be adopted and the Mayor and City Clerk authorized to execute the resolution.) (Presentation by Mayor Tari Renner 5 minutes, Council discussion 10 minutes.)*

9. City Manager's Discussion

10. Mayor's Discussion

11. City Aldermen's Discussion

12. Executive Session – *Cite Section*

13. Adjournment

14. Notes

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RECOGNITIONS



Council Date: May 8, 2017

COUNCIL AGENDA ITEM NO. 5

Recognition/Appointments

- A. Proclamation of Recognition of Army Sgt. Josh Rodgers
- B. Recognition of Taisei Okazaki on visiting experience of travels to the United States.
- C. Proclamation of Recognition to Dr. Stephen C. Pilcher, Bloomington Primary Care Physician.
- D. Award of Green Achievement presented by Midwest Fiber Recycling, and Proclamation of Recognition of Green Achievement Award, presented to the City of Bloomington
- E. Proclamation declaring May 15-21, 2017 as "Public Works Week."
- F. Proclamation declaring May 19, 2017 as, "National Bike to Work Day"
- G. Proclamation declaring May 21-27, 2017 as "Emergency Medical Services Week"
- H. Kiasha Henry and Susan Mohr be appointed to the Bloomington Board of Library Trustees
- I. Nicole Brown be appointed to the Fire and Police Commissioners.
- J. Elizabeth Kooba be appointed to the Citizens Beautification Committee.

Proclamation
Recognition
of
Army Sgt. Josh Rodgers

***WHEREAS**, on behalf of the City of Bloomington, I wish to extend sincere condolences over the passing of Army Sgt. Josh Rodgers; and,*

***WHEREAS**, Army Sgt. Josh Rodgers death leaves our community with a deep feeling of sorrow for the loss of such an honored and respected citizen; and,*

***WHEREAS**, Army Sgt. Josh Rodgers served our country and community; and,*

***WHEREAS**, Army Sgt. Josh Rodgers earned the respect, admiration and high regard of all with whom he came into contact, and our country and community has sustained a great loss in his death; and,*

***WHEREAS**, I, Tari Renner, Mayor of the City of Bloomington, do hereby deem it an honor to recognize Army Sgt. Josh Rodgers. I hereby express deep appreciation for his dedication to our country and community. I extend to his family my sincere sympathy.*

***THEREFORE, IN WITNESS WHEREOF**, I do hereby set my hand, and cause the seal of The City of Bloomington be affixed, this 8th day of May 2017.*


Tari Renner
Mayor




Cherry Lawson
City Clerk

Proclamation

Recognition

of

Dr. Stephen C. Pilcher

WHEREAS, we are here to celebrate the achievements of Dr. Stephen C. Pilcher, owner and practicing physician of Bloomington Primary Care; and,

WHEREAS, Dr. Pilcher has won the award of Family physician of the Year in the State of Illinois. He is now in the poll for the National physician of the Year award; and,

WHEREAS, key determinants for the selection committee included his involvement as Medical Director in the starting and growth of Chestnut Family Health Center and it attaining Federally Qualified Health Center status. It allows our community a safety net for un-insured and under-insured; and,

WHEREAS, Dr. Pilcher's leadership in Advocate Bromenn as a Medical Officer, culminating in President of the Medical Staff in 2014-2015 (something uncommon for a Family Physician).

WHEREAS, the committee noted starting a private practice in the face of enormous health care change. Despite the challenges, exceptional growth and attained nationally recognized status of Level III NCQA Patient Center Medical Center in 2016; and,

WHEREAS, Dr. Pilcher received this distinguished award from the Academy of Family Physicians (IAFP). Within IAFP, there are about 4,700 members. The criteria to be considered for the award is: 2 nominations, followed by 3 patient letters' of reference and 3 peer letters' of reference; and,

WHEREAS, Dr. Pilcher started Bloomington Primary Care in 2010 as a solo practice. He has since added 2 other doctors and 3 nurse practioners; and,

WHEREAS, I, Tari Renner, Mayor of the City of Bloomington, do hereby deem it an honor and pleasure to extend this proclamation to Dr. Pilcher, with sincere congratulations.

THEREFORE, IN WITNESS WHEREOF, I do hereby set my hand, and cause the seal of The City of Bloomington be affixed, this 8th day of May 2017.


Tari Renner
Mayor




Cherry E. Lawson
City Clerk

Midwest Fiber

RECYCLING

www.midwest-fiber.com

Printed on Recycled Paper. 



CONFIDENTIAL ON-SITE
PAPER SHREDDING



Dear City of Bloomington,

Our team at Midwest Fiber would like to take this opportunity to recognize your substantial recycling contributions in 2016! Your choice to implement green initiatives:

- ☐ Kept commodities out of the landfill
- ☐ Increased available materials for the manufacturing of new products
- ☐ Saved energy that would have been spent making items out of virgin materials
- ☐ Preserved natural resources
- ☐ Decreased waste costs for your company
- ☐ Provided additional revenue by recycling valuable commodities

While commodity prices continue to fluctuate from shifting patterns in supply and demand in both international and domestic markets, our experienced team stays up-to-date on market conditions to help you find the best prices available for your material. Should you have any questions regarding your recycling programs, please don't hesitate to contact your Midwest Fiber Representative.

We are privileged to serve you in waste diversion, and look forward to another year of green excellence! In recognition of Earth Month, we would like to award your efforts with the enclosed Green Achievement Award.

Best Regards,

Todd Shumaker

Todd Shumaker

Director of Sales and Procurement

Bloomington-Normal

422 White Oak Road
Normal, IL 61761
(309) 452-0064

Decatur

1902 N. Water Street
Decatur, IL 62526
(217) 424-9460

Peoria

11709 N. Galena Road
Chillicothe, IL 61523
(309) 452-0064

Springfield

2728 S. 11th Street
Springfield, IL 62703
(217) 523-4160

Terre Haute

4000 East Steelton Avenue
Terre Haute, IN 47805
(812) 460-1003

RECYCLING SOLUTIONS

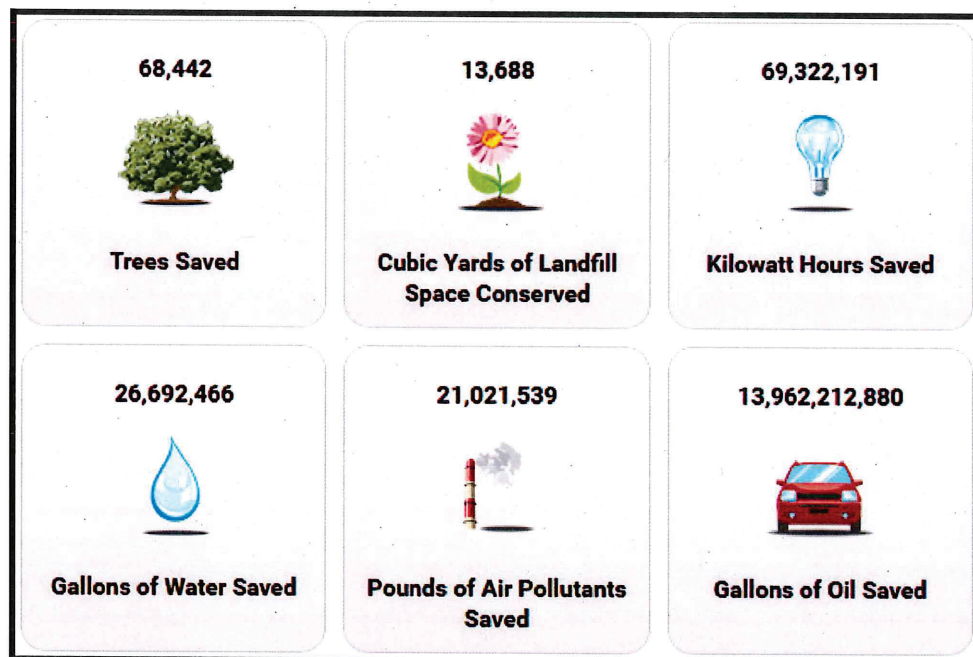
for a brighter future

Environmental Calculator



City of Bloomington

Total material recycled in 2016 equals an environmental savings of:



Green Achievement Award

This certificate is awarded to:



City of Bloomington



You have **GONE GREEN** recycling 9,777,460 lbs. of material in 2016!

Midwest  **Fiber**
RECYCLING

Todd Shumaker

Signature

4/13/2017

Date

PROCLAMATION

Green Achievement Award

WHEREAS, environmental stewardship benefits men, women and children of all racial, social, religious, ethnic, and economic groups as well as the plants, animals, and natural resources of the City of Bloomington; and,

WHEREAS, recognizing the inextricable connection between the environment and human health; and,

WHEREAS, education and outreach regarding environmental stewardship are essential in preserving the environment and natural resources for a healthy and sustainable future; and,

WHEREAS, an essential partnerships has been built between, the City of Bloomington, the Town of Normal, and the Ecology Action Center inspiring and assisting the residents of McLean County in creating, strengthening, and preserving a healthy environment; and,

WHEREAS, in addition to the 10 million pounds of recycling from curbside pick-up, the Ecology Action Center's participation in America Recycles Day collected material from 415 households including 5,000 pounds of electronics, 2,400 pounds of textiles and 203 pairs of eyeglasses from the Bloomington-Normal Community.

NOW, THEREFORE, I, Tari Renner, Mayor of the City of Bloomington on do hereby proclaim the recognition of the

Green Achievement Award Presented to the City of Bloomington



Tari Renner
Mayor



Cherry Lawson
City Clerk

PROCLAMATION

Declaring May 15-21, 2017 Public Works Week

WHEREAS, public works services provided in our community are an integral part of our citizen's everyday lives; and,

WHEREAS, public works services are vital to our economic well-being; and,

WHEREAS, public works employees strive to provide the best possible services with the available resources; and,

WHEREAS, the Bloomington Public Works Department, the Bloomington Water Department, and the Bloomington-Normal Water Reclamation District take great care to deliver these services in Bloomington as responsible stewards of the public money and infrastructure; and

WHEREAS, a proclamation shines light upon these efforts; and

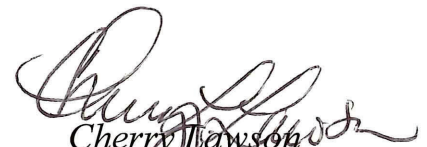
WHEREAS, May 15 through May 21st marks national Public Works Week sponsored by the American Public Works Association,

NOW, THEREFORE, I, Tari Renner, on behalf of the City of Bloomington, do hereby proclaim May 15-21, 2017, as

Public Works Week In the City of Bloomington, IL


Tari Renner
Mayor




Cherry Dawson
City Clerk

PROCLAMATION

National Bike to Work Day

May 19, 2017

WHEREAS, the bicycle is a viable and environmentally sound form of transportation and an excellent form of recreation; and,

WHEREAS, thousands of Bloomington residents will experience the joys of bicycling during the summer months through educational programs, races, commuting events, trail work days, or just getting out and going for a ride; and,

WHEREAS, Bloomington hosts a piece of the Route 66 cross-country bicycle tourism route that attracts thousands of crosscountry and local bicyclists each year; and,

WHEREAS, these bicycling activities and attractions have great potential to have a positive impact on Bloomington's economy and tourism industry and to stimulate economic development by making the town attractive to businesses and citizens who enjoy the outdoors, health lifestyles, and the history of multimodal transportation; and,

WHEREAS, creating bicycle-friendly communities has been shown to improve citizens' health, well-being, and quality of life, to boost community spirit, to improve traffic safety, and to reduce pollution and congestion; and,

WHEREAS, Illinois Wesleyan University in Bloomington has been certified as a Bronze Bicycle Friendly University by the League of American Bicyclists since October 2014; and,

WHEREAS, the education of bicyclists and motorists as to the proper and safe operation of bicycles is important to ensure the safety and comfort of all users; and,

WHEREAS, the McLean County Regional Planning Commission will be encouraging commuters to avoid single-occupancy vehicles during the Good to Go Commuter Challenge, May 15-21, 2017; and,

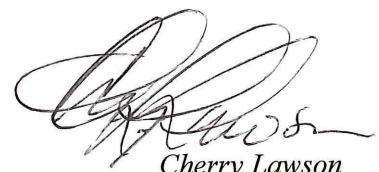
WHEREAS, the league of American Bicyclists, Bike BloNo, the West Bloomington Revitalization Project's new Bike Co-op, the McLean County Regional Planning Commission, the McLean County Wheelers, the Comlara Off-Road Biking Association, the Friends of the Constitution Trail, Ride Illinois, and bicycle clubs, schools, parks and recreation departments, police departments, hospitals, companies and civic groups throughout Illinois and the United States will be promoting bicycling as a leisure activity as well as an environmentally-friendly alternative to the automobile during National Bike to Work Week, May 15-19, 2017; and,

WHEREAS, the third Friday in May has been declared National Bike to Work Day by the League of American Bicyclists for each of the last 61 years, and is so again in 2017; and,

NOW, therefore, be it resolved, I, Tari Renner, on behalf of the City of Bloomington and the Citizens of Bloomington recognize May 19, 2017 as Bike to Work Day in the City of Bloomington.



Tari Renner
Mayor



Cherry Lawson
City Clerk

PROCLAMATION

Declaring May 21-27, 2017 Emergency Medical Services Week

***WHEREAS**, emergency medical services is a vital public service; and*

***WHEREAS**, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and*

***WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and*

***WHEREAS**, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and*

***WHEREAS**, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and*

***WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and*

***WHEREAS**, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;*

***NOW, THEREFORE**, I, Tari Renner, on behalf of the City of Bloomington, do hereby proclaim May 21-27, 2017, as*

EMERGENCY MEDICAL SERVICES WEEK

*With the theme, **EMS Strong: Always in Service**, I encourage the community to observe this week with appropriate programs, ceremonies and activities.*


Tari Renner
Mayor




Cherry Lawson
City Clerk

CONSENT AGENDA

 CITY OF
Bloomington **ILLINOIS**
CONSENT AGENDA ITEM NO: 7A

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of approving the Minutes of the April 24, 2017 Regular City Council Meeting.

RECOMMENDATION/MOTION: That the reading of minutes be dispensed and approved as printed.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

STRATEGIC PLAN SIGNIFICANCE: 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, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

In accordance with the Open Meetings Act, Council Proceedings are made available for public inspection and posted to the City's web site within ten (10) days after Council approval.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not applicable.

FINANCIAL IMPACT: Not applicable

Respectfully submitted for Council consideration.

Prepared by: Cherry L. Lawson, C.M.C., City Clerk

Recommended by:



David A. Hales
City Manager

Attachments:

- April 24, 2017 Regular City Council Meeting Minutes
-

SUMMARY MINUTES
PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL
OF BLOOMINGTON, ILLINOIS
MONDAY, APRIL 24, 2017; 7:00 P.M.

1. Call to Order

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 7:00 p.m., Monday, April 24, 2017. The Meeting was called to order by Mayor Renner.

2. Pledge of Allegiance to the Flag

The Meeting was opened by Pledging Allegiance to the Flag followed by a moment of silent prayer.

3. Remain Standing for a Moment of Silent Prayer

4. Roll Call

Mayor Renner directed the City Clerk to call the roll and the following members of Council answered present:

Aldermen: Kevin Lower, David Sage, Mboka Mwilambwe, Amelia Buragas, Scott Black, Karen Schmidt, Joni Painter, Diana Hauman (Absent), Jim Fruin, and Mayor Tari Renner.

Staff Present: David Hales, City Manager; Steve Rasmussen, Assistant City Manager; Jeffrey Jurgens; Corporation Counsel, Cherry L. Lawson; City Clerk, Brendan Heffner, Chief of Police; Bob Yehl, Water Director; Scott Sprouls, IS Director; Patti-Lynn Silva, Finance Director, Jim Karch, Public Works Director; and other City Staff were also present.

5. Recognition/Appointments

- A. Recognition of the outgoing City elected officials: Aldermen Kevin Lower and Jim Fruin
- B. Proclamation declaring April 28, 2017, as “Arbor Day”.
- C. Proclamation declaring May 7 – May 13, 2017 as “Municipal Clerk’s Week”.
- D. Appointment of Jay Groves to the Bloomington-Normal Airport Authority.

6. Public Comment

Aaron Len	Karen Kensella	Neil Gridley	Julian Westerhut
Sue Feldcamp	Surena Fish	Brad Williams	Teresa Beitz
Lea Cline	Bruce Meeks	Sherry Graehling	Alton Franklin
Gary Justis			

7. Consent Agenda

Items listed on the Consent Agenda are approved with one motion, and is provided in BOLD, and items that Council pull from the Consent Agenda for discussion are listed with a notation Pulled from the Consent Agenda.

Motion by Alderman Schmidt, seconded by Alderman Mwilambwe, that the Consent Agenda be approved, with the exception of Item Nos. 7M, 7T, and 7V.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 7A: Consideration of approving the Minutes of the April 10, 2017 Regular City Council Meeting. *(Recommend that the reading of the minutes be dispensed with and the minutes approved as printed.)*

The following was presented:

Item 7B: Consideration of Approving Bills, Payroll, Procurement Card Purchases, and Electronic Transfers in the amount of \$6,352,603.51.

The following was presented:

Item 7C: Consideration of Approving Appointment to Bloomington-Normal Airport Authority.

The following was presented:

Item 7D: Consideration of authorizing amendments to the FY 2016 and FY 2017 Capital Lease Equipment Lists.

The following was presented:

Item 7E: Consideration of approving the purchase of one (1) 2017 Ford F350 with a Utility Service body through the capital lease amendment seen on Consent Agenda Item D for the Facilities Management Division of Administration.

The following was presented:

Item 7F: Consideration of approving the purchase of wireless networking equipment to be installed within the US Cellular Coliseum through the capital lease amendment seen on Consent Agenda Item D.

The following was presented:

Item 7G: Consideration of Approving a Contract with Stark Excavating for the FY 2017 Pump Station Improvements, (Bid # 2017-36) contingent upon the approval of year end budget amendments identified on the regular agenda item 8F.

The following was presented:

Item 7H: Consideration of approving a bid (ReBid #2017-38) and Contract from CAD Construction, Inc. for replacement of the Lake Bloomington Water Treatment Plant Annex Roof.

The following was presented:

Item 7I: Consideration of rejecting all Bids (Bid #2017-39) for Demolition of the City Hall Annex.

The following was presented:

Item 7J: Consideration of the analysis of bids and award of a contract with Stark Excavating, Inc. for the Lake Bloomington Fill Site Restoration Improvements, Bid No. 2017-43.

The following was presented:

Item 7K: Consideration of approving a Request for Proposal (RFP #2017-31) and Agreement with for Golf Professional Instructional Services at the city golf courses between the City and Rick Sellers Golf.

The following was presented:

Item 7L: Consideration of approving a Request for Proposal (RFP #2017-44) and Brush Disposal Agreement between the City and T. Kirk Brush, Inc.

The following was presented:

Item 7M: Consideration of a Resolution supporting rail-banking of Norfolk & Southern right-of-way from Mansfield, IL to Bloomington, IL. ***(Pulled from the Consent Agenda)***

Alderman Lower stated he was going to vote no and did not feel it was the appropriate time to be going down the avenue in which we are going to take on more responsibilities financially.

RESOLUTION NO. 2017 - 12

A RESOLUTION SUPPORTING RAIL-BANKING OF NORFOLK & SOUTHERN RIGHT-OF-WAY FROM MANSFIELD, IL TO BLOOMINGTON, IL

Motion by Alderman Black, seconded by Alderman Schmidt, that a resolution supporting the rail-banking of Norfolk & Southern right-of-way from Mansfield, IL to Bloomington, IL be passed, and that the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: Alderman Lower.

Motion carried.

The following was presented:

Item 7N: Consideration of a Resolution approving a cost modification associated with the Professional Engineering Services Agreement with Hanson Professional Services, Inc. for Professional Engineering Design Services for Lake Bloomington and Evergreen Lake Emergency Action Plan Preparation, RFQ No. 2014 – 23.

RESOLUTION NO. 2017 -13

A RESOLUTION AUTHORIZING A CHANGE ORDER
IN THE AMOUNT OF \$24,200.00 IN THE CONTRACT BETWEEN THE
CITY OF BLOOMINGTON AND HANSON PROFESSIONAL SERVICES, INC.

The following was presented:

Item 7O: Consideration of approving a Resolution waiving the formal bidding process and enter into a contract for the purchase of Replacement Parks, Recreation and Cultural Arts Management Software with Maximum Solutions, Inc. in the amount of \$32,700.

RESOLUTION NO. 2017 – 14

A RESOLUTION AUTHORIZING WAIVING THE TECHNICAL BIDDING
REQUIREMENTS AND APPROVING THE PURCHASE
OF RECREATION SOFTWARE AND HAS IDENTIFIED MAXGALAXY SOFTWARE
FROM MAXIMUM SOLUTIONS

Regular City Council Meeting Minutes
Bloomington City Council Regular Meeting
Monday, April 24, 2017; 7:00 PM

The following was presented:

Item 7P: Consideration to approve the grant agreements for the Illinois Housing Development Authority's Single Family Rehabilitation Program (IHDA SFR) and Abandoned Property Program (IHDA APP) in the amount of \$236,250 by Resolution authorizing the Mayor to sign and submit the agreements to IHDA.

RECOMMENDATION: That Council approve the Resolutions identified below allowing the Mayor to sign and submit the IHDA SFR and IHDA APP grant agreements:

- 1. A Resolution Accepting a Grant from the Illinois Housing Development Authority's Single Family Rehabilitation Program; and*
- 2. A Resolution Accepting a Grant from the Illinois Housing Development Authority's Abandoned Residential Property Municipal Relief Program*

RESOLUTION NO. 2017-15

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S SINGLE FAMILY REHABILITATION PROGRAM

RESOLUTION NO. 2017-16

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY'S ABANDONED RESIDENTIAL PROPERTY MUNICIPAL RELIEF PROGRAM.

The following was presented:

Item 7Q: Consideration of Resolutions approving grant agreements for the Illinois Historic Preservation Agency's (IHPA) CLG Matching Grant Program.

RESOLUTION NO. 2017-17

A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HISTORIC PRESERVATION AGENCY CLG MATCHING GRANT PROGRAM

The following was presented:

Item 7R: Consideration of an Intergovernmental Agreement by and Between the Illinois Office of the Comptroller and the City of Bloomington Providing for the City to Participate in the Comptroller's Local Debt recovery program.

The following was presented:

Item 7S: Consideration of adopting an Ordinance for Case SP-03-17, a petition requesting approval of a Special Use Permit for Duplexes in the R-1C, High Density Single Family Residential District for the property located at 603 Seminary Ave.

ORDINANCE NO. 2017-27

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A
DUPLEX in the R-1C DISTRICT
FOR PROPERTY LOCATED AT: 603 Seminary Avenue

The following was presented:

Item 7T: Consideration of a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District. ***(Deferred to the next Council Meeting Agenda.)***

The following was presented:

Item 7U: Consideration of an Ordinance Amending Bloomington City Code Chapter 39 Taxation.

ORDINANCE 2017 - 28

AN ORDINANCE AMENDING CHAPTER 39 OF THE CITY CODE
ON LOCAL TAXES

The following was presented:

Item 7V: Consideration of an Ordinance approving the Salary of the City Manager. ***(Pulled from the Consent Agenda)***

Alderman Lower stated that he does not disagree that in many instances our City Manager has done an outstanding job with many things; however, we are continuing to disregard our current economic situation in our community and we are setting a precedent for the rest of the employees of the City. He stated he would be voting no though he deserves it.

ORDINANCE NUMBER 2017-29

AN ORDINANCE ESTABLISHING THE SALARY FOR THE CITY MANAGER

Motion by Alderman Schmidt, seconded by Alderman Painter that the Ordinance Approving the Salary for the City Manager and Providing for Retroactive Payment be approved, and the Mayor and City Clerk be authorized to execute the Ordinance.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: Alderman Lower.

Motion carried.

The following was presented:

Item 7W: Consideration of an Ordinance Budget Amendment approving Actuarial Valuation for Other Post-Employment Benefits (OPEB) Services in the amount of \$9,000 with Arthur J. Gallagher as a limited source provider.

ORDINANCE NO. 2017 – 30

AN ORDINANCE AMENDING THE BUDGET ORDINANCE
FOR THE FISCAL YEAR ENDING APRIL 30, 2018

The following was presented:

~~Item 7X: Consideration of an Ordinance Budget Amendment approving Actuarial Valuation for Other Post-Employment Benefits (OPEB) Services in the amount of \$9,000 with Arthur J. Gallagher as a limited source provider.~~ Duplicate agenda item

The following was presented:

Item 7Y: Consideration of accepting a bid (Bid #2017-42) from CAD Construction, Inc. for construction of the Police Training Facility Addition in the amount of \$537,100.

8. “Regular Agenda”

The following was presented:

Item 8A: Consideration of an Ordinance Waiving the Building Permit Fees for the McLean County Law and Justice Center expansion at 104 W. Front Street. *(Presentation by Tom Dabareiner, Community Development Director 5 minutes, Council discussion 5 minutes.)*

Mr. Dabareiner stated McLean County government and the Public Building Commission are looking to expand and renovate the jail and the value of that project is about 36 million dollars. They are requesting a fee waiver for the building fees. The staff has endorsed the concept of a fee waiver for approximately \$100,000, largely because we are moving public money from one government to another government.

Alderman Lower asked Mr. Dabareiner to provide a rough outline of those fees that if it were a private entity.

Mr. Dabareiner stated that it is based really largely on the value of the project where a lot of our fees are based. The City would look to waive approximately \$100,000 to \$110,000 in building fees minus the \$9,300 ± for the contracted review.

Alderman Schmidt asked why the City would not have taken this out of its portion of the sales tax that we are providing for this project.

Mr. Dabareiner stated that that was not really his field to answer.

Mr. Hales stated the quarter percent of the sales tax increase is already earmarked for this project. Right now with their budget for the project, they are seeing a very tight financial situation. Even with the money the City contributed with the sales tax, they are just dealing with a very tight budget on the project and seeking some additional assistance by waiving some of those internal costs that we would be absorbing as we continue to review and do inspections. He stated that Bill Wasson, County Administrative, was present and could better answer that question.

Mr. Wasson stated that there has been a general history of fee waivers that have been provided for public projects within the community for public good. We will be paying the detention fees on this project.

ORDINANCE NO. 2017 - 31

AN ORDINANCE WAIVING VARIOUS BUILDING FEES ASSOCIATED WITH THE MCLEAN COUNTY LAW & JUSTICE CENTER EXPANSION AT 104 E. FRONT STREET

Motion by Alderman Black, seconded by Alderman Lower, that an ordinance waiving the building permit fees for the McLean County Law and Justice Center expansion at 104 W Front Street be adopted and that the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8B: Providing staff with direction on repairing, replacing, or resurfacing Monroe St from Clinton St to Robinson St. *(Presentation by David Hales, City Manager and Jim Karch, Public Works Director 5 minutes and Council discussion 10 minutes.)*

Mr. Karch provided an overview of Monroe Street resurfacing. City staff originally received petition from 14 residents along Monroe in this area. There are about 24 homes in here. The request was for the City to resurface Monroe between Clinton and Robinson. We received additional feedback from citizens. That feedback allowed us to bring this brick-street plan back to Council. The section of Monroe is in deteriorated condition such that it needs to be restored completely or needs to be resurfaced. Sewer repairs in this area have made this street significantly worse than it was nine years ago. Staff is committed to revisiting the area next year. He expressed appreciation to the Historic Planning Commission, and acknowledged previous working relationship with them. If we do this, it is important as Council to determine how that gets paid for.

Alderman Buragas asked about the graft that was presented.

Alderman Lower stated that soil compaction, soil type, how we prepare that really, on both types of streets, impacts the costs and the longevity of both.

Mr. Hales stated that if you look at these options, it would be very beneficial for the City to go through a process where we can bid out a brick street to obtain current cost in the present day.

Alderman Black stated it does require some analysis. He stated that there is a lot of evidence to suggest that brick streets improve a home's value. Residents ask what can we do to make our historic core look better and what can we do to invest in our historic core?

Alderman Schmidt stated that she was very supportive of doing the brick work on East Monroe Street. She would like to see the Historic Preservation Commission get involved and not just by taking the brick street plan back to them. It is more than brick streets. It is our curbing; it is our carriage walks and all the other historical structures.

Alderman Sage stated, expressed concern that the City has not put out an RFP for the work, and he needed some help understanding the logic where we would commit to something that we think is a high end estimate at half a million dollars without at least even having a quote as some basis of good decision making. These are estimates at best and they may come in less, they could come in more. Council voted to approve our FY18 budget at the last meeting, and he is troubled that this was not included in budget. Is this something that would be pulled out of the unreserved fund? There are two open-ended questions and this is the logic behind moving forward with this without having some reasonable estimation of cost by way of quote and where does this money come from?

Mr. Hales stated that even as you look at these three motions, none of the three commits the City to a contract that would actually move ahead with reconstructing Monroe as a brick street. All three motions really just set the stage to moving in the direction of one way or another, 1, 2 or 3 getting bids. Then the City can come back to the Council and give you a definitive cost to re-brick that street. Secondly, staff tried to make ensure that if there was a street that was little different than a routine resurfacing – asphalt resurfacing on top of an asphalt street, we would remove it and have that for separate discussion of the Council.

Mayor Renner stated that essentially this would have to come back to us once we got firm numbers anyway.

Alderman Buragas stated that it might be helpful to point out that these numbers are not just guesses. They are Springfield's.

Mr. Karch stated that they had \$6 million dollars they committed over three years.

Alderman Buragas stated that those are the actual bid numbers they received for restoring their brick streets. They had a lot more than we did.

Alderman Fruin stated that we have identified one block and if Monroe is the block that is most needed, then great but we have three and a half miles of brick streets, so this Council going forward is going to have to have some kind of strategy plan. With that additional cost comes either offsetting new revenue or cutting expenses or whatever the case might be.

RECOMMENDATION: That the Council make a determination regarding the potential resurfacing/repair of Monroe Street from Clinton Street to Robinson Street by approving one of the following motions:

MOTION ALTERNATE 1: That City staff be directed to move forward with design, planning, and bidding for the repair of brick or replacement of brick with new brick.

MOTION ALTERNATE 2: That City staff be directed to move forward with the inclusion of Monroe Street in the 2018 Street & Alley Repair Program and that the City Manager and City Clerk be authorized to execute the necessary documents.

MOTION ALTERNATE 3: That a decision on whether Monroe Street should be included in the 2018 Street & Alley Repair Program or its brick repaired or replaced be tabled and brought back to the Council with more data on the costs and benefits associated with brick streets, and bring back the Brick Street Master Plan for final consideration and approval.

Motion by Alderman Buragas, seconded by Alderman Schmidt, that staff be directed to move forward with design, planning, and bidding for the repair of brick or replacement of brick with new brick on East Monroe, and empower the Historic Preservation Commission to take the 2009 Plan to come up with an implementation structure and strategy with a recommendation from them as to how the City move forward to ensure the project is not completed in a piece-meal fashion; but having a comprehensive plan to effectively address brick roads in the Bloomington community.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8C: Consideration of Approving:

(Presentation by Jim Karch, Public Works Director 5 minutes, Council discussion 10 minutes.)

- a. Contract with Rowe Construction for the FY 2018 General Resurfacing Program, (Bid # 2017-23).
- b. Contract with Rowe Construction for the FY 2018 Street & Alley Repair Program, (Bid # 2017-24).
- c. Contract with J. G. Stewart Contractors, Inc. for FY 2018 Sidewalk Replacement and Handicap Ramp Program, (Bid #2017-25).

Mr. Karch stated, we try to bid the street and resurfacing contract early on in the construction season so that we can complete the resurfacing work by November 17th. The sidewalk work is also bid in tandem with that so that we can complete the majority of it during the construction season. This year we have broken up the contract – general resurfacing, street and alley repair – we have broken those a part to encourage some extra bidders beyond just one. We have not been receiving more bids than one over the past few years.

Alderman Lower asked, from a cost standpoint, when we bid out something like this, are we working with the County and are we working with Normal so that we have consistency in the amount that we are asking our contractor if it is a single contractor to do so that there is not an ebb and flow in the amount of work that he is actually performing on an annual basis.

Motion by Alderman Painter, seconded by Alderman Lower, that 1) the unit prices from Rowe Construction for the FY 2018 General Resurfacing Program in the amount of \$2,080,000.00, be accepted, the contract approved; 2) the unit prices from Rowe Construction for the FY 2018 Street & Alley Repair Program in the amount of \$1,590,762.00, be accepted, the contract approved; and 3) the unit prices from J. G. Stewart Contractors, Inc., for the FY 2018 Sidewalk Replacement and Handicap Ramp Program in the amount of \$820,000 be accepted, the contract be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8D: Consideration of approving a Professional Services Contract with CDM Smith, Inc. for Professional Engineering Services related to the Water Department Infrastructure Master Plan, (RFQ #2017-26). *(Presentation by Bob Yehl, Water Department Director 10 minutes, Council discussion 10 minutes.)*

Mr. Yehl stated, the Master Plan is a Priority-Based Comprehensive Asset Management Plan. It will help us determine the level of service for our customers by diving deep into our existing infrastructure in determining what the priorities are moving forward. It will provide a 20-year plan as we move ahead.

Alderman Lower asked Mr. Yehl to provide the Council with the number of miles of deliverable infrastructure the City has, and how quickly that decays and the forecast for what we really should be looking at doing.

Mr. Yehl stated we have approximately 350 plus miles of distribution mains. We also have a number of mains that run in from the water treatment plant to town. If you take even \$100 a linear foot to install that, it is hundreds of millions of dollars of infrastructure, just for the mains themselves.

Motion by Alderman Painter, seconded by Alderman Schmidt that the Professional Services Contract with CDM Smith, Inc. for Professional Engineering Services related to the Water Department Infrastructure Master Plan in the amount not to exceed \$431,600.00 be approved and the City Manager and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8E: Consideration of approving a Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan, (RFP#2017-27.) *(Recommend that the Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan in the amount not to exceed \$114,999.00 be approved and the City Manager and City Clerk be authorized to execute the necessary documents.) (Presentation by Jay Tetzloff, Parks, Recreation and Cultural Director 10 minutes, Council discussion 10 minutes.)*

Mr. Tetzloff stated, there are a total of six companies that are coming together as a team. This Master Plan is for the citizens. The last plan was done in 1997 in terms of comprehensive plan and was updated in 2005 with a focus just on the east side and then was updated in 2009.

Alderman Mwilambwe stated one of the things that is really important to him is diversity, and we are much more diverse than we were 20 years ago. He also wanted to be sure that we think about duplication to try to avoid that given what Normal has. He stated that he had noticed that it is very difficult during the winter to get space for different sports. We need to think about all the possibilities that we can accommodate and then we can discuss funding later.

Motion by Alderman Black, seconded by Alderman Buragas that the Professional Services Contract with GreenPlay, LLC for Professional Planning and Consulting Services related to the Parks, Recreation and Cultural Arts Comprehensive Master Plan in the amount not to exceed \$114,999.00 be approved and the City Manager and City Clerk be authorized to execute the necessary documents.

Alderman Fruin stated he is very supportive of Scott's motion and plans to vote for it, and would promote doing a joint comprehensive parks study with the Town of Normal. If we are going to progress, I think we need to do things together.

Alderman Black stated the neighborhood around there wants to see something major done with O'Neal pool and put his plug in again for a wave pool.

Alderman Lower stated that looking into the future, that the private sector will be considered when it comes to one of these large areas.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8F: Consideration of an Ordinance approving a Contract to purchase the four (4) parking lots owned by Frontier Communications south of the BCPA and east of East Street. *(Presentation by David Hales, City Manager and Austin Grammer, Economic Development Coordinator 5 minutes, Council discussion 10 minutes.)*

Mr. Hales thanked Mr. Grammer for all his work and many others as we bring forth tonight a purchase agreement with Frontier Communications to acquire some very significant parcels which are critical not only for parking our BCPA and Creativity Center but also tie-in with our comprehensive plan as it looks down the road on multiple uses for some of these properties in and around the northeast quadrant of the downtown.

Mr. Grammer stated the four lots are a combined total around 165 parking spaces as presently configured. Research and conversations with BCPA staff indicate that there are currently only 100 parking spaces on city-owned lots that service the BCPA. Eight-six of those spaces are in the Creativity Center parking lot just north of the BCPA. We definitely have a parking deficit for the BCPA. One of the main complaints of patrons of the BCPA is the lack of parking or the considerable distance that they have to walk.

ORDINANCE 2017 - 32

AN ORDINANCE APPROVING A CONTRACT TO PURCHASE COMMERCIAL REAL ESTATE LOCATED AT 206 DOUGLAS STREET, 509 N. EAST STREET, 209 DOUGLAS STREET AND 222 E. MARKET STREET, ALL IN BLOOMINGTON, ILLINOIS

Motion by Alderman Schmidt, seconded by Alderman Black, the Ordinance approving a contract to purchase commercial real estate located at 206 Douglas Street, 509 N. East Street, 209 Douglas Street and 222 E. Market Street, all in Bloomington, Illinois, be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8G: Fiscal Year 2017 Year End Budget Amendment and Ordinance. *(Presentation by David Hales, City Manager and Patti-Lynn Silva, Finance Director 5 minutes, and Council discussion 5 minutes.)*

Mr. Hales stated because FY17 also represents the end of the first year with our coliseum being managed by VenuWorks, which is a critical transitional or foundational year for the change in management, so we did want to bring to your attention what that general fund financial assistant has been to the coliseum this past year which is one of those significant budget amendments.

ORDINANCE NO. 2017 – 33

AN ORDINANCE AMENDING THE BUDGET ORDINANCE FOR THE FISCAL YEAR ENDING APRIL 30, 2017

Motion by Alderman Painter, seconded by Alderman Black that the Budget Amendment is approved and the Ordinance is passed, and authorize the Mayor and City Clerk to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Lower, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: None.

Motion carried.

The following was presented:

Item 8H: Consideration of a Resolution authorizing City staff to pursue a Washington Street Amendment to the 2015 City of Bloomington Bicycle Master Plan. *(Presentation by David Hales, City Manager 5 minutes, and Council discussion 5 minutes.*

Mr. Karch stated that two years ago Council approved the City of Bloomington Bike Master Plan, the first one is still in existence. Since that time, the Council has continued to support progressive movement in an expedient manner to move forward with bike accommodations within the City. The issue we are talking about tonight is amending this plan.

Alderman Lower asked when the last date that Washington Street was resurfaced.

Mr. Karch stated it is hodge-podge all across Washington. Over by Veterans Parkway that has been a long time.

Alderman Buragas stated that this particular plan in some areas will not require any resurfacing to accomplish and would just require putting additional lines on the pavement.

RESOLUTION NO. 2017 – 18

A RESOLUTION AUTHORIZING CITY STAFF TO PURSUE A WASHINGTON STREET AMENDMENT TO THE 2015 CITY OF BLOOMINGTON BICYCLE MASTER PLAN

Motion by Alderman Buragas, seconded by Alderman Black that the Resolution authorizing City staff to pursue a Washington Street Amendment to the 2015 City of Bloomington Bicycle Master Plan be adopted and the Mayor and City Clerk be authorized to execute the necessary documents.

Mayor Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Aldermen Sage, Mwilambwe, Buragas, Painter, Black, Schmidt and Fruin.

Nays: Alderman Lower

Motion carried.

9. City Manager's Discussion

Mr. Hales congratulated Ms. Cherry Lawson and her graduation from the Multicultural Leadership Program. She was also a graduate of a recent Bloomington 101. A week from tonight we do have the swearing in ceremony. He thanked all the staff for their efforts.

10. Mayor's Discussion

Mayor Renner thanked and congratulated Ms. Cherry Lawson for being so involved in so many different ways to really learn the community. He congratulated Alderman Fruin and Alderman Lower for all their work.

11. City Aldermen's Discussion

Alderman Fruin welcomed the new Council members. He thanked Mr. Hales for his leadership and the team. He wished his colleagues, Council members and the Mayor the best. It is a very difficult job with tough decisions.

Alderman Sage thanked the staff for what they do.

Alderman Lower encouraged anyone who has the ability to get involved in public service. We have an excellent staff and a wonderful community.

12. Executive Session – *Cite Section*

13. Adjournment

Motion made by Alderman Schmidt, seconded by Alderman Painter, to adjourn the meeting at 9:14 p.m.

Motion carried (viva voce).

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Cherry L. Lawson, City Clerk

 CITY OF
Bloomington **ILLINOIS**
CONSENT AGENDA ITEM: 7B

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of approving Bills, Payroll, and Electronic Transfers in the amount of \$5,007,840.06.

RECOMMENDATION/MOTION: That the Bills, Payroll, and Electronic Transfers be allowed in the amount of \$5,007,840.06, and orders drawn on the Treasurer for the various amounts as funds are available.

STRATEGIC PLAN LINK: Goal 1. Financially sound City providing quality basic services.

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

FINANCIAL IMPACT: Total disbursements to be approved \$5,007,840.06 (Payroll total \$2,339,886.39, Accounts Payable total \$2,268,309.20, and Electronic Transfers total \$399,644.47).

Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Accounts Payable

Reviewed by: Jon C. Johnston, Procurement Manager

Recommended by:



David A. Hales
City Manager

Attachment:

- Bills, Payroll, and Electronic Transfers on file in the Clerk's office. Also available at www.cityblm.org.
- Summary Sheet Bills, Payroll, and Electronic Transfers

CITY OF BLOOMINGTON FINANCE REPORT					
Council of May 08, 2017					
PAYROLL					
Date	Gross Pay	Employer Contribution	Totals		
4/21/2017	\$ 227,044.61	\$ 80,044.52	\$ 307,089.13		
4/27/2017	\$ 1,365,534.36	\$ 369,370.73	\$ 1,734,905.09		
4/28/2017	\$ 220,143.55	\$ 77,632.47	\$ 297,776.02		
			\$ -		
4/27/2017	\$ 96.44	\$ 19.71	\$ 116.15		
Off Cycle Adjustments					
		PAYROLL GRAND TOTAL	\$ 2,339,886.39		
ACCOUNTS PAYABLE					
Date	Bank	Total		PCARDS	
5/8/2017	AP General	\$ 1,496,679.51		Date Range	Total
5/8/2017	AP Comm Devel	\$ 696.41		PCARD GRAND TOTAL	
	AP IHDA				
5/8/2017	AP Library	\$ 42,534.48			
5/8/2017	AP MFT	\$ 18,399.80		WIRES	
4/25/2017-4/27/2017	Off Cycle Check Runs	\$ 709,999.00		Date Range	Total
				4/10/2017-4/30/2017	\$ 399,644.47
	AP GRAND TOTAL	\$ 2,268,309.20		WIRE GRAND TOTAL	\$ 399,644.47
		TOTAL			\$ 5,007,840.06
			Respectfully,		
				Patti-Lynn Silva	
				Finance Director	



CONSENT AGENDA ITEM NO. 7C

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Approving Appointments to Various Boards and Commissions.

RECOMMENDATION/MOTION: That Kiasha Henry and Susan Mohr be appointed to the Bloomington Board of Library Trustees, that Nicole Brown be appointed to the Fire and Police Commissioners, and that Elizabeth Kooba be appointed to the Citizens Beautification Committee.

STRATEGIC PLAN LINK: Goal 4. Strong Neighborhoods.

STRATEGIC PLAN SIGNIFICANCE: Objective 4e. Strong partnership with residents and neighborhood associations.

BACKGROUND: The Mayor of the City of Bloomington has nominated and I ask your concurrence in the appointment of:

Board of Library Trustees. Kiasha Henry of 702 W Mill Street, Bloomington, Illinois 61701 to the Bloomington Board of Library Trustees. Kiasha's three-year term will be effective immediately and will expire 4-30-20. Application is on file in the Administration Office.

Susan Mohr of 2214 E Olive Street, Bloomington, Illinois 61701 to the Bloomington Board of Library Trustees. Susan will be completing the remainder of the term previously held by Robert Porter. Susan's term will be effective immediately and will expire 4-30-18. Application is on file in the Administration Office.

Citizens Beatification Committee. Elizabeth Kooba of 5702 Sugarberry Avenue, Bloomington, Illinois 61705 to the Bloomington Citizens Beautification Committee. Elizabeth will be completing the remainder of the term previously held by Sue Floyd. Elizabeth's term will be effective immediately and will expire 4-30-19. Application is on file in the Administration Office.

Fire and Police Commissioners. Nicole Brown of 2206 Patriots Point Drive, Bloomington, Illinois 61704 to the Bloomington Fire and Police Commissioners. Nicole's three-year term will be effective 5-1-17 and will expire 4-30-20. Application is on file in the Administration Office.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Mayor contacts all recommended appointments.

FINANCIAL IMPACT: Not applicable.

COMMUNITY DEVELOPMENT IMPACT: *(If applicable)* Not applicable.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *(If applicable)* Not applicable.

Respectfully submitted for Council consideration.

Prepared by:

M. Beth Oakley, Executive Assistant

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales".

David A. Hales
City Manager

Attachments:

- Roster

Citizens Beautification Committee

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Re/Appointment Date	Ward	Email	Street	City	Zip			
x		Laurel	Schumacher	04/30/18	2015	05/11/15	9	auglieschu@gmail.com	2004 Ebo Lane	Bloomington	61704			
x	Chair	Robin	VanDermay	04/30/20	2014	03/27/17	3	vanlr3011@yahoo.com	3011 Carlene Dr	Bloomington	61704			
x		Patricia	Marion	04/30/20	2014	03/27/17	4	prmarion61701@yahoo.com	1114 E Grove St	Bloomington	61701			
x		Georgene	Chissell	04/30/19	2016	07/11/16	2	gechissel@yahoo.com	109 Urban St. Unit 10	Bloomington	61704			
x	resigned 5/19/16	Sue	Floyd	04/30/16	2010	03/24/14	6	suefloyd31@yahoo.com	608 N Lee	Bloomington	61701			
x		Patricia	Monn	04/30/18	2011	04/13/15	4	patricia.monn@comcast.net	1405 N Clinton Blvd	Bloomington	61701			
x	resigned 3/7/17	Marlene	Gregor	04/30/18	2011	04/13/15	6	marlene.gregor2@aol.com	107 W Market St.	Bloomington	61701			
x		Amanda	Weissgerber	04/30/19	2016	06/27/16	4	AmandaWeissgerber@yahoo.com	1516 E Grove	Bloomington	61701			
x		Valerie	Dumser	04/30/19	2012	06/13/16	7	grandmavalerie@gmail.com	809 W Washington	Bloomington	61701			
x		Tamika	Mathews	04/30/19	2016	07/11/16	6	MikaMathews@yahoo.com	810 W Jackson, Apt. 12	Bloomington	61701			
x		Erica	Larkin	04/30/17	2013	05/28/13	1	ericalarkin2@gmail.com	909 Snyder Dr	Bloomington	61701			
x		Mark	Larsen	04/30/18	2015	05/11/15	5	mars543@yahoo.com	1424 Ridgeport Ave.	Bloomington	61704			
	Ex-Officio	Jan	Laudeman						4 Oxford Ct	Bloomington	61704			
	Ex-Officio	Stan	Carr											
	Staff	Robert	Morwa						Parks & Rec					434-2280
	Staff	David	Lamb						Parks & Rec					434-2280

Details:

Term: 4 years (3 years as of 5/1/2014)
Term Limit per City Code: 3 terms/9 years
Members: 12 members, 1 ex-officio member
Number of members the Mayor appoints: 12
Type: Internal
City Code:
Required by State Statute: No
Intergovernmental Agreements:
Funding budgeted from COB for FY2014:
Meetings: 4th Thursday of each month at 6:00 pm - BPD Osborn Room

Number of Vacancies: 3
Number of Expired Board Members (Bln Appointments only): 1
Number of Expired Board Members Eligible for Reappointment: 1

Appointment/Reappointment Notes:

Board of Fire & Police Commissioners

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Appointment Date	Ward	Email	Street	City	Zip						
x		Thomas	Whalen	04/30/17	2016	10/10/2016	7	tdw200@hotmail.com	1522 W Chestnut	Bloomington	61701						
x		Danire	Hollister	04/30/17	2014	4/28/2016	4	happm728@gmail.com	2 Brianwood Ave	Bloomington	61701						
x		James	Jordan	04/30/17	2016	9/26/2016	9	jamesjordan324@yahoo.com	3207 Brennan Lane	Bloomington	61704						
x		Keith	Rich	04/30/17	2008	4/14/2014	8	kech1945@gmail.com	32 Chaswick Cir	Bloomington	61704						
x		"Dean"	Messinger	04/30/20	2011	3/13/2017	9	deanmessinger@comcast.net	2107 Hackberry Rd	Bloomington	61704						
	Staff	Daniel	Esquivel	434-2468													
	Staff	Salina	Grismore														
	Staff	Nicole	Albertson														
	Staff	Angela	Fyans-Jimenez														
	Staff	Brendan	Hefner														
	Staff	Brian	Mohr														

Details:
Term: 3 years
Term Limit per City Code: 3 terms/9 years
Members: 5 members
Number of members the Mayor appoints: 5
Type: Internal
City Code:
Required by State Statute: Yes
Intergovernmental Agreements:
Funding budgeted from COB for FY2014:
Meetings: 1st Tuesday of each month at 4:00pm - City Hall Conference Room

Other: Per State Statute, no more than two members can be from the same political party. If a member does not vote in a Primary, they are considered Independent.

Number of Vacancies: 0
Number of Expired Board Members (Blm Appointments only): 2
Number of Expired Board Members Eligible for Reappointment: 0

Appointment/Reappointment Notes

Library Board of Trustees

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Re/Appointment Date	Ward	Email	Street	City	Zip		
x		Alex	Cardona	04/30/20	2015	3/13/17	8	alex.cardona@gmail.com	3217 Suffolk Way	Bloomington	61704		
x		Alicia	Whitworth	04/30/19	2016	3/27/17	3	arwhitworth@bloomington.org	7 Cygnet Crossing	Bloomington	61704		
x		Van	Miller	04/30/18	2015	4/25/16	7	vanemiller@gmail.com	5 Ridgewood Ter	Bloomington	61701		
x		Dianne	Hollister	04/30/18	2017	3/27/17	4	hollister28@gmail.com	2 Briarwood Avenue	Bloomington	61701		
x		Michael	Ralkes	04/30/18	2015	4/13/15	4	mike@baptist.org	1520 N Clinton Blvd	Bloomington	61701		
x		Julian	Westerhout	04/30/19	2015	3/28/16	4	westerhout@gmail.com	816 E Monroe	Bloomington	61701		
x	resigned Feb. 2017	Whitney	Roberson	04/30/17	2014	4/14/14	6	whitneyroberson@gmail.com	1404 W Elm St	Bloomington	61701		
x	resigned April 2017	Robert	Porter	04/30/18	2015	4/27/15	4	robporter@bloomington.org	702 S Moore St.	Bloomington	61701		
x		Alicia	Henry	04/30/19	2016	4/25/16	7	aliciahenry228@gmail.com	36 Boardwalk Circle	Bloomington	61701		
	Staff	Jeanne	Hamilton					jeanneh@bloomingtonlibrary.org				557-8901	

Details:

Term: 3 years
Term Limit per City Code: 3 terms/9 years
Members: 9 members
Number of members the Mayor appoints: 9
Type: Internal
City Code Chapter 2.5, Section 3, Section 7
Required by State Statute: Yes
Intergovernmental Agreements:
Funding budgeted from COB for FY2014:
Meetings: 3rd Tues of each month at 5:30 pm - William C. Wetzel Reading Room
Number of Vacancies: 2
Number of Expired Board Members (Blm Appointments only): 0
Number of Expired Board Members Eligible for Reappointment: 0

Appointment/Reappointment Notes:



CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of approving a Memorandum of Understanding (MOU) between the City of Bloomington, Town of Normal and McLean County for the 2016 Byrne Justice Assistance (JAG grant 2016-DJ-BX-0984) Program Award.

RECOMMENDATION/MOTION: Council approve the MOU between the City Bloomington, Town of Normal and McLean County for the 2016 Byrne Justice Assistance Program Award, and authorize the Mayor and City Clerk to sign and execute the necessary document.

STRATEGIC PLAN LINK: Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE: Partnering with others for the most cost-effective service delivery.

BACKGROUND: The Justice Assistance Grant (JAG) was awarded to the Bloomington Police Department on September 7, 2016. The JAG grant is awarded to fund certain law enforcement related expenses such as training, technology and equipment. The City of Bloomington, Town of Normal and McLean County are disparate jurisdictions and the Bloomington Police Department has historically administered the grant for the jurisdictions. A requirement of accepting the grant is an MOU between the jurisdictions which defines roles and the amounts each jurisdiction is to be awarded. An MOU is required even if one or more of the jurisdictions does not receive funds.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Town of Normal Council and the McLean County Board.

FINANCIAL IMPACT: The Bloomington Police Department will receive \$30,936.00. The funds will be recorded in the Police-JAG Grant account (10015110-53155). Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed General Fund Budget" on page 242.

COMMUNITY DEVELOPMENT IMPACT: *Not applicable*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *Not applicable*

Respectfully submitted for Council consideration.

Prepared by: Greg Scott, Assistant Chief

Reviewed by: Brendan Heffner, Chief of Police

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales
City Manager

Attachments:

- Memorandum of Understanding

CONTRACT NO. _____

THE STATE OF Illinois

KNOW ALL BY THESE PRESENT

COUNTY OF McLean

**INTERLOCAL AGREEMENT
BETWEEN THE CITY OF BLOOMINGTON, IL; THE TOWN OF NORMAL
AND COUNTY OF MCLEAN, IL**

2016 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This Agreement is made and entered into this 27th day of February, 2017, by and between The COUNTY of McLean, acting by and through its governing body, McLean County Board, hereinafter referred to as COUNTY; the TOWN of Normal, acting by and through its governing body, the Town Council, hereinafter referred to as TOWN; and the CITY of Bloomington, acting by and through its governing body, the City Council, hereinafter referred to as CITY, all of McLean County, State of Illinois, witnesseth:

WHEREAS, this Agreement is made under the authority of the County, Town, and City Government codes: and,

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of all parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

WHEREAS, the City agrees to provide the County \$0 from the JAG award.

WHEREAS, the City agrees to provide the TOWN \$0 from the JAG Award.

WHEREAS, the CITY, TOWN, and COUNTY believe it to be in their best interests to reallocate the JAG Funds.

NOW THEREFORE, the COUNTY, TOWN, and CITY agree as follows:

Section 1.

CITY agrees to pay County a total of \$0 of JAG funds.

Section 2.

CITY agrees to pay TOWN a total of \$0 of JAG funds.

Section 3.

CITY agrees to use \$30,936.00 for technology, training, and equipment.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the _____ Tort Claims Act.

Section 5.

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 6.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 7.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

CITY OF Bloomington, IL

Tari Renner
Mayor, City of Bloomington

ATTEST: APPROVED AS TO FORM:

Cherry Lawson
City Clerk for City of Bloomington

Jeff Jurgens
City Attorney

COUNTY OF McLean, IL.

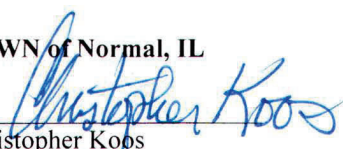
John McIntyre
McLean County Board Chairman

Jon Sandage
McLean County Sheriff

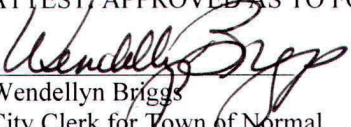
Kathy Michael
McLean County Clerk

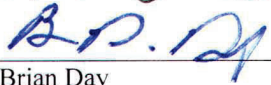
Samantha Walley
Assistant Civil State Attorney

TOWN of Normal, IL


Christopher Koos
Mayor, Town of Normal

ATTEST, APPROVED AS TO FORM:


Wendellyn Briggs
City Clerk for Town of Normal


Brian Day
Corporate Counsel

*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contracts or legal document on behalf of other parties. Our view of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney(s).



CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of an Ordinance accepting a bid from Megan Giroux in the amount of \$5,000 for the purchase of surplus real estate at 206 N. Darrah.

RECOMMENDATION/MOTION: That Council approve the Ordinance accepting the bid from Megan Giroux in the amount of \$5,000 for the purchase of surplus real estate at 206 N. Darrah and authorizing the City Manager to enter into a real estate contract for the sale of the property, and authorizing the Mayor and City Clerk to execute the Ordinance.

STRATEGIC PLAN LINK: Goal #3 Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE: Goal #3 - Objective C: Revitalization of older commercial areas.

BACKGROUND: On February 27, 2017 Council passed Ordinance 2017-15 authorizing staff to proceed with the sale of property at 206 N. Darrah via the process outlined in Municipal Code, 65 ILCS 5/11-76-1 with a minimum bid of \$5,000 required. The Notice of Sale was published in the Pantagraph on Friday, March 17, 2017, Friday, March 24, 2017 and Friday, March 31, 2017. Bid packets were available at City Hall beginning on Friday, March 17 through the bid opening at 2:00 pm on Wednesday, April 19, 2017. One sealed bid for \$5,000 was returned by the closing.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Sale of the property will generate additional program income for the Community Development Block Grant program. The sale will generate enough program income to fund one small-scale housing rehabilitation activity. By returning the property to private ownership, it will generate property tax income to the City General Fund and create an opportunity for commercial development.

COMMUNITY DEVELOPMENT IMPACT: The additional program income will assist Community Development in reaching its 5-year goal of 100 housing activities.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *Not applicable*

Respectfully submitted for Council consideration.

Prepared by:

Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales". The signature is fluid and cursive, with a long horizontal stroke at the end.

David A. Hales
City Manager

Attachments:

- Ordinance
- CD 1B – 206 N. Darrah Bid – 050817
- February 27, 2017, Consent Agenda Item 7F Council Memo and attachments
- Map

ORDINANCE 2017 - _____

AN ORDINANCE APPROVING A CONTRACT TO SELL REAL ESTATE LOCATED AT
206 DARRAH STREET, IN BLOOMINGTON, ILLINOIS

BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF BLOOMINGTON, ILLINOIS:

SECTION 1. That the real estate commonly known as 206 Darrah Street was deemed as surplus property by the City Council on February 27, 2017, and was bid for sale in accordance with the Illinois Municipal Code, 65 ILCS 5/11-76-1.

SECTION 2. One bid was received for the property, in the amount of \$5,000, from Megan Giroux and the City Council desires to sell the property in accordance with said bid.

SECTION 3. The City Manager is authorized to execute a real estate contract on behalf of the City with the sole bidder, Megan Giroux, in the amount of \$5,000, for the sale of the property at 206 Darrah Street.

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 shall be effective immediately after the date of its publication as required by law.

SECTION 7. This ordinance is passed and approved pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this _____ day of May, 2017.

APPROVED this _____ day of May, 2017.

APPROVED:

Tari Renner, Mayor

ATTEST:

Cherry Lawson, City Clerk

City of Bloomington Community Development Property for Sale 206 Darrah, Bloomington

The City of Bloomington is offering 206 Darrah for sale via the sealed bid process. Interested parties should complete the information below and submit to the Bloomington City Clerk's Office, 109 E. Olive St., no later than Noon on Wednesday, April 19, 2017. A Bid Opening is scheduled for 2 pm on Wednesday, April 19, 2017 at the City Clerk's Office. Bidders are welcome to attend but not required.

PROPERTY INFORMATION

Common Address: 206 Darrah, Bloomington, IL 61701
Legal Description: Fairgrounds Sbn Pt 5 23 2E S 1/2 1 & S1/2 2 14, in the City of Bloomington, McLean County, Illinois.
Zoning: M-2
Minimum Bid: \$5,000
Property Condition: AS IS

BIDDER INFORMATION

First Name: Megan
Last Name: Giroux
Address: 121 olive st
City, State, Zip: Towanda IL 61776
Phone: 309-314-3840
Email: mgiroux11@yahoo.com

BID INFORMATION

Bid Amount: \$ 5,000
Proof of Funds: Winning bidder must be able to show proof of funds by close of business, Monday, April 24, 2017.
Council Approval: Request to approve final sale will go before City Council on Monday, May 8, 2017.

RETURN BID SHEETS TO:

Bloomington City Clerk's Office
109 E. Olive St.
Bloomington, IL 61701
Attn: Jennifer Toney

Contact Jennifer Toney at jtoney@cityblm.org or 309-434-2342 with questions.



CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: February 27, 2017

SUBJECT: Consideration of approving Ordinance directing the sale of surplus real estate at 206 Darrah in the City of Bloomington.

RECOMMENDATION/MOTION: That Council approve Ordinance directing the sale of surplus real estate at 206 N. Darrah in the City of Bloomington, including to advertise and accept bids for sale of the property, and to authorize the Mayor and City Clerk to execute the Ordinance.

STRATEGIC PLAN LINK: Goal #3 Grow the Local Economy

STRATEGIC PLAN SIGNIFICANCE: Goal #3 - Objective C: Revitalization of older commercial areas.

BACKGROUND: In 2013, the City acquired a residential property at 206 Darrah in lieu of demolition costs. Community Development Block Grant funds in the amount of \$9,690.00 were utilized to demolish dilapidated structures on the property in an effort to alleviate blighted conditions affecting the neighborhood. A recent property appraisal placed the current fair market value of the property at \$5,000. The property is zoned M-2. Staff will advertise the property for sale to the highest bidder with a minimum bid of \$5,000. Given the surrounding manufacturing uses, continued use for a dwelling unit is discouraged and the prospective buyer may need to acquire additional properties to allow development of a typical M-2 use at this location. Sealed bids will be accepted through the City Clerk's office with the final sale requiring Council approval.

The process outlined in the Municipal Code, 65 ILCS 5/11-76-1, will be utilized for this sale. Section 11-76-1, authorizes the City to convey real estate when, in the opinion of the City Council, the real estate is no longer necessary, appropriate, required for the use of, profitable to, or in the best interests of the City. To make a sale under Section 11-76-1, the following must occur: (i) the City Council must pass an ordinance by a three-fourths vote directing the sale; (ii) the City must provide notice and go through a bidding process; (iii) the City Council must finally consider the bids and accepts the high bid or any other bid deemed in the best interests of the City by a three-fourths vote. The City will provide, in accordance with the law, at least 30 days advance published notice prior to opening the bids.

Approval of this Ordinance directing the sale requires a three-fourths vote of the City Council (i.e., 8 votes).

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Not Applicable

FINANCIAL IMPACT: Sale of the property will generate additional program income for the Community Development Block Grant program. The sale will generate enough program income to fund one small-scale housing rehabilitation activity. By returning the property to private ownership, it will generate property tax income to the City General Fund and create an opportunity for commercial development.

COMMUNITY DEVELOPMENT IMPACT: The additional program income will assist Community Development in reaching its 5-year goal of 100 housing activities.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *(Not applicable)*

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- CD 1B – ORDINANCE – 206 Darrah – 022717
- CD 1C – APPRAISAL – 206 Darrah – 022717
- CD 1D – PROPOSED ADVERTISEMENT – 206 Darrah – 022717
- CD 1E - PROPERTY ASSESSMENT SHEET – 206 Darrah - 022717

ORDINANCE 2017 - 15

AN ORDINANCE DIRECTING THE SALE OF SURPLUS REAL ESTATE AT 206 N. DARRAH IN THE CITY OF BLOOMINGTON

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

WHEREAS, the City owns and holds title to a single family residential vacant lot at 206 N. Darrah, Bloomington, Illinois, 61701, which is currently zoned M-2; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-76-1, authorizes the City to convey real estate when, in the opinion of the City Council, the real estate is no long necessary, appropriate, required for the use of, profitable to, or in the best interests of the City; and

WHEREAS, the City Council finds that the property at 206 N. Darrah is no long necessary, appropriate, or required for the use of the City; and

WHEREAS, pursuant to Section 11-76-1, the City Council authorizes a notice of sale be published and that the property be sold in accordance with the law as such is in the best interests of the City.

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

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

SECTION 2. The City Council authorizes City staff to provide the necessary notice of sale and go through the bidding process, as well as take any and all necessary steps, for the sale of the surplus real property located at 206 N. Darrah, Bloomington, Illinois, 61701 (PIN No. 21-05-326-006 and legally described as: FAIRGROUNDS SUB PT 5-23-2E S1/2 LOT 1 & S1/2 LOT 2 BLK 14 & VAC ALLEY LYG W & ADJ PER 12/20086). The property is currently a vacant lot and the City Council desires to put no conditions with respect to future use so long as it complies with the City’s Zoning Code. A minimum bid of \$5,000 shall be required.

SECTION 3. Except as provided herein, the Bloomington City Code, 1960, as amended shall remain in full force and effect.

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 shall be effective immediately after the date of its publication as required by law.

SECTION 7. This ordinance is passed and approved pursuant to the home rule authority granted Article VII, Section 6 of the 1970 Illinois Constitution.

PASSED this 27th day of February, 2017.

APPROVED this 28th day of February, 2017.

CITY OF BLOOMINGTON:

Tari Renner, Mayor

ATTEST:

Cherry L. Lawson, City Clerk

APPRAISAL OF



Single Family Residence

LOCATED AT:

206 N DARRAH
Bloomington, IL 61701

FOR:

CITY OF BLOOMINGTON Community Development
115 E Washington Street
Bloomington, IL 61701

BORROWER:

Community Development

AS OF:

January 10, 2017

BY:

Charles G. Cresci
Certified Real Estate Appraiser

01/12/2017

Tony Brown
CITY OF BLOOMINGTON Community Development
115 E Washington Street
Bloomington, IL 61701

File Number: 206 N DARRAH

Dear Mr. Brown:

In accordance with your request, I have appraised the real property at:

206 N DARRAH
Bloomington, IL 61701

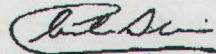
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of January 10, 2017 is:

\$5,000
Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,



Charles G. Cresci
Certified Real Estate Appraiser
CRESCI APPRAISAL SERVICES

LAND APPRAISAL REPORT

206 N DARRAH
File No. 206 N DARRAH

The purpose of this appraisal report is to provide the lender/client with an accurate supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 206 N DARRAH City: Bloomington State: IL Zip: 61701
 Borrower: Community Development Owner of Public Record: CITY OF BLOOMING County: McLean
 Legal Description: FAIRGROUNDS SUB PT 5-23-2E S1/2 LOT 1 & S1/2 LOT 2 BLK 14 & VAC ALLEY LYG W & ADJ PER 12/20086
 Assessor's Parcel #: 21-05-326-006 Tax Year: 2015 R.E. Taxes: Exempt
 Neighborhood Name: West Bloomington Map Reference: 40.479742/-89.01515 Census Tract: 0014.03
 Special Assessments: 0 PUD ☐ Yes ☒ No HOA: \$ 0 ☐ Per Year ☐ Per Month
 Property Rights Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other (describe) _____
 Assignment Type: ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) Market Value
 Lender/Client: CITY OF BLOOMINGTON Community Deve Address: 115 E Washington Street, Bloomington, IL 61701

CONTRACT ANALYSIS

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$: _____ Date of Contract: _____ Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s) _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	☒ Urban	☐ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	40 %
Built-Up	☒ Over 75%	☐ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit	5 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths	43 Low	25	Multi-Family	5 %
Neighborhood Boundaries: The subject neighborhood is bordered to the north by Washington Street, to the east by Main Street, to the south by Six Points Road, to the west by I-55/74.								75 High	115	Commercial	45 %
								60 Pred.	70	Other Vacant	5 %

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	☐	☒	☐	☐	Property Compatibility	☐	☒	☐	☐
Convenience to Shopping	☐	☒	☐	☐	General Appearance of Properties	☐	☒	☐	☐
Convenience to Primary Education	☐	☒	☐	☐	Adequacy of Police/Fire Protection	☐	☒	☐	☐
Convenience to Recreational Facilities	☐	☒	☐	☐	Protection from Detrimental Conditions	☐	☒	☐	☐
Employment Stability	☐	☒	☐	☐	Overall Appeal to Market	☐	☒	☐	☐

Neighborhood Description: The subject is located in an older established mixed use neighborhood on the westside of Bloomington, IL. It is a vacant lot zoned M-2 General Manufacturing District. The area is convenient to schools, recreation, shopping and centers of employment. The subject is in close proximity to active railroad tracks and industrial use properties.

Market Conditions (including support for the above conclusions): Fixed rate and ARM financing is readily available for qualified borrowers. Rates have increased in the last few weeks. But rates remain very affordable. The area employment remains above average. Local market conditions are considered average. Typical marketing times are under 120 days. Neighborhood appeal is average. Typical sales do involve seller paid concessions. Supply and demand of similar lots appear to be in balance.

SITE DESCRIPTION

Dimensions: 50 x 126 Area: 6300 ☐ Acres ☒ Sq.Ft. Shape: Rectangular View: Indust;Comm;Res;
 Zoning Classification: M-2 Zoning Description: General Manufacturing District.
 Zoning Compliance: ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe) _____
 Uses permitted under current zoning regulations: General Manufacturing District or Residential
 Highest & Best Use: Single Family Residential
 Describe any improvements: Vacant lot with access to all city utilities.
 Do present improvements conform to zoning? ☐ Yes ☐ No ☒ No improvements If No, explain: _____

Present use of subject site: Vacant lot Current or proposed ground rent? ☐ Yes ☒ No If Yes, \$ _____
 Topography: Generally Level Size: Typical Drainage: Appears Adequate
 Corner Lot: ☐ Yes ☒ No Underground Utilities: ☒ Yes ☐ No Fenced: ☐ Yes ☒ No If Yes, type: _____
 Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone: X FEMA Map #: 17113C0482 E FEMA Map Date: 07/16/2008

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	☒	☐	Ameren	Street Surface	Concrete	☒	☐
Gas	☒	☐	NI Gas	Street Type/Influence	Two Lane		
Water	☒	☐	City of Bloomington	Curb/Gutter	Concrete	☒	☐
Sanitary Sewer	☒	☐	City of Bloomington	Sidewalk	None	☐	☐
Other	☐	☐		Street Lights	Yes	☒	☐
Other	☐	☐		Alley	None	☐	☐

Are the utilities and off-site improvements typical for the market? ☒ Yes ☐ No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe: _____
There are no apparent adverse easements, encroachments or special assessments. The subject is located across the street from a general manufacturing use properties. The subject is vacant. All utilities are on and appear to be working properly.

Site Comments: The subject is zoned M-2 General Manufacturing District. However, the lot size will more likely accomodate a single family residence or duplex. It is not large enough to support a manufacturing use property.

LAND APPRAISAL REPORT

206 N DARRAH
File No. 206 N DARRAH

There are 7 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 9,000 to \$ 49,900	
There are 7 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 5,000 to \$ 60,000	
COMPARABLE SALES	
FEATURE	SUBJECT
Address 206 N DARRAH	1310 W Elm St
City/Zip Bloomington, IL 61701	Bloomington, IL 61701
Proximity to Subject	0.64 miles SE
Data Source(s) BN/MLS	BN/MLS #2160420
Verification Source(s) Public Record	PCL #21-08-208-016
Sale Price \$	\$ 5,000
Price/ \$ 0.00	\$ 97.28
Date of Sale (MO/DA/YR)	05/11/2016
Days on Market	DOM 94
Financing Type	Conventional
Concessions	None
Location N;Urban;	N;Urban;
Property Rights Appraised Fee Simple	Fee Simple
Site Size 50 x 126	51.4 x 117.5
View Indust;Comm;Res;	Res;
Topography Gen Level	Gen Level
Available Utilities All City Utils	All City Utils
Street Frontage 50'	51'
Street Type Two Lane	Two Lane
Water Influence None	None
Fencing None	None
Improvements None	None
Net Adjustment (Total, in \$)	\$ 0
Adjusted sales price of the Comparable Sales (in \$)	\$ 5,000
The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.	
The appraiser's research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.	
Data Sources: Public Record & BN/MLS	
The appraiser's research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.	
Data Sources: Public Record & BN/MLS	
The appraiser's research ☐ did ☒ did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.	
Data Sources: Public Record & BN/MLS	
Listing/Transfer History	Transfer/Sale (ONLY) of the Subject in past 36 months:
(if more than two, use comments section or an addendum.)	
Subject Property Is Currently Listed For Sale? ☐ Yes ☐ No	Data Source:
Current Listing History	List Date
	List Price
	Days on Market
	Data Source
Subject Property has been listed within the last 12 Months? ☒ Yes ☐ No	Data Source:
12 Month Listing History	List Date
	List Price
	Days on Market
	Data Source
Comments on Prior Sales/Transfers and Current and Prior Listings: The subject property has not sold in the past 36 months. All previous sales of the comparable properties have been reported. All sales appear to reflect arms length transactions for the period which the sale occurred.	
Summary of the Sales Comparison Approach: All comparables are found in close proximity to the subject property. Comparable #3 is an older sale. However, its sale price still reflects today's market, so no time adjustment is necessary. After adjustments are made the comparables provide a good basis for an estimate of value. Most weight is applied to Comparable #1.	
Reconciliation Comments: The greatest weight is applied to the Sales Comparison Approach. It provides the best indication to market value. The Cost Approach is not developed in a Land Appraisal. The Income Approach was not developed due to the lack of market data.	
This appraisal is made ☒ "as is", or ☐ subject to the following conditions or inspections: The appraisal is made with the subject in "as is" condition. There is no personal property included in the final estimate of value.	
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:	
Opinion of Market Value: \$ 5,000	as of: 01/10/2017
which is the date of inspection and the effective date of this appraisal.	

LAND APPRAISAL REPORT

206 N DARRAH
File No. 206 N DARRAH

PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s): ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project: _____
Total number of phases: _____ Total number of units: _____ Total number of units sold: _____
Total number of units rented: _____ Total number of units for sale: _____ Data source(s): _____
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion: _____
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source: _____
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions and certifications. The appraiser must, at a minimum; (1) perform a complete visual inspection of the subject site and any limited improvements, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions and conclusions in this appraisal report.

INTENDED USE: The intended use of the appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this report is the lender/client identified within the appraisal report.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

* Adjustments to the comparables must be made for special or creative concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect the subject property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the subject property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties express or implied. The appraiser will not be responsible for any such conditions that do exist or for the engineering or testing that might be required to discover whether such condition exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal must not be considered as an environmental assessment of the property.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible result and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into reported sales.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

206 N DARRAH
File No. 206 N DARRAH

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

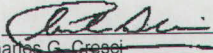
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature 
 Name Charles G. Cresci
 Company Name Cresci Appraisal Services, Inc.
 Company Address 221 E Front St Suite 2
Bloomington, IL 61701
 Telephone Number 309-275-5561
 Email Address ccresci@aol.com
 Date of Signature and Report 01/12/2017
 Effective Date of Appraisal 01/10/2017
 State Certification # 556.001188
 or State License # _____
 or Other (describe) _____ State # _____
 State IL
 Expiration Date of Certification or License 09/30/2017

ADDRESS OF PROPERTY APPRAISED

206 N DARRAH
Bloomington, IL 61701
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 5,000
 LENDER/CLIENT
 Name Tony Brown
 Company Name CITY OF BLOOMINGTON Community Developme
 Company Address 115 E Washington Street
Bloomington, IL 61701
 Email Address tbrown@cityblm.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

AERIAL MAP

Borrower: Community Development

File No.: 206 N DARRAH

Property Address: 206 N DARRAH

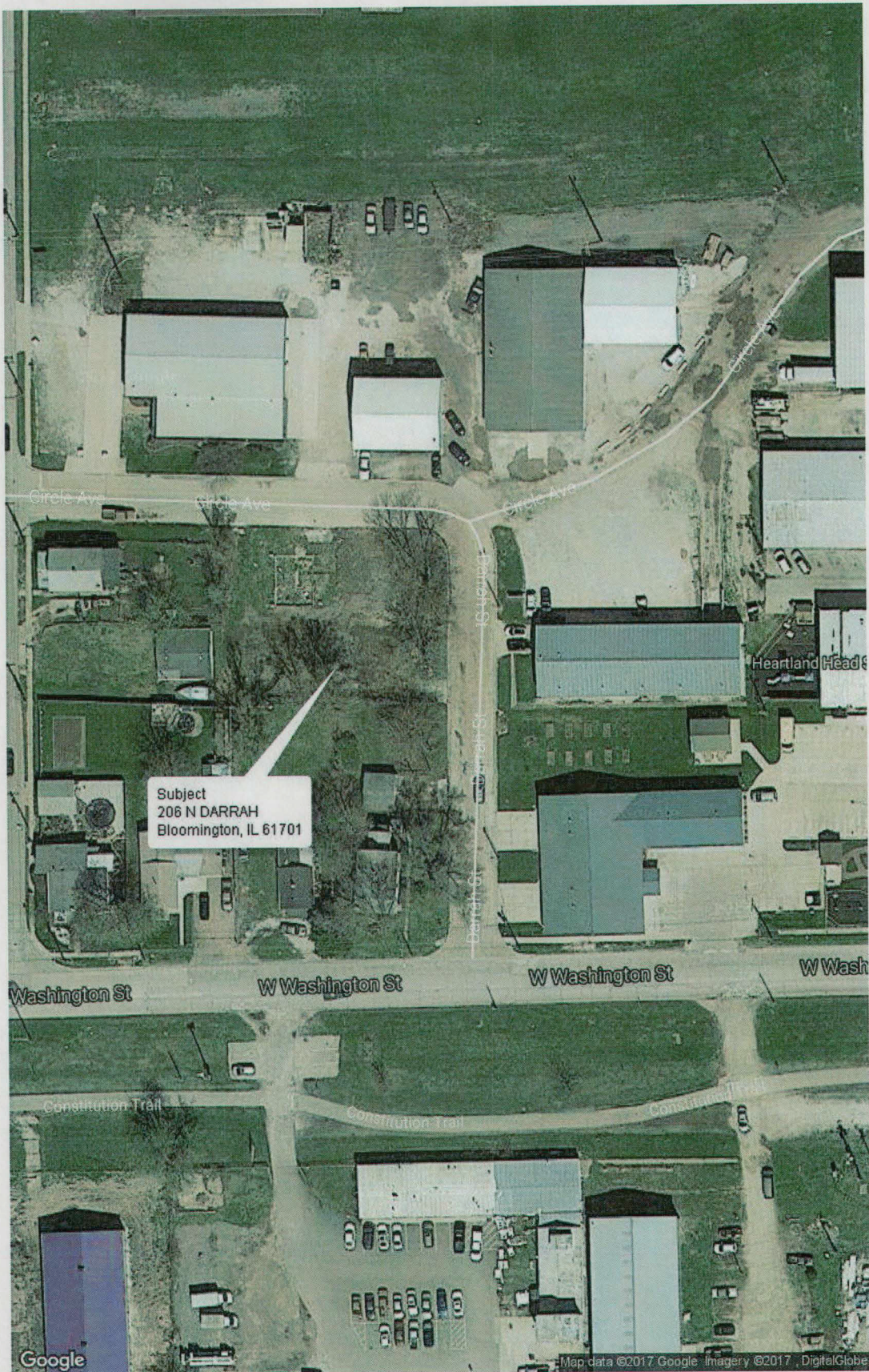
Case No.: 206 N DARRAH

City: Bloomington

State: IL

Zip: 61701

Lender: CITY OF BLOOMINGTON Community Development



LOCATION MAP

Borrower: Community Development

File No.: 206 N DARRAH

Property Address: 206 N DARRAH

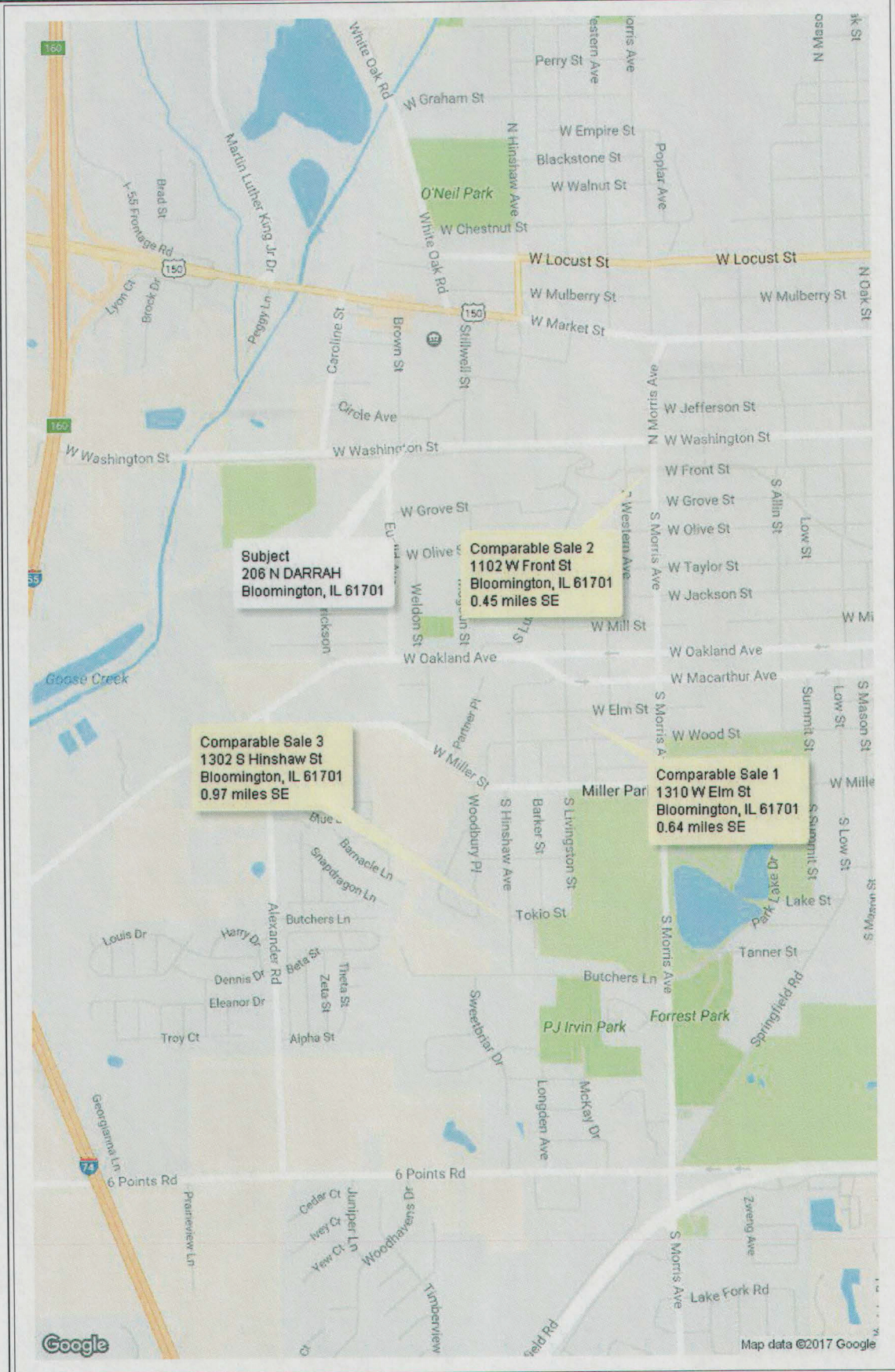
Case No.: 206 N DARRAH

City: Bloomington

State: IL

Zip: 61701

Lender: CITY OF BLOOMINGTON Community Development



SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Community Development	File No.: 206 N DARRAH
Property Address: 206 N DARRAH	Case No.: 206 N DARRAH
City: Bloomington	State: IL
Lender: CITY OF BLOOMINGTON Community Development	Zip: 61701

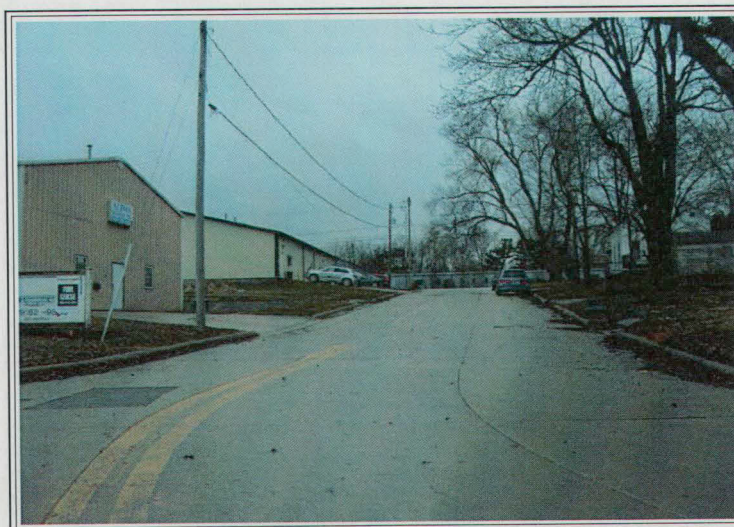


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 10, 2017
Appraised Value: \$ 5,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Community Development	File No.: 206 N DARRAH
Property Address: 206 N DARRAH	Case No.: 206 N DARRAH
City: Bloomington	State: IL
Lender: CITY OF BLOOMINGTON Community Development	Zip: 61701



COMPARABLE SALE #1

1310 W Elm St
Bloomington, IL 61701
Sale Date: 05/11/2016
Sale Price: \$ 5,000



COMPARABLE SALE #2

1102 W Front St
Bloomington, IL 61701
Sale Date: 03/23/2016
Sale Price: \$ 5,000



COMPARABLE SALE #3

1302 S Hinshaw St
Bloomington, IL 61701
Sale Date: 01/07/2015
Sale Price: \$ 10,000

Borrower: Community Development	File No.: 206 N DARRAH
Property Address: 206 N DARRAH	Case No.: 206 N DARRAH
City: Bloomington	State: IL Zip: 61701
Lender: CITY OF BLOOMINGTON Community Development	



***** INVOICE *****

File Number: 206 N DARRAH

Tony Brown
CITY OF BLOOMINGTON Community Development
115 E Washington Street
Bloomington, IL 61701

Borrower : Community Development

Invoice # : 206 N DARRAH
Order Date : 01/04/2017
Reference/Case # : 206 N DARRAH
PO Number : 206 N DARRAH

LAND 2015 Appraisal

206 N DARRAH
Bloomington, IL 61701

LAND 2015 Appraisal	\$	250.00
	\$	-----
Invoice Total	\$	250.00
State Sales Tax @	\$	0.00
Deposit	(\$	)
Deposit	(\$	)

Amount Due	\$	250.00

Terms: Please note new address

Please Make Check Payable To:

CRESCI APPRAISAL SERVICES
221 E Front St Suite 2
Bloomington, IL 61701

Fed. I.D. #: 30-0008576

Vacant lot offered for sale by the City of Bloomington.

206 Darrah, Bloomington

Zoned: M-2; Recent Appraisal / Minimum Bid of \$5,000

Property is sold AS IS.

All sealed bids are due to the City Clerk's Office, 109 E. Olive Street by (Date TBD). Bid opening at City Clerk's Office at (Date TBD). Please include Buyer's Name, Address, Phone Number, Bid Amount and Proof of Funds. Sale to the highest bidder, pending City Council approval.

Contact Jennifer Toney @ 434-2342 or jtoney@cityblm.org for more information.

Assessment Data

[Ownership History](#)
 [Assessment History](#)
 [Permit History](#)
 [Property Characteristics](#)
[Picture](#)
[New Search](#)
[Home](#)

ID: **44 21-05-326-006**
 Name: **CITY OF BLOOMINGTON**
 Address 1:
 Address 2: **P O BOX 3157**
 City, St., Zip: **BLOOMINGTON , IL , 61702**

Prop. Address	206 DARRAH		
Sale Date	4/21/2008	Adjustment	0
Sale Price	15000	Adj. Sales Price	15000
Updated	11/18/2013 2	Adj. Ratio	95.96
Use Code	0000	Flag	1
School Dis	087	Financing	1
Tax Code	4001	Sale Use	3
Current Tax Rate	0.0838037	Document	08/11049
Current EAV	0	Deed	13/27958
NH	38	Previous SD	12/15/1994
Assmt Year	2016 S/A	Previous SP	28500
Land	0	Previous Ratio	19.69
Farmland	0	Homestead	0
Building	0	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	0	HIE	N/A 0
Permit Date	3/19/2015	Permit Number	119120
Permit Amount	8825	Permit For	DEMO SINGLE FAMILY HOME FOR COMMUNITY DEVELOPMENT
Comment	11/18/13-QC-Deed		
Reason for change	BOARD OF REVIEW		
Legal	FAIRGROUNDS SUBN PT 5-23-2E S1/2 LOTS 1 & 2 BLK 14 & VAC ALLEY LYG W & ADJ PER 12/20086		

Reports

206 Darrah Overhead Map





CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of approval of a Continuum of Care Shelter Plus Care Grant Agreement (Project IL0288L5T1609) submission to HUD.

RECOMMENDATION/MOTION: That Council approve submission of the Continuum of Care Shelter Plus Care Grant Agreement (Project IL0288L5T1609) to HUD, and authorize the Mayor and City Clerk to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 5: Great Place to Live – Livable, Sustainable City: City having the capacity to cost effectively serve new developments and residents.

STRATEGIC PLAN SIGNIFICANCE: Objective B: City decisions consistent with plans and policies.

BACKGROUND: The Shelter Plus Care Grant is one of four US Department of Housing and Urban Development Supportive Housing Program (SHP) grants the City has been awarded for 2017. The City has partnered on this project with both Mid Central Community and Bloomington Housing Authority for nearly a decade to provide rental assistance at five units at Mayor's Manor, a permanent supportive housing facility that offers supportive services to help residents maintain housing, economic independence and stability. The majority of units at Mayor's Manor require residents to meet HUD's definitions for both homeless and disabled and meet income guidelines.

The City of Bloomington's Comprehensive Plan 2035 addresses the need to reduce homelessness through prevention programs in Goal CWB-1 with CWB-1.1b specifically addressing the need make funds available to prevent homelessness. The funds provided through this project reduce the likelihood that the residents in these units will return to homelessness.

Goal CWB-1: End chronic homelessness and reduce the severity of situational homelessness.

Goal CWB-1.1b: Continue to increase focus on prevention of homeless by making funds available that would alleviate the need for emergency shelter for families and individuals with income <80% of AMI.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:

Mid Central Community Action
Bloomington Housing Authority
PATH

FINANCIAL IMPACT: Failure to submit the agreement would result in a loss of \$23,193 in federal funding and reduce the number of permanent supportive units available in the City.

COMMUNITY DEVELOPMENT IMPACT:
FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY
CONSTRUCTION: *(If applicable)*

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Grant Agreement



Tax ID No.: 37-6001563
CoC Program Grant Number: IL0288L5T121609
Effective Date: 4/11/2017
DUNS No.: 060864170

CONTINUUM OF CARE PROGRAM GRANT AGREEMENT

This Grant Agreement (“this Agreement”) is made by and between the United States Department of Housing and Urban Development (“HUD”) and City of Bloomington (the “Recipient”).

This Agreement is governed by title IV of the McKinney-Vento Homeless Assistance Act 42 U.S.C. 11301 et seq. (the “Act”) and the Continuum of Care Program rule (the “Rule”).

The terms “Grant “ or “Grant Funds” represents the funds that are provided under this Agreement. The term “Application” means the application submissions on the basis of which the Grant was approved by HUD, including the certifications, assurances, and any information or documentation required to meet any grant award condition. All other terms shall have the meanings given in the Rule.

The Application is incorporated herein as part of this Agreement, except that only those project listed, and only in the amount listed on the Scope of Work exhibit, are funded by this Agreement. In the event of any conflict between any application provision and any provision contained in this Agreement, this Agreement shall control.

Exhibit 1, the FY2016 Scope of Work, is attached hereto and made a part hereof. If in the future appropriations are made available for Continuum of Care grants; if the Recipient applies under a Notice of Funds Availability published by HUD; and, if pursuant to the selection criteria in the Notice of Funds Availability, HUD selects Recipient and one or more projects listed on Exhibit 1 for renewal, then additional Scope of Work exhibits may be attached to this Agreement. Those additional exhibits, when attached, will also become a part hereof.

The effective date of the Agreement shall be the date of execution by HUD and it is the date the usage of funds under this Agreement may begin. Each project will have a performance period that will be listed on the Scope of Work exhibit(s) to this Agreement. For renewal projects, the period of performance shall begin at the end of the Recipient’s final operating year for the project being renewed and eligible costs incurred for a project between the end of the Recipient’s final operating year under the grant being renewed and the execution of this Agreement may be paid with funds from the first operating year of this Agreement. For each new project funded under this Agreement, the Recipient and HUD will set an operating start date in eLOCCS, which will be used to track expenditures, to establish the project performance period and to determine when a project is eligible for renewal. The Recipient hereby authorizes HUD to insert the project performance period for new projects into the exhibit without the Recipient’s signature, after the operating start date is established in eLOCCS.

This Agreement shall remain in effect until termination either: 1) by agreement of the parties; 2) by HUD alone, acting under the authority of 24 CFR 578.107; 3) upon expiration of the final performance period for all projects funded under this Agreement; or 4) upon the expiration of the period of availability of funds for all projects funded under this Agreement.

Recipient agrees:

1. To ensure the operation of the project(s) listed on the Scope of Work in accordance with the provisions of the Act and all requirements of the Rule;
2. To monitor and report the progress of the project(s) to the Continuum of Care and HUD;
3. To ensure, to the maximum extent practicable, that individuals and families experiencing homelessness are involved, through employment, provision of volunteer services, or otherwise, in constructing, rehabilitating, maintaining, and operating facilities for the project and in providing supportive services for the project;
4. To require certification from all subrecipients that:
 - a. Subrecipients will maintain the confidentiality of records pertaining to any individual or family that was provided family violence prevention or treatment services through the project;
 - b. The address or location of any family violence project assisted with grant funds will not be made public, except with written authorization of the person responsible for the operation of such project;
 - c. Subrecipients will establish policies and practices that are consistent with, and do not restrict, the exercise of rights provided by subtitle B of title VII of the Act and other laws relating to the provision of educational and related services to individuals and families experiencing homelessness;
 - d. In the case of projects that provide housing or services to families, subrecipients will designate a staff person to be responsible for ensuring that children being served in the program are enrolled in school and connected to appropriate services in the community, including early childhood programs such as Head Start, part C of the Individuals with Disabilities Education Act, and programs authorized under subtitle B of title VII of the Act;
 - e. The subrecipient, its officers, and employees are not debarred or suspended from doing business with the Federal Government; and
 - f. Subrecipients will provide information, such as data and reports, as required by HUD;
5. To establish such fiscal control and accounting procedures as may be necessary to assure the proper disbursement of, and accounting for grant funds in order to ensure that all financial transactions are conducted, and records maintained in accordance with generally accepted accounting principles, if the Recipient is a Unified Funding Agency;
6. To monitor subrecipient match and report on match to HUD;
7. To take the educational needs of children into account when families are placed in housing and will, to the maximum extent practicable, place families with children as close as possible to their school of origin so as not to disrupt such children's education;
8. To monitor subrecipients at least annually;
9. To use the centralized or coordinated assessment system established by the Continuum of Care as required by the Rule. A victim service provider may choose not to use the Continuum of Care's centralized or coordinated assessment system, provided that victim service providers in the area use a centralized or coordinated assessment system that meets HUD's minimum requirements ;

10. To follow the written standards, developed by the Continuum of Care, for providing Continuum of Care assistance, including those required by the Rule;
11. Enter into subrecipient agreements requiring subrecipients to operate the project(s) in accordance with the provisions of this Act and all requirements of the Rule; and
12. To comply with such other terms and conditions as HUD may have established in the applicable Notice of Funds Availability.

HUD notifications to the Recipient shall be to the address of the Recipient as stated in the Application, unless HUD is otherwise advised in writing. Recipient notifications to HUD shall be to the HUD Field Office responsible for executing the Agreement. No right, benefit, or advantage of the Recipient hereunder may be assigned without prior written approval of HUD.

The Agreement constitutes the entire agreement between the parties hereto, and may be amended only in writing executed by HUD and the Recipient.

By signing below, Recipients that are states and units of local government certify that they are following a current HUD approved CHAS (Consolidated Plan).

This agreement is hereby executed on behalf of the parties as follows:

**UNITED STATES OF AMERICA,
Secretary of Housing and Urban Development**

By:

Ray E. Willis

(Signature)

Ray E. Willis, Director

(Typed Name and Title)

April 11, 2017

(Date)

RECIPIENT

City of Bloomington

(Name of Organization)

By:

(Signature of Authorized Official)

(Typed Name and Title of Authorized Official)

(Date)

Tax ID No.: 37-6001563
CoC Program Grant Number: IL0288L5T121609
Effective Date: 4/11/2017
DUNS No.: 060864170

EXHIBIT 1
SCOPE OF WORK for FY2016 COMPETITION

1. The projects listed on this Scope of Work are governed by the Continuum of Care Program Interim Rule attached hereto and made a part hereof as Exhibit 1a. Upon publication for effect of a Final Rule for the Continuum of Care program, the Final Rule will govern this Agreement instead of the Interim Rule. The projects listed on this Exhibit at 4., below, is also subject to the terms of the Notice of Funds Availability for the fiscal year listed above.
2. The Continuum that designated the Recipient to apply for grant funds has not been designated a high performing community by HUD for the applicable fiscal year.
3. The Recipient is not the only Recipient for the Continuum of Care. HUD's total funding obligation for this grant is \$ 23193, allocated between budget line items, as indicated in 4., below. In accordance with the Rule, the Recipient is prohibited from moving more than 10% from one budget line item in a project's approved budget to another without a written amendment to this Agreement.
4. Subject to the terms of this Agreement, HUD agrees to provide the Grant funds, in the amount specified for the project application listed, to be used during the performance period established below. However, no funds for new projects may be drawn down by Recipient until HUD has approved site control pursuant to the Rule and no funds for renewal projects may be drawn down by Recipient before the end date of the project's final operating year under the grant that has been renewed.

Project No.	Performance Period	Total Amount
IL0288L5T121609	10-01-2017 - 09-30-2018	\$ 23193

Allocated between budget line items as follows:

a. Continuum of Care planning activities	\$
b. UFA costs	\$ 0
c. Acquisition	\$ 0
d. Rehabilitation	\$ 0
e. New construction	\$ 0
f. Leasing	\$ 0
g. Rental assistance (of which \$ 0 is for short-term and medium-term rental assistance for persons at risk of homelessness)	\$ 22320
h. Supportive services	\$ 0
i. Operating costs	\$ 0
j. Homeless Management Information System	\$ 0

- | | |
|--|--------|
| k. Administrative costs | \$ 873 |
| l. Relocation Costs | \$ 0 |
| m. Housing relocation and stabilization services | \$ 0 |
5. If grant funds will be used for payment of indirect costs, pursuant to 2 CFR 200, Subpart E - Cost Principles, the Recipient is authorized to insert the Recipient's federally recognized indirect cost rates (including if the de minimis rate is charged per 2 CFR §200.414) on the attached Federally Recognized Indirect Cost Rates Schedule, which Schedule shall be incorporated herein and made a part of the Agreement. No indirect costs may be charged to the grant by the Recipient if their federally recognized cost rate is not listed on the Schedule. Do not include indirect cost rates for Subrecipients; however, Subrecipients may not charge indirect costs to the grant if they do not also have a federally recognized indirect cost rate.
6. The following project has been awarded project-based rental assistance for a term of fifteen (15) years. Funding is provided under this Scope of Work for the performance period stated in paragraph 4. Additional funding is subject to the availability of annual appropriations.
7. Program income earned during the grant term shall be retained by the recipient and used for eligible activities. Program income may also be counted as match.

Tax ID No.: 37-6001563
CoC Program Grant Number: IL0288L5T121609
Effective Date: 4/11/2017
DUNS No.: 060864170

FEDERALLY RECOGNIZED INDIRECT COST RATE SCHEDULE

<u>Grant No.</u>	<u>Recipient Name</u>	<u>Indirect cost rate</u>	<u>Cost Base</u>
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This agreement is hereby executed on behalf of the parties as follows:

**UNITED STATES OF AMERICA,
Secretary of Housing and Urban Development**

By:

Ray E. Willis

(Signature)

Ray E. Willis, Director

(Typed Name and Title)

April 11, 2017

(Date)

RECIPIENT

City of Bloomington

(Name of Organization)

By:

(Signature of Authorized Official)

(Typed Name and Title of Authorized Official)

(Date)



CONSENT AGENDA ITEM NO. 7G

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Analysis of Bids and the Approval of the FY2018 Emergency Utility Repair Contract with George Gilner, Inc. for City Bid No. 2018-03 in the amount of \$356,180.

RECOMMENDATION/MOTION:

That the unit prices and Contract with George Gildner, Inc. for the FY2018 Emergency Utility Repair, Bid #2018-03 in the amount of \$356,180.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This contract includes sanitary sewer, storm sewer, force main, pump station, water main, and other City utility repairs that are emergencies. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Emergency Utility Repair was \$350,000.00 and the contract was awarded for \$350,000.00. The budget for the FY2018 Emergency Utility Repair contract is \$356,180.00.

Bids for the FY2018 Emergency Utility Repair contract were received until 1:30 p.m. Monday, April 24, 2017, in the office of the City Clerk. Three bids were received and opened in the City Council Chambers. A bid tabulation is attached. Since the project involves maintenance of City utilities throughout the current fiscal year and all maintenance locations are not currently known, a contract for the entire budget amount will be awarded.

	<u>(Bid)</u>
George Gildner, Inc.	\$ 283,100.00 Low Bid
Stark Excavating, Inc.	\$ 313,250.00
Hoerr Construction, Inc.	\$ 308,514.50

	<u>(Budget)</u>
Storm Water	\$ 106,180.00
Sanitary Sewer	\$ 200,000.00
Water	<u>\$ 50,000.00</u>
Total Budget	\$ 356,180.00

Note the bid documents provide work to be paid on a time and material basis and further allows the City to set the locations and schedules. Accordingly, City staff intends to utilize the entire budgeted amount to have the maximum amount of work performed.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on April 10, and a pre-bid meeting was held at 1:30 PM on April 18, 2017, in the Public Works Department Auxiliary Conference Room.

FINANCIAL IMPACT: Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed Other Funds Budget". The page numbers follow the specific accounts and dollar amounts:

Storm Water-Repair Maint. Infrastructure (53103100-70550)	\$106,180 page 135
Sanitary Sewer-Repair Maint. Infrastructure (51101100-70550)	\$200,000 page 126
Water Trans. & Dist.- Repair Maint. Infrastructure (50100120-70550)	\$50,000 page 112
Total Contract Award: \$356,180	

COMMUNITY DEVELOPMENT IMPACT: N/A

[Link to Comprehensive Plan/Downtown Plan Goals:](#)

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Wardney F. Snarr, PE, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- PW 2B BID TABULATION FY2018 Emergency Utility Repair
- PW 2C CONTRACT FY2018 Emergency Utility Repair
- PW 2D PROJECT SUMMARY(16-17) FY2018 Emergency Utility Repair

CITY OF BLOOMINGTON
FY2018 EMERGENCY UTILITY REPAIR
 PROJECT NO. CITY # 50-18-53005-18-01
 CITY BID NO. 2018-03

Bid Opening Date: 4/24/2017
 Bid Opening Time: 1:30 PM
 PREPARED BY: Ward Snarr

Attended By: Andrew Coffey
 Jeff Raines
 Ward Snarr

2018 Budget

LOW BID

BID TABULATION		\$356,180.00		ENGINEERS ESTIMATE		George Gildner, Inc.		Stark Excavating, Inc.		Hoerr Construction, Inc.	
		UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
LABOR / ITEM											
CEMENT MASON		HR	450	\$75.00	\$33,750.00	\$30.00	\$13,500.00	\$75.00	\$33,750.00	\$0.01	\$4.50
LABORER		HR	1750	\$75.00	\$131,250.00	\$72.00	\$126,000.00	\$76.00	\$133,000.00	\$88.80	\$155,400.00
OPERATING ENGINEER		HR	1250	\$85.00	\$106,250.00	\$76.00	\$95,000.00	\$74.00	\$92,500.00	\$89.80	\$112,250.00
PLUMBER		HR	450	\$85.00	\$38,250.00	\$78.00	\$35,100.00	\$60.00	\$27,000.00	\$85.80	\$38,610.00
TRUCK DRIVER		HR	450	\$65.00	\$29,250.00	\$30.00	\$13,500.00	\$60.00	\$27,000.00	\$5.00	\$2,250.00
TOTALS					\$338,750.00		\$283,100.00		\$313,250.00		\$308,514.50

AGREEMENT

THIS AGREEMENT, Made and entered into this **8th day of May, 2017**, by and between, **George Gildner, Inc.**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **April 10, 2017**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY2018 EMERGENCY UTILITY REPAIR** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **Monday, April 24, 2017** submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said **FY2018 EMERGENCY UTILITY REPAIR** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for **FY2018 EMERGENCY UTILITY REPAIR** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$356,180.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of

said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

City Clerk

CITY OF BLOOMINGTON

By: _____
City Manager

WITNESS:

CONTRACTOR (Seal)

FY2016 Emergency Utility Repairs Projects

1. 24" Watermain Leak Veterans & Landmark (Motel 6)
2. Arrowhead & Glenwood Sewer Repair
3. Northway Culvert Repair
4. Hershey Ave. & G.E. Road
5. Northway Culvert Repair
6. GE Road & Hershey Road Repair
7. GE Road & Hershey Road Repair
8. Main St. & Empire St. Sewer Repairs (Inv. #7012)
9. Eldorado Sewer Repair (Inv. #7021)
10. Main St. & Empire St. Sewer Repairs (Inv. #7015)
11. Redwood Ave. Sewer Repairs (Inv. #7022)
12. Main St. & Empire St. Sewer Repairs (Inv. #7028)
13. Bodine - Oil cleanup - Subcontractor work (Inv. #7038)

FY2017 Emergency Utility Repairs Projects

1. 100 W. Oakland Sewer Repair
2. 1002 E. Grove Sewer Repair
3. 1004 E. Grove Sewer Repair
4. 1005 E. Grove Sewer Repair
5. 1009 E. Grove Sewer Repair
6. 1012 E. Grove Sewer Repair
7. 1013 E. Grove Sewer Repair
8. 1017 E. Grove Sewer Repair
9. 1110 E Grove Sewer Repair
10. 20" Leak at COB Water Dept.
11. 906 Macarthur Sewer Repair
12. Center St. & Stewart St Sewer Repair
13. Clinton & Grove Sewer Repair
14. E Grove & McClun Sewer Repair
15. Fort Jesse Pump Station Sewer Repair
16. Fox Hollow Basin Repair
17. Gridley & E. Grove Sewer Repair
18. Keybridge Sewer Repair
19. Locust St. & Mclean St. Sewer Repair
20. Macarthur & Roosevelt Sewer Repair
21. Meadows & Oakland Sewer Repair
22. Parkview Repairs
23. Ryan Street Fence Repair
24. Streid Drive Drainage
25. W. Taylor Sewer Repair
26. Woodrig Rd pipe



CONSENT AGENDA ITEM NO. 7H

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Analysis of Bids and the Approval of the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair Contract with Bodine Electric of Decatur for City Bid No. 2018-04 in the amount of \$120,000.

RECOMMENDATION/MOTION:

That the unit prices and Contract with Bodine Electric of Decatur for the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair Contract, City Bid No. 2018-04 in the amount of \$120,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This contract includes traffic signal mast arm, controller and other signal equipment repairs or replacements that are not and other work on City electric and traffic signal facilities. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Traffic Signal Maintenance & Emergency Traffic Signal Repair was \$206,000.00 and the contract was awarded for \$150,000.00 and equipment purchases to replace various traffic signal equipment utilized the remaining \$56,000.00 of the budgeted amount. The budget for the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair contract is \$120,000.00. Equipment purchases to replace various traffic signal equipment will be utilized for the remaining \$60,000.00 of the total budgeted amount.

Bids for the FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair contract were received until 1:30 p.m. Monday, April 24, 2017, in the office of the City Clerk. Two bids were received and opened in the City Council Chambers. A bid tabulation is attached. Since the project involves maintenance of City utilities throughout the current fiscal year and all maintenance locations are not currently known, a contract for the entire budget amount will be awarded.

(Bid)	
Bodine Electric of Decatur	\$ 88,509.50 Low Bid
Champaign Signal and Lighting	\$ 94,009.00

	<u>(Budget)</u>
Traffic Signal Repair	\$ 180,000.00

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on April 10, and a pre-bid meeting was held at 1:30 PM on April 18, 2017, in the Public Works Department Auxiliary Conference Room.

FINANCIAL IMPACT: The total budget for FY 2018 is \$180,000 under the Engineering-Contracted Traffic Signal Repair account (10016210-70662). The contract for Bodine will be for \$120,000 and the remaining \$60,000 will be transferred to Engineering – Electrical Maintenance/Repair supplies account (10016210-71078). Stakeholders can locate this in the Proposed FY 2018 Budget Book titled “Proposed General Fund Budget” on page 331.

Note the bid documents provide work to be paid on a time and material basis and further allows the City to set the locations and schedules. Accordingly, City staff intends to utilize the entire budgeted amount to have the maximum amount of work performed.

COMMUNITY DEVELOPMENT IMPACT: Not applicable

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Wardney F. Snarr, PE, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- PW 3B BID TABULATION FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair
- PW 3C CONTRACT FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair
- PW 3D PROJECT SUMMARY(17) FY2018 Traffic Signal Maintenance & Emergency Traffic Signal Repair

CITY OF BLOOMINGTON

FY2018 TRAFFIC SIGNAL MAINTENANCE & EMERGENCY TRAFFIC SIGNAL REPAIR

PROJECT NO. CITY # 50-17-53005-18-00

CITY BID NO. 2018-04

2018 Budget

Bid Opening Date: 4/24/2017

Attended By:

Andrew Coffey

Bid Opening Time: 1:30 PM

Jeff Raines

PREPARED BY: Ward Snarr

Ward Snarr

LOW BID

LABOR / ITEM		\$120,000.00		ENGINEERS ESTIMATE		Bodine Electric of Decatur		Champaign Signal & Lighting	
		UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
ELECTRICIAN		HR	750	\$98.00	\$73,500.00	\$90.00	\$67,500.00	\$96.00	\$72,000.00
LABORER		HR	275	\$65.00	\$17,875.00	\$0.01	\$2.75	\$0.01	\$2.75
OPERATING ENGINEER		HR	225	\$75.00	\$16,875.00	\$0.01	\$2.25	\$0.01	\$2.25
TRUCK DRIVER		HR	225	\$45.00	\$10,125.00	\$0.01	\$2.25	\$0.01	\$2.25
ELECTRICIAN - EMERGENCY		HR	200	\$102.00	\$20,400.00	\$105.00	\$21,000.00	\$110.00	\$22,000.00
LABORER - EMERGENCY		HR	75	\$67.00	\$5,025.00	\$0.01	\$0.75	\$0.01	\$0.75
OPERATING ENGINEER - EMERGENCY		HR	50	\$77.00	\$3,850.00	\$0.01	\$0.50	\$0.01	\$0.50
TRUCK DRIVER - EMERGENCY		HR	50	\$45.00	\$2,250.00	\$0.01	\$0.50	\$0.01	\$0.50
TOTALS					\$149,900.00			\$88,509.00	
								\$94,009.00	

AGREEMENT

THIS AGREEMENT, Made and entered into this **8TH day of May, 2017**, by and between, **Bodine Electric of Decator**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **April 10, 2017**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY2018 TRAFFIC SIGNAL MAINTENANCE & TRAFFIC SIGNAL REPAIR** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **Monday, April 24, 2017** submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said of **FY2018 TRAFFIC SIGNAL MAINTENANCE & TRAFFIC SIGNAL REPAIR** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for of **FY2018 TRAFFIC SIGNAL MAINTENANCE & TRAFFIC SIGNAL REPAIR** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$120,000.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

City Clerk

CITY OF BLOOMINGTON

By: _____
City Manager

WITNESS:

CONTRACTOR (Seal)

FY2017 Traffic Signal Maintenance & Emergency Repair Projects

1. Remove old base and Install new base
2. FO Cable for Traffic Signal Interconnection @ College/Veterens-Hershey
3. Remove & Replace Foundation and Island Concrete @ Commerce & Veterans
4. LaGondola Service Redo @ Towanda & Vernon



CONSENT AGENDA ITEM NO. 7I

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Analysis of Bids and the Approval of the FY2018 Grading and Seeding Contract with George Gildner, Inc. for City Bid No. 2018-05 in the amount of \$129,522.50.

RECOMMENDATION/MOTION:

That the unit prices and Contract with George Gildner, Inc. for the FY 2018 Grading and Seeding, Bid #2018-05 in the amount of \$129,522.50 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This contract includes grading, shaping, seeding, fertilizer application, erosion control installation and other related work on City owned properties. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Grading and Seeding was \$128,750.00 and the contract was awarded for \$128,750.00. The budget for the FY2018 Grading and Seeding contract is \$129,522.50.

Bids for the FY2018 Grading and Seeding contract were received until 1:30 p.m. Monday, April 24, 2017, in the office of the City Clerk. Four bids were received and opened in the City Council Chambers. A bid tabulation is attached. Since the project involves maintenance of City utilities throughout the current fiscal year and all maintenance locations are not currently known, a contract for the entire budget amount will be awarded.

(Bid)	
George Gildner, Inc.	\$ 96,300.00 Low Bid
Stark Excavating, Inc.	\$ 112,435.00
Hoerr Construction, Inc.	\$ 104,370.00
Rowe Construction, Inc.	\$ 122,500.00

(Budget)	
Storm Water	\$ 26,522.50
Sanitary Sewer	<u>\$ 103,000.00</u>
Total Budget	\$ 129,522.50

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on April 10, and a pre-bid meeting was held at 1:30 PM on April 18, 2017, in the Public Works Department Auxiliary Conference Room.

FINANCIAL IMPACT: Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed Other Funds Budget". The page numbers follow the specific accounts and dollar amounts:

Storm Water-Grading and Seeding (53103100-70580)	\$26,522.50	page 135
Sanitary Sewer-Grading and Seeding (51101100-70580)	<u>\$103,000.00</u>	page 126
Total Contract:	\$129,522.50	

Note the bid documents provide work to be paid on a time and material basis and further allows the City to set the locations and schedules. Accordingly, City staff intends to utilize the entire budgeted amount to have the maximum amount of work performed.

COMMUNITY DEVELOPMENT IMPACT: *N/A*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *N/A*

Respectfully submitted for Council consideration.

Prepared by: Wardney F. Snarr, PE, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- PW 4B BID TABULATION FY2018 Grading and Seeding
- PW 4C CONTRACT FY2018 Grading and Seeding
- PW 4D PROJECT SUMMARY(16-17) FY2018 Grading and Seeding

CITY OF BLOOMINGTON
FY2018 GRADING & SEEDING
 PROJECT NO. CITY # 50-21-53019-18-00
 CITY BID NO. 2018-05

Bid Opening Date: 4/24/2017
 Bid Opening Time: 1:30 PM
 PREPARED BY: Ward Snarr

Attended By:
 Andrew Coffey
 Jeff Raines
 Ward Snarr

2018 Budget

LOW BID

BID TABULATION		\$129,522.50		ENGINEERS ESTIMATE		George Gildner, Inc.		Stark Excavating, Inc.		Rowe Construction		Hoerr Construction, Inc.	
		UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
LABORER	LABOR / ITEM	HR	650	\$75.00	\$48,750.00	\$72.00	\$46,800.00	\$69.90	\$45,435.00	\$75.00	\$48,750.00	\$88.80	\$57,720.00
OPERATING ENGINEER		HR	500	\$85.00	\$42,500.00	\$78.00	\$39,000.00	\$86.40	\$43,200.00	\$95.00	\$47,500.00	\$89.80	\$44,900.00
TRUCK DRIVER		HR	350	\$65.00	\$22,750.00	\$30.00	\$10,500.00	\$68.00	\$23,800.00	\$75.00	\$26,250.00	\$5.00	\$1,750.00
TOTAL					\$114,000.00		\$96,300.00		\$112,435.00		\$122,500.00		\$104,370.00

AGREEMENT

THIS AGREEMENT, Made and entered into this **8th day of May, 2017**, by and between, **George Gildner, Inc.**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **April 10, 2017**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY2018 GRADING & SEEDING** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **Monday, April 24, 2017** submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said **FY2018 GRADING & SEEDING** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for **FY2018 GRADING & SEEDING** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$129,522.50** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of

said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

City Clerk

CITY OF BLOOMINGTON

By: _____
City Manager

WITNESS:

CONTRACTOR (Seal)

FY2016 Grading & Seeding Projects

1. 100 Block W. Taylor Sewer Repairs
2. 221 Leland St. Sewer Repair
3. Arrowhead
4. Bodine - Oil cleanup - Subcontractor work
5. Canterbury Ct. Sewer Sinkhole repair
6. Dover Rd. & Mays Dr.
7. Miller Park Dam
8. Redwood Avenue Sewer Repairs
9. Vitamin Shoppe Sewer Repair

FY2017 Grading & Seeding Projects

1. 1000 Block E. Grove Sewer Repair
2. 1027 W. Taylor Sewer Repairs
3. 107 Parkview - Sewer Repairs
4. 501 S. Robinson St. - Sewer Repairs
5. 507 S. State Street Sewer Repair
6. 910-914-1307 W Taylor Sewer Repairs
7. Center and Empire Storm Sewer Repair
8. City Hall. - Sewer Repairs
9. Clean up at Oakland, Streid, and Grove
10. East St. Sewer Repairs
11. Eisenhower Dr. - Sewer Repairs
12. Flow Meter moving Sugar Creek Sewers
13. Gilmore St. Basin Repairs
14. Parkview Sewer Repairs
15. Various locations Sewer Repairs
16. West Oakland Ave. Sewer Repairs



CONSENT AGENDA ITEM NO. 7J

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Analysis of Bids and the Approval of the FY 2018 Street, Alley, & Sidewalk Maintenance Contract with George Gildner, Inc. for City Bid No. 2018-06, in the amount of \$200,000.

RECOMMENDATION/MOTION:

That the unit prices and Contract with George Gildner, Inc. for the FY2018 Street, Alley, & Sidewalk Maintenance, Bid #2018-06 in the amount of \$200,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This contract includes maintenance and repair of streets, alleys sidewalks, curb & gutter, driveways and other related items on City owned properties. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Street, Alley, & Sidewalk Maintenance was \$200,000.00 and the contract was awarded for \$200,000.00. The budget for the FY2018 Street, Alley, & Sidewalk Maintenance contract is \$200,000.00.

Bids for the FY2018 Street, Alley, & Sidewalk Maintenance contract were received until 1:30 p.m. Monday, April 24, 2017, in the office of the City Clerk. Four bids were received and opened in the City Council Chambers. A bid tabulation is attached. Since the project involves maintenance of City utilities throughout the current fiscal year and all maintenance locations are not currently known, a contract for the entire budget amount will be awarded.

(Bid)	
George Gildner, Inc.	\$ 170,600.00 Low Bid
McLean County Asphalt Co, Inc.	\$ 174,336.00
Stark Excavating, Inc.	\$ 180,300.00
Rowe Construction, Inc.	\$ 200,400.00
(Budget)	
Total Budget	\$ 200,000.00

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on April 10, and a pre-bid meeting was held at 1:30 PM on April 18, 2017, in the Public Works Department Auxiliary Conference Room.

FINANCIAL IMPACT: Funding is included in the FY 2018 Budget under the Capital Improvement-Street Construction & Improvement account (40100100-72530). Stakeholders can locate this in the FY 2018 Proposed Budget Book titled “Proposed Other Funds Budget” on pages 79, 225, 241 and 249.

Note the bid documents provide work to be paid on a time and material basis and further allows the City to set the locations and schedules. Accordingly, City staff intends to utilize the entire budgeted amount to have the maximum amount of work performed.

COMMUNITY DEVELOPMENT IMPACT: *N/A*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: *N/A*

Respectfully submitted for Council consideration.

Prepared by: Wardney F. Snarr, PE, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- PW 5B BID TABULATION FY2018 Street, Alley, & Sidewalk Maintenance
- PW 5C CONTRACT FY2018 Street, Alley, & Sidewalk Maintenance
- PW 5D PROJECT SUMMARY(17) FY2018 Street, Alley, & Sidewalk Maintenance

CITY OF BLOOMINGTON
FY2018 STREET, ALLEY & SIDEWALK MAINTENANCE
 PROJECT NO. CITY # 50-18-53004-18-00
 CITY BID NO. 2018-06

Bid Opening Date: 4/24/2017
 Bid Opening Time: 1:30 PM
 PREPARED B Ward Snarr

Attended By: Andrew Coffey
 Jeff Raines
 Ward Snarr

2018 Budget

LOW BID

BID TABULATION		\$200,000.00		ENGINEERS ESTIMATE		MCLEAN CO ASPHALT		George Gildner, Inc.		ROWE CONSTRUCTION		STARK EXCAVATING	
		UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
CEMENT MASON		HR	200	\$75.00	\$15,000.00	\$67.75	\$13,550.00	\$63.00	\$12,600.00	\$77.00	\$15,400.00	\$71.00	\$14,200.00
LABORER		HR	1000	\$75.00	\$75,000.00	\$65.45	\$65,450.00	\$72.00	\$72,000.00	\$75.00	\$75,000.00	\$70.00	\$70,000.00
OPERATING ENGINEER		HR	1000	\$85.00	\$85,000.00	\$82.28	\$82,280.00	\$80.00	\$80,000.00	\$95.00	\$95,000.00	\$82.50	\$82,500.00
TRUCK DRIVER		HR	200	\$85.00	\$13,000.00	\$65.28	\$13,056.00	\$30.00	\$6,000.00	\$75.00	\$15,000.00	\$68.00	\$13,600.00
TOTAL					\$188,000.00		\$174,336.00		\$170,600.00		\$200,400.00		\$180,300.00

AGREEMENT

THIS AGREEMENT, Made and entered into this **8th day of May, 2017**, by and between, **George Gildner, Inc.**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **April 10, 2017**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY2018 STREET, ALLEY & SIDEWALK REPAIR** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **Monday, April 24, 2017** submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said **FY2018 STREET, ALLEY & SIDEWALK REPAIR** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for **FY2018 STREET, ALLEY & SIDEWALK REPAIR** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$200,000.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of

said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

City Clerk

CITY OF BLOOMINGTON

By: _____
City Manager

WITNESS:

CONTRACTOR (Seal)

FY2017 Street, Alley, & Sidewalk Maintenance Projects

1. Sun Point Court - Patching
2. Caroline Street - Patching



CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of:

- a) A resolution approving a cost modification of the IDOT Motor Fuel Tax Agreement with Farnsworth Group, Inc. for Professional Engineering Design Services for Linden Street Bridge Rehabilitation Improvements in the amount of \$4,500.00, RFQ No. 2015 – 26; and
- b) Approving an IDOT Resolution for Improvements by Municipality Under the Illinois Highway Code.

RECOMMENDATION/MOTION: That the City Council approve a Resolution authorizing a change order with Farnsworth Group, Inc. for Professional Engineering Services Agreement for Design and Construction Plan Preparation of Linden Street Bridge Rehabilitation, and that an IDOT Resolution for Improvement By Municipality be approved, in the amount of \$4,500.00, and authorize the Mayor and City Clerk to execute the necessary documents, and the City Manager to take all actions, including execution of documents, necessary to authorize the work.

STRATEGIC PLAN LINK: Goal 2 - Upgrade City Infrastructure and Facilities.

STRATEGIC PLAN SIGNIFICANCE: Objective 2a “Better quality roads and sidewalks”, and 2d “Well-designed, well-maintained City facilities emphasizing productivity and customer service”.

BACKGROUND: At the Council Meeting of September 14, 2015 Council approved the selection of Farnsworth Group, Inc. (FGI) to perform structural engineering design and construction plan preparation for the Linden Street Bridge Rehabilitation Project at the contract price of \$220,336.58, and at the meeting of November 14, 2016 Council approved Change Order #1 in the amount of \$7,100.00 to FGI for various additional design scope items.

FGI completed construction design plans and specifications on time in accordance with the original project schedule for bidding in the fall of 2016, however easement and right-of-way acquisition from the Bloomington Normal Water Reclamation District (BNWRD) delayed the City in bidding the work. Because of this delay, FGI needed to review and update the plans and specifications to meet the IDOT requirements for bidding in 2017. Additionally, because of the later bidding date, the plans had to be revised to allow the possibility of carrying some of the work over into 2018. This review and revision effort was performed by FGI at an additional cost of \$4,500.00. With this contract modification FGI will make a final payment request to the City and close out the contract for design services.

Currently the project has been awarded to Stark Excavating, Inc. with construction to begin in the next few weeks and continue through the entire 2017 construction season with final roadway surface placement in the spring of 2018. A hard roadway surface will be in place over the winter months.

It is intended to use a portion of the City's Motor Fuel Tax (MFT) Fund allotment to pay the cost for this engineering, and it is necessary for Council to approve the allocation of MFT Funds for the work and report the amount to the Illinois Department of Transportation (IDOT).

\$220,336.58 Original Contract (Sept. 14, 2015)

\$ 7,100.00 Change Order #1 (Nov. 14, 2016)

\$ 4,500.00 Change Order #2 (May 8, 2017)

\$231,936.58 New Total Contract

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Bloomington Citizen and Council input were sought regarding inclusion of an underpass for Constitution Trail with bridge construction. Permanent and temporary construction easements were obtained from BNWRD and properties adjacent to the project.

FINANCIAL IMPACT: Funds are available in the FY 2018 Budget under Motor Fuel Tax - Street Construction and Improvements account (20300300-72530). Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed Other Funds Budget" on page 10.

COMMUNITY DEVELOPMENT IMPACT: N/A

Link to Comprehensive Plan/Downtown Plan Goals: N/A

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Greg Kallevig, PE, CFM, Civil Engineer II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales". The signature is fluid and cursive, with the first name "David" being more prominent.

David A. Hales
City Manager

Attachments:

- City Resolution
- IDOT Resolution for Improvement by Municipality.
- Location Map

RESOLUTION NO. 2017 -

**A RESOLUTION AUTHORIZING A CHANGE ORDER
IN THE AMOUNT OF \$4,500.00 IN THE CONTRACT BETWEEN THE
CITY OF BLOOMINGTON AND FARNSWORTH GROUP, INC.**

WHEREAS, the City of Bloomington has previously entered into a contract with Farnsworth Group, Inc. for the Linden Street Bridge Design Contract; and

WHEREAS, for the reasons set forth in the City Council memo on May 8, 2017, including the increased costs associated with new bidding requirements and the updating of the plans, it is necessary to increase the costs of the Farnsworth agreement in the amount of \$4,500; and

WHEREAS, it is the finding of the City Council that the work described in the May 8, 2017 memo is germane to the original contract as signed and is in the best interest of the City of Bloomington and authorized by law.

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

That a change order in the amount of \$4,500.00 in the contract between the City of Bloomington and Farnsworth Group, Inc. be approved.

ADOPTED this 8th day of May, 2017.

APPROVED this ____ day of May, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk



BE IT RESOLVED, by the _____ of the
 _____ Council or President and Board of Trustees
 City of _____ Illinois

 City, Town or Village

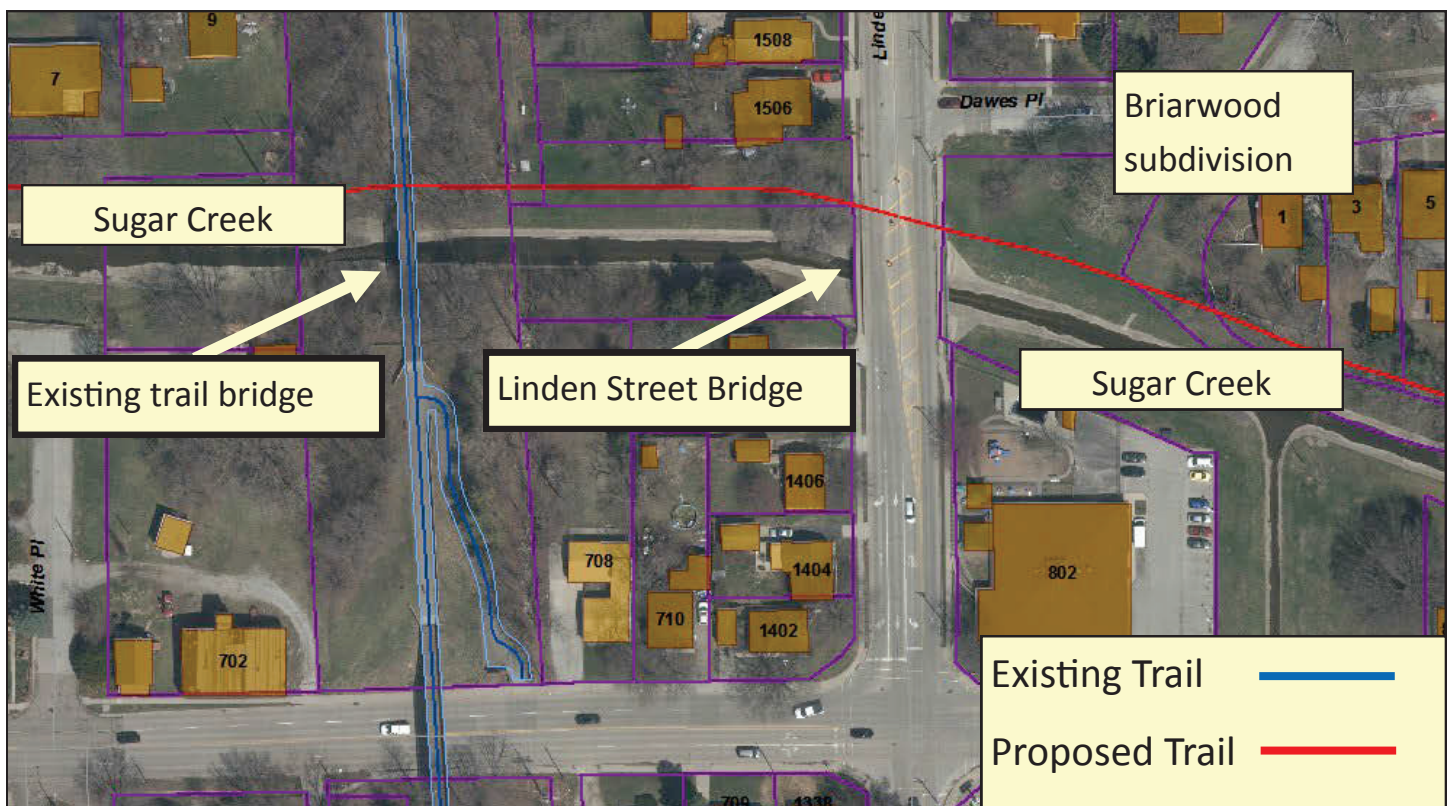
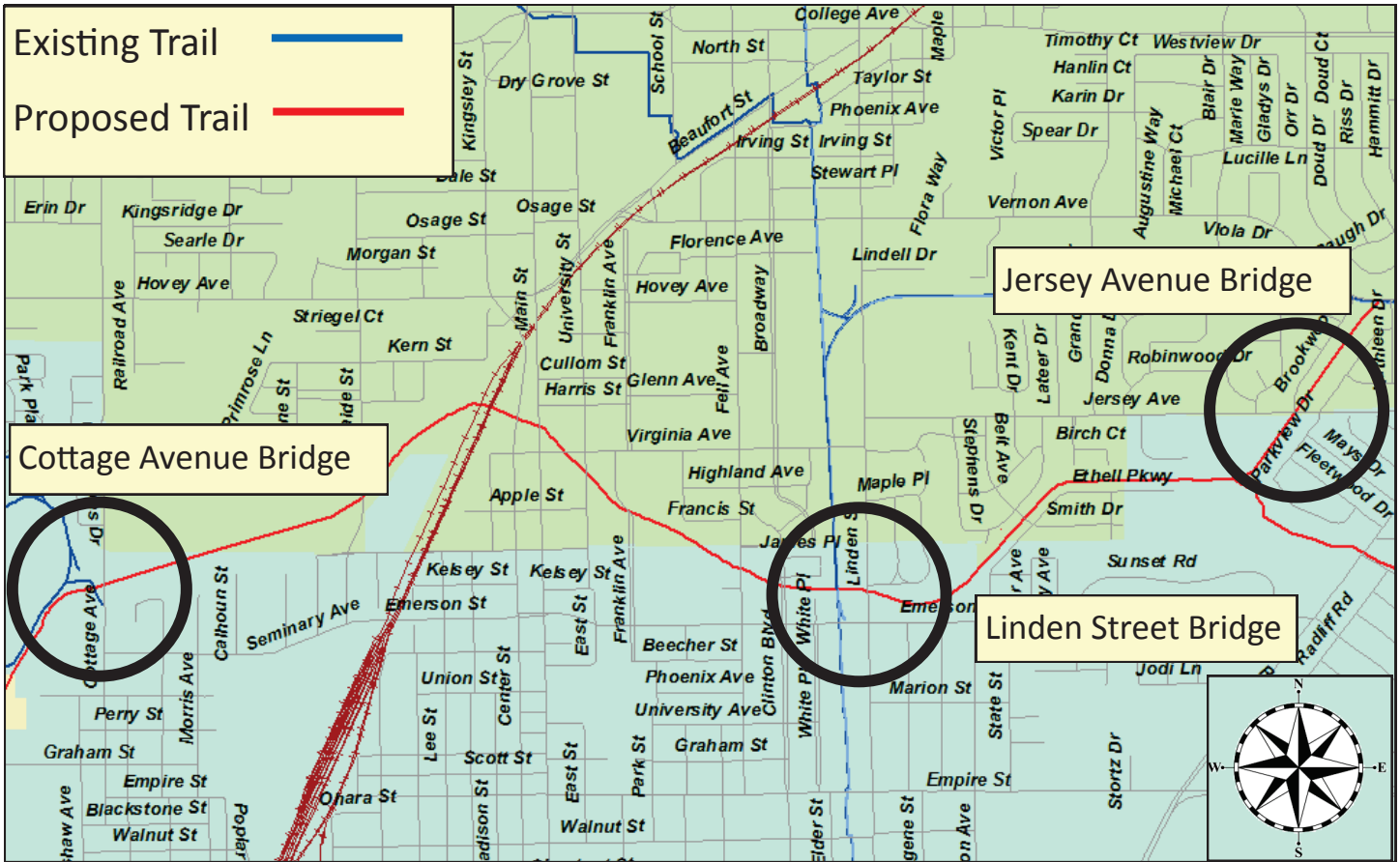
Name of Thoroughfare	Route	From	To
Linden Street	FAU 6405	Emerson Street	+/- 100' N. of Dawes Place

Specify Contract or Day Labor

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit two certified copies of this resolution to the district office of the Department of Transportation.

BLR 09111 (Rev. 11/06)

Linden Street Bridge & Constitution Trail overview





CONSENT AGENDA ITEM NO. 7L

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of the application of Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week.

RECOMMENDATION/MOTION: That the application of Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved contingent upon the general manager obtaining BASSETT training and providing proof to the City Clerk's office prior to the application being sent to the City Council for approval and compliance with all health and safety codes.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: Bloomington Liquor Commissioner Tari Renner called a public hearing on April 11, 2017 on the application submitted by Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week.

Present were: Commissioners Tari Renner, Lindsey Powell, Jack Bataoel; Staff present: George Boyle, Asst. Corporation Counsel, Asst. Police Chief Greg Scott, and Renee Gooderham, Chief Deputy Clerk.

Hang Dong, owner/representative, speaking through a translator, Mr. Wei, manager, addressed the Commission. Mr. Wei stated that Mr. Dong currently owned and operated a restaurant in the Town of Normal. The plan was to operate both establishments.

Commissioner Renner questioned violations from the Town of Normal. Mr. Dong responded that there had been none.

Commissioner Renner questioned whether Mr. Dong had taken BASSETT (Beverage Alcohol Sellers and Servers Education) training. Mr. Dong responded that he had not taken the training. Commissioner Renner explained that proof of same would be required prior the issuance of the liquor license. Mr. Dong requested clarification. Commissioner Renner stated that someone at the establishment would be required to take the training and provide proof to the City Clerk's office.

George Boyle, Assistant Corporation Counsel, stated that the Legal Department and City Clerk's office would work with the applicant to ensure they were provided with a copy of Chapter 6, Alcoholic Beverages, section 29, Alcohol Education Training Requirements and a list of approved BASSETT trainers in Illinois. He stated that if the Commission desired they could make a recommendation to the Council contingent upon compliance with the BASSETT ordinance.

Commissioner Bataoel questioned the Bloomington restaurant management. Mr. Howard stated that Mr. Dong would manage the Bloomington restaurant and he would remain at the Town of Normal restaurant.

Motion by Commissioner Bataoel, seconded by Commissioner Powell, that the application of Golden House, LLC d/b/a Golden House, located at 2303 E. Washington St., Ste. 600-H requesting an RBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved, contingent upon the general manager obtaining BASSETT training and providing proof to the City Clerk's office prior to the application being sent to the City Council for approval.

Commissioner Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Commissioners Powel, Bataoel and Renner.

Nays: None.

Motion carried.

Commissioner Renner noted that this item would appear on the May 8, 2017 City Council meeting agenda if the proper BASSETT certification was provided to the City Clerk's office.

Mr. Wei turned in a copy of the BASSETT certification on April 24, 2017.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on April 3 2017 in accordance with City Code. In accordance with City Code, approximately 82 courtesy copies of the Public Notice were mailed on March 31, 2017. In addition, the Agenda for the April 11, 2017 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: This is a new liquor license. The current annual license fee is \$1,200. This is recorded under the Non-Departmental-Liquor License account (10011310-51010). Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed General Fund Budget" on page 110.

COMMUNITY DEVELOPMENT IMPACT: None.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: None.

Respectfully submitted for Council consideration.

Prepared by: Renee Gooderham, Chief Deputy Clerk

Reviewed by: Cherry L. Lawson, City Clerk

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:

A handwritten signature in black ink, appearing to read "David A. Hales".

David A. Hales
City Manager

Attachments:

- Creation of New License Findings
- Questionnaire and Application
- BASSETT Certification
- Aerial Map

Chapter 6: Section 4B: Creation of New License – Findings

(a) Standard for Creation. The City Council shall not create a new liquor license unless it has previously found that the creation of such license is necessary for the public convenience of residents of Bloomington and is in the best interest of the City of Bloomington. (Ordinance No. 1981-18)

(b) Factual Criteria. In deciding whether creation of a new license is necessary, the City Council shall consider:

- (1) The class of liquor license applied for;
- (2) Whether most of the establishment's anticipated gross revenue will be from sale of alcohol or other resources;
- (3) The character and nature of the proposed establishment;
- (4) The general design, layout and contents of the proposed establishment;
- (5) The location of the proposed establishment and the probable impact of a liquor establishment at that location upon the surrounding neighborhood or the City as a whole giving particular consideration to; (Ordinance No. 2004-2)

(a) the type of license(s) requested in the application;

(b) the nature of the proposed establishment; (Ordinance No. 2004-2)

(c) the location of the building of the proposed establishment in relation to any dwelling, church, school, hospital, home for the aged, indigent or veteran's and their wives, or any military or naval station with particular emphasis on its entrances/exits, windows and parking facilities; (Ordinance No. 2004-2)

(d) the hours of operation of the proposed establishment; (Ordinance No. 2004-2)

(e) the effect of live entertainment and/or amplified music in the proposed establishment upon persons in the surrounding area, particularly with respect to any dwelling, church, school, hospital, home for the aged, indigent or veteran's and their wives, or any military or naval station; (Ordinance No. 2004-2)

(f) signs and lights which are visible from the exterior of the proposed establishment;

(g) whether a Sunday license is being requested for the proposed establishment;

(h) the extent to which other businesses are licensed to sell alcoholic beverages at retail in the area under consideration;

(i) whether and what types of alcohol the applicant proposes to sell in single serving sizes for consumption off of the premises. (Ordinance No. 2004-2)

- (6) The probable demand for the proposed liquor establishment in the City;
- (7) The financial responsibility of the applicant;
- (8) Whether the applicant, or (if the applicant is a partnership or corporation) whether any partner, officer or director of the applicant has ever held a liquor license and his or her performance as a licensee; (Ordinance No. 1977-69)
- (9) Whether the applicant intends to furnish live entertainment in the establishment, and if so, the nature of such entertainment;
- (10) Whether the applicant intends to obtain a dancing permit pursuant to Chapter 7 of Bloomington City Code;
- (11) Whether the proposed establishment poses any problem to the Bloomington Police Department or Liquor Commissioner in the enforcement of City Ordinance or State and Federal Law;
- (12) Whether a current City of Bloomington liquor license has been issued for the premises sought to be licensed in the application;
- (13) Whether the premises complies with all pertinent health and safety codes applicable within the City of Bloomington;
- (14) No license shall be created for, or maintained by, an establishment whose primary or major focus is video gaming. In determining whether an establishment's primary or major focus is video gaming, the following factors may be considered.

(a) The layout and design of the establishment, including such factors as:

- 1. The number of video gaming machines relative to the customer seating capacity of the establishment; and
- 2. The square footage of space devoted to video gaming relative to the amount of space devoted to other activities;

(b) Whether the probable revenue derived from the establishment will be primarily from video gaming;

(c) The number of employees at the establishment and their proposed function;

(d) Other relevant factors. (Ordinance No. 2013-13)

(15) The recommendation of the Liquor Commission. (Ordinance No. 2013-13)

(c) All licenses created hereby are subject to issuance by the Mayor in his discretion as provided in 235 ILCS 5/4-4 and Section 37 of this Chapter. (Ordinance No. 2013-13)

LIQUOR LICENSE QUESTIONNAIRE

TO THE APPLICANT:

On August 28, 1972, the Bloomington City Council enacted Ordinance No. 1972-57 revising standards for issuance of liquor licenses. The Ordinance, in addition to providing for an increase in the number of licenses, reflected a change in public attitude toward liquor licenses. Rather than lucrative privileges to be bought or sold, they are viewed as potential tools for community development, which can be an asset to the community. Consequently, licenses will be approved, not as a matter of right, but only where a need can be shown to exist and where the issuance of a license for a particular kind of establishment is supportive of and consistent with sound community planning. The following questions and the answers thereto can be of significant value in allowing the Liquor Commission to make an intelligent assessment of your application. Your cooperation in completing it as fully and in as much detail as possible is appreciated.

The questions in the Questionnaire apply equally to yourself and any partner, or any officer or director of a corporation. If more space is needed to answer any question completely, use additional paper.

1. LEGAL REQUIREMENTS:

- | | | |
|-----|--|------------|
| (a) | Have you attained the age of 21 years? | <u>Yes</u> |
| (b) | Have you been a resident of the City of Bloomington for one year? | <u>No</u> |
| (c) | Are you a citizen of the United States? | <u>Yes</u> |
| (d) | Are you a person of good character and reputation? | <u>Yes</u> |
| (e) | Have you ever been convicted of a felony under the laws of the United States or any state? | <u>No</u> |
| (f) | Have you ever been convicted of being the keeper, or are you now the keeper of a house of prostitution? | <u>No</u> |
| (g) | Have you ever been convicted of pandering or any other crime opposed to decency and morality? | <u>No</u> |
| (h) | Have you ever had a Bloomington liquor license revoked for any cause? | <u>No</u> |
| (i) | (If applicant is a corporation). Is a holder of over 5% of corporate stock ineligible to hold a liquor license for any reason other than citizenship or residence? | <u>No</u> |
| (j) | Is the Manager of the establishment ineligible to hold a liquor license for any reason other than citizenship or residence? | <u>No</u> |

- (k) Have you ever been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor? No
- (l) Do you own or have a valid lease to the premises for which the license is sought? Yes
- (m) Are you eligible for a state retail liquor dealer's license? Yes
- (n) Is the establishment located within 100' of any church, school, hospital, home for aged or indigent persons or war veterans, their wives or children? No

2. NATURE OF LICENSE:

- (a) What class liquor licenses are you seeking? RBS
- (b) What type of establishment do you intend to operate with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop). Restaurant
- (c) State the significance of a liquor license to your establishment, present or future. Golden House will be able to attract all clientele for dinner and lunch. Date night with a glass of wine and stir fry will be possible. We believe that patrons will enjoy a beverage with their lunch or dinner.
- (d) How will a liquor license of the kind requested benefit the City of Bloomington and its residents? It will allow the city and residents to enjoy beer or wine with their stir fry. Will give them all options.
- (e) Upon what facts do you base your answers to the previous question? I currently own a Chinese buffet and my customers drink beer or wine with their dinner.
- (f) Do you intend to furnish live entertainment in the establishment to be licensed? No
- (g) If you answer "YES" to the previous question, state the nature of such entertainment. _____
- (h) Will most of the establishment's gross revenue come from sources other than sale of alcohol? Yes

- (i) If you answered "YES" to the previous question, from what sources will such revenue be derived? Food
- (j) Do you intend to obtain and use a dance license? No
- (k) If establishment is not in operation, attach a drawing showing:
(1) General design of establishment;
(2) Where alcohol is to be distributed and/or served.

3. **IMPACT OF ESTABLISHMENT:**

- (a) State the location of the establishment. 2303 E. Washington St.
Bloomington, IL 61701
- (b) What hours will the establishment be open? 10am - 1A (unless we find no late night traffic)
- (c) What type or types of building(s) adjoin the establishment? Real estate office,
breakfast restaurant, nail salon
- (d) If any adjoining buildings are office or commercial, approximately what hours are they open for business? 8a - 5p
- (e) If adjoining buildings are predominately residential, are they single or multi-family and what other business establishments are in the area? N/A
- (f) Describe streets immediately adjoining the establishment (e.g. Approximate width, one or two-way, parking restrictions, etc.) Two Way, Two lane
each way. Veterans + Washington
- (g) How much additional traffic do you expect the establishment with a liquor license to generate? Walking traffic from State Farm at lunch and traffic
from neighborhoods down the street - no additional.
- (h) Describe on and off street parking facilities to handle traffic anticipated. No street parking. Large parking lot.
- (i) How many establishments with liquor licenses are located within the immediate area of your establishment? 1 - Jim's Steakhouse
- (j) What do you estimate to be the demand for your establishment in the area in which it is or will be located? High Demand

(k) Upon what facts do you base your answer to the previous question? The current lunch traffic at Jimmy Johns & Pit Bells.

4. **RESPONSIBILITY:**

- (a) If establishment is presently in operation, attach a financial statement of the establishment's last fiscal year. N/A
- (b) If establishment is not presently in operation, attach a statement showing your assets and liabilities (or if a corporation, the assets and liabilities of the corporation).
- (c) Do you now or have you ever had a Bloomington liquor licenses? No
- (d) If you answer to the previous question is "YES", how many times have you been found guilty by the Bloomington Liquor Commission of violating Bloomington's liquor ordinance? _____

DATED this 10th day of March, 2017.

SIGNED: _____

(Name) 3 Locks Court Apt 5
(Address) Normal IL
(City) (State)

(Name) _____
(Address) _____
(City) (State)

(Name) _____
(Address) _____
(City) (State)

LICENSE APPLICATION
For the Sale of Alcoholic Beverages

TO THE LOCAL LIQUOR CONTROL COMMISSIONER OF THE CITY OF BLOOMINGTON,
McLEAN COUNTY, ILLINOIS:

1. Application is herein made a CLASS RBS LICENSE to sell Malt Vinous Beverages, pursuant to Chapter 6 of the Bloomington City Code 1960.

2. The undersigned applicant is _____ an individual; _____ a partnership; X a corporation; (Check one)

A. If an individual: Name _____ Age _____

Address _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No X

B. If a partnership: Following are the names of all partners who are entitled to share in any profit of the business:

Name: _____ Address: _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No _____

Name: _____ Address: _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No _____

C. If a corporation, state whether same is organized for profit X or nonprofit _____, under laws of the State of Illinois

Date of incorporation 3-07-2017

Objects of incorporation according to Charter of corporation. (Attach additional information by separate sheet if necessary)

Following are the names and addresses of all officers and directors of the said corporation and if the majority of stock is owned by one person, his name and address:

Name: Hang Dong Title or position: Manager
Address: _____ City/State/Zip Normal, IL 61761

Name: _____ Title or position: _____
Address: _____ City/State/Zip _____

Name: _____ Title or position: _____
Address: _____ City/State/Zip _____

Name: _____ Title or position: _____
Address: _____ City/State/Zip _____

3. This application is for renewal of license now held _____ or an original application X (Check one)

4. Location and description of the premises or place of business to be operated under this license

2303 E. Washington St. Bloomington, IL 61704

A. Trade Name Golden House

5. Is this location within 100 feet of any church, school, hospital, home of aged, or indigent persons, or for War Veterans, their wives, or children? Yes _____ No X

6. Does the place of business have access to any other portion of the same building or structure which is used for dwelling or lodging purposes, and which is permitted to be used or kept accessible for use by the public? Yes _____ No X

7. Is it proposed to sell food in this place of business? Yes X No _____

8. Is applicant or any partner, officer, director, or majority stockholder engaged in the business of manufacturing or bottling malt vinous beverages or is the agent or any such person or corporation, or is a jobber of malt or vinous beverages? Yes _____ No X

9. Has applicant, or any partner, officer, director, or majority stockholder ever been convicted of a felony, or of the violation of any law relating to the prohibition of the sale of intoxicating liquors, or any other crime or misdemeanor, (other than minor traffic violations)? Yes _____ No X If yes, fully explain.

10. Has any other license issued to individual applicant, or to any partner, officer, director, or majority stockholder, issued for sale of alcoholic beverages, ever been revoked? Yes _____ No X If yes, give further details.

11. Has a similar application ever been refused for cause that has been made by any of the foregoing persons? Yes _____ No X

12. Is the applicant herein, the owner of the premises for which this license is sought? Yes _____ No X

13. If no, the name of the building owner: Name Schrof Companies, Inc. - Earl Schrof

Address 2205 Hedgewood Dr. Bloomington, IL 61704

Term of written lease, from (date) 6-01-17 to 5-31-19

(Copy of Lease attached)

14. 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 1960 in connection with the proposed sale of alcoholic beverages? Yes _____ No X

Applicants and each of them jointly and severally, including all partners, officers, directors, or majority stockholders, hereinafter named and whose signatures are affixed to this application, agree and acknowledge that they and each of them fully understand that any license issued hereunder may be revoked in accordance with the Ordinance of this City.

Dated this 21st day of March, 2017

A. (Individual)

Individual's signature

B. (Partnership)

(All Partners of applicant)

Business Name

C. (Corporation)

Golden House, LLC Bloomington
(Corporate Name)

(President of Corporation)

Attest: _____
(Secretary)

And the following officers, directors, or majority stockholder:

STATE OF ILLINOIS.)
) SS
COUNTY OF McLEAN)

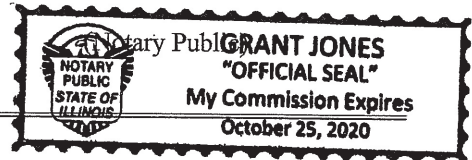
Hang Dong

being first duly sworn on their respective oaths say that they comprise all of the owners, partners, officers, directors, or majority stockholders of the above named applicant in accordance with definitions of the Bloomington City Code; that they and each of them have read and signed the foregoing application for license, know the contents thereof, and that all the statements made therein are true.

Subscribed and Sworn to before me this 21st day of March, 2017.

[Signature]

My commission expires on October 25th, 2020.



LICENSE APPLICATION
FOR SUNDAY SALE OF ALCOHOLIC BEVERAGES

TO: The Liquor Control Commissioner of the City of Bloomington, McLean County, Illinois

NAME OF APPLICANT Golden House, LLC Bloomington
Hereinafter referred to as the "Applicant" represents to the Bloomington Liquor Commission the following:

1. A CLASS RBS LIQUOR LICENSE is currently held by or is being applied for by the Applicant and it authorizes or will authorize the liquor sales on Monday-Saturday.
2. The Applicant herein requests a CLASS S LICENSE to authorize the operation of the Applicant's liquor establishment on Sundays in the same manner as is or will be authorized by and during the valid period of the license referred to in Paragraph 1 hereof.
3. The Applicant and each and every partner, officer, director, majority stockholder or agent thereof, agree and acknowledge the following:
 - (a) Any license issued hereunder may be revoked in accordance with the Ordinances of the City of Bloomington;
 - (b) All persons who are employed by or who have an ownership interest in the Applicant will testify under oath to all competent, relevant, and material questions propounded to any of them in any hearing conducted by the local Liquor Commissioner;
 - (c) Failure of any person to testify according to the provisions of subsection (b) shall be sufficient reason for suspension or revocation of any license which may be issued pursuant to this Application; and
 - (d) The Applicant will furnish, upon request from the Liquor Commissioner, any books and/or records of its business operations which are relevant to the question of whether such Applicant qualifies or has qualified at any time for the basic license or for the license which may be issued pursuant to this Application.

Dated this 21st day of March, 2017.

A. (Individual)

(Name)

B. (Partnership)

(Business Name)

All partners of applicant: _____

C. (Corporation)

Golden Horse, LLC Bloomington
(Corporate Name)

By:

[Signature]
(Name of Officer: President)

Attest:

Secretary

And the following officers, directors, or majority stockholders:

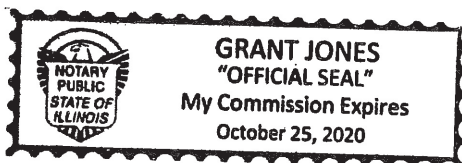
STATE OF ILLINOIS,)
) ss.
County of McLean,)

Hang Dong,

being first sworn on their respective oaths say that they comprise all of the owners, partners, officers, directors, or majority stockholders of the above named applicant in accordance with definitions of the Bloomington City Code 1960; that they and each of them have read and signed the foregoing application for license, know the contents thereof, and that all the statements made therein are true.

Subscribed and sworn to before me this 21st day of March, 2017

[Signature]
Notary Public



Illinois BASSET On-Premise SELLER / SERVER CERTIFICATION

Trainee Name: Howard Wei

Date of Completion: 04/21/2017

School Name:

360training.com dba Learn2Serve



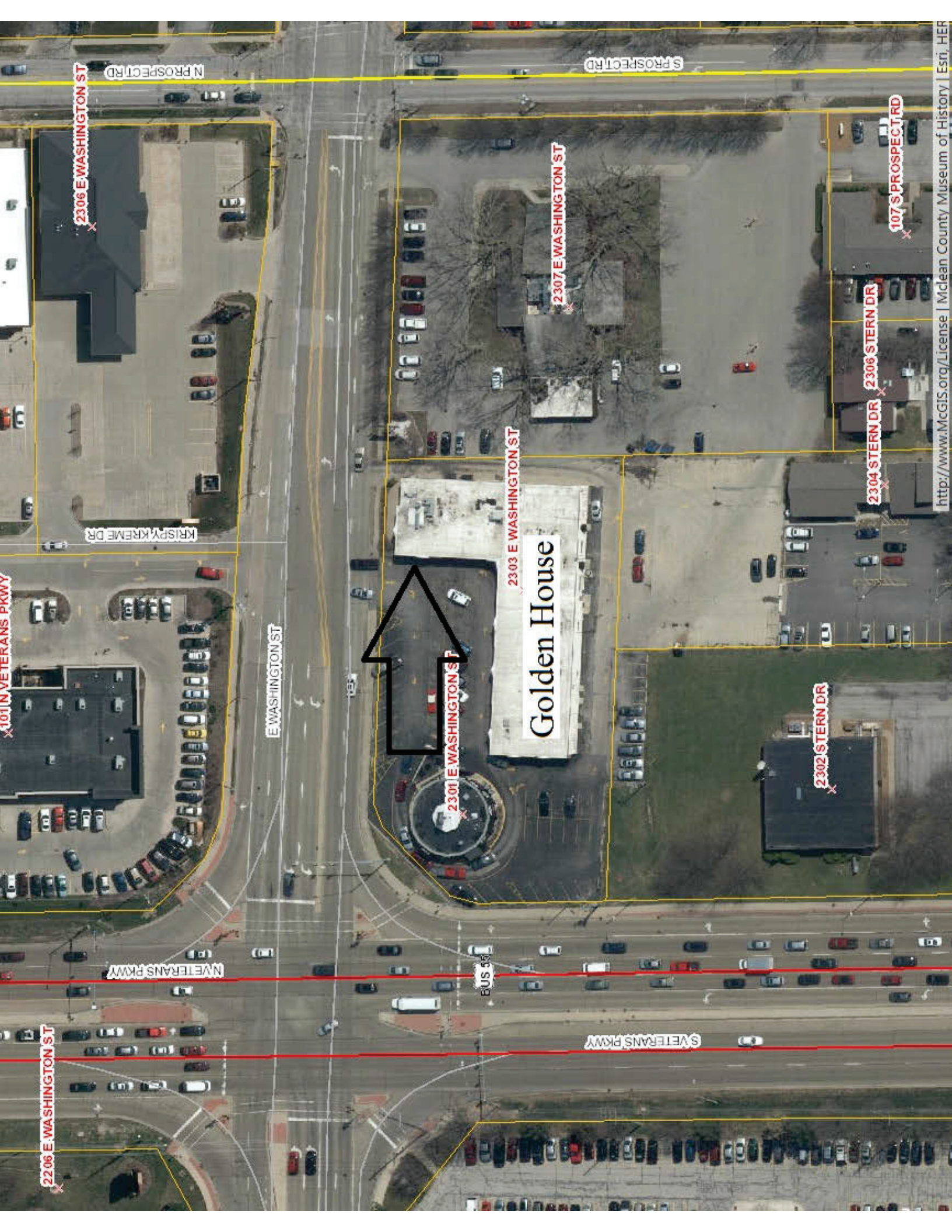
I, _____
certify that the above named person
successfully completed an approved
Learn2Serve Seller/Server course.

This course provides necessary
knowledge and techniques for the
responsible serving of alcohol.

This is your temporary certificate of completion. You will receive your official card in the mail. Please forward all questions to support@360training.com.



Corporate Headquarters
13801 Burnet Rd., Suite 100
Austin, Texas 78727
P: 877.881.2235



2200 E WASHINGTON ST

101 N VETERANS PKWY

2306 E WASHINGTON ST

KRISPY KREME DR

E WASHINGTON ST

VETERANS PKWY

2301 E WASHINGTON ST

2303 E WASHINGTON ST

Golden House

2307 E WASHINGTON ST

S VETERANS PKWY

BUS STOP

2304 STERN DR

2306 STERN DR

2302 STERN DR

107 S PROSPECT RD



CONSENT AGENDA ITEM NO. 7M

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of the application of Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at 48 Sunset Rd., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week.

RECOMMENDATION/MOTION: That the application Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at 48 Sunset Rd., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved contingent upon compliance with all health and safety codes.

STRATEGIC PLAN LINK: Goal 5. Great place – livable, sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objective 5.d. Appropriate leisure and recreational opportunities responding to the needs of residents.

BACKGROUND: Bloomington Liquor Commissioner Tari Renner called a public hearing on April 11, 2017 on the application submitted by the Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at 48 Sunset Rd., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week.

Present were: Commissioners Tari Renner, Lindsey Powell, Jack Bataoel; Staff present: George Boyle, Asst. Corporation Counsel, Asst. Police Chief Greg Scott, and Renee Gooderham, Chief Deputy Clerk.

William Prenevost, Managing Director, addressed the Commission. He provided a brief history of the Illinois Shakespeare Festival. This was the fortieth (40th) season which had a professional production of Shakespeare plays. The season was from June 28th to August 12, 2017 at Ewing Manor.

George Boyle, Assistant Corporation Counsel, noted that in some previous seasons, ISU had utilized a secondary liquor license. An EBS liquor license would allow ISU to hold other events without requesting a liquor license for each. Mr. Boyle noted that there had been no violations in the past.

Motion by Commissioner Powell, seconded by Commissioner Bataoel, that the application of the Board of Trustees of Illinois State University (ISU), d/b/a Illinois Shakespeare Festival, located at

48 Sunset R., requesting an EBS liquor license which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week be approved.

Commissioner Renner directed the Clerk to call the roll which resulted in the following:

Ayes: Commissioners Powel, Bataoel and Renner.

Nays: None.

Motion carried.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice was published in the Pantagraph on April 3, 2017 in accordance with City Code. In accordance with City Code, approximately 57 courtesy copies of the Public Notice were mailed on March 31, 2017. In addition, the Agenda for the April 11, 2017 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

FINANCIAL IMPACT: This is a new liquor license. The current annual license fee is \$1,200. This is recorded under the Non-Departmental-Liquor License account (10011310-51010). Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed General Fund Budget" on page 110.

COMMUNITY DEVELOPMENT IMPACT: None.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: None.

Respectfully submitted for Council consideration.

Prepared by: Renee Gooderham, Chief Deputy Clerk

Reviewed by: Cherry L. Lawson, City Clerk

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Creation of New License Findings
- Questionnaire and Application
- Aerial Map

Chapter 6: Section 4B: Creation of New License – Findings

(a) Standard for Creation. The City Council shall not create a new liquor license unless it has previously found that the creation of such license is necessary for the public convenience of residents of Bloomington and is in the best interest of the City of Bloomington. (Ordinance No. 1981-18)

(b) Factual Criteria. In deciding whether creation of a new license is necessary, the City Council shall consider:

- (1) The class of liquor license applied for;
- (2) Whether most of the establishment's anticipated gross revenue will be from sale of alcohol or other resources;
- (3) The character and nature of the proposed establishment;
- (4) The general design, layout and contents of the proposed establishment;
- (5) The location of the proposed establishment and the probable impact of a liquor establishment at that location upon the surrounding neighborhood or the City as a whole giving particular consideration to; (Ordinance No. 2004-2)

(a) the type of license(s) requested in the application;

(b) the nature of the proposed establishment; (Ordinance No. 2004-2)

(c) the location of the building of the proposed establishment in relation to any dwelling, church, school, hospital, home for the aged, indigent or veteran's and their wives, or any military or naval station with particular emphasis on its entrances/exits, windows and parking facilities; (Ordinance No. 2004-2)

(d) the hours of operation of the proposed establishment; (Ordinance No. 2004-2)

(e) the effect of live entertainment and/or amplified music in the proposed establishment upon persons in the surrounding area, particularly with respect to any dwelling, church, school, hospital, home for the aged, indigent or veteran's and their wives, or any military or naval station; (Ordinance No. 2004-2)

(f) signs and lights which are visible from the exterior of the proposed establishment;

(g) whether a Sunday license is being requested for the proposed establishment;

(h) the extent to which other businesses are licensed to sell alcoholic beverages at retail in the area under consideration;

(i) whether and what types of alcohol the applicant proposes to sell in single serving sizes for consumption off of the premises. (Ordinance No. 2004-2)

- (6) The probable demand for the proposed liquor establishment in the City;
- (7) The financial responsibility of the applicant;
- (8) Whether the applicant, or (if the applicant is a partnership or corporation) whether any partner, officer or director of the applicant has ever held a liquor license and his or her performance as a licensee; (Ordinance No. 1977-69)
- (9) Whether the applicant intends to furnish live entertainment in the establishment, and if so, the nature of such entertainment;
- (10) Whether the applicant intends to obtain a dancing permit pursuant to Chapter 7 of Bloomington City Code;
- (11) Whether the proposed establishment poses any problem to the Bloomington Police Department or Liquor Commissioner in the enforcement of City Ordinance or State and Federal Law;
- (12) Whether a current City of Bloomington liquor license has been issued for the premises sought to be licensed in the application;
- (13) Whether the premises complies with all pertinent health and safety codes applicable within the City of Bloomington;
- (14) No license shall be created for, or maintained by, an establishment whose primary or major focus is video gaming. In determining whether an establishment's primary or major focus is video gaming, the following factors may be considered.

(a) The layout and design of the establishment, including such factors as:

- 1. The number of video gaming machines relative to the customer seating capacity of the establishment; and
- 2. The square footage of space devoted to video gaming relative to the amount of space devoted to other activities;

(b) Whether the probable revenue derived from the establishment will be primarily from video gaming;

(c) The number of employees at the establishment and their proposed function;

(d) Other relevant factors. (Ordinance No. 2013-13)

(15) The recommendation of the Liquor Commission. (Ordinance No. 2013-13)

(c) All licenses created hereby are subject to issuance by the Mayor in his discretion as provided in 235 ILCS 5/4-4 and Section 37 of this Chapter. (Ordinance No. 2013-13)

LIQUOR LICENSE QUESTIONNAIRE

TO THE APPLICANT:

On August 28, 1972, the Bloomington City Council enacted Ordinance No. 1972-57 revising standards for issuance of liquor licenses. The Ordinance, in addition to providing for an increase in the number of licenses, reflected a change in public attitude toward liquor licenses. Rather than lucrative privileges to be bought or sold, they are viewed as potential tools for community development, which can be an asset to the community. Consequently, licenses will be approved, not as a matter of right, but only where a need can be shown to exist and where the issuance of a license for a particular kind of establishment is supportive of and consistent with sound community planning. The following questions and the answers thereto can be of significant value in allowing the Liquor Commission to make an intelligent assessment of your application. Your cooperation in completing it as fully and in as much detail as possible is appreciated.

The questions in the Questionnaire apply equally to yourself and any partner, or any officer or director of a corporation. If more space is needed to answer any question completely, use additional paper.

1. LEGAL REQUIREMENTS:

- | | | |
|-----|--|-----------|
| (a) | Have you attained the age of 21 years? | Yes _____ |
| (b) | Have you been a resident of the City of Bloomington for one year? | Yes _____ |
| (c) | Are you a citizen of the United States? | Yes _____ |
| (d) | Are you a person of good character and reputation? | Yes _____ |
| (e) | Have you ever been convicted of a felony under the laws of the United States or any state? | No _____ |
| (f) | Have you ever been convicted of being the keeper, or are you now the keeper of a house of prostitution? | No _____ |
| (g) | Have you ever been convicted of pandering or any other crime opposed to decency and morality? | No _____ |
| (h) | Have you ever had a Bloomington liquor license revoked for any cause? | No _____ |
| (i) | (If applicant is a corporation). Is a holder of over 5% of corporate stock ineligible to hold a liquor license for any reason other than citizenship or residence? | No _____ |
| (j) | Is the Manager of the establishment ineligible to hold a liquor license for any reason other than citizenship or residence? | No _____ |

- (k) Have you ever been convicted of a violation of any federal or state law concerning the manufacture, possession or sale of alcoholic liquor? No
- (l) Do you own or have a valid lease to the premises for which the license is sought? Yes
- (m) Are you eligible for a state retail liquor dealer's license? Yes
- (n) Is the establishment located within 100' of any church, school, hospital, home for aged or indigent persons or war veterans, their wives or children? No

2. **NATURE OF LICENSE:**

- (a) What class liquor licenses are you seeking? EBS
- (b) What type of establishment do you intend to operate with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop). Theatre
- (c) State the significance of a liquor license to your establishment, present or future. It is offered to our patrons attending the performances of the theatre performances as an amenity to their participation at our cultural event. Net proceeds help support our nonprofit organization
- (d) How will a liquor license of the kind requested benefit the City of Bloomington and its residents? The local residents attending performances will have a more satisfying experience which is expected; and this will help our success as a professional theatre company that draws thousands of people from all over the State and beyond.
- (e) Upon what facts do you base your answers to the previous question? Actual experience after many years doing the festival. Input from past attendees.
- (f) Do you intend to furnish live entertainment in the establishment to be licensed? Yes
- (g) If you answer "YES" to the previous question, state the nature of such entertainment. Live theatre and music
- (h) Will most of the establishment's gross revenue come from sources other than sale of alcohol? Yes

- (i) If you answered "YES" to the previous question, from what sources will such revenue be derived? Ticket sales _____
- (j) Do you intend to obtain and use a dance license? No _____
- (k) If establishment is not in operation, attach a drawing showing:
 (1) General design of establishment;
 (2) Where alcohol is to be distributed and/or served.

3. **IMPACT OF ESTABLISHMENT:**

- (a) State the location of the establishment. 48 Sunset Road, Bloomington
- (b) What hours will the establishment be open? 5:30 to 11p.m.
- (c) What type or types of building(s) adjoin the establishment? None
- (d) If any adjoining buildings are office or commercial, approximately what hours are they open for business? n/a
- (e) If adjoining buildings are predominately residential, are they single or multi-family and what other business establishments are in the area? n/a
- (f) Describe streets immediately adjoining the establishment (e.g. Approximate width, one or two-way, parking restrictions, etc.) Two-way one lane each, two-way two lanes each, no parking or limited parking
- (g) How much additional traffic do you expect the establishment with a liquor license to generate? None
- (h) Describe on and off street parking facilities to handle traffic anticipated. We have an agreement with the Church across the street for our patrons to park
- (i) How many establishments with liquor licenses are located within the immediate area of your establishment? None
- (j) What do you estimate to be the demand for your establishment in the area in which it is or will be located? 300 to 400 people per performance

(k) Upon what facts do you base your answer to the previous question? Historical box office records and seating capacity

4. **RESPONSIBILITY:**

- (a) If establishment is presently in operation, attach a financial statement of the establishment's last fiscal year.
- (b) If establishment is not presently in operation, attach a statement showing your assets and liabilities (or if a corporation, the assets and liabilities of the corporation).
- (c) Do you now or have you ever had a Bloomington liquor licenses? Yes
- (d) If you answer to the previous question is "YES", how many times have you been found guilty by the Bloomington Liquor Commission of violating Bloomington's liquor ordinance? None

DATED this _____ day of _____, 20____.

SIGNED:

(Name) Larry H. Dietz, President
Illinois State Univ., Campus Box 1000
(Address)
Normal, IL 61790-1000
(City) (State)

(Name)

(Address)

(City) (State)

(Name)

(Address)

(City) (State)

Reviewed and Approved
as to legal form
Office of General Counsel

LICENSE APPLICATION
For the Sale of Alcoholic Beverages

TO THE LOCAL LIQUOR CONTROL COMMISSIONER OF THE CITY OF BLOOMINGTON,
McLEAN COUNTY, ILLINOIS:

1. Application is herein made a CLASS EBS LICENSE to sell Malt Vinous Beverages, pursuant to Chapter 6 of the Bloomington City Code 1960.

2. The undersigned applicant is _____ an individual; _____ a partnership; ☒ a corporation; (Check one)

A. If an individual: Name _____ Age _____

Address _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No _____

B. If a partnership: Following are the names of all partners who are entitled to share in any profit of the business:

Name: _____ Address: _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No _____

Name: _____ Address: _____

Legal resident of City of Bloomington for more than One (1) year? Yes _____ No _____

C. If a corporation, state whether same is organized for profit _____ or nonprofit ☒, under laws of the State of Illinois (body corporate and politic of the State of Illinois)

Date of incorporation 1854

Objects of incorporation according to Charter of corporation. (Attach additional information by separate sheet if necessary)

110 ILCS 675 (Illinois State University law)

Following are the names and addresses of all officers and directors of the said corporation and if the majority of stock is N/A owned by one person, his name and address:

Name: _____ Title or position: _____

Address: _____ City/State/Zip _____

Name: _____ Title or position: _____

Address: _____ City/State/Zip _____

Name: _____ Title or position: _____

Address: _____ City/State/Zip _____

3. This application is for renewal of license now held ____ or an original application X(Check one)

4. Location and description of the premises or place of business to be operated under this license

48 Sunset Road Gardens, lawn, open theatre, historic house

A. Trade Name Ewing Cultural Center -- Illinois Shakespeare Festival

5. Is this location within 100 feet of any church, school, hospital, home of aged, or indigent persons, or for War Veterans, their wives, or children? Yes _____ No X

6. Does the place of business have access to any other portion of the same building or structure which is used for dwelling or lodging purposes, and which is permitted to be used or kept accessible for use by the public? Yes _____ No X

7. Is it proposed to sell food in this place of business? Yes X _____ No _____

8. Is applicant or any partner, officer, director, or majority stockholder engaged in the business of manufacturing or bottling malt vinous beverages or is the agent or any such person or corporation, or is a jobber of malt or vinous beverages? Yes _____ No X

9. Has applicant, or any partner, officer, director, or majority stockholder ever been convicted of a felony, or of the violation of any law relating to the prohibition of the sale of intoxicating liquors, or any other crime or misdemeanor, (other than minor traffic violations)? Yes _____ No X If yes, fully explain.

10. Has any other license issued to individual applicant, or to any partner, officer, director, or majority stockholder, issued for sale of alcoholic beverages, ever been revoked? Yes _____ No X If yes, give further details.

11. Has a similar application ever been refused for cause that has been made by any of the foregoing persons? Yes _____ No X _____

12. Is the applicant herein, the owner of the premises for which this license is sought? Yes _____ No X

13. If no, the name of the building owner: Name _____

Illinois State University

Foundation, Address

1101 North Main

Normal, Illinois 61761

Term of written lease, from (date) April 1, 2016-August 15, 2017 to _____
(Copy of Lease attached)

14. 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 1960 in connection with the proposed sale of alcoholic beverages?

Yes _____ No X

Applicants and each of them jointly and severally, including all partners, officers, directors, or majority stockholders, hereinafter named and whose signatures are affixed to this application, agree and acknowledge that they and each of them fully understand that any license issued hereunder may be revoked in accordance with the Ordinance of this City.

Dated this _____ day of _____, _____.

A. (Individual)

B. (Partnership)

(All Partners of applicant)

C. (Corporation)

The Board of Trustees of

Illinois State University

(Corporate Name)

Larry H. Dietz, President

Attest: _____
(Secretary)

And the following officers, directors, or majority stockholder:

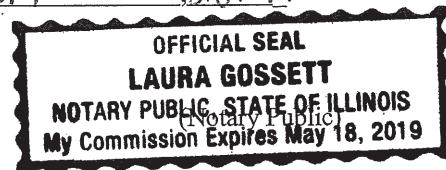
STATE OF ILLINOIS.)
) SS
COUNTY OF McLEAN)
 Larry H. Dietz, President, Illinois State University

being first duly sworn on their respective oaths say that they comprise all of the owners, partners, officers, directors, or majority stockholders of the above named applicant in accordance with definitions of the Bloomington City Code; that they and each of them have read and signed the foregoing application for license, know the contents thereof, and that all the statements made therein are true.

Subscribed and Sworn to before me this 27th day of March, 2017

Gaura Dessett

My commission expires on May 18, 2019



Reviewed and Approved
as to legal form
Office of General Counsel

LICENSE APPLICATION
FOR SUNDAY SALE OF ALCOHOLIC BEVERAGES

TO: The Liquor Control Commissioner of the City of Bloomington, McLean County, Illinois

NAME OF APPLICANT The Board of Trustees of Illinois State University on behalf of its College of Fine Arts' Illinois Shakespeare Festival

Hereinafter referred to as the "Applicant" represents to the Bloomington Liquor Commission the following:

1. A CLASS EBS LIQUOR LICENSE is currently held by or is being applied for by the Applicant and it authorizes or will authorize the liquor sales on Monday-Saturday.
2. The Applicant herein requests a CLASS S LICENSE to authorize the operation of the Applicant's liquor establishment on Sundays in the same manner as is or will be authorized by and during the valid period of the license referred to in Paragraph 1 hereof.
3. The Applicant and each and every partner, officer, director, majority stockholder or agent thereof, agree and acknowledge the following:
 - (a) Any license issued hereunder may be revoked in accordance with the Ordinances of the City of Bloomington;
 - (b) All persons who are employed by or who have an ownership interest in the Applicant will testify under oath to all competent, relevant, and material questions propounded to any of them in any hearing conducted by the local Liquor Commissioner;
 - (c) Failure of any person to testify according to the provisions of subsection (b) shall be sufficient reason for suspension or revocation of any license which may be issued pursuant to this Application; and
 - (d) The Applicant will furnish, upon request from the Liquor Commissioner, any books and/or records of its business operations which are relevant to the question of whether such Applicant qualifies or has qualified at any time for the basic license or for the license which may be issued pursuant to this Application.

Dated this _____ day of _____, 20____.

A. (Individual)

B. (Partnership)

(Business Name)

All partners of applicant

The Board of Trustees of Illinois State University

Reviewed and Approved
as to legal form
Office of General Counsel
Office of General Counsel

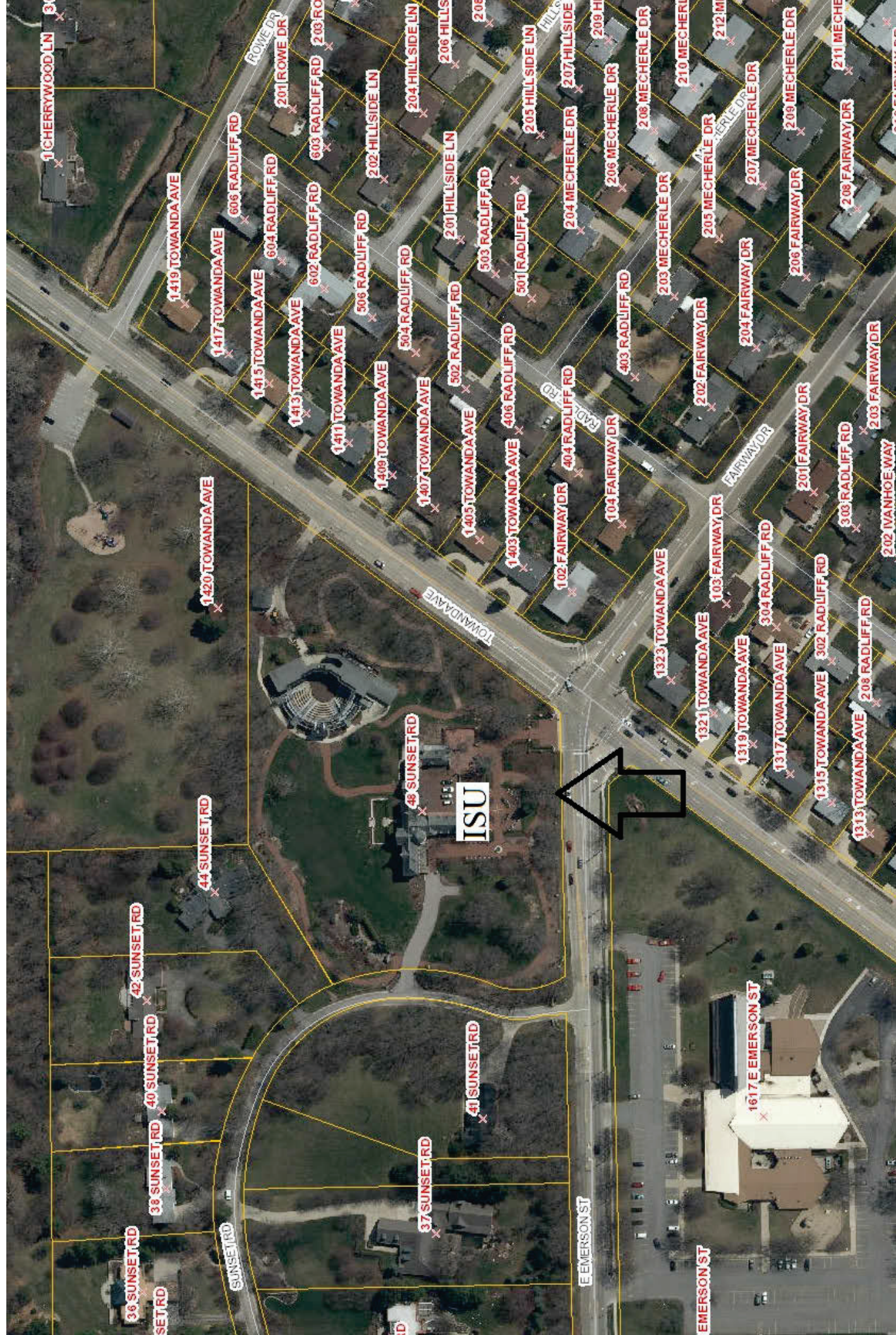
Secretary

Larry H. Dietz, President, Illinois State University,

Subscribed and sworn to before me this 27th day of March, 2017

Saura Gossett
Notary Public





REGULAR AGENDA



REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District

RECOMMENDATION/MOTION: That a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District be passed, and that the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 6. Great Places-Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE: Objective B: City decisions consistent with plans and policies

BACKGROUND: The Bloomington City Code provides that the rezoning process may be initiated by the City Council (Bloomington City Code Chapter 44.13-2). The proposed resolution would initiate the rezoning process for several properties located at or near the intersection of W. Washington and Allin Street. The subject properties are single-family homes and a mixed use development with second floor apartments. Under the existing zoning designation, C-2, Neighborhood Shopping District, these residential uses are not permitted, but are allowed as non-conforming uses. Non-conforming uses are not favored in our code and create complications for property owners, so that if the properties become vacant for more than one year or are substantially damaged by fire, the non-conforming use of the properties would be eliminated and they could no longer be used as homes or apartments. Rezoning the properties would eliminate their non-conforming status. Council is being asked to consider this resolution in conjunction with a petition that was submitted by the West Bloomington Revitalization Project to rezone 720 & 724 W. Washington Street (the southeast corner of the W. Washington and Allin intersection, formerly the Jesus Coffee House). This holistic approach to the zoning districts in the intersection will reduce spot zoning.

The Bloomington Planning Commission is recommending the Council begin the formal process of rezoning the subject properties to allow for mixed residential/commercial use as envisioned in the Comprehensive Plan and also to eliminate the non-conforming status of these properties.

Staff reached out to the owners of the subject properties by letter and telephone to inform them of the non-conforming status of the properties and the benefits of rezoning. Those who have talked with staff have been supportive. Since the proposed rezoning aligns with the current uses of the property and expands the uses for which the properties may be used, owner opposition is not

anticipated. If the subject resolution is passed, staff will again reach out to inform property owners of the public hearing that will be held as part of the rezoning process.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Public notice for a public hearing, held by the Planning Commission for 724 & 720 W. Washington was published in *the Pantagraph* in accordance with City Code on March 6, 2017. In accordance with the Zoning Code (Ordinance No. 2006-137) courtesy copies of the Public Notice were mailed to approximately 135 property owners within 500 feet. A public notice sign was posted on 724 W Washington Street. The resolution to initiate the rezoning process was discussed at the Planning Commission Meeting of March 22, 2017. No citizens spoke in favor of the recommendation; no one spoke in opposition. The Planning Commission recommended approval by unanimous vote. This recommendation is consistent with staff's position.

FINANCIAL IMPACT: None at this time.

COMMUNITY DEVELOPMENT IMPACT: (Link to Comprehensive Plan)

Goal H-2. *Ensure reinvestment in the established older neighborhoods and compact development of the City.*

Goal N-1 Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.

- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Tom Dabareiner, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: George Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- Resolution to initiate the Zoning Map Amendments for the northwest and southwest corners of Washington Street and Allin Street.
- Aerial Map of Subject Property
- Zoning Map of Subject Property
- Permitted uses in the B-2 District

RESOLUTION NO. 2017 -

**A RESOLUTION INITIATING THE REZONING OF 204 N. ALLIN STREET, AND OF
800, 801, 802, 803, 804, AND 806 W. WASHINGTON STREET FROM
R-2, MIXED RESIDENTIAL, AND C-2, NEIGHBORHOOD SHOPPING DISTRICT, TO
B-2, GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, the premises hereinafter legally described in Exhibit "A" are located within the corporate limits of the City of Bloomington and presently have a zoning classification of R-2 and C-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission has determined that the present zoning classifications on said premises are incompatible with the City of Bloomington Comprehensive Plan and no longer in harmony with the surrounding development and the public welfare; and

WHEREAS, the Bloomington Planning Commission has determined that rezoning said premises to B-2, General Business Service District, would be more compatible with existing uses, adjacent properties and the Comprehensive Plan; and

WHEREAS, the Bloomington Planning Commission has recommended that the City Council pass this resolution to initiate the rezoning of said premises; and

WHEREAS, pursuant to Chapter 44.13-2 of the Bloomington City Code, the City Council has the power to pass this resolution and initiate a rezoning of said premises:

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

1. That the City Council directs City Staff to initiate the process for rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District; and,
2. That the Bloomington Planning Commission shall hold a public hearing, after proper notice is given, on the rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District.

PASSED this ____ day of _____, 2017.

APPROVED this ____ day of _____, 2017.

ATTEST:

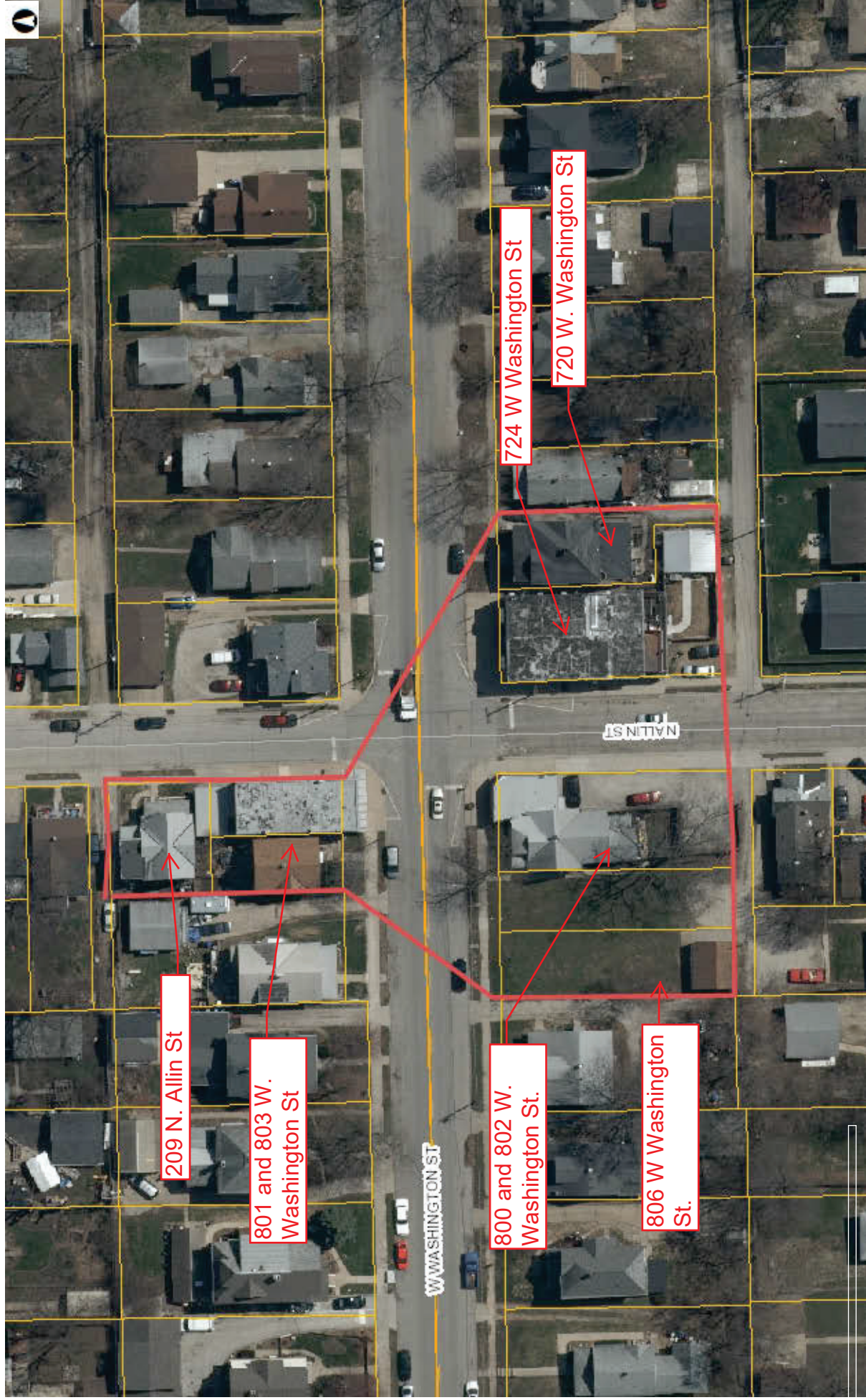
Cherry Lawson
City Clerk

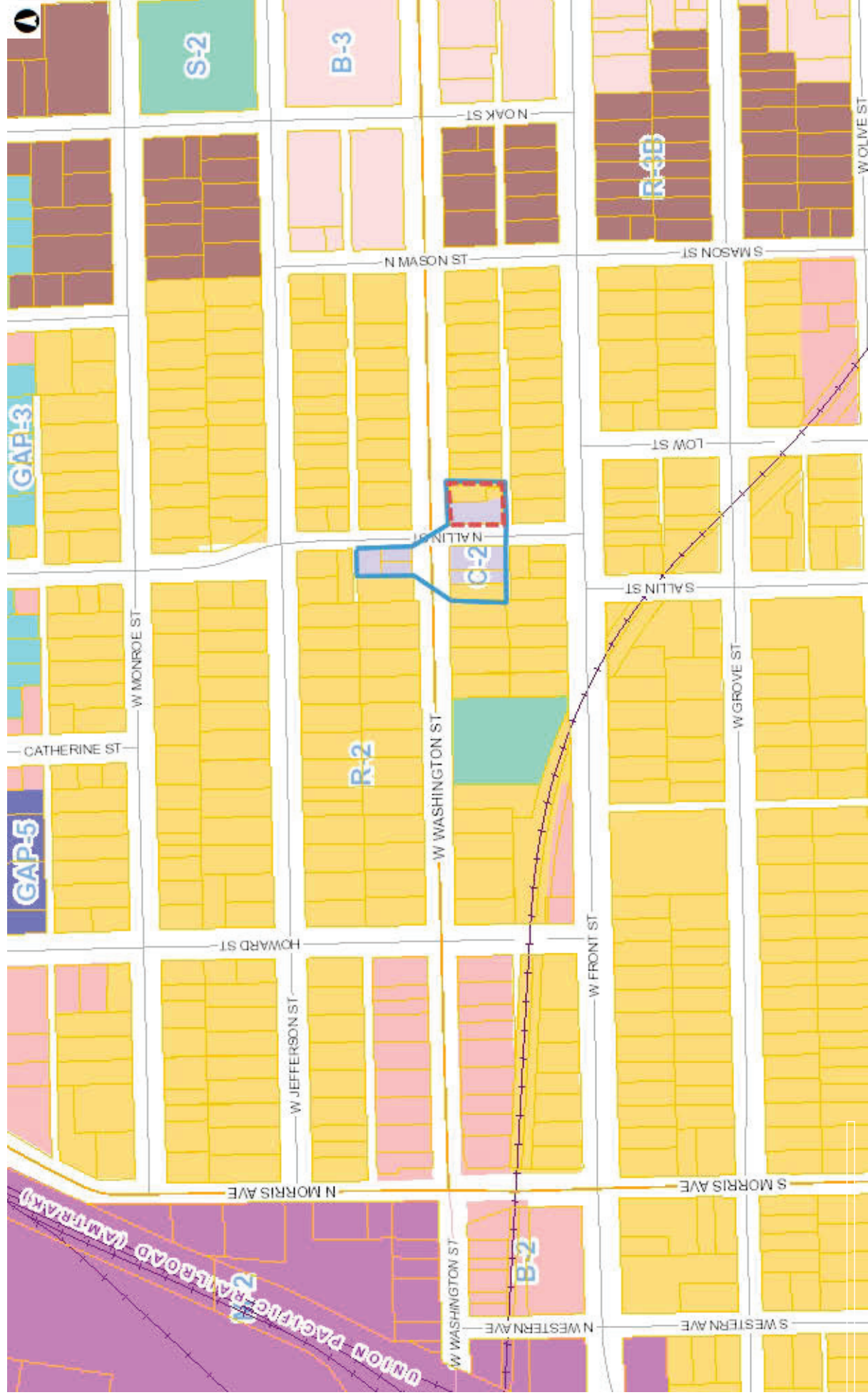
APPROVED:

Tari Renner
Mayor

Resolution No. 2017-____
Exhibit A
Legal Description

<i>Address</i>	<i>Legal Description</i>	<i>PIN</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICS ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2





0 0.1 Miles 0.07 1: 4,514

Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

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Section 44.6-30

Permitted Uses in the B-2 District

Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

Barber Shops, Beauty Shops	P	Painting, Decorating Services	P
Bars, Taverns, Nightclubs	P	Parking Lot, Commercial	P
Bed & Breakfast Establishments	P	Parking Lot, Noncommercial	P
Billiard Centers, Pool Halls	P	Parks, Playgrounds, Aboretums	P
Birthing Center	P	Penny Arcade	P
Blueprinting and Photocopying	P	Pet Shops	P
Boarding Schools	P	Pharmacy	P
Boat Sales, Service, Rental	P	Photofinishing Services	P
Book, Stationery Stores, Newsstands	P	Photographic Services	P
Bowling Establishments	P	Planetariums	P
Building Construction Services	P	Plumbing, Heating Services	P
Bus Passenger Terminals	P	Police Stations, Fire Stations	P
Bus Sales Service	P	Postal Services	P
Business Management Consulting	P	Post-Surgical Recovery Care Center	P
Business Schools	P	Pottery, Ceramic Products Sales	P
Cabinet making, woodworking, furniture repair	P	Pre-Schools	P
Cameras, Photographic Supplies	P	Printing, Publishing, Allied Uses	P
Camping, Recreational Equipment Sales	P	Professional Clubs, Business Clubs	P
Candle Shops	P	Professional Supply Repair Services	P
Candy Confectionery Sales	P	Radio Broadcasting Studios	P
Car Wash	P	Radio, Television Repair Services	P
Carpentry Services	P	Radio, Television Stations-Towers	P
Catering Services	P	Radio,. Television Stores	P
Childrens Homes, Orphanages	P	Rail Passenger Terminals	P
China, Glassware, Metalware Stores	P	Real Estate Services	P
Churches, Synagogues, Temples	P	Record Shops, Music Stores	P
Cigar, Tobacco Products Sales	P	Refuse Disposal Services	S
Clinics	P	Rehabilitation Schools	P
Collection Services	P	Religious Education Facility	P
College-University Classrooms	P	Research and Testing Services	P
Commercial Printing Services	P	Restaurants, Cafeterias	P
Commodity Contract Brokers	P	Roller Skating Rinks	P
Community Centers	P	Rooming Houses	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Savings and Loan Associations	P
Convenience Establishments	P	Security and Commodity Services	P
Country Clubs, Golf Clubs	P	Service Clubs, Civic Clubs	P
Credit Services	P	Sewage Lift Stations	P
Crematories	S	Sewage Treatment Plants	S
Cultural Activities	P	Sex Shops	5
Currency Exchanges	P	Sexually Oriented Entertainment Business	5
Dairy Products	P	Sheltered Care Homes	P
Dance Studios, Music Studios	P	Shoe Repair Services	P

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		



REGULAR AGENDA ITEM NO. 8B

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of adopting an ordinance rezoning the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, general business service district and the property located at 720 W. Washington Street from R-2, mixed residential district to B-2, general business service district

RECOMMENDATION/MOTION: That the Ordinance be adopted rezoning the property and that the Mayor and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 4. Strong Neighborhoods; Goal 5. Prosperous Downtown Bloomington; Goal 6. Great Places—Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE: 4b. Upgrade quality of older housing stock; 4e. Strong partnerships with residents and neighborhood associations; 5d. Healthy adjacent neighborhoods linked to Downtown; 6b. City decisions consistent with plans and policies.

BACKGROUND: The West Bloomington Revitalization Project, the petitioner and a local 501c3 community organization, purchased 720 and 724 W. Washington Street, the subject properties, with the intention of acquiring more space to better accommodate their existing and future programs, including the Tool Library, the Walk In/Bike Out Co-op, the Book Bike, and community meeting space. 720 W. Washington Street, which is vacant, would be used as a community garden space. The petitioner intends to support the purchasing and operational costs of this relocation by renting out the second story apartment at 724 W. Washington Street. Although the property is built as a mixed use building, the current zoning, C-2, does not allow for residential uses by someone other than watchman or caretaker. Additionally, a number of community and social uses, such as library or community center, are prohibited by the C-2 zoning classification.

The Bloomington Comprehensive Plan identifies the importance of partnering with and supporting the West Bloomington Revitalization Project and the Tool Library. The award-winning Plan recognizes W. Washington Street as an important commercial corridor and Regeneration Area. Additionally, the Comprehensive Plan envisions mixed commercial and residential developments at the corners of this intersection. The existing zoning is incompatible with the goals of the Comprehensive Plan. The proposed zoning B-2 allows for very similar commercial uses including some communal uses such as a lending library, and also facilitates the residential component of the development. The Planning Commission recommended approval of the petitions to rezone this corner.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This case was before the Planning Commission for a public hearing and review on March 22, 2017. Notice of the public

hearing was published in *the Pantagraph* in accordance with City Code on March 6, 2017. In accordance with the Zoning Code (Ordinance No. 2006-137) courtesy copies of the Public Notice were mailed to approximately 135 property owners within 500 feet. A public notice sign was posted on 724 W Washington Street. No citizens, outside of the applicant, spoke in favor of the petition; no one spoke in opposition. The Planning Commission recommended approval by unanimous vote. This recommendation is consistent with staff's position.

FINANCIAL IMPACT: Supporting local community organizations helps increase social capital and a sense of community, and improves the overall quality of life for residents. The West Bloomington Revitalization Project and the Tool Library assist residents with home repairs and improvements. As a result, the quality of housing is enhanced and property values are protected. Additionally rezoning the subject properties will reduce the existence of nonconformities which encourage local investment and can reduce financing barriers for future property owners.

COMMUNITY DEVELOPMENT IMPACT: (Link to Comprehensive Plan)

- Goal H-1. *Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington.*
- Goal H-2. *Ensure reinvestment in the established older neighborhoods and compact development of the City.*
- Goal N-1 Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.
The proposed rezoning aligns with the following objectives:
 - N-1.2b Continue to implement the WBRP strategic plan adopted in 2010
 - N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
 - N-1.2g Enhance key corridors into the City such as Washington Street
 - N-1.2j Promote the usage of the Tool Library.
 - N-1.2k Develop an expansion plan of the Tool Library recognizing the need for more hours as well as possible expanding locations.

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Tom Dabareiner, Community Development Director

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: George D. Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales

City Manager

Attachments:

- Ordinance Rezoning 724 & 720 W Washington St from R-2 and C-2 to B-2
- Rezoning Petition 724 W. Washington St
- Rezoning Petition 720 W. Washington St
- Aerial Map of Subject Property
- Zoning Map of Subject Property
- List of permitted uses in the B-2 District
- Mailing Sample and Newspaper Notice
- Mailing List
- Planning Commission Report for 3-22-17
- Planning Commission DRAFT Minutes for 3-22-17

ORDINANCE NO. 2017 - __

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 724 W. WASHINGTON STREET FROM C-2, NEIGHBORHOOD SHOPPING DISTRICT TO B-2, GENERAL BUSINESS SERVICE DISTRICT AND THE PROPERTY LOCATED AT 720 W. WASHINGTON STREET FROM R-2, MIXED RESIDENTIAL DISTRICT TO B-2, GENERAL BUSINESS SERVICE DISTRICT

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, Petitions for rezoning of certain premises hereinafter described in Exhibit(s) "A"; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petitions; and

WHEREAS, the Bloomington Planning Commission concluded that the current zoning of the subject properties is inappropriate and incompatible with the vision of the Comprehensive Plan and therefore recommended that the City Council pass this ordinance to amending the zoning classification of the subject properties to B-2, General Business Service District; and

WHEREAS, the City Council of said City has the power to pass this ordinance and rezone said premises.

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

1. That the premises commonly referred to as 720 W. Washington Street and 724 W. Washington Street hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "C-2", Neighborhood Shopping District, and "R-2", Mixed Residential District, respectively, to "B-2", General Business Service District;
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification;
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 8th day of May, 2017.

APPROVED this ____ day of ____, 2017.

APPROVED:

Tari Renner
Mayor

ATTEST:

Cherry Lawson
City Clerk

Jeffrey R. Jurgens
Corporate Counsel

EXHIBIT "A"

(Legal Description)

724 W. Washington Street

MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5' N78' LOT 7 BLK 2
PIN: 21-04-308-001

720 W. Washington Street

MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK
PIN: 21-04-308-002

ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)

Date Received 2/28/17

For Council of 4/24/17

Petitioner: West Bloomington Re-zoning Project

Property Located at: 720 W. Washington

Attorney: Mike O'Donnell Atty. Phone: 309-531-2816

Petitioner/Atty. Address: _____

Email: _____

DOCUMENTS SUBMITTED:

Yes

No

1. Petition

✓

3. Legal Description

✓

4. \$125 Filing Fee

5. Electronic copies of Pet. Ord. & Legal

5. Date 15 day notice Published _____ Date sent to newspaper _____

6. Publication fee of \$ _____ billed on _____ paid on _____

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee: _____

2. Public hearing – Planning Commission of: 3/22/17

3. Date of Council Meeting: _____

Notes: _____

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes West Bloomington Revitalization Project,
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B-2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from C-2 to B.2.

Respectfully submitted,

By: Murphy O'Neal
WBK Board President

Exhibit A

McIntyres Addition E 3 ½' N 78' 7 & (Ex W25' S32') W34 ½' 6 for property commonly located at 720 W. Washington St.

PIN: 21-04-308-002

Assessment Data

[Ownership History](#)
 [Assessment History](#)
 [Permit History](#)
 [Property Characteristics](#)
[Picture](#)
[New Search](#)
[Home](#)

ID: **44 21-04-308-002**
 Name: **JESUS HOUSE**
 Address 1:
 Address 2: **724 W WASHINGTON**
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	720 W WASHINGTON		
Sale Date	4/26/2004	Adjustment	0
Sale Price	269310	Adj. Sales Price	269310
Updated	6/1/2015 2	Adj.Ratio	30.01
Use Code	C 0060	Flag	4
School Dis	087	Financing	1
Tax Code	4001	Sale Use	5
Current Tax Rate	0.0838037	Document	04/17047
Current EAV	3450	Deed	15/8879
NH	38	Previous SD	9/14/2000
Assmt Year	2016 S/A	Previous SP	54000
Land	3450	Previous Ratio	23.58
Farmland	0	Homestead	0
Building	0	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	3450	HIE	N/A 0
Permit Date	3/31/2015	Permit Number	119401
Permit Amount	37210	Permit For	DEMO SINGLE FAMILY RESIDENCE FOR COMMUNITY DEVELOP
Comment	6/1/15-WD.		
Reason for change	EXEMPT TO NON-EXEMPT		
Legal	MC INTYRES ADDN E3 1/2' N78' 7 & (EX W25' S32') W34 1/2' 6 2		

Reports

Exhibit A
Legal Description

Tract 3 of 724 W. Washington:

The West $34\frac{1}{2}$ feet of Lot 6 and the East $3\frac{1}{2}$ feet of
Lot 7 in Block 2 in McIntyre's Addition to the City of
Bloomington, Except the South 32 feet of said Lot 7 and
Except the South 32 feet of Lot the West 25 feet of Lot 6,
in McLean County, Illinois

TRACT 1:

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

TRACT 2:

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

TRACT 3:

The West 34 1/2 feet of Lot 6 and the East 3 1/2 feet of Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7 and EXCEPT the South 32 feet of Lot the West 25

Loan No: 6590108156

MORTGAGE
(Continued)

Page 2

feet of Lot 6, in McLEAN COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 724 W Washington St, Bloomington, IL 61701. The Real Property tax Identification number is 21-04-308-001 (Tracts 1 & 2) AND 21-04-308-002 (Tract 3).

ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)

Date Received 2/28/17

For Council of 4/24/17

Petitioner: West Bloomington Reitalization Project

Property Located at: 724 W Washington

Attorney: Mike O'Donnel ~~Atty.~~ Phone: 309-531-2816

Petitioner/Atty. Address: _____

Email: _____

DOCUMENTS SUBMITTED:

Yes

No

1. Petition

✓

3. Legal Description

✓

4. \$125 Filing Fee

5. Electronic copies of Pet. Ord. & Legal

5. Date 15 day notice Published _____ Date sent to newspaper _____

6. Publication fee of \$ _____ billed on _____ paid on _____

PROCESSING OF PETITION:

1. Documents reviewed by Development Committee: _____

2. Public hearing – Planning Commission of: 3/22/17

3. Date of Council Meeting: _____

Notes: _____

PETITION FOR ZONING MAP AMENDMENT

State of Illinois)
) ss.
County of McLean)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes West Bloomington Revitalization Project,
hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of C-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B-2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R-2 to B-2.

Respectfully submitted,

By: Michael J. O'Donnell
WBIRP Board President

Exhibit A

McIntyres Addition W25' S32" Lot 6, S32' Lot 7 and W46 1/2' N 78" 7 2 for property commonly located at 724 W. Washington St.

PIN: 21-04-308-001

Assessment Data

[Ownership History](#)
 [Assessment History](#)
 [Permit History](#)
 [Property Characteristics](#)
[Picture](#)
[New Search](#)
[Home](#)

ID: **44 21-04-308-001**
 Name: **JESUS HOUSE**
 Address 1:
 Address 2: **724 W WASHINGTON**
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	722-724 W WASHINGTON		
Sale Date	9/3/2003	Adjustment	0
Sale Price	80000	Adj. Sales Price	80000
Updated	9/17/2003 1	Adj.Ratio	31.70
Use Code	C 0060	Flag	7
School Dis	087	Financing	1
Tax Code	4001	Sale Use	7
Current Tax Rate	0.0838037	Document	03/45621
Current EAV	30646	Deed	N/A
NH	38	Previous SD	6/8/2001
Assmt Year	2016 S/A	Previous SP	95000
Land	7580	Previous Ratio	24.51
Farmland	0	Homestead	0
Building	23066	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	30646	HIE	N/A 0
Permit Date	11/18/2009	Permit Number	M0902593
Permit Amount	500	Permit For	Remodel living room
Comment	9/17/03 - Grantee is Religious organ.		
Reason for change	COMMERCIAL REVALUATION		
Legal	MC INTYRES ADDN W25' S32' L6, S32' L7 & W46 1/2' N78' 7 2		

Reports

[Residential Assessment Comparables ▼](#)
[Submit](#)
[View Current Tax Bill](#)
[View Map](#)

Exhibit A
Legal Description

Tracts 1 and 2 of 724 W. Washington:

Lot 7 in Block 2 in McIntyre's Addition to the City of
Bloomington, except the South 32 feet of said Lot 7, also
except the East $3\frac{1}{2}$ feet of Lot 7, in McLean County, Illinois

AND

The South 32 feet of Lot 7 and the South 32 feet of the
West 25 feet of Lot 6, Both in Block 2 in McIntyre's
Addition to the City of Bloomington, in McLean County,
Illinois.

TRACT 1:

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

TRACT 2:

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

TRACT 3:

The West 34 1/2 feet of Lot 6 and the East 3 1/2 feet of Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7 and EXCEPT the South 32 feet of Lot the West 25

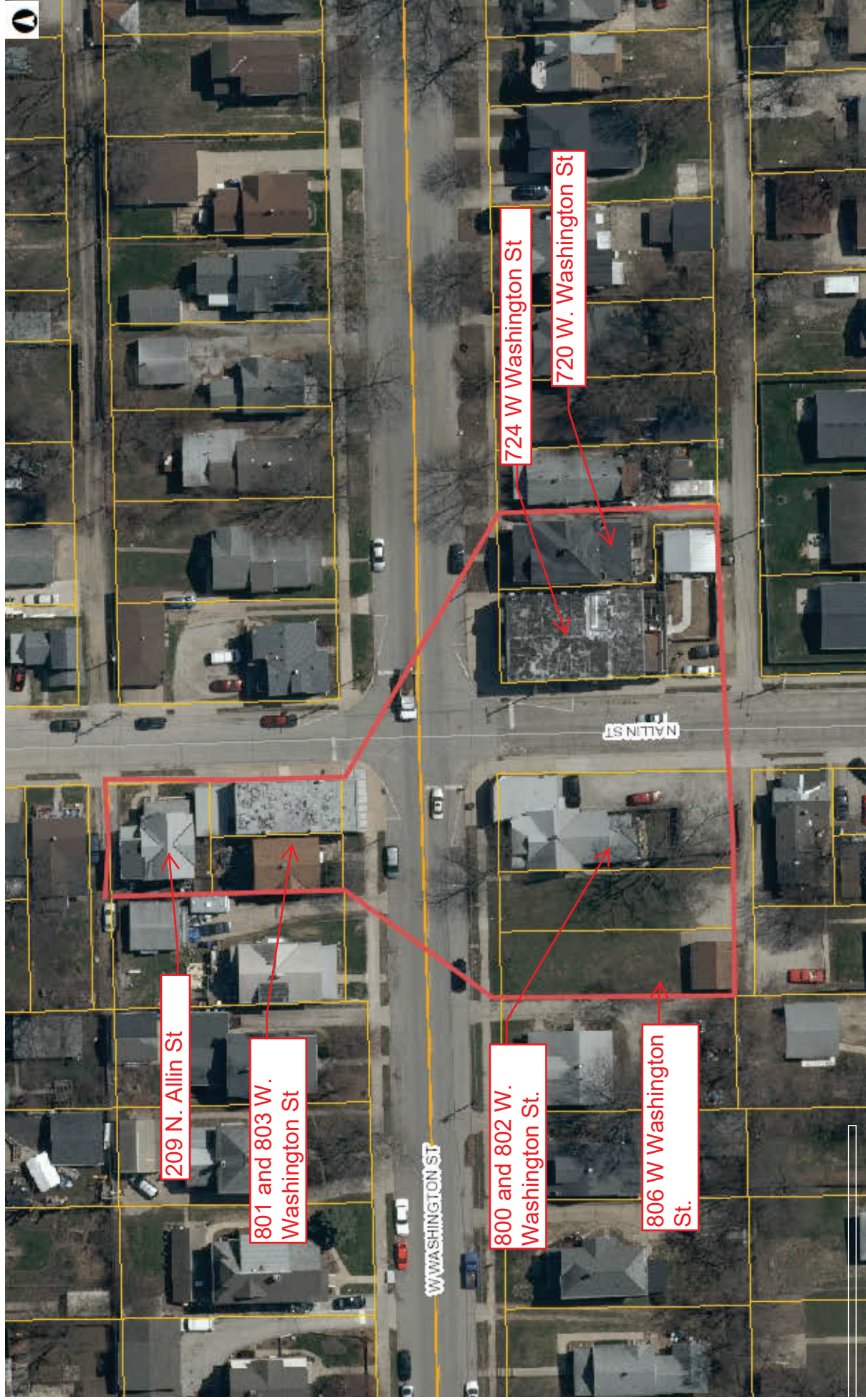
Loan No: 6590108156

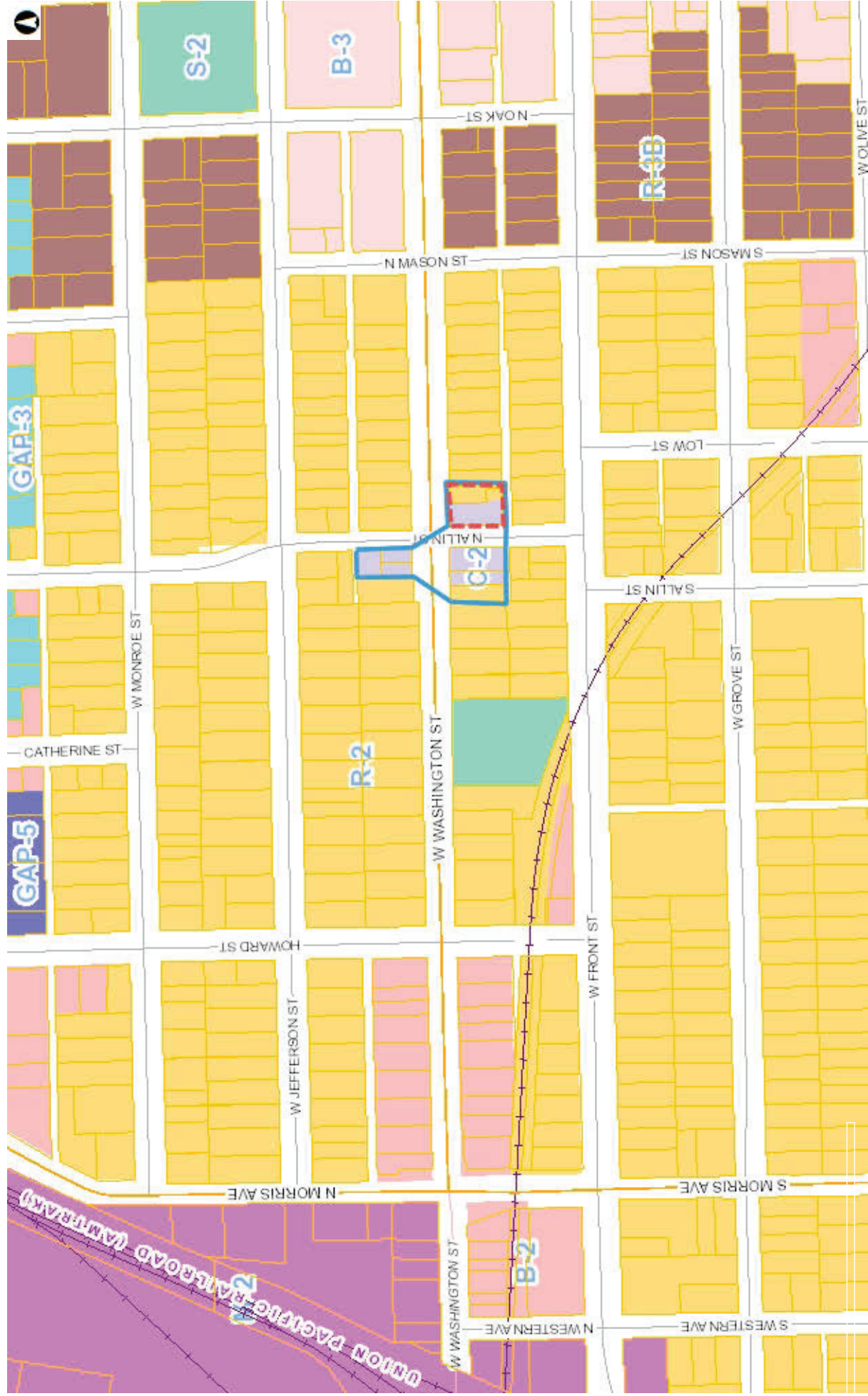
MORTGAGE
(Continued)

Page 2

feet of Lot 6, in McLEAN COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 724 W Washington St, Bloomington, IL 61701. The Real Property tax Identification number is 21-04-308-001 (Tracts 1 & 2) AND 21-04-308-002 (Tract 3).





By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

Notes

1: 4,514

Printed: 3/14/2017 1:32:51 PM

Section 44.6-30

Permitted Uses in the B-2 District

Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

Barber Shops, Beauty Shops	P	Painting, Decorating Services	P
Bars, Taverns, Nightclubs	P	Parking Lot, Commercial	P
Bed & Breakfast Establishments	P	Parking Lot, Noncommercial	P
Billiard Centers, Pool Halls	P	Parks, Playgrounds, Aboretums	P
Birthing Center	P	Penny Arcade	P
Blueprinting and Photocopying	P	Pet Shops	P
Boarding Schools	P	Pharmacy	P
Boat Sales, Service, Rental	P	Photofinishing Services	P
Book, Stationery Stores, Newsstands	P	Photographic Services	P
Bowling Establishments	P	Planetariums	P
Building Construction Services	P	Plumbing, Heating Services	P
Bus Passenger Terminals	P	Police Stations, Fire Stations	P
Bus Sales Service	P	Postal Services	P
Business Management Consulting	P	Post-Surgical Recovery Care Center	P
Business Schools	P	Pottery, Ceramic Products Sales	P
Cabinet making, woodworking, furniture repair	P	Pre-Schools	P
Cameras, Photographic Supplies	P	Printing, Publishing, Allied Uses	P
Camping, Recreational Equipment Sales	P	Professional Clubs, Business Clubs	P
Candle Shops	P	Professional Supply Repair Services	P
Candy Confectionery Sales	P	Radio Broadcasting Studios	P
Car Wash	P	Radio, Television Repair Services	P
Carpentry Services	P	Radio, Television Stations-Towers	P
Catering Services	P	Radio,. Television Stores	P
Childrens Homes, Orphanages	P	Rail Passenger Terminals	P
China, Glassware, Metalware Stores	P	Real Estate Services	P
Churches, Synagogues, Temples	P	Record Shops, Music Stores	P
Cigar, Tobacco Products Sales	P	Refuse Disposal Services	S
Clinics	P	Rehabilitation Schools	P
Collection Services	P	Religious Education Facility	P
College-University Classrooms	P	Research and Testing Services	P
Commercial Printing Services	P	Restaurants, Cafeterias	P
Commodity Contract Brokers	P	Roller Skating Rinks	P
Community Centers	P	Rooming Houses	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Savings and Loan Associations	P
Convenience Establishments	P	Security and Commodity Services	P
Country Clubs, Golf Clubs	P	Service Clubs, Civic Clubs	P
Credit Services	P	Sewage Lift Stations	P
Crematories	S	Sewage Treatment Plants	S
Cultural Activities	P	Sex Shops	5
Currency Exchanges	P	Sexually Oriented Entertainment Business	5
Dairy Products	P	Sheltered Care Homes	P
Dance Studios, Music Studios	P	Shoe Repair Services	P

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		

Notices

20870189
OF BLOOMINGTON
IC HEARING NOTICE
 Today, March 14, 2017
 p.m., in the Council
 s located at 109 E.
 , the Bloomington Liq-
 mission will conduct a
 earing on the applica-
 Lakes Venture LLC,
 resh Thyme Farmers
 ocated at 403 N. Vet-
 way Unit 2, requesting
 liquor license which
 flow the sale of all
 packaged alcohol for
 ion off the premises
 days a week.
 ons interested in said
 n may attend and be
 the application.
 liance with the Ameri-
 h Disabilities Act and
 applicable federal and
 rs, the hearing will be
 a to individuals with
 s. Persons requiring
 aids and services
 ontact the City Clerk,
 no later than five
 re the hearing.
 Clerk may be con-
 her by letter at 109 E.
 St., Bloomington, IL
 , e mail at
 cityblm.org, or by tel-
 at (309) 434-2240.
 Hall is equipped with
 telephone (TTY) that
 be reached by dialing
 -5115.
 Lawson, C.M.C.,

n Date:
 2017,
 h Newspaper

20870359
OF BLOOMINGTON
LDING BOARD OF
PEALS NOTICE
 hereby given that a
 aring will be held on
 March 21, 2017, at
 , at City Hall, 109 E.
 , Bloomington, Illinois,
 ity Council Chambers,
 time all interested per-
 y present their views
 n matters thereto. The
 earing will pertain to
 ng items:
 r of term limits for
 to be presented to
 or for consideration,
 nd discussion for rec-
 g changes to the
 ing Code.
 nd discussion for rec-
 g changes to the
 ical Code.
 liance with the Ameri-
 r Disabilities Act and
 plicable federal and
 s, the hearing will be
 to individuals with
 s. Persons requiring
 aids and services
 ontact the City Clerk,
 no later than five
 e the hearing.
 Clerk may be con-
 ner by letter at 109 W.
 t., Bloomington, IL,
 by telephone at
 240, or by email,
 cityblm.org. The city
 upped with a text tel-
 (TTY) that may also be
 d by dialing
 115.

Coombs Jr.

oard of Appeals
 March 6, 2017

Public Notices

20870377
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
 Public Notice is hereby given
 that the Bloomington Planning
 Commission will hold a public
 hearing on Wednesday, March
 22, 2017 at 4:00 p.m. in the
 City Council Chambers, City
 Hall, 109 E. Olive St., Bloom-
 ington, IL.

The Petition submitted by West
 Bloomington Revitalization
 Project, requesting approval to
 Rezone property located at 720
 W. Washington St. from a R-2
 Mixed Residence District to B-2
 General Business Service Dis-
 trict.

Legal Description: Exhibit A
 MCINTYRES ADD E3.5' N78'
 LOT 7 & (EX W25' S32')
 W34.5' LOT 6 BLK.
 PIN: 21-04-308-002

And

The Petition submitted by West
 Bloomington Revitalization
 Project, requesting approval to
 Rezone property located at 724
 W. Washington St., from a C-2
 Neighborhood Shopping Dis-
 trict to B-2 General Business
 Service District.

Legal Description: Exhibit A
 MCINTYRES ADD W25' S32'
 LOT 6, S32' LOT 7 & W46.5',
 N78' LOT 7 BLK 2.
 PIN: 21-04-308-001

And

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 806 W. Washington
 St., from a R-2 Mixed Resi-
 dence District to B-2 General
 Business Service District.

Legal Description: Exhibit A
 PRICS ADD VAC ALEY S OF
 & ADJ & W33.5' LOT 2 BLK 3.
 PIN: 21-05-433-012

And

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 804 W. Washington
 St., from a C-2 Neighborhood
 Shopping District to B-2 Gen-
 eral Business Service District.

Legal Description: Exhibit A
 PRICES ADD (EX W33.5') LOT
 2 BLK 3.
 PIN: 21-05-433-013

And

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 800 and 802 W.
 Washington St., from a C-2
 Neighborhood Shopping Dis-
 trict to B-2 General Business
 Service District.

Legal Description: Exhibit A
 PRICES ADD (EX ST) LOT: 1
 BLK 3.
 PIN: 21-05-433-014

And

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 803 W. Washington

Public Notices

St., from a C-2 Neighborhood
 Shopping District to B-2 Gen-
 eral Business Service District.

Legal Description: Exhibit A
 PRICES ADD N28' S65' LOT 4
 BLK 2.
 PIN: 21-05-429-034

And

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 801 W. Washington
 St., from a C-2 Neighborhood
 Shopping District to B-2 Gen-
 eral Business Service District.

Legal Description: Exhibit A
 E28' S65' LOT 4 BLK 2
 PRICES ADD.
 PIN: 21-05-429-035

The Petition submitted by the
 City of Bloomington, requesting
 approval to Rezone property
 located at 204 N. Allin St., from
 a C-2 Neighborhood Shopping
 District to B-2 General Busi-
 ness Service District

Legal Description: Exhibit A
 PRICES ADD N50' LOT 4 BLK
 2.
 PIN: 21-05-429-033

All interested persons may
 present their views upon such
 matters pertaining thereto.
 Said Petition and all accompa-
 nyng documents are on file
 and available for public inspec-
 tion in the Office of the City
 Clerk at 109 E. Olive St.,
 Bloomington, IL.

In compliance with the Ameri-
 cans 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 ei-
 ther by letter at 109 E. Olive
 Street, Bloomington, IL 61701,
 or by telephone at
 309-434-2240 or via email at
 cityclerk@cityblm.org. The
 City Hall is equipped with a text
 telephone (TTY) that may also
 be reached by dialing
 309-829-5115.

Cherry Lawson
 City Clerk

Published in the Pantagraph:
 March 6, 2017

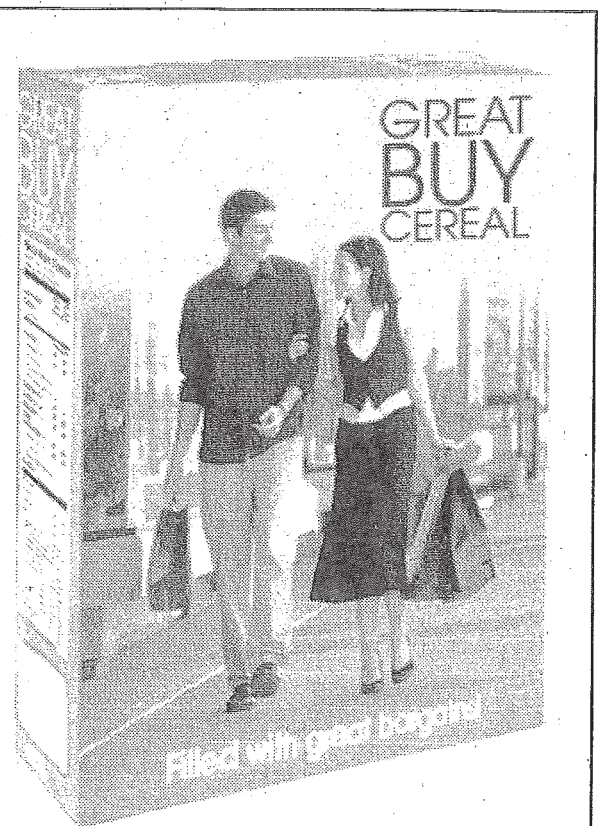
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VDAY Prime Time DSH=Dish Network DTV=DirectTV

DSH DTV	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30
X-ABC 19	28	ABC World News	Entertainment Tonight (AB)	The Bachelor Nick struggles to make a decision (AB)	The Bachelor "The Women Tell All" (AB)	The women tell their side of HOI News at 10:30	Jimmy Kimmel Live (HD)	Nightline (N)				

MOVIES

March 6, 2017



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

March 6, 2017

Subject: Proposed zoning change for properties located at the corner of Allin Street and W. Washington Street.

Dear resident or property owner:

The **Planning Commission of the City of Bloomington, Illinois**, will hold a public hearing on **Wednesday, March 22, 2017 at 4:00 p.m.** in the **City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on seven (7) petitions submitted by the West Bloomington Revitalization Project (WBRP) and the City of Bloomington (COB) requesting to rezone property located at the corner of W. Washington Street and Allin Street from R-2, Mixed Residential and C-2, Neighborhood Shopping District, to B-2, General Business Service District. The following petitions will be reviewed at the hearing:

Petitioner	Address	Legal Description	PIN	Current Zoning	Proposed Zoning
COB	204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
COB	801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
COB	803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
COB	800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
COB	804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
COB	806 W. Washington St.	PRICES ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2
WBRP	724 W. Washington St.	MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5', N78' LOT 7 BLK 2	21-04-308-001	C-2	B-2
WBRP	720 W. Washington St.	MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK 2	21-04-308-002	R-2	B-2

The current zoning designation C-2, Neighborhood Shopping District, encourages commercial uses but prohibits the residential uses that currently exist. The proposed zoning change to B-2, General Business Service District would allow for similar commercial uses and also enables the current residential uses to remain. Essentially, this change in zoning will preserve the existing residential uses and the character of the neighborhood.

We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference). 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



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701

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 have additional questions or for further information, please contact the City of Bloomington Community Development Department at (309) 434-2226.

Respectfully,
Katie Simpson
City Planner

Enclosures

Map of area to be rezoned (outlined in red) and all properties notified with 500 ft of the proposed rezoning (shown in blue).



Public Hearing to rezone seven properties on the corner of W. Washington Street and Allin Street from C-2 and R-2, to B-2.



**DRAFT MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 22, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Mr. J. Balmer, Mr. Ryan Scrtichlow, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Justin Boyd, Mr. Eric Penn, Ms. Nicole Chlebek, Chairman David Stanczak, ,

MEMBERS ABSENT: none

OTHERS PRESENT: Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. John Houseal, Houseal Lavign Associates

CALL TO ORDER: Chairman Stanczak called the meeting to order at 4:00 PM

ROLL CALL: Mr. Dabareiner called the roll. With ten members in attendance, a quorum was present.

PUBLIC COMMENT: Michael Brown, Executive Director of the Ecology Action Center, spoke on behalf of the Ecology Action Center, and encouraged the zoning ordinance update to align with a number of environmental plans in the community including the McLean County Greenways Plan, a Community Solid Waste Management Plan and a Community Environmental Plan. He highlighted environmental initiatives from the Bloomington Comprehensive plan directed towards energy efficiency standards, alternative energy sources, stream buffers, storm water detentions, native plants and landscaping. He stated the Ecology Action Center is available as a resource for more information.

Joan Schaprnure, 104 S. Low Street, stated that she enjoys having the West Bloomington Revitalization Project in the neighborhood.

MINUTES: The Commission reviewed the February 22, 2016 minutes. Ms. Chlebek asked the spelling of her name in the “New Business” section be corrected. Mr. Boyd moved to approve the minutes with stated corrections; Mr. Scrtichlow seconded the motion, which was passed by a voice vote of 10-0.

REGULAR AGENDA:

Z-05-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District. (Ward 6)

Chairman Stanczak introduced the case and proposed that the three regular agenda items be considered at the same time. He stated the Commission would take separate votes on each item at the close of the public hearing. Ms. Simpson presented staff's report and explained staff is supporting a positive recommendation for all three cases. Ms. Simpson provided an aerial view of the neighborhood and explained the current zoning. She described the existing and proposed uses and shared photos of the neighborhood. She explained that the current zoning is incompatible with the proposed residential component of the planned mixed uses development for the property at 720 & 724 W Washington Street. She described the differences between the existing zonings of this intersection, C-2 and R-2, and the proposed zoning district, B-2.

Ms. Simpson referenced a number of goals from the Comprehensive Plan supporting the redevelopment and mixed-use development of this intersection. She explained the change in zoning aligns with the vision of the Comprehensive Plan since the current zoning designations do not allow for both residential and commercial uses. Ms. Simpson explained that the petition meets the standards for the B-2 district outlined in Section 44.6-21 of the zoning ordinance. She explained that the sizes of these lots and the lack of available adjacent land would restrict the development of more intense uses like truck stops and gas stations which are permitted in the proposed zoning district but require more area to be developed. Ms. Simpson also explained the benefit of a holistic approach to the zoning of the intersection of W. Washington Street and Allin Street; she explained that, for consistency and to reduce the presence of nonconformities, staff is also proposing the City Council adopt a resolution to initiate the rezoning of the properties on the northwest and southwest blocks of the intersection to B-2.

Mr. Balmer asked Ms. Simpson to clarify the current zoning of block. Ms. Simpson explained that 209 N. Allin Street is zoned C-2 along with the 800 block of W. Washington Street. She stated that both are used for residential purposes and currently nonconforming.

Mr. Scritchlow asked why the northeast corner has been omitted from the resolution. Ms. Simpson explained that the current use at that intersection is residential and permitted. Chairman Stanczak asked if the zoning were changed on the northeast corner if the current use would be nonconforming. Ms. Simpson stated a special use permit would be required. Mr. Scritchlow clarified that by rezoning 209 N. Allin Street, a special use permit would be required if the property were destroyed. Ms. Simpson confirmed and added that under the current zoning, if the home were destroyed, it would not be allowed to be rebuilt. Ms. Simpson stated that the northeast corner is in conformance with the code and for that reason staff did not propose rezoning it at this time.

Mr. Dabareiner stated that the goal of rezoning these other corners is to bring the intersection into conformance and the northeast corner is already in conformance with the code. He explained that staff has reached out to the property owners on the northwest and southwest corners but not the owner of the property at the northeast corner. Mr. Scritchlow pointed out that the property at 806 W. Washington is legal conforming. Ms. Simpson stated that the property owner asked the city to include 806 W. Washington in the proposed rezoning. Mr. Pearson stated that he understands the desire to not be heavy handed with the rezoning. Chairman Stanczak made clear that the intention behind the rezoning is to eliminate nonconforming uses.

Ms. Hayden asked if the property owners for case Z-07-17 were notified. Ms. Simpson explained that a letter was sent to the property owners and that staff called those owners that we had phone numbers for. She explained that she has not received any objections at this moment and stated that the property owners would be notified again before the public hearing.

Jack Beitol, Petitioner and Treasurer of the West Bloomington Revitalization Project, spoke on behalf of the petition. He summarized the intentions of the West Bloomington Revitalization Project and explained that they plan to rent the second floor apartment at 720 & 724 W. Washington Street to generate income to support the costs of running the organization. He explained that 720 W. Washington Street was donated to the former owner of 724 W. Washington and is now connected to 724 W. Washington Street and fenced in.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against. Chairman Stanczak declared the public hearing closed.

Mr. Pearson motioned to recommend the City Council approve the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-06-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 720 W. Washington Street from R-2, Mixed Residential District to B-2, General Business Service District.

Mr. Suess motioned to recommend the City Council approve the rezoning of 720 W. Washington Street from R-2 to B-2, General Business Service District, case Z-06-17; seconded by Mr. Boyd. The following votes were cast: Mr. Suess—yes, Mr. Boyd—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

Z-07-17 Consideration of a motion to recommend that the City Council adopt a Resolution initiating the rezoning of the following properties to B-2, General Business Service District: 806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street.

Mr. Scritchlow motioned to recommend the City Council adopt a resolution initiating the rezoning of **806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street** to B-2 General Business Service District, case Z-07-17; seconded by Ms. Headean—yes. The following votes were cast: Mr. Scritchlow—yes, Ms. Headean—yes, Mr. Balmer—yes, Mr. Pearson—yes, Mr. Suess—yes, Mr. Protzman—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.



SALVATION ARMY
10 W ALGONQUIN RD
DES PLAINES IL 60016

DAVID RAY BURCHAM
100 S EAST ST
LE ROY IL 617521731

WILLIAM MOORE
100 SANDRA LN
NORMAL IL 617612730

RAMNIK & RANJAN KHANT
1000 AUTUMN RIDGE CT
PRINCETON IL 61356

WILLIAM P LABOUNTY
101 W POPLAR ST
NORMAL IL 617611636

HABITAT FOR HUMANITY
103 W JEFFERSON ST
BLOOMINGTON IL 617013904

HOUSING AUTHORITY OF THE CITY OF
BLOOMINGTON
104 E WOOD
BLOOMINGTON IL 61701

ROBERT G & SHERYL L CHAMBERS
1102 1/2 W MACARTHUR AVE
BLOOMINGTON IL 617014826

JOAN H SCHAPMIRE
1117 S LIVINGSTON ST
BLOOMINGTON IL 617016338

JOE & CRYSTAL JARVIS
115 N BONE DR
NORMAL IL 617612307

JOHN ARMSTRONG
12 KLEGGSTONE CIR
BLOOMINGTON IL 617041508

MID CENTRAL COMMUNITY ACTION
INC
1301 W WASHINGTON ST
BLOOMINGTON IL 617014700

ALLSEASONS PROPERTIES LLC
1310 E EMPIRE ST
BLOOMINGTON IL 617013420

BRAD & MARTHA BUTZIRUS
14225 N 900 EAST RD
BLOOMINGTON IL 617046973

RYAN D YODER
14901 AUTUMN RD
HEYWORTH IL 617458832

Maria Haro
1505 Bunn St
Bloomington IL 617016922

BARBARA J EVANS
1513 WILSON ST
BLOOMINGTON IL 617016731

LARAMIE INVESTMENTS
1716 R T DUNN DR STE 4
BLOOMINGTON IL 617018730

% HAMILTON E TRUJILLO TVEO CORP
1901 MARTIN LUTHER KING DRIVE
BLOOMINGTON IL 61701

LUE WALTERS
1903 N TOWANDA
NORMAL IL 61761

MARK L RHINEHART
19745 N 1500 EAST RD
HUDSON IL 617489295

BONNIE JO OSTLING
201 W OLIVE ST
BLOOMINGTON IL 617015093

KENNETH W WOODS
201 WILLIAM DR
NORMAL IL 617611850

JOHN C WIEDA JR
202 E JACKSON
TOWANDA IL 61776

ALBERTO PALAFOX
204 N ALLIN ST
BLOOMINGTON IL 617013817

RICKEY W HEFNER
21942 N 2925 EAST RD
LEXINGTON IL 617539418

MKMC FILLING STATION LLC
2344 MORNING DEW DR
LITTLE ELM TX 750687631

ROSE & MANUEL REED BUCHANON
2512 OLD PEORIA CT
BLOOMINGTON IL 617055016

GARY R LEACH
2621 DANBURY DR
BLOOMINGTON IL 617046507

WAYNE PELHANK
2625 Day Lily Run
The Villages FL 321622050

ANDREW SEGNERI
2914 ESSINGTON
BLOOMINGTON IL 61704

JOSE S PACHECO
305 S EUCLID AVE
BLOOMINGTON IL 617014719

BERNARD DOTSON
3108 CUMBRIA DRIVE
BLOOMINGTON IL 61704

XINGNA CHEN
3435 S CLAREMONT
CHICAGO IL 60608

% TIMOTHY L OWEN HEARTLAND
BANK AND TRUST CO
401 NORTH HERSHEY RD PO BOX 67
BLOOMINGTON IL 617020067

ROBERT SWALLOW
505 W Mill St
Bloomington IL 617015145

ANGELA SMITH
531 W GROVE ST
BLOOMINGTON IL 617014964

MWAA INC
600 N MAIN ST
ELLSWORTH IL 61737

EGERTON M DOVER
607 WEST JEFFERSON STREET
BLOOMINGTON IL 61701

DONALD J & ROSEANNE C CORNETT
702 W FRONT ST
BLOOMINGTON IL 617014938

TONY & DEBORAH ADEKOYA
3 HANEY CT
BLOOMINGTON IL 617014983

HARLAN D BABBITT
305 SOUTHGATE DR
BLOOMINGTON IL 617047636

TERRY N BAGGETT
315 ATHERTON ST
LIVERMORE KY 423522164

YOUTHBUILD INC
360 WYLIE DR # 305
NORMAL IL 617615500

NATIONAL FINANCIAL PLANNIN INC
414 HAMILTON BLVD STE 302
PEORIA IL 616021233

ERIC T GULYASH
508 N MASON ST # C
BLOOMINGTON IL 617012852

JANET DARROW
539 W GROVE ST
BLOOMINGTON IL 617014964

JEFF E GORDON
602 S MADISON ST
BLOOMINGTON IL 617015161

TOSHA BELL
66 PLEASANTVIEW CT
ZION CROSSROADS VA 229426949

MICHAEL & JAMIE HADADY
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BLOOMINGTON IL 617013831

ELIZABETH AYERS
304 N ALLIN ST
BLOOMINGTON IL 617013819

CEVAT KARASEN
305 W CHESTNUT ST
BLOOMINGTON IL 617012914

ANNETTA O MILLER TRUSTEE
32 COUNTRY CLUB PL
BLOOMINGTON IL 617013402

TIMOTHY L KEYES
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BLOOMINGTON IL 617013820

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Bloomington IL 617015344

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521 W GROVE ST
BLOOMINGTON IL 61701

ROBERT WEAVER
541 W GROVE ST
BLOOMINGTON IL 617014964

MERDITH BROOKS
605 W GROVE ST
BLOOMINGTON IL 617014944

BLOOMNORM LLC
666 DUNDEE RD STE 1102
NORTHBROOK IL 600622735

DENNIS & ALICE GRIFFIN
705 W FRONT ST
BLOOMINGTON IL 617014937

CARL E MITCHELL
705 W JEFFERSON ST
BLOOMINGTON IL 617013830

ROBERT GARNER
706 W JEFFERSON
BLOOMINGTON IL 61701

CLIFFORD JENNINGS
706 W WASHINGTON ST
BLOOMINGTON IL 617013813

NICHOLAS & JAMIE WATSON
707 W FRONT ST
BLOOMINGTON IL 617014937

RANDY T KUEHN
710 W JEFFERSON ST
BLOOMINGTON IL 61701

RICHARD & TERESA DEPAEPE
710 W MONROE ST
BLOOMINGTON IL 617013852

VICKI L COOLEY
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Bloomington IL 617014937

RAYMOND & NICOLE VAN ETEN
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BLOOMINGTON IL 61701

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Bloomington IL 617013812

VICKIE L SMITH
712 W JEFFERSON ST
BLOOMINGTON IL 617013831

BRENNA WHITWOOD
712 W MONROE ST
BLOOMINGTON IL 61701

ROBERT W WHEELER
713 W JEFFERSON STREET
BLOOMINGTON IL 61701

F MARIE HILL
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BLOOMINGTON IL 617013812

CHUCK & JENNIFER FRANKS BOYER
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BLOOMINGTON IL 617013852

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BLOOMINGTON IL 617014418

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BLOOMINGTON IL 61701

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BLOOMINGTON IL 617013812

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BLOOMINGTON IL 617013813

DELTA RALPH
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BLOOMINGTON IL 617014937

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717 W MONROE ST
BLOOMINGTON IL 617013851

JUDY SEDEKUM
717 W WASHINGTON ST
BLOOMINGTON IL 617013812

REVE L JACKSON JR
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BLOOMINGTON IL 617013831

ALTHEA BELLAMY
718 W MONROE
BLOOMINGTON IL 61701

Richard P & Cathy A Griffin Brown
718 W Washington St
Bloomington IL 617013813

ELIZABETH A & LESLIE M BOSWELL
719 W FRONT ST
BLOOMINGTON IL 617014937

RUTH A COBB
719 W WASHINGTON, APT A
BLOOMINGTON IL 61701

LENIOX CAMPBELL
721 W FRONT
BLOOMINGTON IL 61701

HOUSE JESUS
724 W WASHINGTON ST
BLOOMINGTON IL 617013813

JESUS HOUSE
724 W WASHINGTON ST
BLOOMINGTON IL 617013813

TANIA D & SHEDRICK J JACKSON
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CAMDEN SC 290207104

JEFFERY P & MICHELLE R RICH
779 E 100 NORTH RD
ATLANTA IL 617238606

JAMES D PETTIGREW
8 PICKWICK LN
MACKINAW IL 617559674

MICHAEL PETSAS
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CREVE COEUR IL 616104152

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802 W MONROE
BLOOMINGTON IL 61701

RITO ORTIZ
803 W WASHINGTON ST
BLOOMINGTON IL 617013814

STEVE WIGGINS
804 W MONROE ST
BLOOMINGTON IL 617013854

JASON & TONIA STULL WINKLEMAN
805 W WASHINGTON
BLOOMINGTON IL 61701

SYBIL R NASH
806 W JEFFERSON ST
BLOOMINGTON IL 61701

JOANNE LITTELL
808 BRYAN ST
NORMAL IL 617612873

JOSE & GUADALUPE NIETO
808 W JEFFERSON ST
BLOOMINGTON IL 617013833

VERNAL D KESSINGER
808 W MONROE ST
BLOOMINGTON IL 617013854

SHARON K FOLEY
808 W. WASHINGTON
BLOOMINGTON IL 617014152

VALERIE L DUMSER
809 W WASHINGTON ST
BLOOMINGTON IL 617013814

ROBERT A WALLACE
810 W JEFFERSON
BLOOMINGTON IL 61701

RACHEL E CODY
811 W GROVE
BLOOMINGTON IL 61701

WINSTON & WELLIS ALEXANDER
811 W JEFFERSON ST
BLOOMINGTON IL 61701

BRANDON JAMISON
812 W JEFFERSON
BLOOMINGTON IL 61701

SAMUEL CROSSLEY
812 W MONROE
BLOOMINGTON IL 61701

VALLERY J KNIGHT
813 1/2 W WASHINGTON
BLOOMINGTON IL 61701

JOHN GARLAND
813 W GROVE ST
BLOOMINGTON IL 617014947

JACOB & BECKY GODBEY
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BLOOMINGTON IL 61701

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814 W Jefferson St
Bloomington IL 617013833

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814 W WASHINGTON ST
BLOOMINGTON IL 617013815

KAREN HARSHA
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BLOOMINGTON IL 617013832

SINDA A SAKENSBURG
818 W JEFFERSON ST
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ROBERT & HEIDI BOSQUEZ
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BLOOMINGTON IL 617013832

PHILIP & LAURA DICK
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BLOOMINGTON IL 617013814

SALVADOR ALVEREZ
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BLOOMINGTON IL 61701

JODY POTTS
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JOHN & TERESA BLAKENEY
8585 E 1950 NORTH RD
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Bloomington IL 617013856

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BLOOMINGTON IL 617012822

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914 W FRONT ST
BLOOMINGTON IL 617014941

JEFFREY S READY II
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BLOOMINGTON IL 61701

BRUCE W JR & CYNTHIA THORNTON
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BLOOMINGTON IL 617014941

LOLITA POORE
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JACK O & LYNN M EDWARDS
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RYAN D CHRISTENSEN SOLE MEM
ILLINI HOME BUYERS OF BLM LLC
PO BOX 6031
CHAMPAIGN IL 618266031

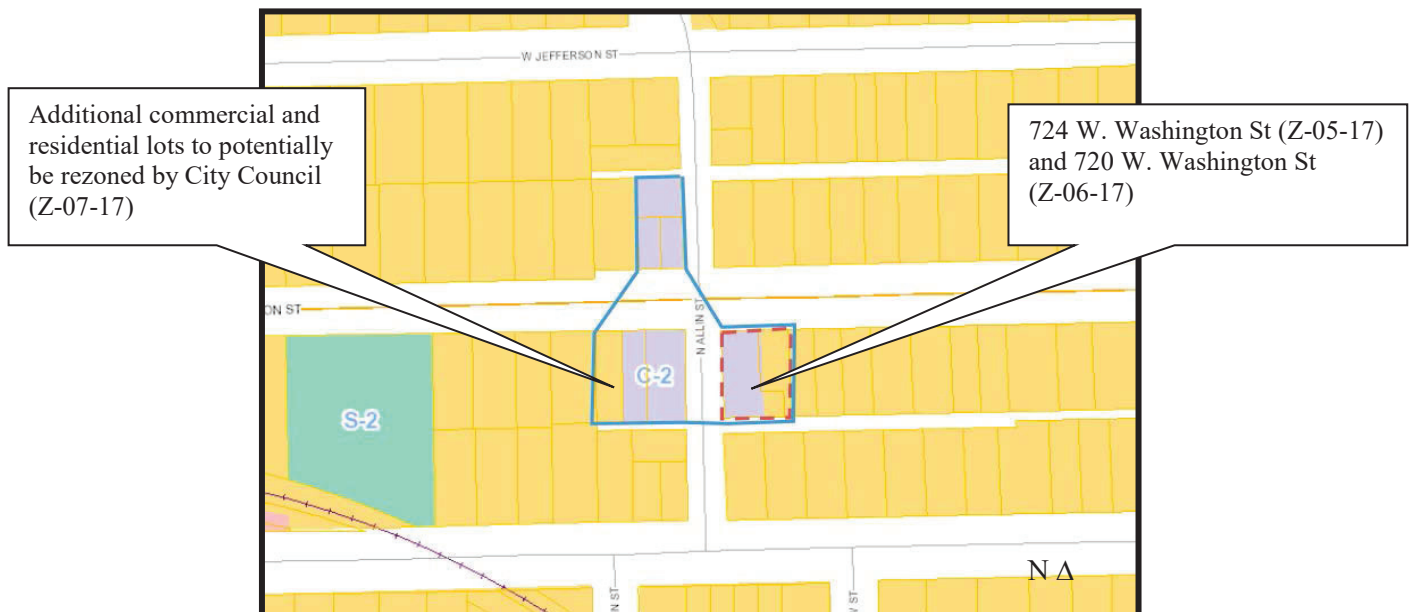
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
MARCH 22, 2017**

CASE NUMBER:	SUBJECT:	TYPE:	SUBMITTED BY:
Z-05-17	724 W. Washington Street	Rezone	Katie Simpson, City Planner
Z-06-17	720 W. Washington Street		
Z-07-17	NW and SW corner of Washington St and Allin St.		
PETITIONER'S REQUEST:	Rezone the above referenced properties from C-2 and R-2, respectively, to B-2 General Business Service District to encourage mixed-use development and allow for the expansion of the WBRP Office and Tool Library		
Staff finds that the petitions meet the Zoning Ordinance's map amendment guidelines for the B-2, General Business Service District (44.6-21).			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District (Z-07-17)**



Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on March 6, 2017.

GENERAL INFORMATION

Owner and Applicant: West
Bloomington Revitalization Project

PROPERTY INFORMATION

Z-05-17. Legal description-724

W. Washington Street

MCINTYRES ADD W25' S32'
LOT 6, S32' LOT 7 & W46.5' N78'
LOT 7 BLK 2
PIN: 21-04-308-001



Existing Zoning: C-2, Neighborhood Shopping (724 W. Washington)
Existing Land Use: Jesus Coffee House and caretaker residence
Property size: 0.138 acres/6,011 sqft

Z-06-17. Legal description-720 W. Washington Street

MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK
PIN: 21-04-308-002

Existing Zoning: R-2, Mixed Residential (720 W. Washington)
Existing Land Use: Vacant lot
Property Size: 0.075 acres/ 3267sqft

Surrounding Zoning and Land Uses

Zoning

North: R-2, Mixed Residential
South: R-2, Mixed Residential
East: R-2, Mixed Residential
West: C-2, Neighborhood Shopping

Land Uses

North: Single/two family home(s)
South: Single/two family home(s)
East: Single/two family home(s)
West: Apartments, barber shop

Analysis

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Site visit

Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

PROJECT DESCRIPTION

Background: 720 and 724 W. Washington Street are located on the southeast corner of the intersection between W. Washington Street and N. Allin Street. The properties are zoned R-2, Mixed Residential and C-2, Neighborhood Shopping District. Washington Street is considered a major arterial road leading into the City's downtown center. Two commercial nodes exist along Washington Street, one at the intersection of Washington Street and Morris Ave and the other at the intersection of Washington Street and Allin Street. Three of the four corners at Washington Street and Allin Street are improved with mixed use buildings and zoned C-2, Neighborhood Shopping Districts. The Comprehensive Plan identifies this neighborhood as the Regeneration Area. The Plan strongly encourages the preservation of the commercial mixed-use style of development, the promotion of walkable neighborhoods, and the importance of enhancing the Washington Street corridors.

Project Description:

The petitioner, West Bloomington Revitalization Project (WBRP) is a 501c3 dedicated to improving the quality of life and achieving a vision for a better community by encouraging neighbor collaboration and empowering residents to become local leaders. The WBRP recently purchased the building and lot at 724 and 720 W. Washington. They intend to relocate their services from WBRP's existing location at 801 W. Washington Street to the subject property. The subject property is a mixed use building with commercial space located on the lower level and an apartment on the second story. The petitioner plans to use the commercial space as a community space that will offer a variety of programs to neighboring residents including the tool library, the home restoration project, a bicycle co-op, the book bike, and vegetable gleaning program. The site will also provide office and meeting space for the nonprofit and a community garden area. Additionally, the petitioner intends to rent out the upstairs apartment.

The current zoning designations of C-2 and R-2 do not allow for the mixed residential and commercial uses contemplated in the Comprehensive Plan. While C-2 allows for a variety of commercial uses, such as a community center, it lacks the residential component and creates a barrier for mixed use development. Under C-2, a second story apartment could exist only if it is occupied by a caretaker or watchman for the business located below. The B-2, General Business Service District, which is established at the corner of Washington Street and Morris Ave, allows for a similar variety of commercial uses as well as the residential component. The proposed B-2 zoning encourages mixed uses and is intended to serve along the fringes of residential districts.



Agenda Items:
 A, Z-05-17 724 W. Washington Street
 B, Z-06-17 720 W. Washington Street
 C, Z-07-17 NW and SW corners of Washington Street and Allin Street

Chapter 44 of the City Code allows City Council to initiate the rezoning of properties within the corporate limits of the City of Bloomington (44.13-2B). For consistency and to encourage the mixed-use vision of the Comprehensive Plan, staff is also encouraging the Planning Commission to recommend that the City Council initiate a rezoning of the northwest and southwest corners of the intersection..This would include rezoning the following properties:

Address	Legal Description	PIN	Current Zoning	Proposed Zoning
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICS ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2

The WBRP initiated the rezoning of 720 and 724 W. Washington Street (**Cases Z-05-17 and Z-06-17**). A resolution should be passed by City Council to initiate the rezoning process for the remaining corners of Washington Street and Allin Street (**Z-07-17**). A separate public hearing with the Planning Commission would be held to discuss the rezoning of the aforementioned properties. City staff have called property owners of the above mentioned properties and mailed notices to property owners within 500 ft of the corner of Washington Street and Allin Street explaining the proposed rezoning.

Link to Comprehensive Plan:

In addition to providing affordable, safe, quality housing options for residents Chapter 4 of the Comprehensive Plan identifies Goal N-1 **Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.**

The proposed rezoning aligns with the following objectives:

- N-1.2b Continue to implement the WBRP strategic plan adopted in 2010
- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street
- N-1.2j Promote the usage of the Tool Library.
- N-1.2k Develop an expansion plan of the Tool Library recognizing the need for more hours as well as possible expanding locations.

FINDINGS OF FACT

The Zoning Ordinance provides “*Zoning Map Amendment Guidelines*” and states, “*In making its legislative determination to zone or rezone property to a B-2 General Business Service District zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*”

1. *The relationship of the subject property to the City’s transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems;* the subject property is located at an intersection of a major arterial road. The transportation system is sufficient to accommodate the uses permitted in the B-2 district. B-2 allows for a variety of uses ranging from specialty shops, libraries, and grocery stores, which complement the surrounding neighborhood, to wholesale storage and truck stops, which are more intense and less compatible with residential. The more intense uses permitted in the B-2 district will be limited at this location due to the smaller parcel sizes, building codes and parking requirements. Each corner of this intersection would have an area designated as B-2 that is less than a third of an acre. The standard is met.
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood;* the proposed uses in the B-2 district are more compatible with the surrounding uses because they allow for residential uses. The current zoning does not allow for residential. The types of commercial developments which could occur in this area are limited by the parcel size and building codes/parking requirements and are similar to those that currently exist. No significant impact in truck traffic is expected since commercial developments with heavy truck traffic would require larger lots. The standard is met.
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots;* the intention of the rezoning is to better accommodate the residential element of the mixed-use vision. New curb cuts would probably not be allowed since the subject properties are located close to an intersection. Most businesses located in the subject area currently gain access from allies behind the properties. The standard is met.
4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts;* the Comprehensive Plan encourages mixed-use developments along commercial corridors. This intersection is considered a commercial corridor and less intense commercial developments will add to the quality of life in the area by increasing access to services and possibly facilitating employment. The residential component allowed in the B-2 district will also provide safe, attractive, diverse housing options for Westside residents. Under the current zoning, the

Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

second story apartments could not be rented to anyone other than a caretaker of the business. The standard is met.

5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned;* the properties are currently zoned for commercial uses. The proposed change in zoning is minimal in that many of the uses allowed in the current zoning are allowed in the proposed zoning. The utilities and facilities are adequate for both the proposed commercial and the proposed residential. The standard is met.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution;* the property is currently zoned for commercial uses, the change in impact should be minimal. The feasibility of accommodating more intense uses, which would have a larger impact on the environment, in this area is limited by the size of the area being rezoned. The standard is met.
7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* No impact is expected, new developments will be required to comply with city's detention and storm water management standards. The standard is met.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan recognizes the importance of expanding the WBRP Tool Library and the other services WBRP provides. The Plan also established a vision of mixed use developments in the Regeneration Neighborhood. The standard is met.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District**, case Z-07-17.

Respectfully submitted,

Katie Simpson
City Planner

Agenda Items:
A, Z-05-17 724 W. Washington Street
B, Z-06-17 720 W. Washington Street
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

Attachments:

- Draft Ordinance for 724 W. Washington Street and 720 W. Washington Street with Exhibit A “Legal Description”
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 District
- Aerial Map
- Zoning Map
- Draft Resolution to initiate the Zoning Map Amendments for the northwest and southwest corners of Washington Street and Allin Street.
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List
- Notice for property owners at 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St



REGULAR AGENDA ITEM NO. 8C

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of Analysis of Bids and the Approval of the FY2018 Utility Maintenance Contract with George Gildner, Inc. for City Bid No. 2018-02 in the amount of \$768,000.00.

RECOMMENDATION/MOTION:

That the unit prices and Contract with George Gildner, Inc. for the FY2018 Utility Maintenance Bid #2018-02 in the amount of \$768,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

STRATEGIC PLAN LINK: Goal 2. Upgrade City infrastructure and facilities; Goal 5. Great place – livable and sustainable City.

STRATEGIC PLAN SIGNIFICANCE: Objectives 2c. Functional, well maintained sewer collection system; 5a. Well-planned City with necessary services and infrastructure.

BACKGROUND: This contract includes sanitary sewer, storm sewer, force main, pump station, water main, and other City utility repairs that are not emergencies. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Utility Maintenance was \$568,000.00 and the contract was awarded for \$568,000.00. The budget for the FY2018 Utility Maintenance contract is \$768,000.00.

Bids for the FY2018 Utility Maintenance contract were received until 1:30 p.m. Monday, April 24, 2017, in the office of the City Clerk. Three bids were received and opened in the City Council Chambers. A bid tabulation is attached. Since the project involves maintenance of City utilities throughout the current fiscal year and all maintenance locations are not currently known, a contract for the entire budget amount will be awarded.

(Bid)	
George Gildner, Inc.	\$ 624,125.00 Low Bid
Stark Excavating, Inc.	\$ 698,187.50
Hoerr Construction, Inc.	\$ 652,307.50
(Budget)	
Storm Water	\$ 106,000.00
Sanitary Sewer	\$ 212,000.00
Water	\$ 450,000.00
Total Budget	\$ 768,000.00

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: This work was advertised in The Pantagraph on April 10, and a pre-bid meeting was held at 1:30 PM on April 18, 2017, in the Public Works Department Auxiliary Conference Room.

FINANCIAL IMPACT: Stakeholders can locate this in the FY 2018 Proposed Budget Book titled "Proposed Other Funds Budget". The page numbers follow the specific accounts and dollar amounts:

Storm Water-Repair Maintenance Infrastructure (53103100-70550)	\$106,000 page 135
Sanitary Sewer-Repair Maintenance Infrastructure (51101100-70550)	\$212,000 page 126
Lake Maintenance- Repair Maintenance Infrastructure (50100140-70550)	\$50,000 page 116
Water Meter Services-Other Capital Imp. (50100150-72620)	\$300,000 page 118
Water Trans. & Dist.- Repair Maintenance Infrastructure (50100120-70550)	\$100,000 page 112
Total Contract Award:	\$768,000

Note the bid documents provide work to be paid on a time and material basis and further allows the City to set the locations and schedules. Accordingly, City staff intends to utilize the entire budgeted amount to have the maximum amount of work performed.

COMMUNITY DEVELOPMENT IMPACT: *Not Applicable*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION: N/A

Respectfully submitted for Council consideration.

Prepared by: Wardney F. Snarr, PE, CE II

Reviewed by: Jim Karch, PE, CFM, Director of Public Works

Financial & budgetary review by: Chris Tomerlin, Budget Analyst
Carla A. Murillo, Budget Manager

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales
City Manager

Attachments:

- PW 1B BID TABULATION FY2018 Utility Maintenance
- PW 1C CONTRACT FY2018 Utility Maintenance
- PW 1D PROJECT SUMMARY(16-17) FY2018 Utility Maintenance

CITY OF BLOOMINGTON
FY2018 UTILITY MAINTENANCE
 PROJECT NO. CITY # 50-18-53005-18-00
 CITY BID NO. 2018-02

Bid Opening Date: 4/24/2017
 Bid Opening Time: 1:30 PM
 PREPARED BY: Ward Snarr

Attended By: Andrew Coffey
 Jeff Raines
 Ward Snarr

2018 Budget

LOW BID

BID TABULATION		\$768,000.00		ENGINEERS ESTIMATE		George Gildner, Inc.		Stark Excavating, Inc.		Hoerr Construction, Inc.	
		UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
CEMENT MASON		HR	750	\$73.00	\$54,750.00	\$40.00	\$30,000.00	\$71.00	\$53,250.00	\$0.01	\$7.50
LABORER		HR	3750	\$73.00	\$273,750.00	\$71.00	\$266,250.00	\$74.25	\$278,437.50	\$88.80	\$333,000.00
OPERATING ENGINEER		HR	2250	\$83.00	\$186,750.00	\$76.00	\$171,000.00	\$79.00	\$177,750.00	\$89.80	\$202,050.00
PLUMBER		HR	1250	\$83.00	\$103,750.00	\$77.50	\$96,875.00	\$55.00	\$68,750.00	\$85.80	\$107,250.00
TRUCK DRIVER		HR	2000	\$63.00	\$126,000.00	\$30.00	\$60,000.00	\$60.00	\$120,000.00	\$5.00	\$10,000.00
TOTALS					\$745,000.00	\$624,125.00		\$698,187.50		\$652,307.50	

AGREEMENT

THIS AGREEMENT, Made and entered into this **8th day of May, 2017**, by and between, **George Gildner, Inc.**, first party, also hereinafter referred to as "Contractor", and the City of Bloomington, a municipal corporation, second party.

WITNESSETH:

THAT WHEREAS, the City of Bloomington, did on **April 10, 2017**, by advertisement, call for bids for furnishing all labor and material for the construction of **FY2018 UTILITY MAINTENANCE** project for said City.

AND WHEREAS, in pursuance of said call for bids said first party, did on **Monday, April 24, 2017** submit this bid to said City of Bloomington for furnishing all of the labor and materials for the construction of said **FY2018 UTILITY MAINTENANCE** on file in the office of the City Engineer of said City. A copy of which specifications, plans and profiles of said improvement on file in the City Engineer's Office are hereby referred to and made a part hereof by reference, and said first party being the lowest responsible bidder was awarded the contract for the construction of the said improvement, which bid of said Contractor is hereto attached and made a part hereof.

THEREFORE, it is covenanted and agreed upon the part of said first party that in consideration of the amounts to be paid by said City, he will furnish all labor, tools, machinery and materials for the construction of said improvement complete, in accordance with the said plans, profiles and specifications, call for bids, and said contractor's bid, each herein set out and made a part hereof.

And it is also understood and agreed that the Proposal Package, Specifications, Special Provisions, Contractor's Proposal, Contract Bond and Project Addenda hereto attached, and the Plans for **FY2018 UTILITY MAINTENANCE** are all essential documents of this contract and are a part hereof.

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$768,000.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

Said bond shall be conditioned to save and keep harmless said City from any and all claims, demands, loss, suits, costs, expenses and damages which may be brought, sustained or recovered against said City by reason of any negligence, default or failure of the said contractor in building, constructing or completing said improvement and its appurtenances, or any part thereof, and that said improvement when constructed shall be free from all defects and remain in good order and condition for one year from its completion and acceptance by the City of Bloomington, ordinary wear and tear, and damage resulting from accident or willful destruction excepted; which bond is attached hereto and made a part hereof.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that whenever the said City may deem necessary, additional or new bond shall be furnished by said Contractor with such sureties as will be satisfactory to the said City Council, as a guarantee that said Contractor will faithfully perform the work in accordance with the terms of this agreement.

IT IS FURTHER AGREED that should said Contractor fail to complete the work within the time herein specified for doing the same, then he shall pay the expense of the City Inspector or Inspectors from the date specified for completion until said work is completed and shall pay to the City all other expenses created by reason of such failure to complete said work in the specified time or by reason of such time being extended.

This agreement shall not be assigned, nor any part of the work subcontracted without the written consent of the City of Bloomington endorsed hereon, and in no case shall such consent relieve the party of the first part from the obligations herein entered into by said party, or change the terms of this agreement.

IT IS FURTHER STIPULATED AND AGREED by and between the parties hereto that all ordinances now in force in the City of Bloomington respecting and regulating public improvement, not in conflict with the terms of this contract, shall be a part and parcel of this contract.

The number of inspectors to be placed on said work shall be determined by the City of Bloomington, but if at any time on account of a disregard of any of the provisions of this contract by the said first party, or on account of the failure of

said first party to faithfully perform the work in accordance with this contract, additional inspectors shall be deemed necessary by said City, the pay of such additional inspectors shall be charged to said Contractor and be deducted from the amount due said Contractor on final settlement under this contract.

The Contractor and all persons employed on the work shall obey the instruction of the City Engineer or the inspector on said work. Any person who shall refuse or neglect to so obey, or who shall be deemed incompetent by said City Engineer or said Inspector shall at once be removed from the work by the Contractor when so required by said Engineer or Inspector.

The City of Bloomington hereby covenants and agrees, in consideration of the faithful performance of the covenants and agreements in this contract specified to be kept and performed by first party, to pay party of the first part, when this contract shall be wholly carried out and completed upon the part of the said Contractor, and when said work shall have been finally accepted by said City of Bloomington, the amounts set forth in first party's bid in manner as herein and in said call for bids provided.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

City Clerk

CITY OF BLOOMINGTON

By: _____
City Manager

WITNESS:

CONTRACTOR (Seal)

FY2016 Utility Maintenance Projects

1. 1000 Block Main St. Sewer Repair
2. 1902 Oakwood Sewer Repair
3. 1905 Cloud Sewer Repair
4. 221 Leland St. Water Service Repair
5. 24" WM Leak Veterans & Landmark
6. 7 Wach Dr. Sewer Repair
7. 900 Block Main St. Sewer Repair
8. Arrowhead & Glenwood Sewer Repair
9. Cloud at Oakland School
10. COB Jackson & Catherine Sewer Project (500 Block Jackson)
11. COB Jackson & Catherine Sewer Project (Catherine St.)
12. Eisenhower Manhole Adjustment
13. Eldorado Sewer Repair
14. Fort Jesse Rd. & Hershey Rd. Sewer Repair
15. Fox Hollow Detention Basin
16. Hilltop Meter Pits
17. Interloop Rd. Culvert Repairs
18. Main & Empire Sewer Repairs
19. Miller Park Dam
20. Northway Sewer Repair
21. Redwood Ave. & Oakland Alley Final Dirt Grad
22. Rosati's Parking Lot Storm Sewer
23. West Jefferson Sewer Repair

FY2017 Utility Maintenance Projects

1. 1112 E Grove Sewer Repair
2. 1114 E Grove Sewer Repair
3. 1123 E Grove Sewer Repair
4. 1200 Block of E Grove Sewer Repair
5. 1203 E Grove Sewer Repair
6. 1206 N Mason Sewer Repair
7. 1207 E Grove Sewer Repair
8. 1209/1211 E Grove Sewer Repair
9. 1215 E Grove Sewer Repair
10. 1217 E Grove Sewer Repair
11. 309 S. Low St. Sewer Repairs
12. 902 W. Taylor Sewer Repairs
13. 912 W. Taylor St. Sewer Repair
14. Alexander Meter Pit
15. Brookridge Park Seeding
16. Brownstone CM-11
17. Center St. & Stewart St. Sewer Repair
18. Clinton & James Place Sewer Repair
19. Croxton & Ryan Dr. Sewer Repairs
20. Elks Lodge Inlet Repairs
21. Fox Hollow Detention Maintenance
22. Grandview Estates Meter Pit
23. Linden St. Sewer Repair
24. Locust St. & McLean St. Sewer Repair
25. Low Street Sewer Repair CM-11
26. Macarthur & Roosevelt Sewer Repair
27. Morris Ave. & Mill St. MH Repair
28. Prairieland Estates Meter Changeout
29. Pump in a can #2
30. Ryan Street Sewer Repair
31. S. Main Street - pump in a can.
32. State Farm Culvert Replacement
34. Streid Dr. Drainage Work
35. UCM - Monroe Street
36. Vitamin Shoppe Sewer Repair
37. Water Products
38. Westminster Meters - Lincoln Ave.
39. Westminster Meters - Mercer Ave.
40. White Eagle/ Brownstone RipRap placement
41. Woodrig Road Culvert Maintenance



REGULAR AGENDA ITEM NO. 8D

FOR COUNCIL: May 8, 2017

SUBJECT: Consideration of approving a Resolution establishing the creation of a Downtown Task Force Committee to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington.

RECOMMENDATION/MOTION: That the Resolution Establishing a Downtown Task Force Committee be adopted and the Mayor and City Clerk authorized to execute the resolution.

STRATEGIC PLAN LINK: Goal 6: Prosperous Downtown Bloomington.

STRATEGIC PLAN SIGNIFICANCE: Objective 6b: Downtown Vision and Plan used to guide development, redevelopment and investments. 6c: Downtown becoming a community and regional destination.

BACKGROUND: The core of historic Bloomington is found in the City's Downtown and the vitality of the Downtown is an important element to the City's overall economic health. The Downtown Bloomington Strategy, prepared by the Downtown Bloomington Association, and the City of Bloomington Comprehensive Plan 2035 both establish numerous goals and objectives to build and maintain a healthy Downtown.

In line with the importance of a revitalized Downtown, the Mayor has proposed the creation of a Downtown Task Force designed to establish top priorities for Downtown Bloomington for the next 3 to 5 years, as well as to formulate a definite action plan to move those highest priorities forward and bring them to fruition. The Task Force will be subject to the Illinois Open Meetings Act and will consist of nine members, including Amelia Buragas, who will serve as the chairperson, along with Kim Bray, Jamie Mathy, Carlo Robustelli, Justin Boyd, Tricia Stiller, Mike Manna, Bobby Vericella, and Joe Haney.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: Task Force Members will not be paid, although City staff will assist the Task Force as directed by the City Manager.

Respectfully submitted for Council consideration.

Prepared by: Jeffrey R. Jurgens, Corporation Counsel

Financial & Budgetary review by: Carla Murillo, Budget Manager

Recommended by:

A handwritten signature in black ink, reading "Tari Renner". The script is fluid and cursive, with the first name "Tari" and last name "Renner" clearly distinguishable.

Tari Renner, Mayor

RESOLUTION NO. 2017 - _____

**A RESOLUTION ESTABLISHING A
DOWNTOWN TASK FORCE COMMITTEE**

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

WHEREAS, the core of historic Bloomington is found in the City's Downtown; and

WHEREAS, the vitality of the Downtown is an important element to the City's overall economic health; and

WHEREAS, the Downtown Bloomington Strategy, prepared by the Downtown Bloomington Association, and the City of Bloomington Comprehensive Plan 2035 both establish numerous goals and objectives to build and maintain a healthy Downtown; and

WHEREAS, developing and sustaining an active urban core is vital to the long-term success of the community; and

WHEREAS, the Mayor of the City of Bloomington has proposed the formation of a Downtown Task Force to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington; and

WHEREAS, the fundamental purpose of the Task Force shall be to establish top priorities for Downtown Bloomington for the next 3 to 5 years as well as a definite Action Plan to move those highest priorities forward and bring them to fruition; and

WHEREAS, the charge of the Task Force is in line with the City Council's Five Priorities, most notably Economic Development and the Downtown Implementation Plan; and

WHEREAS, the Task Force will be composed of nine members, including three aldermen, to be appointed by the Mayor with the advice and consent of the City Council; and

WHEREAS, the Task Force shall be in existence until further action of the City Council; and

WHEREAS, the Task Force shall be subject to the provisions of the Illinois Open Meetings Act; and

WHEREAS, the City Manager shall be responsible for providing the Task Force with necessary staff to assist it in its functions; and

WHEREAS, the initial members of the Task Force shall consists of those persons identified within this Resolution; and

WHEREAS, City Council will simultaneously continue to discuss the priorities and take action regarding the emergence of Downtown Bloomington, and will incorporate reports from the Task Force into these discussions and actions.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Bloomington, McLean County, Illinois, as follows:

Section 1. The above stated recitals are incorporated herein by reference.

Section 2. The City Council of the City of Bloomington hereby formally creates the Downtown Task Force Committee, which shall be considered an *ad hoc* committee of the City of Bloomington. The Task Force shall be charged with identifying priorities for the revitalization of Downtown Bloomington and developing an action plan as set forth in this Resolution. The Task Force shall consist of nine people, including: Amelia Buragas, Kim Bray, Jamie Mathy, Carlo Robustelli, Justin Boyd, Tricia Stiller, Mike Manna, Bobby Vericella, and Joe Haney. The Task Force shall be chaired by Amelia Buragas. The Task Force shall meet initially at the call of the Chair, and thereafter on a schedule adopted by the Task Force.

Section 3. This Resolution shall be in full force and effect immediately after its passage and approval.

APPROVED by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, May ____ 2017, by a vote of ____ to ____.

Tari Renner, Mayor

Cherry Lawson, City Clerk



CITY COUNCIL MEETING AGENDA ADDENDUM

CITY COUNCIL CHAMBERS

109 E. OLIVE STREET, BLOOMINGTON, IL 61701

MONDAY, MAY 8, 2017; 7:00 P.M.

ATTACHEMENT ADDITIONS:

Item 8D: Consideration of approving a Resolution establishing the creation of a Downtown Task Force Committee to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington. *(Recommend that the Resolution Establishing a Downtown Task Force Committee be adopted and the Mayor and City Clerk authorized to execute the resolution.) (Presentation by Mayor Tari Renner 5 minutes, Council discussion 10 minutes.)*

NOTE: Action may be taken by the City Council on the agenda's action items (those items listed on the Consent Agenda and Regular Agenda) beyond the motions listed and/or staff recommendations. Ordinances and resolutions listed on the agenda may further be amended and/or revised prior to adoption by the City Council. No action will be taken if the agenda item is listed as only informational.

DOWNTOWN

Once the center for community and economic activity, Downtown Bloomington, like downtowns across the country, suffered the loss of retail and other business activities to shopping centers and commercial strips along Veterans Parkway. The vitality of a city's downtown is an important element in a community's overall economic health.

In 2008-2009, the City retained the services of Farr Associates to create a redevelopment strategy for Downtown. That report concluded that Bloomington's Downtown has immense potential that is yet to be realized. It also pointed out that revitalization of Downtown is threatened by failure of consensus on how to maintain, regulate, redevelop and generally manage this valuable and unique asset. The Downtown strategy report was officially adopted by the Council in 2014. While the City, in partnership with Downtown Bloomington Association and other key partners, is making inroads in Downtown redevelopment efforts, many recommended actions of that strategy are yet to be acted upon.

This section of the Economic Development chapter begins with

an examination of the goals and objectives of the aforementioned Downtown Strategy, to avoid duplication of effort.

While efforts are currently underway by the Downtown Bloomington Association (DBA) and the City towards implementation of the adopted Downtown Strategy, many action items are yet to be addressed. This plan emphasizes the function of the Downtown as the core attraction for employment, specialty retail, innovative mixed uses, and cultural and entertainment should be preserved and expanded.

In addition, the outreach process made it clear that there is no clear understanding in the community about the boundaries of Downtown. Goals and Objectives to address this short fall include unified marketing and branding for the Downtown district, creation of signage and wayfinding installations promoting the brand, and support for cultural, entertainment and commercial ventures.

The Downtown district is particularly important as the core of historic Bloomington. The goals and objectives emphasize the need to maintain its historic features and character through careful preservation and thoughtful redevelopment

where needed.

The support and expansion of attractions in the Downtown district is complemented by goals for furthering the public perception of Downtown as a safe and clean place while also instituting practices to ensure safety. Improving access and convenience is addressed through objectives for parking options, as well as car and bicycle sharing programs, and access to public transportation.

Downtown is a neighborhood as well as an economic center, and the plan guidance recognizes the interaction between these functions, and between the Downtown district and the adjacent neighborhoods. Developing and sustaining an active urban core that includes Downtown, Regeneration Area and the Preservation Area is vital to the longterm success of the community.



Figure 6-5. Downtown Bloomington Study Area and Warehouse District

D-1. Continue to build a healthy Downtown that offers a range of employment, retail, housing, cultural and entertainment opportunities for all.

D-1.1 Strengthen business recruitment and retention activities.

METRICS

- # of businesses in Downtown district ↑
- # of jobs in Downtown district ↑
- Commercial vacancy rate ↓
- # of start-up companies in Downtown district ↑
- # of resources available for Downtown business ↑
- Database of financial tools for business available for use
- Inventory of Downtown sites and buildings added to site certification database
- # of incentives provided to Downtown businesses ↑

D-1.1a Identify and seek development and business opportunities appropriate for Downtown. *City of Bloomington Economic Development staff, ongoing*

D-1.1b Actively promote Downtown sites and buildings for business locations. *DBA Economic Restructuring Committee, ongoing*

D-1.1c Identify the needs of current and future employees to make Downtown attractive to employers. *DBA, short*

D-1.1d Create and maintain a current database of financial tools and other resources for existing, new and start-up businesses in Downtown. *City of Bloomington Economic Development staff, short*

D-1.1e Create and maintain a current database inventory, coordinated with the City of Bloomington's proposed site certification program, of available sites and buildings in Downtown, as proposed in the Economic Development Strategy. *DBA Economic Restructuring Committee, short/ongoing*

D-1.1f Examine the feasibility of creating a small business incubator in Downtown. *City of Bloomington Economic Development staff, short-medium*

D-1.1g Prioritize mixed-use development/redevelopment projects for the Downtown area. *City of Bloomington, ongoing*

D-1.1h Continue to develop, promote and provide incentives for property owners or developers to reinvest in Downtown. *City of Bloomington Economic Development staff, ongoing*

D-1.1i Create an economic development staff position focused on Downtown business retention and recruitment. *City of Bloomington, short-medium*

D-1.1j Leverage assets, such as the Constitution Trail, to encourage business retention and attraction. *City of Bloomington, ongoing*

PARTNER AGENCIES

DBA Economic Restructuring committee; EDC, MCRPC, U.S. Cellular Coliseum, MCMH, Bloomington Public Library

D-1.2 Pursue catalyst projects that can serve as additional Downtown anchors.

D-1.2a Amend Coliseum management contract to involve its management in economic development projects compatible with Coliseum operations. *City of Bloomington, short*

D-1.2b Consider other Downtown needs during the expansion of community facilities currently located in Downtown, such as the BCPA/Creativity Center and the Bloomington Public Library. *City of Bloomington, short*

D-1.2c Encourage other community anchors, such as the YMCA, to expand in Downtown. *City of Bloomington, short-medium*

D-1.2d Leverage Downtown assets, such as the Route 66 Visitors Center, to attract other catalyst projects. *City of Bloomington, short-medium*

METRICS

- \$ public & private investment in Downtown ↑
- Downtown equalized assessed value ↑
- # of catalyst projects ↑

D-1.3 Reinvent the Warehouse District.

D-1.3a Investigate designation of a special use district, such as an Art or Innovation district, to bring a renewed focus to the warehouse district. *City of Bloomington, short*

D-1.3b Introduce and promote incentives for investment for property owners or developers in the Warehouse District. *City of Bloomington Economic Development staff, short-medium*

D-1.3c Coordinate with local businesses and Constitution Trail advocates regarding trailside businesses development to boost economic development in the area. *City of Bloomington Economic Development staff, short-medium*

D-1.3d Encourage and enable alternative business operations, such as pop-up businesses, in the Warehouse District. *City of Bloomington Economic Development staff, short-medium*

METRICS

- Equalized assessed value in Warehouse District ↑
- Number of businesses in Warehouse District ↑

PARTNER AGENCIES

EDC, DBA, Chamber of Commerce, local universities

D-1.4 Develop a wide variety of Downtown housing options.

METRICS

- # of housing units (ownership and rental units) ↑
- % vacancy rate ↓
- # of residential parking spaces ↑

D-1.4a Encourage the inclusion of residential units in mixed-use redevelopment. *City of Bloomington Economic Development staff, short*

D-1.4b Investigate creating an Employer Assisted Housing zone in and around Downtown. *City of Bloomington Economic Development staff, short-medium*

D-1.4c Explore employer-based incentives for home ownership. *City of Bloomington Economic Development staff, short-medium*

D-1.4d Encourage and support business development that serves Downtown residents, such as neighborhood scale grocery. *City of Bloomington Economic Development staff, ongoing*

D-1.4e Improve parking access/facilities for Downtown residents. *City of Bloomington Economic Development staff, short-medium*

PARTNER AGENCIES

DBA, Downtown Property Owners Association

D-2. Market and promote the unique brand and image of Downtown Bloomington.

D-2.1 Identify and designate gateways to Downtown.

METRICS

- Gateways identified
- Signage installed

D-2.1a Use City of Bloomington land or street r-o-w to create gateway features such as landscaping, artwork, pocket parks, etc. *City of Bloomington, short*

D-2.1b Install gateway signage. *City of Bloomington Economic Development staff, short-medium*

D-2.1c Create and sustain consistent Downtown streetscape design, including gateway areas. *City of Bloomington, short-medium*

PARTNER AGENCIES

DBA, EDC, CVB, MCRPC, Town of Normal

D-2.2 Expand the Downtown Bloomington Association's marketing efforts.

D-2.2a City of Bloomington continue to support DBA. *City of Bloomington, ongoing*

D-2.2b Investigate regional and state funding sources. *DBA, ongoing*

D-2.2c Continue and expand the event programming activities. *DBA Promotions Committee, ongoing*

METRICS

- \$ DBA funding ↑
- DBA programming and marketing activities ↑
- Adopted branding for Downtown
- Wayfinding signs installed

PARTNER AGENCIES

DBA, Convention and Visitors Bureau, Bloomington Public Library, Downtown property owners, contractors

D-2.3 Improve wayfinding Downtown.

D-2.3a Install wayfinding signage for parking garages and attractions. *City of Bloomington, short-medium*

D-2.3b Develop consistent branding and iconography for gateway and wayfinding signage. *DBA, ongoing*

D-2.3c Solicit cooperation from Downtown businesses in adopting and promoting consistent branded wayfinding. *City of Bloomington, short*

D-2.4 Develop and adopt a Downtown signage code appropriate to the area.

D-2.3a Review existing code for suitability to Downtown character. *City of Bloomington Economic Development staff, short*

D-2.3b Adapt code to encourage signs visible to pedestrians and bicyclists as well as auto traffic. *City of Bloomington, short*

D-2.3c Adapt code to discourage sign placements and sizes that detract from the Downtown character, while offering options to businesses. *City of Bloomington, short*

METRICS

- Concentration of retail uses
- Adopt access management ordinance
- Concentration of office uses
- # of vendors at the Farmers Market ↑
- Participation in the Farmer's Market ↑
- Permanent site for Farmers Market in Downtown

D-2.5 Consolidate retail uses within in the Downtown core.

D-2.5a Ensure codes and regulations facilitate use of the area for retail locations. *City of Bloomington, short*

D-2.5b Modify street configuration and short-term street parking to promote access to retail locations. *City of Bloomington, short-medium*

D-2.5c Encourage synergy in adjacent retail to promote multi-stop visits. *DBA, ongoing*

PARTNER AGENCIES

DBA, EDC

D-2.6 Encourage commercial and corporate uses along the U.S. 51 corridor surrounding the Downtown core.

D-2.6a Adopt access management policies on through routes in Downtown district. *City of Bloomington, short*

D-2.6b Coordinate parking deck access points and side street parking to support longer-term parking along corridor. *City of Bloomington, short-medium*

D-2.7 Continue support and coordination efforts for the Farmers Market.

D-2.7a Provide assistance to the Farmers Market to resolve issues and continue to support the market's efforts in the future. *DBA, ongoing*

D-2.7b Make infrastructure changes or recommendations, including parking, streetscape, and signage. *City of Bloomington, short-medium*

D-2.7c Investigate Downtown site/venue/street facilities for Farmers Market to allow for expanded market hours and seasons. *DBA Promotions Committee, short*

D-3. Protect Downtown’s historic character and encourage appropriate new development.

D-3.1 Protect the scale and character of historic Downtown and provide appropriate parameters for new development that complements its historic character.

METRICS

- Adopt and implement Downtown Historic District zoning overlay
- # of façade improvements to Downtown properties ↑
- # of adaptive reuse projects ↑
- \$ amount of public and private investment in historic properties ↑
- Equalized assessed value in Downtown district ↑

D-3.1a Implement the Downtown Bloomington Strategy recommendations for a zoning overlay ensuring that future developments are compatible with Downtown’s historic character. *City of Bloomington, short*

D-3.1b Target façade rehabilitations to concentrated areas of the Downtown. *City of Bloomington, short-medium*

D-3.1c Develop incentives for façade rehabilitation in mixed-use redevelopment projects. *City of Bloomington, short-medium*

D-3.1d Continue educating property owners regarding other funding sources or tax benefits of rehabilitation. *DBA, ongoing*

PARTNER AGENCIES

DBA, Historic Preservation Commission

D-4. A clean and safe Downtown.

D-4.1 Improve and promote Downtown as a clean and safe place.

METRICS

- Adoption of Downtown district-wide trash/snow removal programs
- Adoption of code revisions as needed to implement trash/snow program
- # of crimes in Downtown ↓
- Infrastructure rating ↑

D-4.1a Task Public Works department to develop a Downtown district trash removal and street cleaning program in cooperation with private service providers. *City of Bloomington, short-medium*

D-4.1b Streamline and standardize snow removal for Downtown district, in cooperation with businesses and private service providers, through Code revisions as needed. *City of Bloomington, short-medium*

D-4.1c Establish landscaping standards for parking to manage stormwater, provide shade and aesthetic benefits. *City of Bloomington, short*

D-4.1d Address infrastructure issues. *City of Bloomington, ongoing*

D-4.1e Work with the Bloomington Police Department to reduce crime and fear of crime in Downtown. *City of Bloomington, ongoing*

PARTNER AGENCIES

Bloomington Police Department, DBA

D-5. Continue to develop a multi-modal transportation network in Downtown.

D-5.1 Improve parking conditions and access and encourage shared public and private parking supplies.

D-5.1a Ensure that public parking is positioned for access to multiple destinations. *City of Bloomington, ongoing*

D-5.1b Evaluate parking ordinance standards and requirements. *City of Bloomington, short*

D-5.1c Investigate innovative parking solutions for effective parking management in Downtown. *City of Bloomington, ongoing*

D-5.1d Allow developments to pay in-lieu fees for public facilities instead of on-site private parking. *City of Bloomington, short*

D-5.1e Consider appropriately designed street parking in core retail area bounded by Center, East, Locust and Front Streets. *City of Bloomington, short-medium*

D-5.1f Adopt parking code revisions consistent with appropriate standards for Downtown district. *City of Bloomington, short-medium*

D-5.1g Require screening of parking facilities from street right-of-way using landscaping. *City of Bloomington, short-medium*

D-5.1h Encourage interior parking within building footprints. *City of Bloomington, medium*

D-5.1i Coordinate shared private parking arrangements. *DBA, short-medium*

D-5.1j Coordinate and manage shared parking, such as valet or parking broker, to serve multiple restaurants, stores, and drinking establishments. *DBA, short-medium*

D-5.1k Consider the installation of parking meters in designated locations. *City of Bloomington, short-medium*

METRICS

- Adoption of Downtown district-wide trash/snow removal programs
- Adoption of code revisions as needed to implement trash/snow program
- # of crimes in Downtown ↓
- Infrastructure rating ↑

PARTNER AGENCIES

DBA, Bloomington Public Works
Department

D-5.2 Enhance the walkability and bikability within and to Downtown and facilitate access to car-sharing and bicycle sharing services in the Downtown district.

METRICS

- Implementation of shared parking policy
- Installation of parking meters in designated locations
- Downtown location selection for car/bicycle sharing program
- # of bicycle access routes to Downtown district installed ↑
- # of bike/pedestrian wayfinding signs installed ↑
- Bicycle LOS ↑
- Sidewalk ratings (in PASER) ↑
- Aggregate sidewalk length in Downtown district ↑

- D-5.2a Use wayfinding signage to identify walking and cycling routes and connections. *City of Bloomington, short/ongoing*
- D-5.2b Continue to expand the bike connections to Downtown Bloomington. *City of Bloomington, ongoing*
- D-5.2c Identify a Downtown location for transportation sharing services, including accessible office space and vehicle/bicycle parking. *DBA, short*

PARTNER AGENCIES

DBA, BikeBloNo, Friends of Constitution Trail, Connect Transit, City of Bloomington

D-5.3 Enhance the public transit access to Downtown.

METRICS

- Completed Downtown public transit transfer center
- Transit usage at Downtown transfer point ↑

- D-5.3a Upgrade Front Street transfer location. *Connect Transit, short*
- D-5.3b Include transit signage and transit stop information in wayfinding installations. *Connect Transit, short*

PARTNER AGENCIES

City of Bloomington, MCRPC

D-6. Reinforce the connections between Downtown and adjacent neighborhoods.

D-6.1 Encourage development on sites that will link Downtown with surrounding neighborhoods.

METRICS

- Development along the edge of the Downtown district ↑
- Equalized assessed value in regeneration and preservation areas ↑
- # owner-occupied housing units in the Regeneration and Preservation Areas ↑
- Vacancy rates in Regeneration and Preservation Areas ↓

D-6.1a Encourage development on opportunity sites on the outskirts of the area, especially as prioritized in the Downtown Master Plan. *DBA, ongoing*

D-6.1b Condemn properties that are not maintained. *City of Bloomington, ongoing*

PARTNER AGENCIES

DBA, Local employers

D-6.2 Form organizational alliances between the DBA and organizations active in surrounding neighborhoods.

METRICS

- # of joint DBA neighborhood meetings and programs ↑

D-6.2a Establish and/or maintain close contact with organizations in surrounding neighborhoods. *DBA, ongoing*

D-6.2b Work with surrounding neighborhood organizations to help improve the surrounding area. *DBA, ongoing*

D-6.2c Explore opportunities for joint programs, particularly those that assist property owners with rehabilitation and development, and document projects developed. *DBA, ongoing*

PARTNER AGENCIES

DBA, Neighborhood organizations

D-6.3 Pursue public-private development opportunities with major employers seeking employee housing near offices.

METRICS

- # of employers participating in employer-assisted housing program ↑
- Employer-assisted housing zone established in Downtown Regeneration and Preservation areas

D-6.3a Identify major employers in and near Downtown Bloomington that desire improved and expanded housing options for their employees. *City of Bloomington, ongoing*

D-6.3b Establish employer-assisted housing zones in established and regeneration neighborhoods surrounding Downtown. *City of Bloomington, short-medium*

PARTNER AGENCIES

DBA, Local employers

VI. Implementation Strategy

Organizational/Procedural Goals & Actions

Using the goals and action items of the Downtown Bloomington Master Plan, this section proposes ways in which recommendations can be implemented. The Implementation Matrix (see Table VI-1) summarizes the implementation action items' priority levels, timeframes, funding sources, and responsible parties. Within the matrix, the following definitions apply:

- "Timing" takes into consideration both the priority and ability to fund each action item. Immediate items can and must commence immediately, Ongoing items require continuous effort to move them forward, Short-term items can occur within the next 1-2 years, Mid-term items within 2-4 years, and Long-term items will require a longer time horizon due to significant funding requirements.
- "Funding Source" identifies the primary funders of each action item.
- "Responsible Party" identifies the primary party to implement each action item, but the DBA will need to be an advocate for moving each item forward.

The following narrative then briefly defines each action, discusses how it moves the plan forward, and provides guidance on next steps to ensure effective execution of the action item. The memo identifies the entities primarily responsible for implementation of each action item, but the Downtown Bloomington Association must be the consistent and persistent advocate for ensuring that the actions are implemented.

The Goals and Action Items are divided into three major categories:

1. Organizational/Procedural

These items reorganize the structures of organizations and processes to better focus on plan implementation and continued, efficient funding

2. Business Development

These items improve the retail and/or office business environment in Downtown by driving additional customer traffic and providing business development services

3. Physical Environment

These items improve the physical environment of Downtown by addressing functional and aesthetic deficiencies that hinder growth of businesses, residents, and visitors by reducing overall perceptions and experiences of Downtown

Organizational/Procedural Goals & Actions

Goal 1: Consider Implementation of a New Tax Increment Financing District

The Tax Increment Financing ("TIF") District in Downtown Bloomington is a powerful tool for supporting economic and physical improvements; the City and DBA must vigorously pursue the creation of a new TIF District. The current combined sales and property tax-based TIF district has existed in Downtown since 1986 and is due to expire in 2010. Proceeds from the TIF District, which directs local increases in tax revenue toward local improvements, have been used to assist rehabilitation of vacant and blighted buildings, restore historic facades, make critical repairs to roofs, and fund DBA operations. The TIF funds have incentivized some of the most significant investments in Downtown and helped to maintain its valuable historic character.

Tax increment is a key funding source for implementation of the Downtown Master Plan, providing continued financial support for physical improvements and programs. The TIF District ensures that value increases in the Downtown tax base are reinvested in the area, thus aligning incentives for tax dollars to be spent locally and creating a cycle of continuous improvement that ultimately accelerates growth of the overall tax base. Downtown still faces challenges in resolving blighting factors – especially in the southern industrial portions – and assisting property owners facing extraordinary renovation costs for buildings often constructed 80 to 100 years ago, as demonstrated by the City's decisions in recent years to support nearly 25 percent of rehabilitation costs for several buildings that otherwise would not have been renovated. Finally, the TIF can provide a steady revenue stream for the DBA.

1.1: Negotiate a new tax increment financing structure with other taxing entities

The City, with DBA support, should create a new TIF District and include negotiated "pass-through agreements." In such an

agreement a portion of the tax increment income is transferred to other taxing entities that overlap the TIF district; for example, it might be negotiated that twenty percent of tax increment proceeds are 'passed-through' to the school district rather than used for Downtown projects. In Bloomington, the negotiated pass-throughs must allocate an agreed-upon share of tax increment toward School District 87, which provides educational services for the Downtown and surrounding areas. The school district boundaries are very limited, and the district is therefore losing a significant share of its potential revenue to the existing TIF District. Furthermore, a premise of TIF is that the tax assessment increases are ultimately returned to the pre-existing taxing entities. It is also politically unlikely that a new TIF District will be viable in Downtown unless the needs of District 87 are met.

1.2: Improve the ease of applying for funds and transparency of how funds are used

Improvements should be made to publicizing the TIF District's grant programs, clarifying the application process and contact person among City staff, and tracking and distributing information regarding the use of TIF funds. Downtown property owners have expressed frustration with the difficulty of finding information about the façade and rehabilitation grant programs and determining whom they should contact with inquiries about their applications. Strategic Economics and the DBA have encountered difficulty in obtaining comprehensive and accessible information regarding use of TIF funds and the status of the program as a whole.

The City Manager's office can alleviate these concerns through relatively simple steps, such as creating a dedicated web page on the city website, further disseminating information through the DBA and its website, designating a consistent and accessible contact person on city staff, and publishing publicly accessible revenue and use data annually.

Business Development Goals & Actions

Goal 2: Develop a Catalyst Project that Can Serve as an Additional Downtown "Anchor"

The Downtown Master Plan emphasizes the importance of attracting additional "anchors" for Downtown that will attract visitors and increase retail, restaurant, and service business. Downtown is unlikely to attract a large retail anchor, but

there are other public-private partnership opportunities that can develop visitor-generating anchors to better support local businesses and create a lively, urban environment. The Downtown Master Plan specifically identifies a number of high-priority opportunity sites.

2.1: Pursue public-private development partnership and assistance opportunities

In general, the City and DBA should identify potential sites for public-private development partnerships, and actively consider development opportunities that arise or are identified by the City. The Downtown area already contains a number of underutilized sites used for parking that are appropriate future development sites. The Downtown Master Plan also specifically identifies a number of high-priority opportunity sites that are both underutilized and positioned to catalyze further development.

A well-structured public-private partnership should be explored by the City for redevelopment of the Market Street parking garage at the southwest corner of Market and Center. This is one of the most promising sites for redevelopment: the existing parking garage has exceeded its design life span and is falling into disrepair, the site is well-positioned to build on the existing strength of nearby Main Street businesses, and the city already owns the site. The City must view redevelopment of the parking garage as an opportunity to support Downtown rather than simply replace an aging structure.

The nature of the Market Street partnership will vary based on circumstance, financing, and private offers. One example of such a partnership is a ground lease, in which the land is privately-developed but publicly-owned, and the developer pays a portion of operating income to the public agency; such an arrangement allows public control over the developer, type of development, and land ownership, while also generating public revenue and fulfilling public goals. Other possibilities revolve around public ownership or development of parking to help encourage private development.

Discussions related to the formation of the Downtown Master Plan also resulted in the promising idea of locating a new YMCA facility in Downtown Bloomington. The YMCA board has already written a letter of support for this concept. The City and DBA must assist in any way possible to work with the YMCA staff and board to identify development sites,

VI. Implementation Strategy
Business Development Goals & Actions

form mutually-agreeable catalytic development concepts in an appropriately urban format and, if necessary, explore a public-private joint development partnership. A YMCA facility would bring a steady flow of visitors to Downtown during a wide range of hours, provide incentive for current workers to stay in Downtown after normal office hours, increase street life since it would be easy to walk to the YMCA from Downtown and Downtown-adjacent homes and offices, and provide a family-friendly destination.

Goal 3: Strengthen Business Recruitment and Retention Activities

Downtown Bloomington competes with centrally-managed shopping centers and malls that include staff and capacity to focus on business recruitment, retention, ideal tenant mix, and management of relations with the city. Downtown will more effectively compete in the Bloomington-Normal region if it is well-managed, provides strong business assistance, and has an ombudsman with the city.

3.1: *Employ or contract with an economic development specialist*
The DBA should collaborate with the Economic Development Specialist hired by the City of Bloomington. This individual will spend a portion of their time focused on duties including recruitment and retention of businesses, consideration of tenaning mix and strategy (insofar as the DBA is able to make recommendations to property owners), site location assistance, general business development needs, and facilitation of contact between business owners and the City. The current DBA includes some capacity to carry out these duties, but staff attention is divided among competing, time-consuming duties such as event programming/coordination, general administration, and marketing. It is recognized that hiring such a specialist may incur significant additional costs, making this item a longer-term priority.

3.2: *Provide assistance for start-up businesses and entrepreneurs*
The DBA provides some limited assistance currently to start-up businesses, and should continue to point newcomers to resources that are available in the community that will help in interpreting regulations, permits, and bureaucracy and potentially acquiring financial assistance, business advice, and mentorship. Such resources appear to be strong in Bloomington, and include the Economic Development Council, Circles of Seven mentoring program, and Central Illinois SCORE.

Goal 4: Market and Promote the Unique Brand and Image of Downtown Bloomington
The DBA has done well in marketing Downtown and creating/promoting new events. Marketing the entire Downtown area helps to establish its unique identity within the region, encouraging people to explore the entire area rather than visit a single store. In addition, the wide reach of the DBA greatly exceeds the advertising capacity of most Downtown businesses.

4.1: *Expand the Downtown Bloomington Association's marketing efforts*
The centralized marketing for Downtown must continue and expand, taking into consideration the retail market study's findings that most Downtown businesses draw from throughout the region, that many restaurants and bars see increases in business from major events at the cultural/performance anchors in Downtown, that there is a cohesive artist community, and that Downtown competes based on its urban environment and unique agglomeration or clustering of independent retailers. Funding for marketing efforts can continue to come from current DBA funding sources.

4.2: *Continue and expand the event programming activities of the Downtown Bloomington Association*
The DBA continues to be successful in its efforts to coordinate events in the Downtown area. These events, such as the farmer's market, First Fridays, etc. have successfully drawn visitors to Downtown. The DBA can also heighten the sense of community among Downtown residents and business owners through special discount and event nights for residents in or near Downtown. Funding can continue to come from the variety of sources currently available to the DBA, including the Friends group for project and program funding.

4.3: *Continue support and coordination efforts for the Farmers Market*
The DBA should continue its support for the Farmers Market as an irreplaceable asset to Downtown. The Farmers Market currently faces logistical issues and complex coordination with property owners. The DBA should provide assistance to the Farmers Market to resolve these issues and continue to support the market's efforts in the future. In addition, the City should work with DBA and the market in making infrastructure changes or recommendations, such as those related to parking, streetscape, and signage.

Strategy	Reference Page(s)	Action #	Action	Timing*	Funding Source	Responsible Party
ORGANIZATIONAL/PROCEDURAL GOALS AND ACTIONS						
Implement a Revised Tax Increment Financing Mechanism						
	64	1.1	Negotiate a new TIF structure with other taxing entities	Immediate	n/a	City
	64	1.2	Improve the ease of applying for funds and transparency of how funds are used	Short-term	n/a	City
BUSINESS DEVELOPMENT GOALS AND ACTIONS						
Develop a Catalyst Project that Can Serve as an Additional Downtown "Anchor"						
	27-31, 64	2.1	Pursue public-private development partnership and assistance opportunities	Ongoing	Varies by opportunity	City, DBA
Strengthen Business Recruitment and Retention Activities						
	65	3.1	Employ or contract with an economic development specialist	Mid-term	City	City, DBA
	65	3.2	Provide assistance for start-up businesses and entrepreneurs	Ongoing	n/a	City, EDC, DBA, Chamber
Market and Promote the Unique Brand and Image of Downtown Bloomington						
	65	4.1	Expand the Downtown Bloomington Association's marketing efforts	Ongoing	TIF, BN Visitors Bureau	DBA
	65	4.2	Continue and expand the event programming activities of the DBA	Ongoing	TIF	DBA
	65	4.3	Continue support and coordination efforts for the Farmers Market	Ongoing	DBA	DBA
PHYSICAL ENVIRONMENT GOALS AND ACTIONS						
Protect Downtown's Historic Character and Encourage Appropriate New Development						
	38	5.1	Adopt a zoning overlay that captures the scale and character of historic Downtown buildings and provides appropriate parameters for new development	Short-term	DBA, City	City, DBA
Improve the Perception of Downtown as a Clean and Safe Place						
	66	6.1	Systematize cleaning and maintenance activities	Mid-term	TIF	DBA
	66	6.2	Streamline communication with the City regarding infrastructure concerns such as potholes, cracked sidewalks/curbs, lighting, etc.	Ongoing	n/a	DBA
	56-61	6.3	Implement streetscape recommendations per the Proposed Streetscape Improvements section of the master plan	Ongoing	City	City, DBA
	60	6.4	Create a Downtown Ambassador Program to assist residents and visitors	Short-term	City	DBA
Improve Parking Conditions						
	50-52	7.1	Enact policies to encourage and enhance public parking supplies	Short-term	City	City
	50-52	7.2	Encourage shared private parking supplies through valets and private agreements	Ongoing	Businesses	DBA, Businesses
	52	7.3	Establish a parking broker	Ongoing	Varies	DBA
	51	7.4	Install parking meters in designated locations	Short-term	City	City
Improve Street Circulation and Access to Downtown						
	60	8.1	Install wayfinding signage for parking garages and attractions	Short-term	City/TIF	City, DBA
Connect Downtown to the Constitution Trail						
	55	9.1	Advocate for the connection of the Constitutional Trail to Downtown Bloomington	Ongoing	City, State	DBA, City
Stabilize the Condition of Buildings in the Warehouse District						
	40-41	10.1	Introduce and promote a targeted loan or grant program for the Warehouse District	Mid-term	TIF	City
	40-41	10.2	Educate property owners regarding other funding sources or tax benefits of rehabilitation that Warehouse District property-owners can use	Short-term	TIF	DBA
Continue Façade and Roof Improvement Grants						
	67	11.1	Continue to use TIF funds for façade and roof improvements	Ongoing	TIF	City
Reinforce the Connections Between Downtown and Adjacent Neighborhoods						
	27-31	12.1	Encourage development on sites that will link Downtown with surrounding neighborhoods	Ongoing	City	DBA, City
	67	12.2	Form organizational alliances between the DBA and organizations active in surrounding neighborhoods	Ongoing	DBA	DBA
	67	12.3	Pursue public-private development opportunities with major employers seeking employee housing near offices	Ongoing	City, Employers	DBA, City

*Short-term = 1-2 years, Mid-term = 2-4 years, Long-term = 5+ years; Immediate items must commence immediately, Ongoing items require continuous effort to move them forward

Table VI-1. Implementation Matrix.

VI. Implementation Strategy

Physical Environment Goals & Actions

Goal 5: Protect Downtown's Historic Character and Encourage Appropriate New Development

Downtown's historic building stock and small scale combine to create a unique look and feel that is unmatched anywhere else within the region. This character is a major competitive advantage, differentiating Downtown from other locations and providing an appeal for certain demographics of shoppers, business owners, and residents. Despite this value, Downtown has suffered from a history of teardowns that has left gaps in the street environment, and new developments that fail to integrate well with the existing buildings.

5.1: Adopt a zoning overlay that captures the scale and character of historic Downtown buildings and provides appropriate parameters for new development

The City should adopt the Downtown Master Plan's recommendations for a zoning overlay ensuring that future developments are compatible with Downtown's existing historic character. The Master Plan provides a detailed breakdown of the appropriate requirements and regulations for a zoning overlay; adoption can therefore be inexpensive, provided that property owners and the City are receptive to such a change. If not, the DBA must advocate for adoption by educating stakeholders as to the benefits of the changes. Upon adoption, planning staff will need to be vigilant in consistently and fairly reviewing new development proposals subject to the new overlay.

Goal 6: Improve the Perception of Downtown as a Clean and Safe Place

Downtown Bloomington continues to suffer from a regional perception as being unsafe, and residents of Downtown and adjacent neighborhoods have frequently complained of trash-strewn streets. As with any place, basic cleanliness, infrastructure, and safety issues and perceptions must be resolved before economic development activities will have maximum impact. Beyond these concerns, an improved street environment will further encourage pedestrian activity and the overall visitor, resident, and worker experience.

6.1: Systematize cleaning and maintenance activities

The DBA should pursue a more consistent approach for trash removal, and consider contracting out for additional sidewalk and street cleaning services. In particular, this could help address debris from revelers visiting Downtown's drinking establishments (a major complaint by business owners and

residents alike) – is cleaned up quickly and that the costs are borne by the same Downtown businesses that benefit from the cleaner street environment. In addition, an effort to streamline and standardize trash removal for Downtown businesses could alleviate concerns raised by property owners regarding pickup days and inability to accommodate on-site dumpsters, etc. A similar approach can be taken to efficiently streamline snow removal.

6.2: Streamline communication with the City regarding infrastructure concerns such as potholes, cracked sidewalks/curbs, lighting, etc.

The DBA and City should work to identify consistent contact persons within city staff for addressing infrastructure concerns quickly and efficiently. Addressing infrastructure concerns is particularly important in the urban environment of Downtown, since the heavier pedestrian traffic results in greater notice of sidewalk and curb conditions, greater potential for injuries due to gaps and cracks, and increased need for effective, functional lighting.

6.3: Implement streetscape recommendations per Proposed Streetscape Improvements section of the master plan

The Proposed Streetscape Improvements section of this report recommends short-term street improvements, including the installation of street trees, expansion of distinctive lighting, installation of pedestrian crosswalk treatments, and other streetscape improvements. Such improvements will increase the pedestrian orientation of Downtown and encourage walking between locations. The DBA should advocate strongly for these improvements.

Goal 7: Improve Parking Conditions

Although Downtown Bloomington currently has sufficient parking space to meet needs, several parking management concerns must be addressed. Specifically, the consultant team heard complaints revolving around residents, customers, and employees competing for on-street spaces, unclear parking regulations, ineffective regulations that result in reshuffling of automobiles among spaces, and unclear direction to off-street parking options. The Downtown Bloomington Master Plan recommends a "park once" strategy that encourages a single automobile trip into and out of Downtown, with internal Downtown trips accomplished on foot. Implementation of this strategy requires the following action items, but the

general emphasis is again on holistic management rather than a piecemeal approach.

7.1: Enact policies to encourage and enhance public parking supplies

The City should enact the Master Plan's policy changes regarding the provision and management of public parking supplies, including ensuring that public parking is positioned for access to multiple destinations, parking maximums are put in place, and that developments can pay in-lieu fees for development of public facilities rather than on-site private parking. The City will need to create firm parking regulations for the Downtown area, and follow-through will require collaboration by the departments of the City Manager, Planning, and Public Works.

7.2: Encourage shared private parking supplies through valets and private agreements

The DBA should proactively coordinate shared private parking arrangements, including the possible implementation of a valet. A shared valet service can serve multiple restaurants, stores, and drinking establishments along the Main Street commercial area; the DBA can coordinate and manage such a valet for the multiple stakeholders along these blocks. The DBA can also connect private parking owners with businesses to arrange specific agreements for sharing spaces.

7.3: Establish a parking broker

The DBA is the most logical organization to host a parking broker responsible for parking management duties in Downtown. This role could possibly be combined with the duties of the economic development specialist recommended in Action 4.1.

7.4: Consider the installation of parking meters in designated locations

The Downtown Master Plan's recommendations for parking meters and availability- and price-based demand management techniques are on the forefront of modern parking planning and will alleviate concerns over availability of parking or over-use by specific groups of users. Implementation will require up-front and ongoing maintenance investments by the City, but will also generate revenue that can be used to repay initial outlays and fund future parking improvements.

Goal 8: Improve Wayfinding Downtown

8.1: Install wayfinding signage for parking garages and attractions
The DBA and City should collaborate to provide wayfinding signage directing pedestrians and automobiles to attractions and parking garages within Downtown. Downtown Bloomington features sufficient parking and several attractions that draw visitors from throughout the region, yet is very confusing to drivers and pedestrians trying to find these attractions. The DBA should advocate for implementation, but primary funding and implementation should come from the City, with possible funding by some of the major attractions. The attractions in Downtown Bloomington draw both city residents and visitors from a wide area, and therefore bring money into the City; it is worth investing in their success by making them accessible, encouraging exploration of other attractions, and generally improving the visitor experience.

Goal 9: Connect Downtown to the Constitution Trail

The Constitution Trail currently consists of over 24 miles of paved trails throughout the Bloomington-Normal region. It began as a joint venture between Bloomington and Normal in the mid-1980s, and recent expansions have been partly funded by grants from the Illinois Department of Natural Resources. The trail currently bypasses Downtown Bloomington. A more robust connection will benefit Downtown by increasing recreational opportunities and alternative transportation modes. Strategic Economics' psychographic analysis of households in Downtown and adjacent areas found a sizable share of households that seek out "urban" lifestyles; such households are typically interested in recreational opportunities and are more willing to use transportation alternatives to the private automobile.

Connecting the Constitution Trail to Downtown, whether through comfortable on-street bicycle lanes or an actual trail extension, will help satisfy recreational demand, provide an inexpensive transportation alternative for households unable to afford an automobile, and transform Downtown into a weekend destination for trail users.

9.1: Advocate for the connection of the Constitutional Trail to Downtown Bloomington

The DBA should remain focused on advocating for the connection of the Constitution Trail to Downtown, with the City ultimately responsible for implementing the connection.

Funding can come from additional Illinois Department of Natural Resources grants, the City of Bloomington, and possibly the DBA and other large Downtown organizations.

Goal 10: Stabilize the Condition of the Buildings in the Warehouse District

The Warehouse District in the southern portion of the Study Area contains a number of warehouse buildings dating from the mid-19th to early-20th century, many of which have valuable historic character. Most of these buildings are still in active use, but suffer from maintenance concerns related to their age and the high cost of maintaining them relative to achievable rents. Just as historic preservation in the Downtown Core has maintained a unique and attractive stock of historic buildings that are now appealing to visitors and new residents, it is in the City's interest to preserve the historic warehouse buildings for future uses.

10.1: Introduce and promote a targeted loan or grant program for the Warehouse District

Assuming that a new TIF District is created in the future, the City should focus use of funds to stabilize the condition of buildings in the Warehouse District. Such a program should concentrate on maintaining the basic soundness and historic character of the structures, such as roof repair/replacement, structural reinforcement, and brick repointing. It is not envisioned that this program would cover all costs, but instead provide additional incentive for the property owners to reinvest in the properties. The intent and use of this program would be somewhat similar to the current Harriett Fuller Rust Grant (recommended for continuation in Action 12.1 below), and can possibly be administered under that program.

10.2: Educate property owners regarding other funding sources or tax benefits of rehabilitation that Downtown property-owners can use

The DBA should gather information about alternative funding sources and tax credits, and focus on educating Downtown property owners of these benefits. Doing so would incur little expense to the DBA, but possibly facilitate rehabilitation of these properties by allowing them to access tax credits and other grants.

Goal 11: Continue Façade and Roof Improvement Grants

11.1: Continue to use tax increment financing funds for façade and roof improvements

Assuming the creation of a new TIF District, tax increment proceeds should continue to be used for façade and roof improvement grants, as has been carried out in the past through the Harriett Fuller Rust Grant. The façade rehabilitations are critical to ensuring the removal of visual blight in the pedestrian-oriented portions of Downtown. For maximum effectiveness, it is recommended that façade rehabilitations are targeted to concentrated areas of the Downtown, such as along Main, Center, and East Front Streets, since scattered rehabilitation will have little impact on the overall appearance of any particular block.

Goal 12: Reinforce the Connections between Downtown and Adjacent Neighborhoods

A key economic development strategy requires strengthening the physical and conceptual connections between Downtown and its surrounding neighborhoods, particularly those to the immediate east and west. The fates of Downtown and these neighborhoods are intertwined: each contributes to the other's historic character and overall environment, overlapping household psychographic characteristics imply potential demand for Downtown housing and retail, and there are a number of high-potential opportunity sites ripe for development that will fill in gaps and naturally encourage greater interaction between the areas.

The need to connect Downtown with its surrounding neighborhoods was of less importance in the recent past, when Downtown primarily served as a regionally-focused employment, retail, dining, and entertainment center. However, Downtown is again becoming a residential neighborhood in its own right. This process strengthens Downtown, and will be accelerated if local-serving amenities and retail exist. Such retail and amenities will be developed more quickly if strengthened neighborhood connections increase the potential customer and local visitor base, resulting in a self-reinforcing cycle of amenity growth and residential growth that ultimately creates a more vibrant Downtown.

The needed "connections" between Downtown and the surrounding neighborhoods are both physical and conceptual.

The physical connections are straightforward, requiring attractive development that will encourage a sense of continuity between Downtown and the surrounding neighborhoods from both automobile and pedestrian perspectives, and a linkage between physical property improvements in both areas. The conceptual connection requires a cultural shift in the perceived context of Downtown's location, with an acknowledgment that Downtown is the integral core of a larger community of residential neighborhoods. It takes time and tremendous effort to change firmly-held perceptions of a place.

12.1: Encourage development on sites that will link Downtown with surrounding neighborhoods

Similar to Action 3.1, development should be encouraged on opportunity sites that lie on the outskirts of the Study Area, especially the opportunity sites identified in the Downtown Master Plan. Many of these sites consist of large parking lots, and would therefore be relatively inexpensive and easy for willing owners to develop. Housing is the most logical use for these sites, with mixed-use construction making more sense closer to existing mixed-use buildings.

The City should encourage development by ensuring adequate, affordable public parking availability (precluding the need for parking on surface lots), entering public-private partnerships for surplus City-owned land, and staying vigilant in condemning properties that are not maintained. The DBA should help by connecting interested property owners and developers.

12.2: Form organizational alliances between the DBA and organizations active in surrounding neighborhoods

Perceived linkages between Downtown and the surrounding neighborhoods can be brought about through better organizational connections between the DBA and other organizations operating in those neighborhoods. Open dialog and coordinated actions between these organizations will help align the activities of the DBA with those of community development corporations and neighborhood associations operating nearby.

Strategic Economics was unable to find previous instances in which local economic development activities specifically emphasized building connections between commercial districts and surrounding residential districts. Though most economic development strategies recognize the importance of the

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relationship between commercial and residential districts, the existing context informs whether economic development efforts are inclusive of both. For example, in the Broad Ripple neighborhood of Indianapolis, the Broad Ripple Village Association includes the residential and commercial components of the neighborhood since they were already perceived as being inter-related despite their different functions (see the case study for more details). Conversely, organizations in big-city downtowns typically include a variety of organizations that focus on just the Downtown itself or on smaller neighborhoods of Downtown.

Downtown Bloomington is large enough that the DBA should continue to operate solely within Downtown, yet it is small enough that the DBA should work with surrounding organizations to help improve the surrounding area. This strategy makes sense given that Downtown Bloomington is indeed a central hub of the region, yet the region and Downtown are too small to ignore the economic development opportunities of better organizational cooperation.

The DBA should establish and/or maintain close contact with organizations operating in surrounding neighborhoods and explore opportunities for joint programs, particularly those that assist property owners with rehabilitation and development. Prominent organizations include Mid Central Community Action, and the Old House Society, plus local neighborhood associations.

12.3: Pursue public-private development opportunities with major employers seeking employee housing near offices

The DBA should seek to identify major employers in and near Downtown Bloomington that desire improved and expanded housing options for their employees. These employers, such as State Farm Insurance and Advocate BroMenn Regional Medical Center, may be interested in opportunities to assist with the development and rehabilitation of local housing, or perhaps participating in a mortgage assistance program for employees who choose to live within nearby neighborhoods. The latter tool is a common enticement employed by large employers wishing to contribute to the revitalization of their communities.

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Case Study: Broad Ripple, Indianapolis

CASE STUDY: BROAD RIPPLE, INDIANAPOLIS

Broad Ripple Village is a neighborhood and commercial district in Indianapolis, Indiana, located about six miles north of Downtown. It is centered on Broad Ripple Avenue, a major commercial corridor. Broad Ripple Avenue has evening and nighttime entertainment venues such as restaurants, bars, and live music venues. It also has clothing and specialty stores, and is distinguished by a concentration of artists and public art. This mix of retail, entertainment, and art contributes to a lively atmosphere during both the day and night.

Broad Ripple's commercial district declined during the 1960s and 1970s as the population shifted to the suburbs. The commercial district began to improve in the following decades, with its early improvement attributed to Butler University students patronizing the district's bars. The customer base currently consists of three major users: shoppers from outside the district during the day, local and regional families/couples/groups patronizing restaurants in the evening, and bar patrons from throughout the region at night.

The residential portions of Broad Ripple always remained stable compared to the commercial district, contributing to positive perceptions of the area. Today the neighborhood around the commercial district is relatively affluent, with a median household income of approximately \$53,836 compared to a Marion County median household income of \$40,421.

The neighborhood and commercial district is served by the Broad Ripple Village Association (BRVA), a volunteer non-profit organization comprised of both residents and businesses located in the area. The organization tries to work with and serve both the interests of residents and businesses. One of their primary program areas is beautification, which includes planting trees and flowers and administering a cleaning partnership with business owners. BRVA also set up a foundation to raise money to pay for a new streetscape design and pedestrian improvements on Broad Ripple Avenue.

Another primary goal of the BRVA is to act as a liaison to the City of Indianapolis. This includes informing business owners about the City's façade improvement program and trying to get more City investment in the neighborhood. They also do marketing of the neighborhood, such as planning and advertising events such as the "Historic Home Tour," and

creating an annual directory of businesses that is distributed to downtown hotels.

Conclusions

Downtown Bloomington is the central downtown for its entire region, whereas Broad Ripple is a neighborhood within a much larger city. Despite this, Broad Ripple holds valuable lessons for Downtown Bloomington, given that Downtown Bloomington is the hub of a relatively small region and in many ways functions as a smaller-scale commercial district.

Broad Ripple has succeeded in attracting a more stable and continuous customer base throughout the day and night thanks to the positive perceptions driven by the surrounding residential neighborhood; this lends support to actions aimed at improving and connecting surrounding neighborhoods to Downtown Bloomington. Like Downtown Bloomington, economic trends have forced Broad Ripple to compete as a specialty district with a unique, progressive, and artistic identity. Unlike Downtown Bloomington, the area attracts a more consistent volume of business throughout the day, evening, and night. Much of this is due to the strong neighborhood that surrounds the commercial district, resulting in positive regional perceptions of the area and a stable and family-oriented local customer base. In addition, the proximity of active homeowners ensures a base of concerned stakeholders that seek to monitor and rectify problems in the commercial district.

Given this linkage between residential neighborhoods and commercial districts, the Broad Ripple example also suggests that organizational structure is key to resolving diverse stakeholder concerns and successfully linking the economic development of neighborhoods. The Broad Ripple Village Association includes both the commercial and residential portions of Broad Ripple since they are perceived as being inextricably linked and interdependent. As a result, the BRVA is better able to comprehensively address issues that impact homeowners and business owners while balancing the concerns of each group. Downtown Bloomington requires its own standalone organization (the current DBA, for example) given its larger size and unique, diverse mix of uses compared to surrounding neighborhoods, but the Broad Ripple example suggests the value of creating organizational bridges and shared programs with entities operating in surrounding neighborhoods.

IMPLEMENTATION TOOLKIT: SPECIAL SERVICE AREAS (SSAs)

The Special Service Area (SSA) is an economic development tool that can be created to implement many of the plan's recommendations. An SSA is a taxing district that is created by state statute and city ordinance. It works by levying an additional real estate property tax on properties within a designated district to fund services desired by those in the district and beyond those provided by a municipality. Examples of services include: public way maintenance and beautification; district marketing and advertising; business retention/attraction, special events and promotional activities; auto and bike transit; security; façade improvements; and other commercial and economic development initiatives.

An SSA provides a dedicated funding stream for desired improvements without incurring debt or levying a tax on the entire municipality. In short, an SSA allows local governments to tax for and deliver services to limited geographic areas within their jurisdictions for services desired by those within the district.