



**CITY OF  
BLOOMINGTON  
COUNCIL MEETING  
FEBRUARY 10, 2020**



## COMPONENTS OF THE COUNCIL AGENDA

### RECOGNITION AND PROCLAMATION

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

### 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, please 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.

### 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 typically begins with Item No. 8.

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

### PUBLIC HEARING

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

### REGULAR AGENDA

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

## MAYOR AND COUNCIL MEMBERS

Mayor, At-Large - Tari Renner

### City Council Members

Ward 1 - Jamie Mathy  
Ward 2 - Donna Boelen  
Ward 3 - Mboka Mwilambwe  
Ward 4 - Julie Emig  
Ward 5 - Joni Painter  
Ward 6 - Jenn Carrillo  
Ward 7 - Scott Black  
Ward 8 - Jeff Crabill  
Ward 9 - Kim Bray

City Manager - Tim Gleason

Deputy City Manager - Billy Tyus

## CITY LOGO DESIGN RATIONALE

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

## MISSION, VISION, AND VALUE STATEMENT

### MISSION

To Lead, Serve and Uplift the  
City of Bloomington

### VISION

A Jewel of the Midwest Cities

### VALUES

Service-Centered,  
Results-Driven,  
Inclusive

## STRATEGIC PLAN GOALS

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



# AGENDA



REGULAR SESSION MEETING AGENDA  
CITY COUNCIL CHAMBERS  
109 EAST OLIVE STREET, BLOOMINGTON, IL 61701  
MONDAY, FEBRUARY 10, 2020, 6:00 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 Celebrating the 100th Anniversary of The League of Women Voters in the City of Bloomington
6. Public Comment
7. Consent Agenda
  - Electronic Roll Call Vote
  - A. Consideration and action to approve the Minutes of the January 13, 2020 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)
  - B. Consideration and action to approve Bills and Payroll in the amount of \$5,192,639.02, as requested by the Finance Department. (*Recommended Motion:* The proposed Bills and Payroll be approved.)
  - C. Consideration and action on the Purchase of the Annual Software Subscription for Software Licensing, Hosting, and Maintenance Renewal for the Kronos Time Keeping Solution/Workforce Management Suite and Workforce TeleStaff software, in the amount of \$121,050.00, as requested by the Information Services Department and the Human Resources Department. (*Recommended Motion:* The proposed Purchase be approved.)
  - D. Consideration and action on an Ordinance Approving an Application Submitted by Hardees 1500579 and Hardees 0579 TriStar Ventures, LLC Requesting Approval of a Site Plan for a New Car Wash at 2702 E. Oakland Avenue, Zoned B-1 General Commercial District, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)
  - E. Consideration and action on an Ordinance Approving an Application Submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah Requesting Approval of a Preliminary Plan for the Bloomington Commons Subdivision Commonly Located at 1701 E. Empire Street, Approximately 17.96 Acres, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)

- F. Consideration and action on an Ordinance Approving an Application Submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah Requesting Approval of a Site Plan for a New Restaurant at 1701 E. Empire Street, Zoned B-1 General Commercial District, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)
- G. Consideration and action on the Application for Gold Standard Enterprises, Inc, d/b/a Binny's Beverage Depot, currently located at 1409 Veterans Parkway, requesting a Permanent Extension of Premise, as requested by the City Clerk Department. (*Recommended Motion:* The proposed License be approved contingent upon compliance with all building, health, and safety codes.)
- H. Consideration and action on the Application of Harmony Korean BBQ, LLC d/b/a Harmony Korean BBQ, located at 7 Currency Drive, requesting a Class RAPS (Restaurant, All Types of Alcohol, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, as requested by the City Clerk Department. (*Recommended Motion:* The proposed License be approved contingent upon compliance with all building, health, and safety codes.)
- I. Consideration and action on the Application of MM Bowers, Inc. d/b/a Bloomington Tennis Center, currently located at 4101 Wicker Road, requesting a Class CBS (Clubs, Beer and Wine Only, and Sunday Sales) liquor license, as requested by the City Clerk Department. (*Recommended Motion:* The proposed License be approved contingent upon compliance with all building, health, and safety codes.)

**8. Regular Agenda**

Electronic Roll Call Vote

**9. City Manager's Discussion**

**10. Mayor's Discussion**

**11. Council Member's Discussion**

**12. Executive Session - Cite Section**

Clerk-led Roll Call Vote

**13. Adjournment**

Voice Vote

# RECOGNITIONS

# PROCLAMATION

**Celebrating The 100<sup>th</sup> Anniversary of The League of Women Voters in the City of  
Bloomington  
February 14, 2020**

*WHEREAS, on February 14, 1920, the League of Women Voters ("League") was formed at the Congress Hotel in Chicago, Illinois;*

*WHEREAS, the League was formed six months prior to, but in anticipation of, ratification of the 19<sup>th</sup> Amendment giving women the right to vote in the United States;*

*WHEREAS, the League was a political experiment designed to help 20 million women carry out their new responsibilities as voters by educating them about issues;*

*WHEREAS, from the beginning the League determined that it would be nonpartisan, neither supporting nor opposing any political party or individual candidate;*

*WHEREAS, the League continues today as a nonpartisan political organization that encourages informed and active participation in government, works to increase understanding of major public policy issues, and influences public policy through education and advocacy;*

*WHEREAS, today the League is composed of members in over 700 local, county, and state leagues in all 50 states plus the District of Columbia, the Virgin Islands, and Hong Kong;*

*WHEREAS, among those state Leagues is the League of Women Voters of Illinois that was incorporated on March 22, 1920 and in turn is composed of over 40 local Leagues with almost 4,000 members;*

*WHEREAS, among those local Leagues in Illinois is the McLean County League of Women Voters that was incorporated in 1933, and in turn is composed of over 160 members";*

*WHEREAS, members of the League first study and then take action on a broad range of issues after reaching consensus on positions;*

*WHEREAS, Leagues at all levels, among other activities, register voters, educate voters by holding candidate forums and publishing voter guides, publish public policy research, and hold meetings on key issues;*

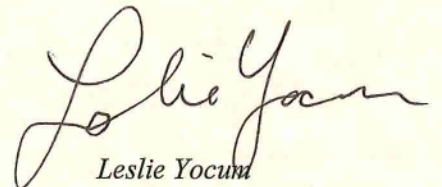
*WHEREAS, the League is a civic organization that has fought since 1920 to improve government and engage everyone in the decisions that impact their lives;*

*WHEREAS, the League will celebrate its 100<sup>th</sup> anniversary on February 14, 2020;*

*NOW THEREFORE, the City of Bloomington declares February 14, 2020 as a date to celebrate the League of Women Voters and its vision of a democracy where every person has the desire, the right, the knowledge, and the confidence to participate.*



Tari Renner  
Mayor



Leslie Yocum  
City Clerk

# CONSENT AGENDA





## CONSENT AGENDA ITEM NO. 7.A

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** City Clerk Department

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Consideration and action to approve the Minutes of the January 13, 2020 Regular City Council Meeting, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed Minutes be approved.

**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 thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later. In accordance with the Open Meetings Act, Council Proceedings are available for public inspection and posted to the City's web site within ten (10) days after Council approval.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

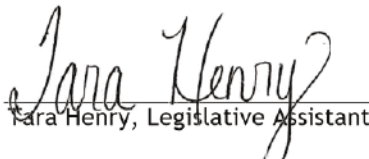
Respectfully submitted for Council consideration.

Prepared by: Tara Henry, Legislative Assistant

Reviewed by:

  
Leslie Yocum, City Clerk

2/6/2020

  
Tara Henry, Legislative Assistant

2/6/2020

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', is positioned above a horizontal line.

Tim Gleason, City Manager

**Attachments:**

- CLK 1B 01132020 Regular Session Minutes



## MINUTES

PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS  
MONDAY, JANUARY 13, 2020, 6:00 P.M.

### Roll Call

The Council convened in Regular Session in the City Council Chambers, City Hall Building at 6:00 p.m., Monday, January 13, 2020. The Meeting was called to order by Mayor Tari Renner.

| Attendee Name            | Title  | Status  | Arrived |
|--------------------------|--------|---------|---------|
| Jamie Mathy              | Ward 1 | Present |         |
| Donna Boelen             | Ward 2 | Present |         |
| Mboka Mwilambwe          | Ward 3 | Present |         |
| Julie Emig               | Ward 4 | Present |         |
| Joni Painter             | Ward 5 | Present |         |
| Jennifer Jazmin Carrillo | Ward 6 | Present |         |
| Scott Black              | Ward 7 | Present |         |
| Jeff Crabill             | Ward 8 | Present |         |
| Kim Bray                 | Ward 9 | Present |         |
| Tari Renner              | Mayor  | Present |         |

### Recognition/Appointments

A. Recognition of Firefighters McPherson, Meier, and Johnson, as requested by the Fire Department.

Fire Chief Brian Mohr came forward to address Council. He introduced Firefighters Michael McPherson, Bradley Meir, and Adam Johnson as the newest firefighters to complete their one-year probation with the City of Bloomington. He gave a brief history of the qualifications of each man and recognized their family and friends present. City Clerk, Leslie Yocum, came forward and swore the three men in as Firefighters for the City of Bloomington.

### Public Comment

Mayor Renner opened the floor for public comment and the following people came forward: (1) Scott Stimeling; (2) Laura Baue; and (3) Olivia Butts.

### Consent Agenda

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

**Council Member Boelen made a motion, seconded by Council Member Crabill, that the Consent Agenda, including all items listed below, be approved as presented:**

**AYES:** Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, Bray

**Motion carried**

Item 7.A. Action to Approve Minutes of the November 25, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)

Item 7.B. Action to Approve Minutes of the December 9, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)

Item 7.C. Bills and Payroll for 01/13/2020 Council Meeting, as requested by the Finance Department. (*Recommended Motion:* The proposed Bills and Payroll be approved.)

Item 7.D. Appointment of Michael Straza to the Board of Zoning Appeals, as requested by the Administration Department. (*Recommended Motion:* The proposed Appointment be approved.)

Item 7.E. Division Street and Enterprise Pump Station Planning Study, as requested by the Public Works Department. (*Recommended Motion:* The proposed Contract be approved.)

Item 7.F. 1 Audie Murphy Drive Special Use and Site Plan, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)

#### **Items Pulled from the Consent Agenda**

Item 7.G. Map Amendment 7 acres Southgate Commercial, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)

This item was pulled from the Consent Agenda by Council Member Boelen.

Council Member Boelen discussed a recent site visit that she made to the property. She believed that based on the project's location, it would have a positive impact on the recently built Veteran's Clinic and would add great value to the community as a whole.

**Council Member Boelen made a motion, seconded by Council Member Emig, that the proposed Ordinance be approved, which resulted in the following:**

**AYES:** Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Black, Crabill, Bray

**Motion carried**

#### **Regular Agenda**

Item 8.A. Consideration and action on an agreement with Luther Oaks Inc. for expansion & Lutz Rd. improvements, as requested by the Administration Department. (*Recommended Motion:* The proposed Agreement be approved.)

City Manager Tim Gleason provided history on the item and turned the floor over to Deputy City Manager, Billy Tyus, as he led the project.

Mr. Tyus came forward to address Council. He explained the approach used in negotiating the proposed agreement and provided a high-level review of the agreement.

Council Member Black thanked staff, and everyone involved for their efforts in getting the agreement done.

Council Member Carrillo questioned whether the group working on the project had

considered Luther Oaks contributing to the cost of the road improvement project. Mr. Tyus provided history on the negotiations involved in the project.

**Council Member Boelen made a motion, seconded by Council Member Bray, that the proposed Agreement be approved.**

Council Member Boelen went on to discuss several reasons why she supported the project.

Council Member Crabill also thanked all those involved. He mentioned the need for improvements on Lutz road and the need to follow through on the previous Council's approval of development in the area.

Council Member Mathy discussed why he would not have supported an agreement with Luther Oaks contributing to the road improvements and went on to support his vote for the agreement as presented.

Council Member Emig reiterated thanks to all involved and offered support of the item.

Council Member Boelen was appreciative of the persistence Luther Oaks residents had had in seeing the agreement through.

Council Member Painter supported the item and thanked everyone for helping draw the project to a point of approval.

Council Member Black offered support for the item and mentioned that he was very much in favor of the infill opportunity being utilized.

**Council Member Boelen made a motion, seconded by Council Member Bray, that the proposed Agreement be approved, which resulted in the following:**

**AYES:** Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, Bray

**NAYS:** Carrillo

**Motion carried**

### **City Manager's Discussion**

City Manager Tim Gleason highlighted the downtown event calendar and mentioned the E-Sports event occurring at Grossinger Motors Arena from Friday, January 17th to Sunday, January 19th. He went on to discuss a special meeting that had been scheduled for Saturday, February 1, 2020 in City Hall's Council Chambers.

### **Mayor's Discussion**

Mayor Renner wished everyone a Happy New Year and mentioned two Martin Luther King events coming up in the community. He also made a plea for the public to celebrate and commemorate the accomplishments made by Dr. Martin Luther King.

### **Council Member's Discussion**

Council Member Carrillo congratulated all the award winners that would be honored at the upcoming Martin Luther King luncheon on Saturday, January 18th. She also discussed a few other upcoming events in the area, as well as the Community Council meetings she's been holding.



Council Member Boelen discussed a meeting that she had recently attended hosted by Judge Foley. She was greatly moved by the event and looked forward to attending more of them in the future.

Council Member Mathy pointed out that the current Bloomington Center for Performing Arts (BCPA) calendar is full of great events. He discussed, in great detail, the upcoming E-Sports weekend at Grossinger Motors Arena.

#### **Executive Session - Cite Section**

#### **Adjournment**

**Council Member Carrillo made a motion, seconded by Council Member Painter, that the meeting be adjourned.**

**Motion carried (viva voce)**

The meeting adjourned at 6:48 p.m.

**CITY OF BLOOMINGTON**

**ATTEST**

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Tari Renner, Mayor

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Leslie Yocum, City Clerk





## CONSENT AGENDA ITEM NO. 7.B

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** Finance Department

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Consideration and action to approve Bills and Payroll in the amount of \$5,192,639.02, as requested by the Finance Department.

**RECOMMENDED MOTION:** The proposed Bills and Payroll be approved.

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

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Total disbursements to be approved \$5,192,639.02 (Payroll total \$2,377,437.79, Accounts Payable total \$2,576,475.76, and Bank Transfers total \$238,725.47).

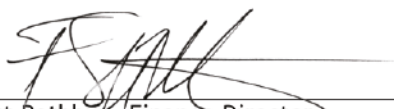
**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

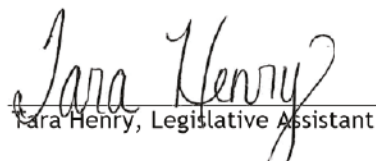
Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Support Staff V

Reviewed by:

  
F. Scott Rathbun, Finance Director

2/5/2020

  
Tara Henry, Legislative Assistant

2/6/2020

Recommended by:

A handwritten signature in black ink, appearing to read 'T. Gleason', is positioned above a horizontal line.

Tim Gleason, City Manager

**Attachments:**

- FIN 1B Council Finance Summary Report

## CITY OF BLOOMINGTON FINANCE REPORT

### PAYROLL

| Date      | Gross Pay       | Employer Contribution | Totals          |
|-----------|-----------------|-----------------------|-----------------|
| 1/31/2020 | \$ 2,050,805.83 | \$ 239,761.23         | \$ 2,290,567.06 |

|                       |              |             |              |
|-----------------------|--------------|-------------|--------------|
| 1/30/2020-1/31/2020   | \$ 79,018.00 | \$ 7,852.73 | \$ 86,870.73 |
| Off Cycle Adjustments |              |             |              |

|                            |                        |
|----------------------------|------------------------|
| <b>PAYROLL GRAND TOTAL</b> | <b>\$ 2,377,437.79</b> |
|----------------------------|------------------------|

### ACCOUNTS PAYABLE (WIRES)

| Date                 | Bank                  | Total                  |
|----------------------|-----------------------|------------------------|
| 2/10/2020            | AP General            | \$ 2,285,425.78        |
|                      | AP JM Scott           |                        |
| 2/10/2020            | AP Comm Devel         | \$ 481.00              |
|                      | AP IHDA               |                        |
| 2/10/2020            | AP Library            | \$ 44,084.94           |
|                      | AP MFT                |                        |
| 1/22/2020-2/4/2020   | Out of Cycle          | \$ 246,484.04          |
| 11/29/2019-1/17/2020 | AP Bank Transfers     | \$ 238,725.47          |
|                      | <b>AP GRAND TOTAL</b> | <b>\$ 2,815,201.23</b> |

### PCARDS

| Date Range | Total |
|------------|-------|
|------------|-------|

|                          |
|--------------------------|
| <b>PCARD GRAND TOTAL</b> |
|--------------------------|

|              |                        |
|--------------|------------------------|
| <b>TOTAL</b> | <b>\$ 5,192,639.02</b> |
|--------------|------------------------|

Respectfully,

\_\_\_\_\_  
F. Scott Rathbun  
Director of Finance



## CONSENT AGENDA ITEM NO. 7.C

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** Information Services Department and Human Resources Department

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Consideration and action on the Purchase of the Annual Software Subscription for Software Licensing, Hosting, and Maintenance Renewal for the Kronos Time Keeping Solution/Workforce Management Suite and Workforce TeleStaff software, in the amount of \$121,050.00, as requested by the Information Services Department and the Human Resources Department.

**RECOMMENDED MOTION:** The proposed Purchase be approved.

**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:** During the November 28, 2016 meeting, Council provided approval for a project to replace the City's antiquated time keeping and scheduling solutions with a workforce management solution from Kronos, Inc. This request before Council is to approve the annual maintenance/licensing renewal of this cloud-based solution.

As set forth in the original agreement, the annual cost for licensing, cloud-based hosting, maintenance and support is a fixed cost of \$106,950.00 per year through fiscal year 2021. This year's renewal cost is higher (\$121,050.00) as 150 more Kronos Workforce user licenses were added for a total of 1200. Maintenance renewal cost per license still matches the original agreement. Staff is requesting Council approval for the fiscal year 2020 payment, which would be year four of five approved within the original agreement.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Funds for this maintenance renewal totaling \$121,050 is budgeted in the Information Services - Repair and Maintenance Office and Computer Equipment account (10011610-70530). Stakeholders can locate this in the FY 2020 Budget Book titled "Budget Overview & General Fund" on page 155.

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

Respectfully submitted for Council consideration.

Prepared by: Scott Sprouls, Information Services Director

Reviewed by:



Scott Sprouls, Director of Information Services

1/27/2020



Carla Murillo, Procurement Manager

2/4/2020



Chris Tomertin, Budget Manager

2/4/2020



Jeffrey R. Jurgens, Corporation Counsel

2/4/2020



Tara Henry, Legislative Assistant

2/6/2020

Recommended by:



Tim Gleason, City Manager

**Attachments:**

- IS 1B Invoice Kronos Software Maintenance 11549751\_redacted
- IS 1C Invoice Kronos Software Maintenance 11549781\_redacted
- IS 1D Invoice Kronos Software Maintenance 11549782\_redacted



REMIT CHECKS TO:  
PO BOX 743208  
ATLANTA, GA 30374-3208

ELECTRONIC TRANSFERS TO:



## INVOICE

Invoice Number: 11549751  
Page: 1 of 2

Invoice Date: 06-JAN-20  
Due Date: 05-FEB-20

Please forward your remittance advice to cash-receipts@kronos.com

Bill To: 6138607  
Attn: Accounts Payable  
CITY OF BLOOMINGTON  
109 E OLIVE ST  
BLOOMINGTON, IL 61701

SENT TO IS  
JAN 09 2020

Ship To: 6138607  
CITY OF BLOOMINGTON  
109 E OLIVE ST  
BLOOMINGTON, IL 61701

Solution ID: 6138607 FROM ACCOUNTS PAYABLE

Contact: NICOLE ALBERTSON  
Email: accountspayable@cityblm.org  
Telephone Number: 434-2216 434-2216  
Default Email: accountspayable@cityblm.org

Sales Order Number:  
Contract Number: 1203217 S02-MAR-17  
PSA Number:  
Project Number:  
Case Number:  
Purchase Order Number:

Payment Terms: Net 30 Days  
Currency: USD  
Sales Person:  
Shipping Reference:  
Ship Via:  
Ship Date:

## SUBSCRIPTION SERVICES

| Service                       | Covered Product                          | Quantity | Start Date  | End Date    | Days | Taxable | Amount    |
|-------------------------------|------------------------------------------|----------|-------------|-------------|------|---------|-----------|
| Subscription Software Service | WORKFORCE TELESTAFF BIDDING V5           | 260      | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 2,558.40  |
| Subscription Software Service | WORKFORCE TELESTAFF CONTACT MANAGER V5   | 470      | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 1,184.40  |
| Subscription Software Service | WORKFORCE TELESTAFF ENTERPRISE V5        | 470      | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 29,384.40 |
| Subscription Software Service | WORKFORCE TELESTAFF GATEWAY MANAGER V5   | 1        | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 738.00    |
| Subscription Software Service | WORKFORCE TELESTAFF GLOBAL ACCESS V5     | 470      | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 2,312.40  |
| Subscription Software Service | WORKFORCE TELESTAFF INSTITUTION FOCUS V5 | 470      | 06-MAR-2020 | 05-MAR-2021 | 365  | NO      | 1,748.40  |
| Subtotal                      |                                          |          |             |             |      |         | 37,926.00 |





Invoice Number: 11549751

Page: 2 of 2

Invoice Date: 06-JAN-20

Due Date: 05-FEB-20

## INVOICE SUMMARY

| Description            | Total Price |
|------------------------|-------------|
| Subtotal:              | 37,926.00   |
| Less Payment:          | 0.00        |
| Shipping and Handling: | 0.00        |
| Tax:                   | 0.00        |
| Grand Total            | 37,926.00   |

Dear Valued Kronos Customer,

Kronos is changing to e-mail invoicing in support of Green initiatives. In doing so, you will receive your billing documents quicker, saving valuable time and resources. To accomplish this, we do need the address of your general AP e-mail box for billing purposes added to our system. This can be accomplished simply by you sending an e-mail to CustomerReg@Kronos.com requesting to change your billing preference to e-mail only. This message should also include: your company name, general AP e-mail address for billing purposes, and the Bill to customer number on your invoice. You may also include all Kronos account numbers for which you would like your billings sent electronically. Your support is anticipated and very much appreciated.

Go-Green! Go Paperless!



REMIT CHECKS TO:  
PO BOX 743208  
ATLANTA, GA 30374-3208

ELECTRONIC TRANSFERS TO:



## INVOICE

Invoice Number: 11549781  
Page: 1 of 2

Invoice Date: 05-JAN-20  
Due Date: 04-FEB-20

Please forward your remittance advice to cash-receipts@kronos.com

Bill To: 6094635  
Attn: Accounts Payable  
CITY OF BLOOMINGTON  
109 E. OLIVE STREET  
BLOOMINGTON, IL 61701

SENT TO IS  
JAN 09 2020

Ship To: 6094635  
CITY OF BLOOMINGTON  
109 E. OLIVE STREET  
BLOOMINGTON, IL 61701

Solution ID: 6094635 FROM ACCOUNTS PAYABLE

Contact: NICOLE ALBERTSON  
Email: nalbertson@cityblm.org  
Telephone Number:  
Default Email: accountspayable@cityblm.org

Sales Order Number:  
Contract Number: 00152001  
PSA Number:  
Project Number:  
Case Number:  
Purchase Order Number:

Payment Terms: Net 30 Days  
Currency: USD  
Sales Person:  
Shipping Reference:  
Ship Via:  
Ship Date:

### EDUCATIONAL SERVICES

| Service                     | Quantity | Start Date  | End Date    | Days | Taxable | Amount |
|-----------------------------|----------|-------------|-------------|------|---------|--------|
| KNOWLEDGE PASS SAAS WFC SMB | 1        | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00   |
| Subtotal                    |          |             |             |      |         | 0.00   |

### SUBSCRIPTION SERVICES

| Service                                            | Quantity | Start Date  | End Date    | Days | Taxable | Amount    |
|----------------------------------------------------|----------|-------------|-------------|------|---------|-----------|
| WORKFORCE TIMEKEEPER V8 SAAS                       | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 50,400.00 |
| SUBSCRIPTION ADD ON SERVICES                       | 1        | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| KSS TOOL,FT-PT ANALYSIS REPORT V8 SAAS             | 1        | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 3,000.00  |
| KSS TOOL,ATTESTATION TOOL KIT V8 SAAS              | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 2,646.00  |
| WORKFORCE EMPLOYEE V8 SAAS                         | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE MANAGER V8 SAAS                          | 125      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 3,120.00  |
| WORKFORCE ABSENCE MANAGER V8 SAAS                  | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 12,978.00 |
| WORKFORCE INTEGRATION MANAGER V8 SAAS              | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE MOBILE EMPLOYEE V8 SAAS                  | 1,050    | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE MOBILE MANAGER V8 SAAS                   | 125      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE INTEGRATION MANAGER V8 TO TELESTAFF SAAS | 1        | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| Subtotal                                           |          |             |             |      |         | 72,144.00 |



Invoice Number: 11549781  
Page: 2 of 2  
Invoice Date: 05-JAN-20  
Due Date: 04-FEB-20

## INVOICE SUMMARY

| Description            | Total Price |
|------------------------|-------------|
| Subtotal:              | 72,144.00   |
| Less Payment:          | 0.00        |
| Shipping and Handling: | 0.00        |
| Tax:                   | 0.00        |
| Grand Total            | 72,144.00   |

Dear Valued Kronos Customer,

Kronos is changing to e-mail invoicing in support of Green initiatives. In doing so, you will receive your billing documents quicker, saving valuable time and resources. To accomplish this, we do need the address of your general AP e-mail box for billing purposes added to our system. This can be accomplished simply by you sending an e-mail to [CustomerReg@Kronos.com](mailto:CustomerReg@Kronos.com) requesting to change your billing preference to e-mail only. This message should also include: your company name, general AP e-mail address for billing purposes, and the Bill to customer number on your invoice. You may also include all Kronos account numbers for which you would like your billings sent electronically. Your support is anticipated and very much appreciated.

Go-Green! Go Paperless!





REMIT CHECKS TO:  
PO BOX 743208  
ATLANTA, GA 30374-3208

ELECTRONIC TRANSFERS TO:



## INVOICE

Invoice Number: 11549782  
Page: 1 of 2

Invoice Date: 05-JAN-20  
Due Date: 04-FEB-20

Please forward your remittance advice to cash-receipts@kronos.com

Bill To: 6094635  
Attn: Accounts Payable  
CITY OF BLOOMINGTON  
109 E. OLIVE STREET  
BLOOMINGTON, IL 61701

SENT TO IS  
JAN 09 2020

Ship To: 6094635  
ANGIE BROWN  
CITY OF BLOOMINGTON  
109 E. OLIVE STREET  
BLOOMINGTON, IL 61701

Solution ID: 6094635

FROM ACCOUNTS PAYABLE

Contact: ANGIE BROWN  
Email: abrown@cityblm.org  
Telephone Number:  
Default Email: accountspayable@cityblm.org

Sales Order Number:  
Contract Number: 00152001  
PSA Number:  
Project Number:  
Case Number:  
Purchase Order Number: 20200028-00

Payment Terms: Net 30 Days  
Currency: USD  
Sales Person:  
Shipping Reference:  
Ship Via:  
Ship Date:

## SUBSCRIPTION SERVICES

| Service                                | Quantity | Start Date  | End Date    | Days | Taxable | Amount    |
|----------------------------------------|----------|-------------|-------------|------|---------|-----------|
| WORKFORCE TIMEKEEPER V8 SAAS           | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 8,172.00  |
| WORKFORCE MANAGER V8 SAAS              | 15       | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE MOBILE MANAGER V8 SAAS       | 15       | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE MOBILE EMPLOYEE V8 SAAS      | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE EMPLOYEE V8 SAAS             | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE INTEGRATION MANAGER V8 SAAS  | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 0.00      |
| WORKFORCE ABSENCE MANAGER V8 SAAS      | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 2,340.00  |
| KSS TOOL, ATTESTATION TOOL KIT V8 SAAS | 150      | 05-MAR-2020 | 04-MAR-2021 | 365  | NO      | 468.00    |
| Subtotal                               |          |             |             |      |         | 10,980.00 |



**Invoice Number:** 11549782  
**Page:** 2 of 2  
**Invoice Date:** 05-JAN-20  
**Due Date:** 04-FEB-20

## INVOICE SUMMARY

| Description            | Total Price |
|------------------------|-------------|
| Subtotal:              | 10,980.00   |
| Less Payment:          | 0.00        |
| Shipping and Handling: | 0.00        |
| Tax:                   | 0.00        |
| Grand Total            | 10,980.00   |

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Go-Green! Go Paperless!



## CONSENT AGENDA ITEM NO. 7.D

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** Community Development Department

**WARD IMPACTED:** Ward 8

**SUBJECT:** Consideration and action on an Ordinance Approving an Application Submitted by Hardees 1500579 and Hardees 0579 TriStar Ventures, LLC Requesting Approval of a Site Plan for a New Car Wash at 2702 E. Oakland Avenue, Zoned B-1 General Commercial District, as requested by the Community Development Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:**

-Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

-Objective 3c. Revitalization of older commercial homes

**BACKGROUND:** The subject property, 2702 E. Oakland Avenue, is located at the northeast corner of the intersection of Oakland Avenue and Veterans Parkway/US 55. The property is approximately 1.16 acres and consists of two parcels. The property is zoned B-1 General Commercial District. One parcel was previously improved with a Hardee's fast food restaurant. The other parcel is undeveloped. The restaurant closed in the fall of 2017 and the structure is now vacant. Surrounding properties are also zoned B-1, General Commercial District with residential properties located just east of this site. West of the subject property is State Farm's Headquarters, zoned C-1 Office District. The applicant intends to demolish the restaurant and construct a new car wash, a permitted use in the B-1 District, in its place. New construction in the business districts are subject to the site plan review process. The legislative site plan review is a process that allows the City to ensure context sensitive design and creative design above and beyond the zoning regulations.

On January 8, 2020 the Planning Commission held a public hearing for the legislative site plan review. The Commission reviewed the siting of the building, traffic circulation, landscaping and lighting, and the building's general architectural materials and design. No one, other than the applicant's representative, spoke in favor of the site plan. No one spoke against the site plan. However, the Commission received two letters (attached to the minutes) prior to the meeting. The letters expressed concerns about traffic entering or exiting on Oakland Avenue. The Commission unanimously approved the site plan, with the condition that the applicant add a raised median to the ingress/egress on Oakland to ensure that the entrance is a right-in/right-out only entrance/exit. The median will help address the concerns presented via letter at the public hearing. The applicant also agreed to add a pedestrian connection from the sidewalk to the front door. The Commission approved a 5'4" height variance for the decorative parapet on the front of the building. The zoning ordinance establishes a maximum height of 20ft for carwashes. The maximum height discourages larger vehicles like semi-trucks and recreational vehicles from using the car



wash. The Commission found that the variance will not cause harm to surrounding properties and is keeping with the purpose and intention of the code. Additionally, the decorative parapet will help conceal mechanical and other HVAC equipment. The site plan attached to this report and the ordinance incorporates these changes.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Planning Commission held a public hearing on Wednesday, January 8, 2020 in the City Council Chambers at 109 E Olive Street. The City published notice of the hearing in *The Pantagraph* on December 23, 2019. The City mailed notices to 29 property owners within 500 feet of the property. No one, outside of the applicant's representative, spoke in favor of the application. No one, at the public hearing, spoke against the application. Two people sent letters with questions and concerns to the Planning Commission but were unable to attend the hearing. The Commission voted unanimously to approve the application and the requested height variation. The Commission also added a condition that the applicant revise the site plan to include a "porkchop" median in the ingress/egress on Oakland Ave to reduce confusion and congestion, and to discourage people from exiting east onto Oakland. The Planning Commission's recommendation is consistent with the staff recommendation.

**FINANCIAL IMPACT:** Redevelopment of the site may result in improved property values and additional property tax for the City.

**COMMUNITY DEVELOPMENT IMPACT:** Goal: ED 1. Ensure a broad range of employment opportunities for all residents. Objective ED-1.1 Leverage community assets in attracting business. Tier 1 Infill Redevelopment Priority.

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

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by:

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| Robert G. Mahr, Community Development Director                                      | Chris Tomerlin, Budget Manager                                                       |
| 1/31/2020                                                                           | 1/31/2020                                                                            |

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| George Boyle, Assistant Corporation Counsel                                         | Tara Henry, Legislative Assistant                                                    |
| 2/4/2020                                                                            | 2/6/2020                                                                             |

Recommended by:



Tim Gleason, City Manager

**Attachments:**

- CD 1B Ordinance 2020\_ 2702 E Oakland Site Plan Review
- CD 1C Exhibit B\_2702 E Oakland\_Site Plans
- CD 1D Application\_2702 E Oakland\_Site Plan Review
- CD 1E Staff Report\_2702 E Oakland\_Site Plan Review
- CD 1F PC 1.8.20 Minutes\_2702 E Oakland\_Site Plan Review
- CD 1G Zoning Map and Aerial\_2702 E Oakland\_Site Plan Review
- CD 1H Notices\_2702 E Oakland\_Site Plan Review\_redacted

**ORDINANCE NO. 2020 - \_\_\_\_**

**AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY HARDEES 1500579 AND HARDEES 0579 TRISTAR VENTURES, LLC REQUESTING APPROVAL OF A SITE PLAN FOR A NEW CAR WASH AT 2702 E. OAKLAND AVE, ZONED B-1 GENERAL COMMERCIAL DISTRICT**

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

**WHEREAS**, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan represented in Exhibit "B" dated December, 2019, attached hereto and made a part hereof of this reference, meets the standards for approval of a site plan as set forth in Chapter 44, Section 17-9 of the Bloomington City Code specifically:

1. Potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. Relocating the ingress/egress on Oakland Avenue facilitates safer access and improves traffic circulation onto Oakland Ave, a busy street. The primary entrance is on El Dorado Road, which also allows for safer traffic circulation and longer queuing.
2. The proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted. The business use is compatible with surrounding business uses like the offices, restaurants, grocery and retail uses.
3. Adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development. The design of the ingress/egress and the location of the median on Oakland will facilitate better circulation and reduce congestion onto Oakland Ave.
4. The proposed development will favorably affect other persons or property. The orientation of the building will facilitate east to west traffic flow reducing headlights shining into neighboring residential windows. The perimeter landscaping on the north, west and south sides will provide a screen that will also block headlights and improve the appearance of the property.

**WHEREAS**, the Planning Commission further found that the site plan application aligns with the goals of the Comprehensive Plan; and

**WHEREAS**, the Planning Commission further found that the variance requested by the applicant met the standards for approval of a variance set forth in Chapter 44, Section 17-8F of the Bloomington City Code; and

**WHEREAS**, the Planning Commission recommends that the City Council approve said site plan and variance.

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

1. That the site plan represented in Exhibit "B" dated December, 2019, is hereby approved.
2. A variance to increase the height from 20ft to 25.4 ft. is approved.
3. That this Ordinance shall be in full force and effective at the time of its passage.

**PASSED** this 10th day of February 2020.

**APPROVED** this \_\_\_\_\_ day of February 2020.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Leslie Yocum, City Clerk

**Exhibit "A"**

**Legal Description**

**2702 E. Oakland Ave**

PINS: 21-02-451-035; 21-02-451-036

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-973492-PHX I, REVISION DATE OCTOBER 14, 2019)

TRACT NO. 1:

LOTS 1 AND 24 EXCEPT THE EAST 175 FEET OF LOT 24 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236.

LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT CONVEYED TO THE STATE OF ILLINOIS ON JANUARY 3, 1957 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND ACROSS A PORTION OF LOT 1 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS, THE SAID STRIP COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 81.12 FEET EAST OF THE SOUTHWEST CORNER; THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 135.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE IN A SOUTHERLY DIRECTION ALONG SAID WEST LINE A DISTANCE OF 104.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, IN MCLEAN COUNTY, ILLINOIS.

AND

A PART OF LOT 1, IN BLOCK 2, IN THE FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 81.12 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 13.03 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 122.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 52.03 FEET; THENCE SOUTH 51 DEGREES 33 MINUTES 07 SECONDS EAST



67.65 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1 ; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 22.33 FEET TO THE TRUE POINT OF BEGINNING.

TRACT NO. 2:

VACATED ELDORADO ROAD LYING WEST OF AND ADJACENT TO SAID LOT 1 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236, IN MCLEAN COUNTY, ILLINOIS AS VACATED BY ORDINANCE NO. 1979-118 ADOPTED NOVEMBER 13, 1979 AND RECORDED NOVEMBER 30, 1979 AS DOCUMENT NO. 79-15477.

EXCEPTING THEREFROM THE ABOVE TRACTS THE PART OF THE LAND TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE NO. 2000 ED 03.

# **Exhibit B**

Site Plan

Photometric Plan

Landscape Plan

Building Renderings



# SITE PLAN

MINIMUM PARKING DIMENSIONS  
REGULAR PARKING - 8.5'x18'  
ADA PARKING - 8'x18'  
ADA VAN PARKING - 11'x18'  
ADA ACCESSIBLE STRIPING - 5'x18'  
PARKING DRIVE AISLES - 24'W MIN.

PARKING:  
1 SPACE PER EMPLOYEE (5 EMPLOYEES)  
TOTAL SPACES PROVIDED - 5 SPACES  
TOTAL ADA SPACES PROVIDED - 1 SPACE

LOT COVERAGE PERCENTAGE:  
GREEN SPACE = 19.35%  
PAVEMENT AND BUILDING = 80.65%

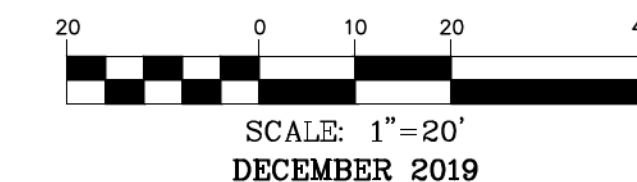
FLOOR AREA RATIO = 0.939

VACUUM STATIONS  
PROVIDED = 17 VACUUM STATIONS

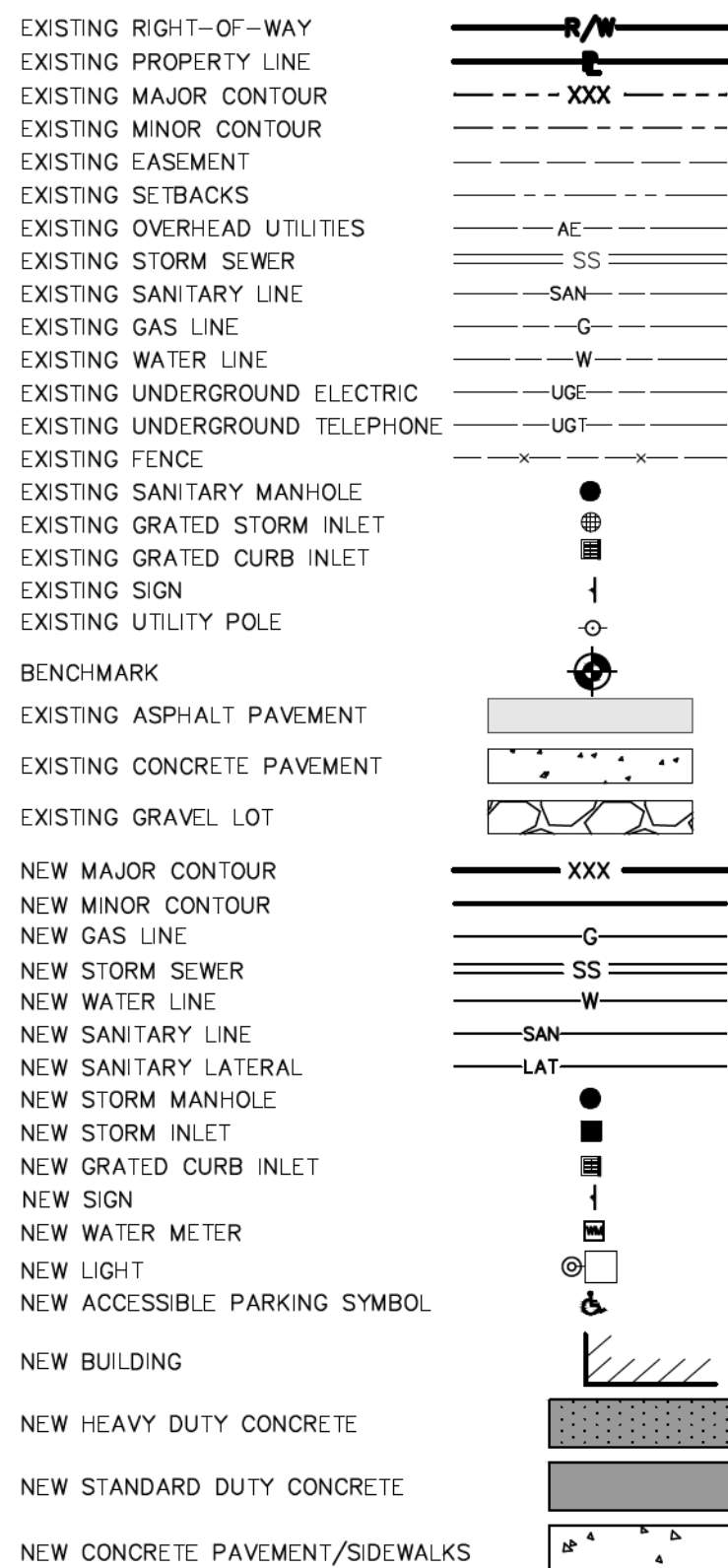
HOURS OF OPERATION  
MONDAY THRU SATURDAY 7 A.M. TO 8 P.M.  
SUNDAY 8 A.M. TO 8 P.M.

## SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (C) NEW CONCRETE SIDEWALK.
- (D) NEW 6" CONCRETE SIDEWALK.
- (E) NEW 3' X 3' X 4" CONCRETE PAD FOR SIGNS AND TRASH CANS.
- (F) NEW 6" CONCRETE CURB AND GUTTER.
- (G) NEW MOUNTABLE CURB.
- (H) NEW 3' WIDE CONCRETE ISLAND.
- (I) NEW 4'x14' CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (J) NEW TRASH ENCLOSURE.
- (K) NEW TRAFFIC FLOW ARROWS.
- (L) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING.
- (M) NEW VACUUM ARMS. SEE ARCH AND MEP PLANS.
- (N) NEW STOP ARMS. SEE ARCH PLANS.
- (O) NEW WHEEL STOPS.
- (P) NEW LIGHT STANDARD.
- (Q) NEW ATTACHED CASHIER BOOTH, SEE ARCH PLANS.
- (R) NEW CANOPY. SEE ARCH PLANS.
- (S) CONTRACTOR TO SAWCUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (T) NEW 1' X 2' RIP RAP PAD.
- (U) NEW 2" WATER METER.
- (V) NEW 1" BACKFLOW PREVENTER.
- (W) NEW IRRIGATION LINE TO IRRIGATION SYSTEM.
- (X) NEW 2' X 3' INCREASER.



## LEGEND



## NOTES:

- TOTAL SITE ACREAGE: ±1.16 ACRES
- EXISTING ZONING - B-1 "HIGHWAY BUSINESS DISTRICT"
- PROPOSED ZONING - B-1 "HIGHWAY BUSINESS DISTRICT"
- BUILDING SETBACKS  
FRONT - 40'  
REAR - 20'  
SIDE - 15'
- THIS SITE LAND USE SHALL BE CAR WASH WITH VACUUM BAYS.
- THIS SITE IS SERVED BY:  
WATER - CITY OF BLOOMINGTON  
SEWER - CITY OF BLOOMINGTON  
TELEPHONE - AT&T  
ELECTRIC - AMEREN  
GAS - AMEREN  
FIRE - CITY OF BLOOMINGTON
- THIS SITE FALLS WITHIN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 17113C0502E, WITH AN EFFECTIVE DATE OF JULY 16, 2008.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL BE 25'-4".
- THE SITE SHALL CONFORM TO CITY OF BLOOMINGTON STANDARDS.
- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW LINES AND THE ADA STRIPING SHALL BE BLUE.
- LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE AND SHALL BE SCREENED OR PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
- A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPE LIGHTING, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FIXTURES SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC.
- STORMWATER SHALL BE COLLECTED IN A NEW STORM SEWER SYSTEM AND DIRECTED THRU A UNDERGROUND DETENTION SYSTEM THEN DIVERTED TO THE EXISTING STORM SYSTEM.
- ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SOODED.
- THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
- NEW TRASH ENCLOSURE TO BE MASONRY TO MATCH THE BUILDING AND SCREENED ACCORDING TO CITY REQUIREMENTS.
- UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
- ALL ROADWAY DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED.
- ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW SECTION THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.
- ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
- ALL VACUUM ARMS AND EQUIPMENT SHALL BE PAINTED BLACK.

## LEGAL DESCRIPTION

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AND

A PART OF LOT 1, IN BLOCK 2, IN THE FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 81.12 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 13.03 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 122.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 52.03 FEET; THENCE SOUTH 51 DEGREES 33 MINUTES 07 SECONDS EAST 67.65 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 22.33 FEET TO THE TRUE POINT OF BEGINNING.

TRACT NO. 2:  
VACATED ELDORADO ROAD LYING WEST OF AND ADJACENT TO SAID LOT 1 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236, IN MCLEAN COUNTY, ILLINOIS AS VACATED BY ORDINANCE NO. 1979-118 ADOPTED NOVEMBER 13, 1979 AND RECORDED NOVEMBER 30, 1979 AS DOCUMENT NO. 79-15477.

EXCEPTING THEREFROM THE ABOVE TRACTS THE PART OF THE LAND TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE NO. 2000 ED 03.

# SITE PLAN

MINIMUM PARKING DIMENSIONS  
REGULAR PARKING - 8.5'x18'  
ADA PARKING - 8'x18'  
ADA VAN PARKING - 11'x18'  
ADA ACCESSIBLE STRIPING - 5'x18'  
PARKING DRIVE AISLES - 24'W MIN.

PARKING:  
1 SPACE PER EMPLOYEE (5 EMPLOYEES)  
TOTAL SPACES PROVIDED - 5 SPACES  
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LOT COVERAGE PERCENTAGE:  
GREEN SPACE = 19.35%  
PAVEMENT AND BUILDING = 80.65%

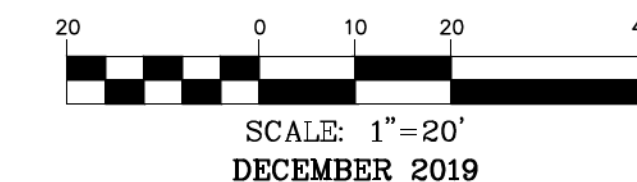
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PROVIDED = 17 VACUUM STATIONS

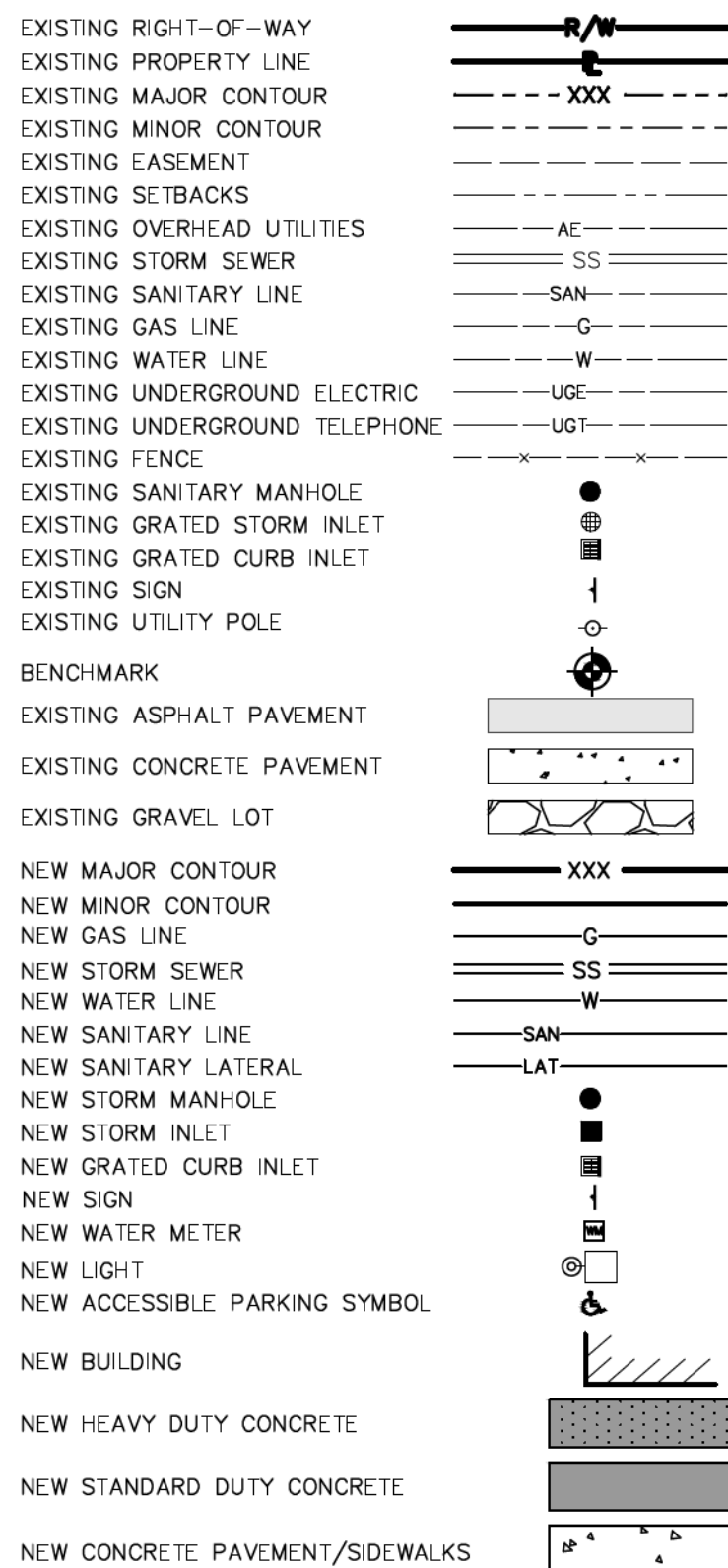
HOURS OF OPERATION  
MONDAY THRU SATURDAY 7 A.M. TO 8 P.M.  
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## SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (C) NEW CONCRETE SIDEWALK.
- (D) NEW 6" CONCRETE SIDEWALK.
- (E) NEW 3' X 3' X 4" CONCRETE PAD FOR SIGNS AND TRASH CANS.
- (F) NEW 6" CONCRETE CURB AND GUTTER.
- (G) NEW MOUNTABLE CURB.
- (H) NEW 3' WIDE CONCRETE ISLAND.
- (I) NEW 4'x14' CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
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- (V) NEW 1" BACKFLOW PREVENTER.
- (W) NEW IRRIGATION LINE TO IRRIGATION SYSTEM.
- (X) NEW 2' X 3' INCREASER.



## LEGEND



## NOTES:

- TOTAL SITE ACREAGE: ±1.16 ACRES
- EXISTING ZONING - B-1 "HIGHWAY BUSINESS DISTRICT"
- PROPOSED ZONING - B-1 "HIGHWAY BUSINESS DISTRICT"
- BUILDING SETBACKS  
FRONT - 40'  
REAR - 20'  
SIDE - 15'
- THIS SITE LAND USE SHALL BE CAR WASH WITH VACUUM BAYS.
- THIS SITE IS SERVED BY:  
WATER - CITY OF BLOOMINGTON  
SEWER - CITY OF BLOOMINGTON  
TELEPHONE - AT&T  
ELECTRIC - AMEREN  
GAS - AMEREN  
FIRE - CITY OF BLOOMINGTON
- THIS SITE FALLS WITHIN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 17113C0502E, WITH AN EFFECTIVE DATE OF JULY 16, 2008.
- EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
- ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
- THE PROPOSED BUILDING HEIGHT SHALL BE 25'-4".
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- NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON.
- THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW LINES AND THE ADA STRIPING SHALL BE BLUE.
- LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY ORDINANCE AND SHALL BE SCREENED OR PAINTED TO MATCH THE ADJACENT BUILDING COLOR.
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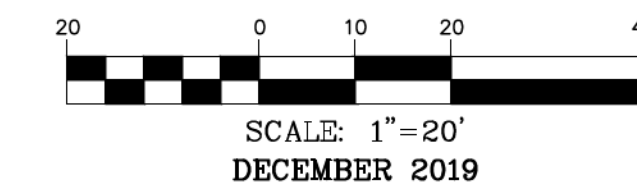
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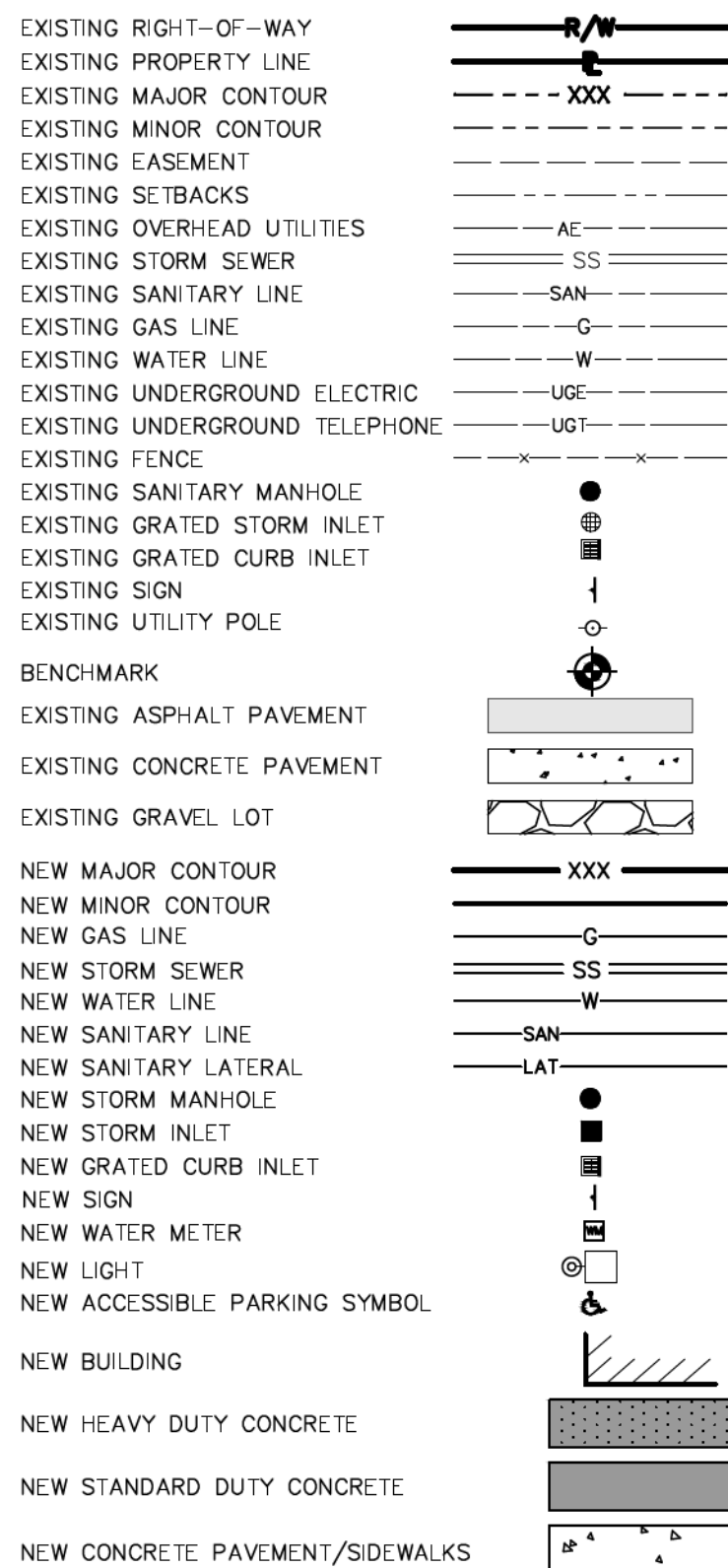
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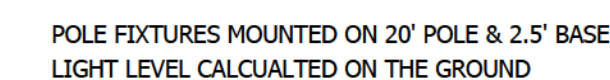
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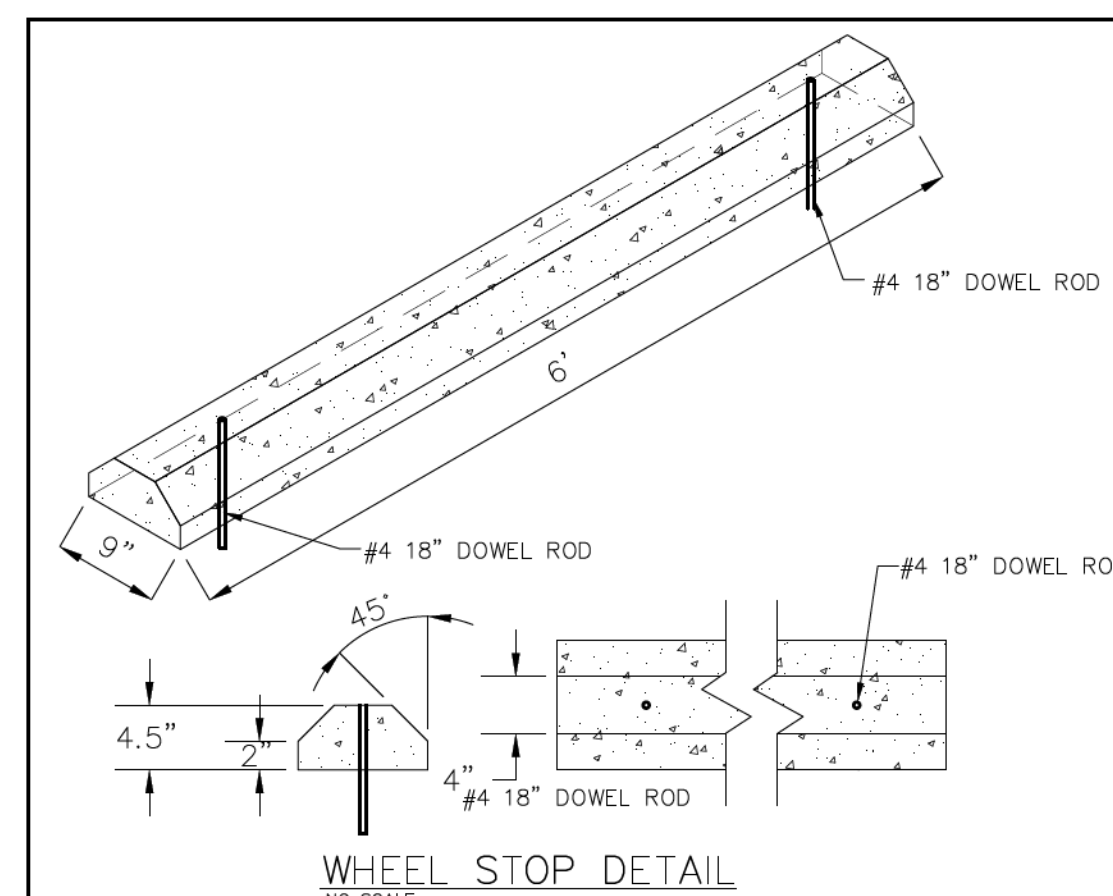




| Calculation Summary |             |       |      |     |     |         |         |
|---------------------|-------------|-------|------|-----|-----|---------|---------|
| Label               | CalcType    | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| PROPERTY LINE       | Illuminance | Fc    | 0.28 | 0.9 | 0.0 | N.A.    | N.A.    |
| SITE                | Illuminance | Fc    | 1.87 | 5.9 | 0.3 | 6.23    | 19.67   |

| Luminaire Schedule                                                                    |     |       |             |            |             |       |                            |
|---------------------------------------------------------------------------------------|-----|-------|-------------|------------|-------------|-------|----------------------------|
| Symbol                                                                                | Qty | Label | Arrangement | Lum. Watts | Total Watts | LLF   | Description                |
|  | 2   | F1    | SINGLE      | 59         | 118         | 1.000 | GLEON-AF-01-LED-E1-SLL     |
|  | 1   | F4    | SINGLE      | 59         | 59          | 1.000 | GLEON-AF-01-LED-E1-SLR     |
|  | 3   | F5    | SINGLE      | 113        | 339         | 1.000 | GLEON-AF-02-LED-E1-SL4-HSS |
|  | 5   | WP    | SINGLE      | 25.5       | 127.5       | 1.000 | XTOR3B-W                   |
|  | 5   | WP2   | SINGLE      | 59         | 295         | 1.000 | GWC-AF-01-LED-E1-T4FT      |

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAND WATTAGE, LAND TYPE, AND EXISTING FIELD CONDITIONS, THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.



OWNER:  
HARDEES 1500579  
2702 EAST OAKLAND AVE.  
BLOOMINGTON, IL

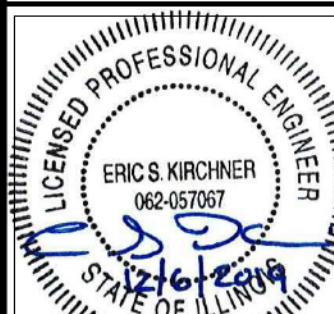
- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

North Office  
88 East Main Street  
Montzville, Missouri 63051

Illinois State Certificate  
of Authority Numbers:  
184.005554-0002

Two working days prior to the start of any excavation on this site, contractor shall call JULIE at 1-800-892-0123 for utility location information.

Two working days prior to the start of any excavation on this site, contractor shall call JULIE at 1-800-892-0123 for utility location information.



ERIC S. KIRCHNER  
062.057067

*SITE PLAN*  
*CLUB CARWASH*  
*BLOOMINGTON, IL*

## PHOTOMETRIC PLAN

|           |  |  |  |          |  |  |  |
|-----------|--|--|--|----------|--|--|--|
| DATE:     |  |  |  |          |  |  |  |
| DWN BY:   |  |  |  | APPD BY: |  |  |  |
| MKH       |  |  |  | ESK      |  |  |  |
| DATE:     |  |  |  |          |  |  |  |
| DEC. 2019 |  |  |  |          |  |  |  |
| SCALE:    |  |  |  |          |  |  |  |
| 1:20      |  |  |  |          |  |  |  |
| PROJ. NO: |  |  |  |          |  |  |  |
| M19-7760C |  |  |  |          |  |  |  |
| DWG. NO:  |  |  |  |          |  |  |  |

2 OF 3



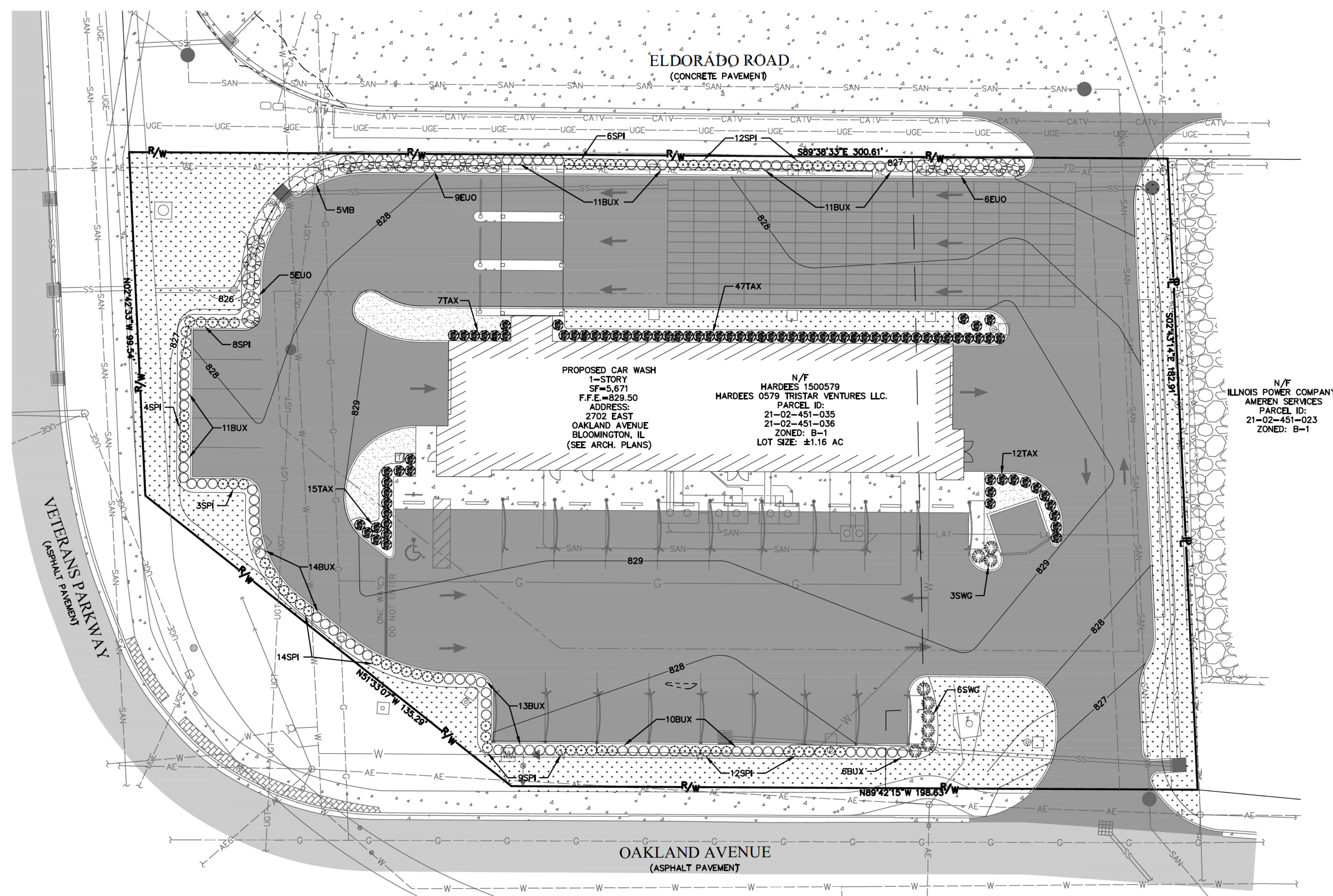
**Timberlake**  
ENGINEERING



Your Illinois  
One-Call System  
*Celebrating 45 Years!*



# LANDSCAPE PLAN



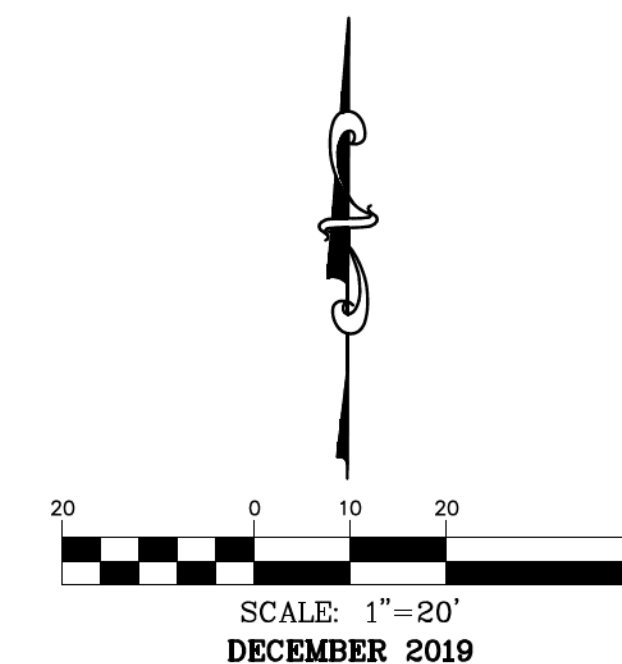
**NOTE:**  
LANDSCAPE ROCK SHALL BE 2" TO 3"  
RIVER ROCK.

**NOTE:**  
ALL MULCH SHALL BE BLACK IN COLOR

**NOTE:**  
ALL SOD TO BE TALL FESCUE

**LANDSCAPE REQUIREMENTS:**

- **BUILDING FOUNDATION LANDSCAPING**  
FOUNDATION PLANTINGS SHALL BE INSTALLED ACROSS SIXTY PERCENT OF THE LENGTH OF THE BUILDING FACADE, EXCEPT WHERE WALKWAYS AND DRIVEWAYS ARE LOCATED. A MINIMUM FOUR FOOT WIDE HEDGE ROW SHALL BE PLANTED WITH ONE SHRUB EVERY THREE FEET TO THE CENTER OF THE SHRUB.
- **PARKING LOT LANDSCAPE REQUIREMENTS**
  - PERIMETER LANDSCAPING SHALL BE ESTABLISHED ALONG THE EDGE OF THE PARKING LOT WITH A MINIMUM DEPTH OF (6) FEET FOR INTERSECTIONS AND TWELVE (12) FEET ADJOINING A RIGHT-OF-WAY.
  - THE LANDSCAPE TREATMENT SHALL RUN THE FULL LENGTH OF THE PARKING LOT.
- **ADDITIONAL SCREENING REQUIREMENTS**  
GROUND-MOUNTED MECHANICAL UNITS THAT ARE VISIBLE FROM AN ADJACENT RIGHT-OF-WAY SHALL BE SCREENED FROM PUBLIC VIEW.



## LANDSCAPE LEGEND

-  - BURNING BUSH "EJO"
-  - ARROWWOOD "VB"
-  - JAPANESE BOXWOOD "BUX"
-  - SWITCH GRASS "SWG"
-  - BROWNII "TAX"
-  - JAPANESE MEADOWSWEET "SPI"
-  - AREAS TO BE SODDED

**LANDSCAPE INSTALLATION NOTES:**

GENERAL:

- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
- Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
- All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
- Quantities of material shown on plan take precedence over the specification list or legend.
- If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

**PLANTING:**

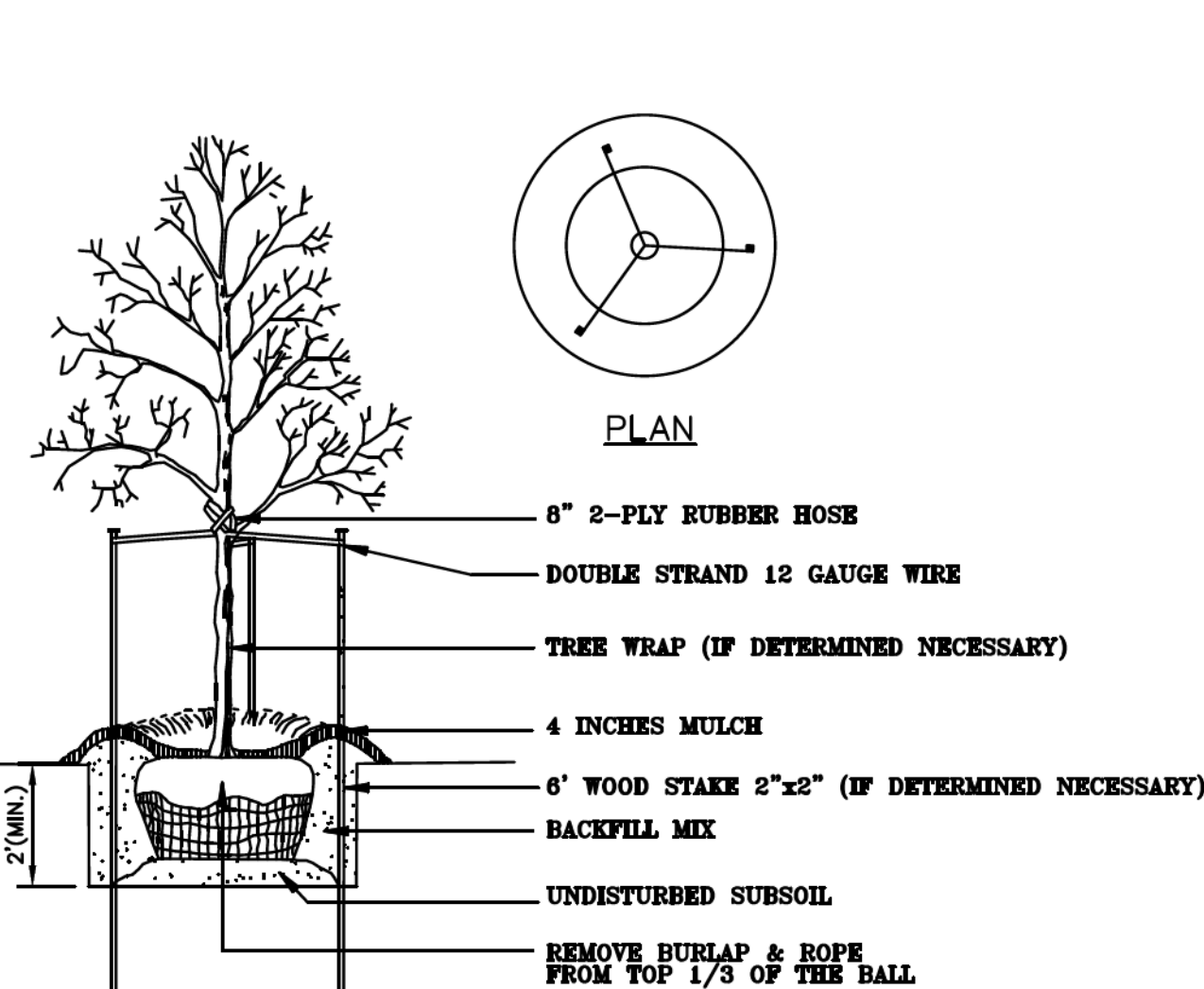
- When excavating for plant pits, any excess rock or building material should be removed or replaced with specified soil mix backfill.
- All plant tags should be removed from material by landscape contractor.
- All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
- Edge all beds with a spade cut edge unless otherwise noted.
- All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
- All wire baskets and stakes should be removed during planting.
- Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
- All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

## PLANT SCHEDULE

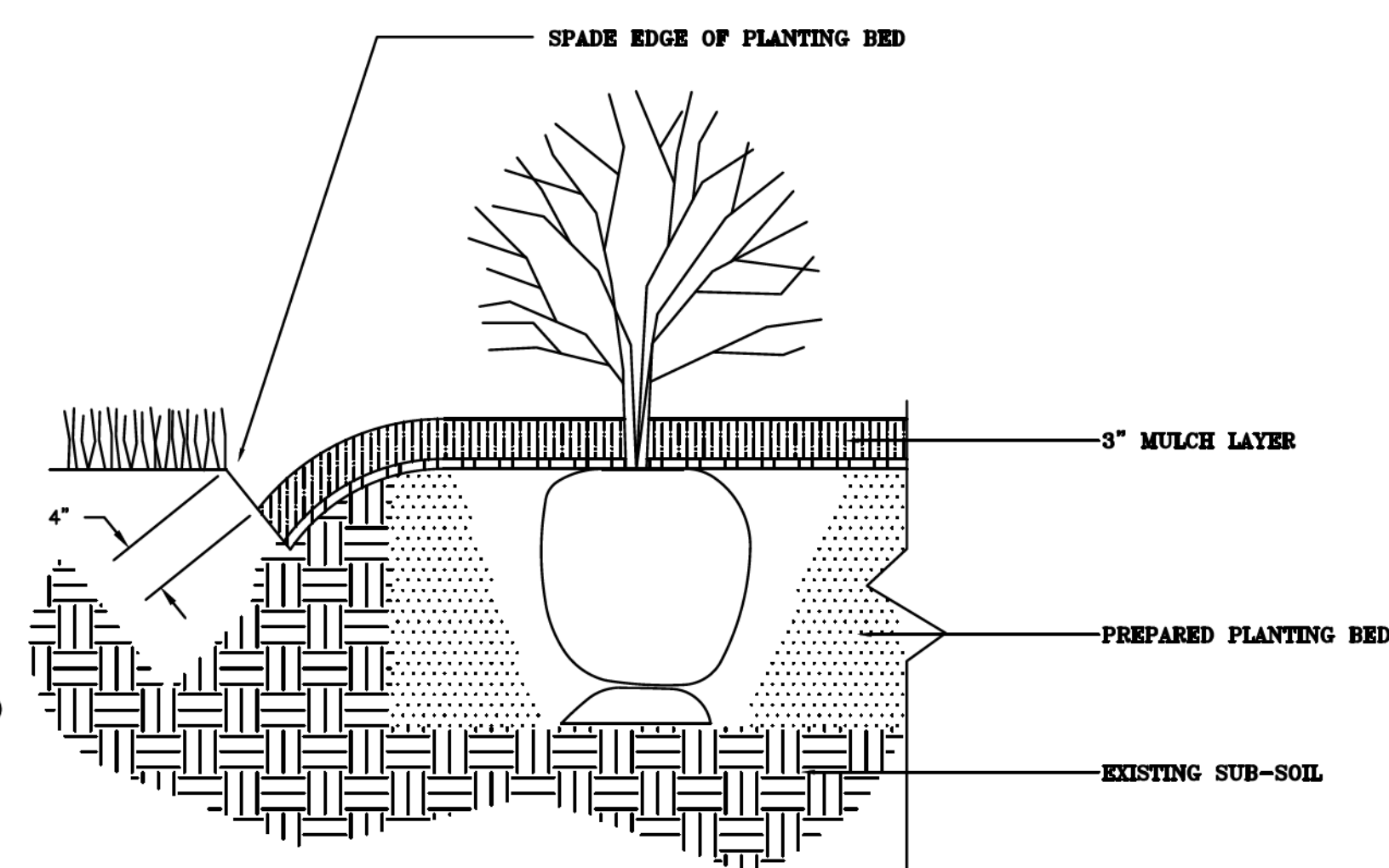
|        |     |                                                    |      |
|--------|-----|----------------------------------------------------|------|
| SHRUBS | QTY | COMMON NAME / BOTANICAL NAME                       | SIZE |
| BUX    | 96  | Buxus microphylla var. japonica "Japanese Boxwood" | 18"  |
| SPI    | 68  | Spiraea japonica "Japanese Meadowsweet"            | 18"  |
| EUO    | 20  | Euonymus alatus compactus "Burning Bush"           | 36"  |
| VIB    | 5   | Viburnum carlesii "Arrowwood"                      | 36"  |
| TAX    | 81  | Taxus x media "Brownii"                            | 36"  |

|         |     |                               |       |
|---------|-----|-------------------------------|-------|
| GRASSES | QTY | COMMON NAME / BOTANICAL NAME  | SIZE  |
| SWG     | 9   | SWITCH GRASS Panicum Virgatum | 3'-6" |

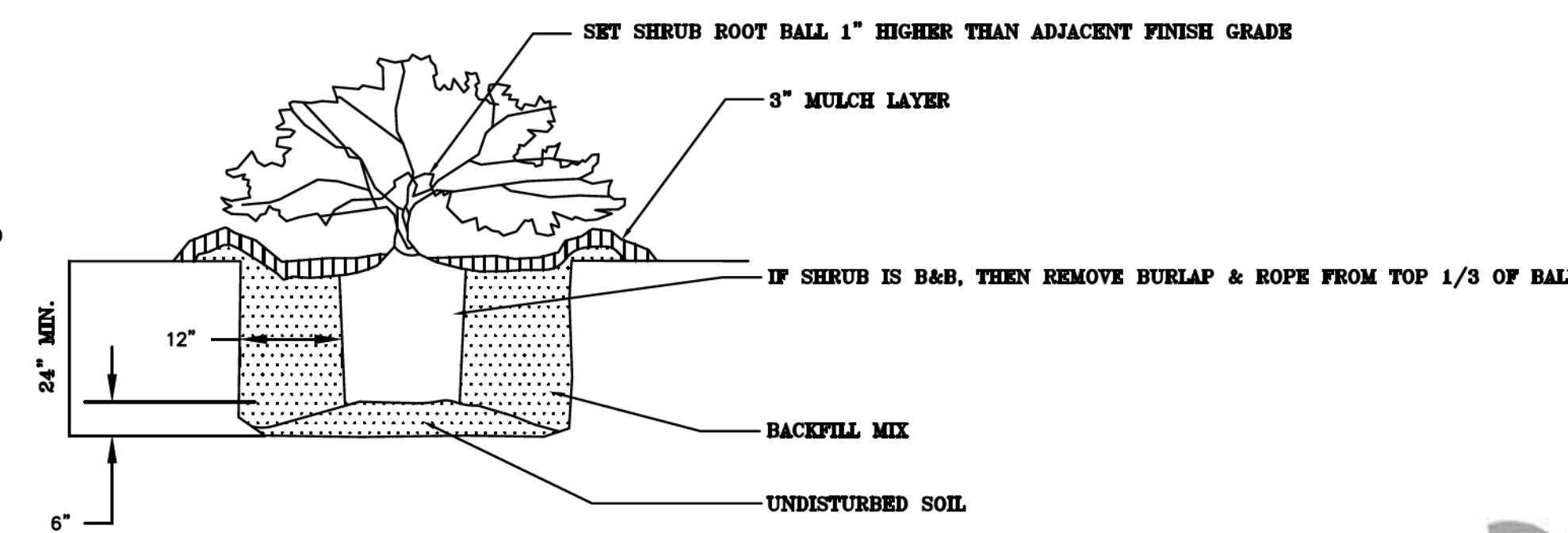


NOTE: USE MULCH PER PLAN/SPEC'S  
TREE PLANTING  
N.T.S.



SPADE-CUT EDGE DETAIL

N.T.S.



**PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED**

## SHRUB PLANTING

N.T.S.



**COCHRAN**

North Office  
8 East Main Street  
Wentzville, Missouri 63395

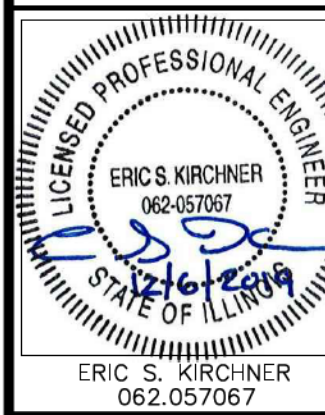
636-332-4574 (tel.)  
636-327-0760 (fax)  
wentzville@cochrans.com

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Illinois State Certificate  
of Authority Numbers:  
184.005554-0002

Two working days prior to the start of any excavation on this site, contractor shall call JULIE at 1-800-892-0123 for utility location information.

... OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed

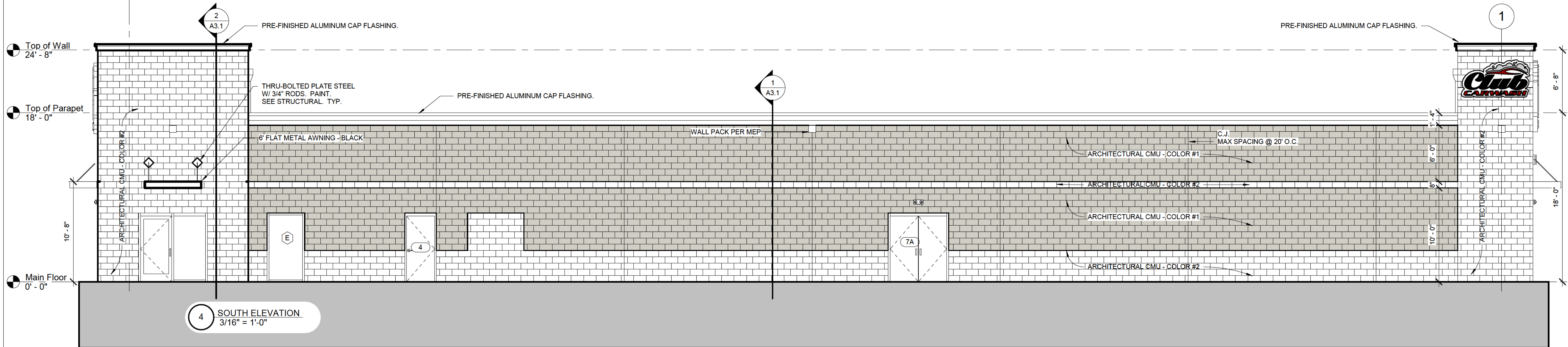
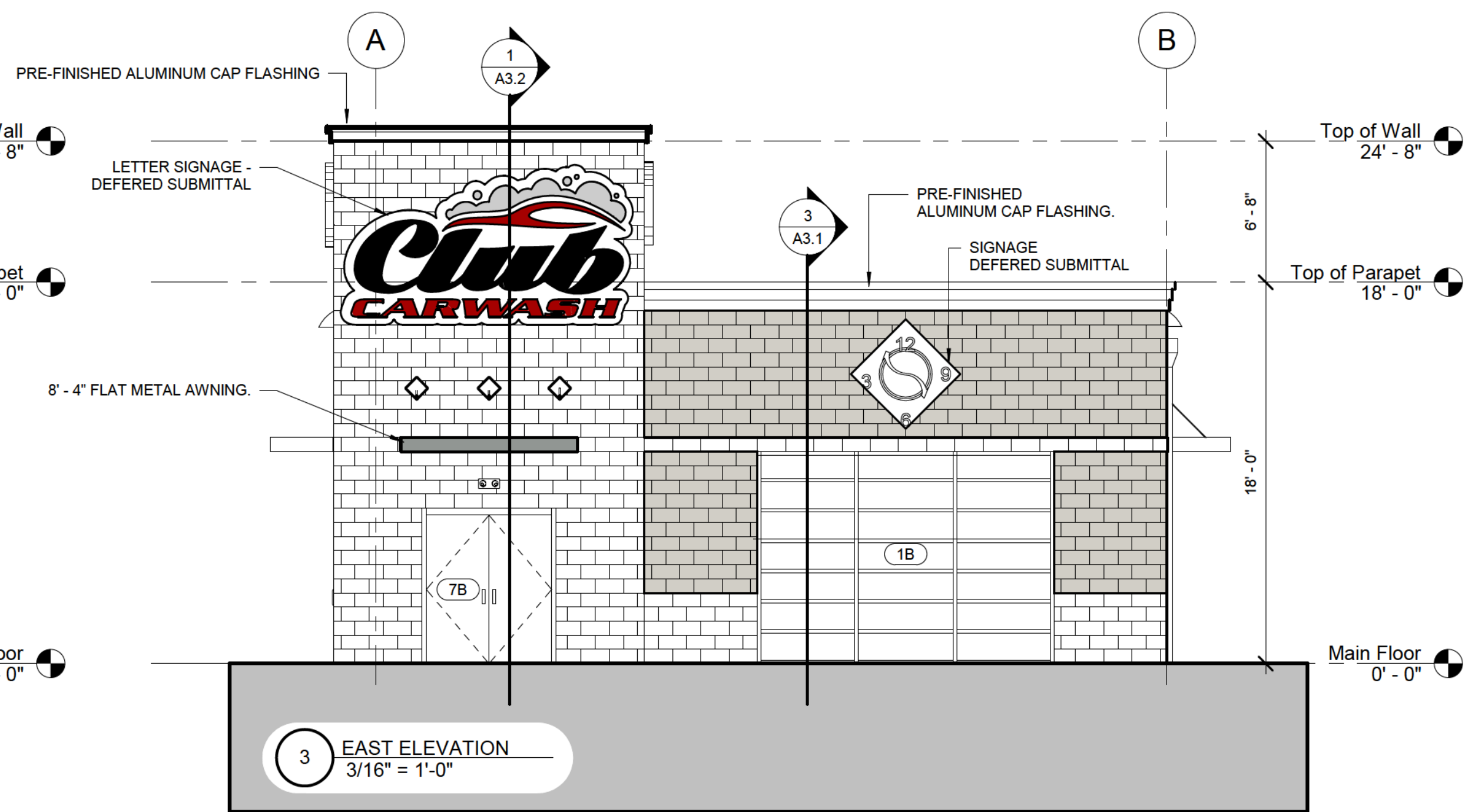
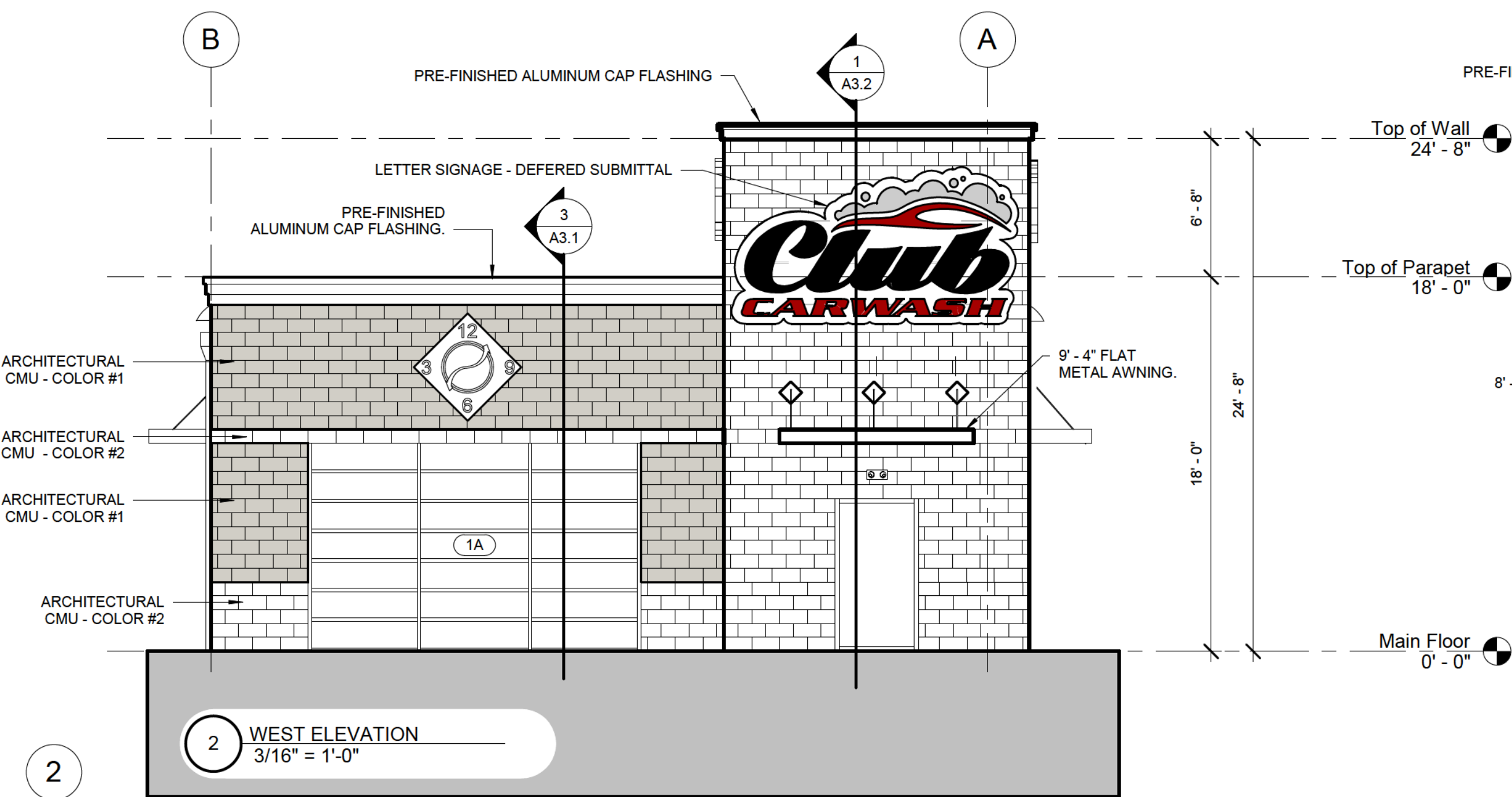
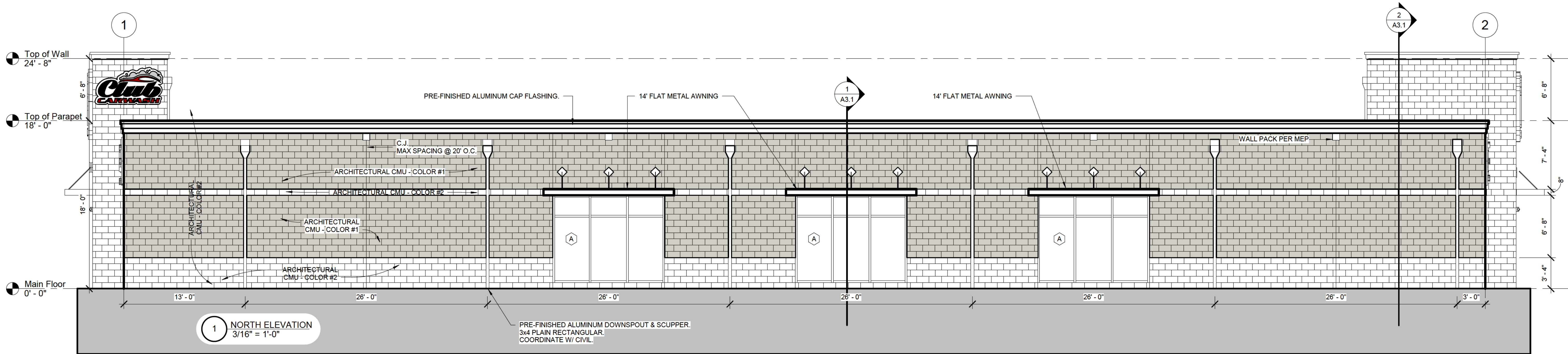


***SITE PLAN***  
***CLUB CARWASH***  
***BLOOMINGTON, IL***

|                       |  |                      |                    |              |                     |
|-----------------------|--|----------------------|--------------------|--------------|---------------------|
| <b>LANDSCAPE PLAN</b> |  | <b>DRAWN BY:</b>     | <b>CHECKED BY:</b> | <b>DATE:</b> | <b>PROJECT NO.:</b> |
|                       |  | MKH                  | ESK                | DEC. 2019    |                     |
|                       |  | SCALE: 1:20          |                    |              |                     |
|                       |  | PROJ. NO.: M19-7760C |                    |              |                     |
|                       |  | DWG. NO.:            |                    |              |                     |

**3 OF 3**





**MASONRY FINISH SPECS:**

COLOR #1:  
ARCHITECTURAL CMU  
SMOOTH FACE  
TERRA COTTA

COLOR #2:  
ARCHITECTURAL CMU  
SMOOTH FACE  
AUTUMN

**CLUB CAR WASH**

OAKLAND AVE.  
MCLEAN COUNTY  
BLOOMINGTON, IL

| Revision Schedule |               |
|-------------------|---------------|
| Revision Number   | Revision Date |

|                            |                                                                                                                                           |                                        |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>RIMILLER ARCHITECTS</b> | ISSUE DATE: 09-06-2019                                                                                                                    | <b>A2.1</b>                            |
|                            | PROJECT NUMBER: 19-394                                                                                                                    |                                        |
|                            | Rimiller Architects LLC<br>Missouri Certificate of Authority # A-2007030694<br>Matthew James Rimiller - Architect<br>NO. 14-A-20070315626 |                                        |
|                            | 1630 WEST McCARTY STREET<br>JEFFERSON CITY, MISSOURI 65109                                                                                |                                        |
| BUILDING ELEVATIONS        |                                                                                                                                           | T: (673) 761-5600<br>F: (673) 761-5605 |

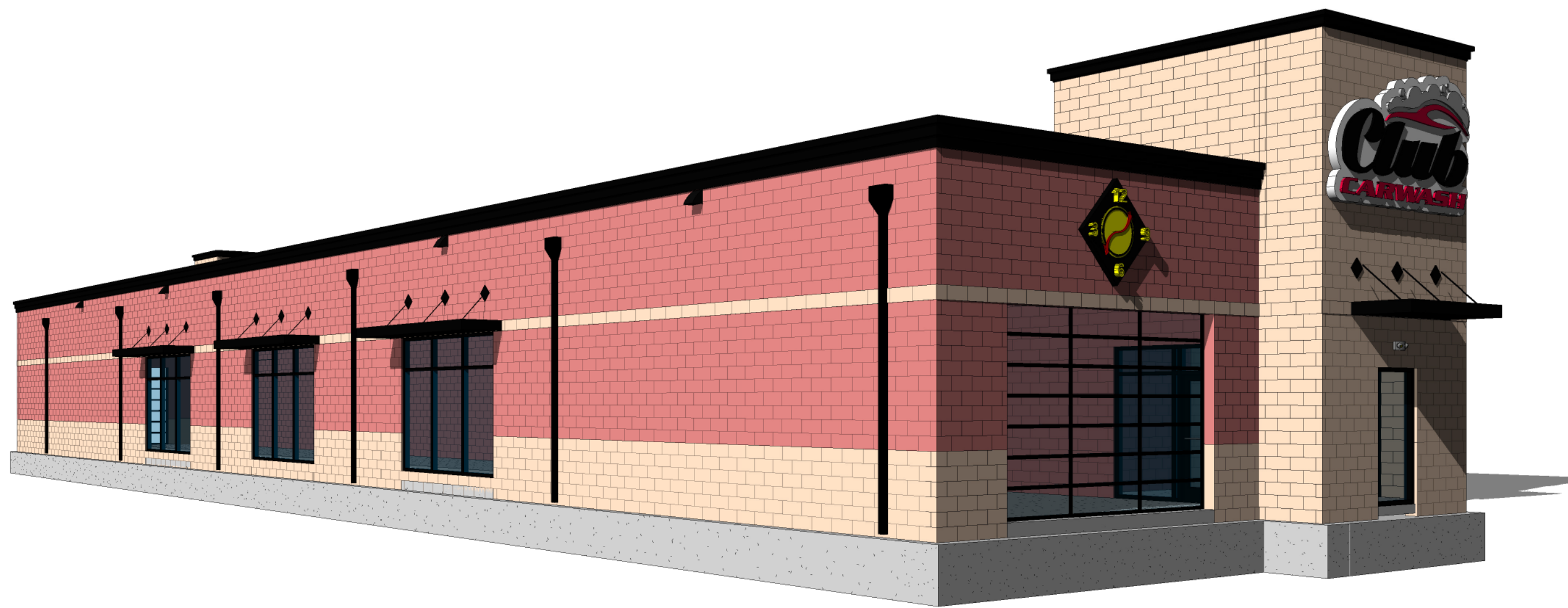




1 MASSING MODEL



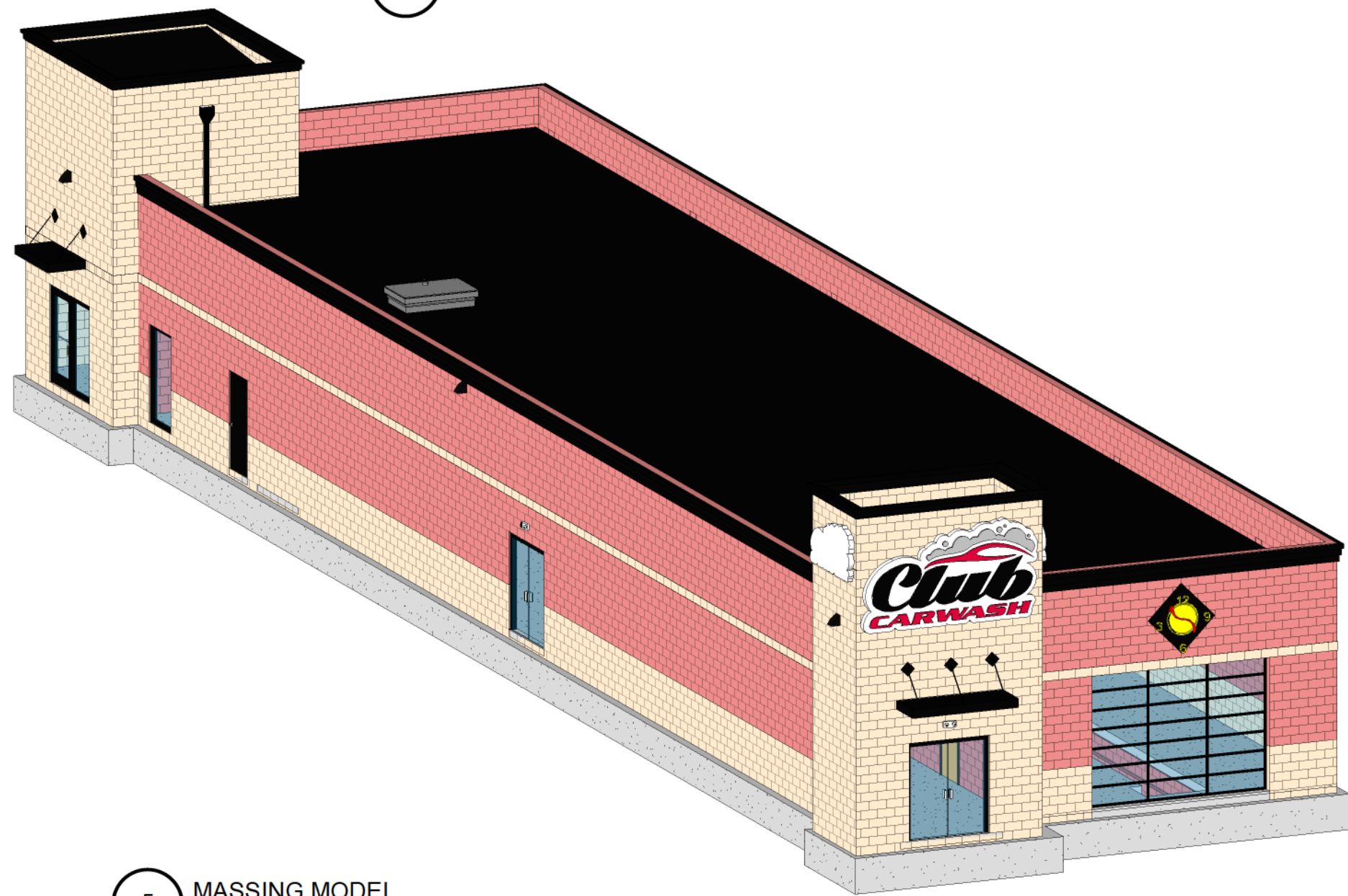
2 MASSING MODEL



3 MASSING MODEL



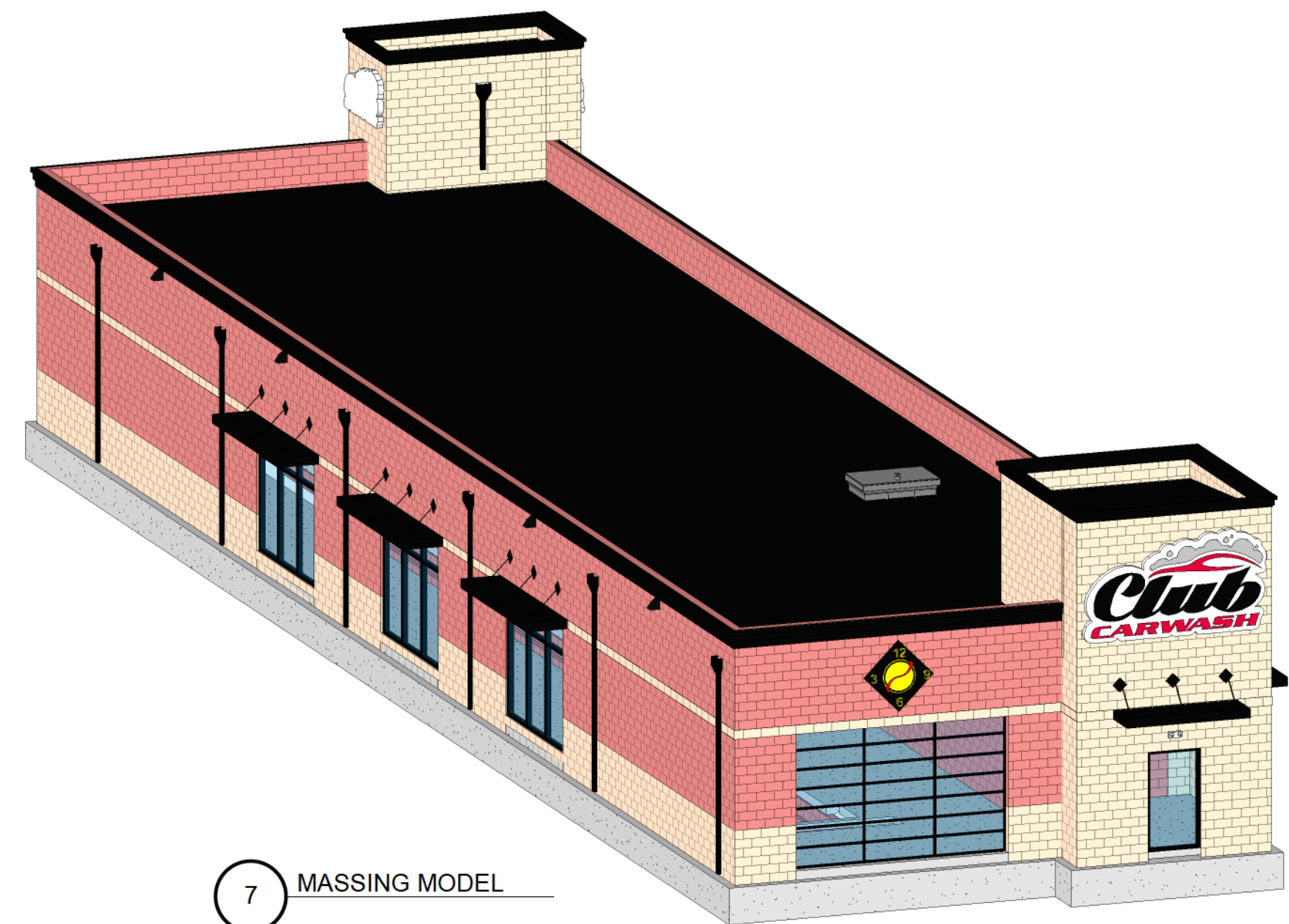
4 MASSING MODEL



5 MASSING MODEL



6 MASSING MODEL



7 MASSING MODEL

## CLUB CAR WASH

OAKLAND AVE  
MCLEAN COUNTY  
BLOOMINGTON IL

| Revision Schedule |               |
|-------------------|---------------|
| Revision Number   | Revision Date |

|                     |                                                                                                                                        |                                                                                                      |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| RIMILLER ARCHITECTS | ISSUE DATE: 09-06-2019                                                                                                                 | 1630 WEST McCARTY STREET<br>JEFFERSON CITY, MISSOURI 65109<br>T: (673) 761-5600<br>F: (673) 761-5605 |
|                     | PROJECT NUMBER: 19-394                                                                                                                 |                                                                                                      |
|                     | Rimiller Architects LLC<br>Missouri Certificate of Authority # A-2007020694<br>Matthew James Rimiller - Architect<br>MO # A-2007019526 |                                                                                                      |
|                     | A2.2                                                                                                                                   |                                                                                                      |
| PERSPECTIVES        |                                                                                                                                        |                                                                                                      |



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



**To the City of Bloomington:**

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

1. **The name of the proposed development is:** Club Carwash

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

See Legal Description on Exhibit A

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

2702 E. Oakland

4. **The property has the following zoning classification:** B1

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

183' (feet wide) 300' (feet long)

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

Hardees 1500579  
(First & Last Name)

Hardees 0579 Tristar Ventures, LLC  
(First & Last Name)

2702 E. Oakland Ave.  
(Street Address)

7490 Clubhouse Rd.  
(Street Address)

Bloomington, IL 61704  
(City & Zip Code)

Boulder, CO 80301  
(City & Zip Code)

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



**7. The site plan provided includes the following information:**

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

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

Division 10, Secion 10-9C restricts a carwash height to 20 feet or 1 story. Requesting  
allowance for maximum building height of 25'-4". Also, request allowance for vacuum  
bays and drive aisle to be less than 12' from right of way and canopy over payment area  
to be within setback.

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

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10. This application complies with the standards for site plan approval set forth in Division 17 of Chapter 44 of the City Code.
11. To the fullest extent permitted by law, Applicant(s) agree to and hereby shall indemnify and hold harmless the City of Bloomington, its officers, officials, agents and employees from and against liability and all claims arising out of the site plan review.
12. Applicant(s) agree to submit payment of any fees or costs associated with this application for the site plan review in accordance with Chapter 44 of the City Code.
13. All other facts, representations and agreements pertaining to this petition are as follows:

The Developer is planning to demolish the existing buildings and parking lot in order to  
construct a new automated car wash with vacuum bays.

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

Anita Brock  
(Print Name)

  
(Signature)

12-6-2019  
(Date)

GREG BROCK  
(Print Name)

  
(Signature)

12-6-2019  
(Date)

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



**EXHIBIT A  
LEGAL DESCRIPTION**

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-973492-PHX1,  
REVISION DATE OCTOBER 14, 2019)

**TRACT NO. 1:**

LOTS 1 AND 24 EXCEPT THE EAST 175 FEET OF LOT 24 IN BLOCK 2 IN FIRST SUBDIVISION OF  
OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN  
BOOK 13 OF PLATS AT PAGE 236.

LESS AND EXCEPT THAT PART OF THE ABOVE DESCRIBED TRACT CONVEYED TO THE STATE OF  
ILLINOIS ON JANUARY 3, 1957 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND ACROSS A PORTION OF LOT 1 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND  
SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS, THE SAID STRIP COMMENCING AT THE  
SOUTHWEST CORNER OF SAID LOT 1; THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH  
LINE OF SAID LOT 81.12 FEET EAST OF THE SOUTHWEST CORNER; THENCE IN A NORTHWESTERLY  
DIRECTION A DISTANCE OF 135.41 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE IN  
A SOUTHERLY DIRECTION ALONG SAID WEST LINE A DISTANCE OF 104.00 FEET NORTH OF THE  
SOUTHWEST CORNER OF SAID LOT 1, IN MCLEAN COUNTY, ILLINOIS.

AND

A PART OF LOT 1, IN BLOCK 2, IN THE FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS,  
CITY OF BLOOMINGTON, MCLEAN COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38  
MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A  
DISTANCE OF 81.12 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 13.03 FEET  
TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING THE  
TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 39  
DEGREES 29 MINUTES 10 SECONDS WEST 122.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT  
1; THENCE SOUTH 02 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID  
LOT 1 FOR A DISTANCE OF 52.03 FEET; THENCE SOUTH 51 DEGREES 33 MINUTES 07 SECONDS EAST  
67.65 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE  
SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 22.33 FEET TO THE TRUE POINT OF BEGINNING.

**TRACT NO. 2:**

VACATED ELDORADO ROAD LYING WEST OF AND ADJACENT TO SAID LOT 1 IN BLOCK 2 IN FIRST  
SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT  
RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236, IN MCLEAN COUNTY, ILLINOIS AS  
VACATED BY ORDINANCE NO. 1979-118 ADOPTED NOVEMBER 13, 1979 AND RECORDED  
NOVEMBER 30, 1979 AS DOCUMENT NO. 79-15477.

EXCEPTING THEREFROM THE ABOVE TRACTS THE PART OF THE LAND TAKEN BY THE STATE OF  
ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE NO. 2000 ED 03.

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
JANUARY 8, 2020**

| CASE NUMBER:                                                                                         | SUBJECT PROPERTY:                                                           | TYPE:                        | SUBMITTED BY:     |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------|-------------------|
| PR-01-20                                                                                             | 2702 E. Oakland Ave.                                                        | Legislative Site Plan Review | Planning Division |
| PETITIONER'S REQUEST:                                                                                | Site Plan review for new construction of a car wash at 2702 E. Oakland Ave. |                              |                   |
|                                                                                                      |                                                                             |                              |                   |
| Staff finds that the application <b>meet the</b> Zoning Ordinance's guidelines for site plan review. |                                                                             |                              |                   |

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motion recommending:  
That the City Council approve the Site Plan for new construction of a car wash at 2702 E. Oakland Ave, case PR-01-20.



*Figure 1* The subject property, 2702 E. Oakland Ave., is outlined in black. It is located on the NE corner of Veterans Parkway and E. Oakland Ave.

**NOTICE**

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, December 23, 2019.

**GENERAL INFORMATION**

Owner and Applicant: Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC

**PROPERTY INFORMATION**

Existing Zoning: B-1 General Commercial District  
Existing Land Use: Vacant, formerly Hardees  
Proposed Use: Car wash  
Legal Description: OAKLAND SUBURBAN HEIGHTS 1ST SUB PT LT 1 BLK 2 (See attached)  
PIN: 21-02-451-035; 21-02-451-036

**Surrounding Zoning and Land Uses**

Zoning

North: B-1 General Commercial District  
South: B-1 General Commercial District  
East: B-1 General Commercial District  
East: R-1A Single-Family Residence District  
West: C-1 Office District

Land Uses

North: Insurance Agent  
South: Restaurant  
East: Electricity substation  
East: Single-family residences  
West: State Farm office park

**PROJECT DESCRIPTION**

2702 E. Oakland Ave., the subject property, is located on the northeast corner of Veterans Parkway and E. Oakland Ave. Veterans Parkway/IL Hwy 55 is an arterial road with 36,000 vehicles a day. Oakland Ave. has an average of 14,700 vehicles traveling daily. The Purple Bus Line also runs along Oakland Ave. The average daily vehicle count on S. Prospect Road is 4,500. The trend in development for the area is commercial and the property is zoned B-1 General Commercial District. The property is adjacent to other commercially zoned properties, and residential zoning exists west of Prospect Road, approximately 290 ft from the lot line, and south of Oakland Ave., approximately 140 ft.

The subject property consists of two parcels: a former restaurant and a vacant parcel. To facilitate the project, the two parcels will be combined into one parcel and considered one zoning lot. The site plan review is for new construction of a car wash.

From the site plan, there is an ingress/egress from the north on Eldorado Road accessed from S. Prospect Road. Three aisles to enter the car wash have been created which allow for queuing. The existing curb cut from the south side of the parking lot accessing Oakland Avenue will be removed. A different ingress/egress is created about 25 feet to the east of the existing access on Oakland Ave. There is a median on Oakland Avenue located at this access which would not allow left hand turns in the lot from Oakland. The access would essentially be right in and right out since the median would also prevent left hand turns onto E. Oakland Ave. The bays of the car wash are facing east to west with the entrance into the west facing bay. Vacuum bays are located on the south side of the building. Five employee parking spaces are located on the west end of the lot.



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

## **ANALYSIS**

### **Submittals**

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

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

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

|                                                            |                                                 |                                   |                                                            |
|------------------------------------------------------------|-------------------------------------------------|-----------------------------------|------------------------------------------------------------|
| <b>Site Area</b>                                           | 50,546 square feet (1.16 acres)                 |                                   |                                                            |
| <b>Building Area</b>                                       | 5,671 square feet                               |                                   |                                                            |
| <b>Requirement</b>                                         | <b>Allowed/Required</b>                         | <b>Provided</b>                   | <b>Deviance</b>                                            |
| Max. FAR                                                   | 0.8                                             | 0.11                              | Compliant                                                  |
| Min. Lot Width                                             | 70                                              | Met                               | Compliant                                                  |
| Min. Lot Area                                              | 10,000                                          | 50,546                            | Complaint                                                  |
| Front yard setbacks                                        | 40ft                                            | 40/40/40ft                        | Compliant                                                  |
| Side yard building setbacks                                | 15ft                                            | NA                                | Compliant                                                  |
| Rear yard building setbacks                                | 20ft                                            | 64ft                              | Compliant                                                  |
| <b>Building Height</b>                                     | <b>20ft</b>                                     | <b>25.4ft</b>                     | <b>+5.4ft</b>                                              |
| Parking spaces                                             | 1 space per 200 sqft<br>GFA office, sales, etc. | 6 (1 ADA)                         | Compliant                                                  |
| Bicycle Parking                                            | NA                                              | NA                                | NA                                                         |
| Queuing                                                    | 7 spaces                                        | 145ft (7.5 spaces)                | Compliant                                                  |
| Minimum aisle widths                                       | 24ft                                            | 24ft                              | Compliant                                                  |
| Minimum parking stall dimensions (width/length)            | 8.5/20                                          | 8.5/20                            | 0/0                                                        |
| Parking lot perimeter landscaping (front/sides/rear)       | 12ft/6ft/6ft                                    | 12/6/6                            | 0/0/0                                                      |
| Building Foundation landscaping                            | Required                                        | Provided                          | (Not of south side of building because of vacuum stations) |
| Landscaping island required every 10 parking spaces        | NA                                              | NA                                | NA                                                         |
| <b>5ft pedestrian route to sidewalk</b>                    | <b>Required</b>                                 | <b>Not shown but will provide</b> |                                                            |
| <b>5ft pedestrian path through parking lot to entrance</b> | <b>Required</b>                                 | <b>Not shown but will provide</b> |                                                            |
| Dumpster screening                                         | 6ft minimum                                     | Provided                          | Compliant                                                  |
| Dumpster location                                          | In Rear/Side yard                               | Provided                          | Compliant                                                  |
| Transitional yard landscaping                              | NA                                              | NA                                | NA                                                         |

|                        |                                 |          |  |
|------------------------|---------------------------------|----------|--|
| Lighting Plan          | Required                        | Provided |  |
| Storm water management | Storm water requirements apply. | Provided |  |

Requested Variances:

**Building height, 5.4' increase:**

The applicant is also requesting a variance in the building height. Chapter 44, Division 10-9, C. restricts height to 20 feet or one story. The applicant is requesting an increase in building height by five feet and four inches for a total height of 25'-4". Staff supports the request. The height restriction is to discourage taller/bigger vehicles, like semi-trucks and recreational vehicles.

However the applicant is requesting the deviation from the height of the decorative parapet, not the bay. The parapet will help hide mechanical equipment.

**5ft pedestrian path from sidewalk to building and 5ft path through the parking lot**

The site plan does not show a connection from the sidewalk on Veterans Parkway or El Dorado Road to the primary entrance of the building. The applicant has agreed to provide an accommodation.

**Compliance with the Comprehensive Plan 2035**

ED 1.2 Leverage community assets in attracting business.

Tier 1 Infill Redevelopment Priority.

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

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* Relocating the ingress/egress on Oakland Ave facilitates safer access and improves traffic circulation onto Oakland Ave, a busy street. The primary entrance is on El Dorado Road which also allows for safer traffic circulation and longer queuing. The standard is met.
- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The business use is compatible with surrounding business uses like the offices, restaurants, grocery and retail uses. The standard is met.
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The design of the ingress/egress and the location of the median on Oakland

will facilitate better circulation and reduce congestion onto Oakland Ave. The standard is met.

- D. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The orientation of the building will facilitate east to west traffic flow reducing headlights shining into neighboring residential windows. The perimeter landscaping on the north, west and south sides will provide a screen that will also block headlights and improve the appearance of the property. The standard is met.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motion recommending:  
That the City Council approve the Site Plan for new construction of a car wash at 2702 E. Oakland Ave, case PR-01-20.

Attachments:

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





*Figure 2 Looking east down Eldorado Road.*



*Figure 4 This is a photo of Oakland Ave. showing the median which will not allow left hand turns onto the subject property.*



*Figure 3 The west end of the lot along Veterans Parkway.*

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 8, 2020 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Chairperson Megan Headean.

**MEMBERS ABSENT:** Mr. Tyson Mohr; Mr. Kevin Suess; Mr. Eric Penn; Ms. Megan McCann.

**OTHERS PRESENT:** Mr. Bob Mahrt, Community Development Director; Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

**CALL TO ORDER:** Chairperson Headean called the meeting to order at 4:02 PM Mr. Mahrt called roll. With six members present, the Commission established a quorum.

**PUBLIC COMMENT:** None

**MINUTES:** Review the minutes of the December 11, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyle commented to amend the spelling of Mr. Lenz's name, and spelling of "counsel." Mr. Boyd made a motion to approve as amended. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

**REGULAR AGENDA:**

- A. PR-01-20** Public Hearing, review and action on a site plan review application submitted by Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC, for construction of a new car wash at 2702 E. Oakland Ave. Bloomington, IL (Ward 1).

Ms. Simpson gave a staff presentation with the recommendation to approve the site plan for new construction of a car wash at 2702 E. Oakland Ave. including a variance to increase the height of the building. Staff received emails from JoAnn Thompson and Lawrence Weller regarding ingress/egress from Oakland Ave. These emails are entered as Exhibit I and Exhibit II. The developer was asked to construct a pork chop at the Oakland Ave ingress/egress that would not allow a left hand turn into or out of Oakland Ave. into the car wash.

The 20 feet height allowance maximizes the size of vehicles that can enter the bay of the car wash. Additional building height for the car wash allows for a parapet wall to hide mechanicals on the roof. Queuing will be accessed from Eldorado



Road not E. Oakland. Staff considered not allowing access from Oakland, but determined it would render the property difficult to develop. Staff feels the development will favorably affect surrounding businesses. A car wash is a permitted use in the B-1 District.

Mr. Eric Kirchner, P.E.; Senior Project Manager for Club Carwash, was sworn in and addressed the Commission. The property owner owns multiple car washes throughout multiple states. Five employees are staffed for each shift throughout open hours. There are 17 self-vacuuming bays. Mechanical equipment is screened. The billboard has an existing lease and will remain on site. There are three lanes to enter the car wash to prevent extended lines. The developer has no opposition to putting a pork chop at the Oakland Ave. entrance.

Chair Headean would prefer to have a pork chop constructed to prevent left hand turns into or out of the site from Oakland Ave. Mr. Muehleck motioned to approve the petition with a height variance and addition of the pork chop median at the Oakland Ave. entrance. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

Mr. Stanczak made a motion to approve staff findings. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

- B. PS-01-20** Public Hearing, review and action on a preliminary plan submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for the Bloomington Commons Subdivision commonly located at 1701 E. Empire Street Bloomington IL (Ward 5).
- C. PR-02-20** Public Hearing, review and action on a site plan review application submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for new construction of a restaurant at 1701 E. Empire Street Bloomington IL (Ward 5).

Items B and C will be presented at the same time since they are for the same site. Ms. Simpson presented the staff report and recommendation to approve the preliminary plan and site plan. After the preliminary plan is approved by City Council it can be sold. Bloomington Commons includes the Schnucks, Chucky Cheese, Olive Garden, JoAnn Fabrics and other stores. Five new lots are created within the one lot, so each business will have its own lot. A portion of the Toys-R-Us building will be demolished and occupied by an anchor tenant. Staff recommends a bicycle parking space and pedestrian pathway. Lot 2 can function as spillover parking, but the lots allow for required parking as drawn.

Staff recommends approval of the site plan. One additional bicycle parking space is required to meet regulations. The site complies with landscaping requirements. Vehicle access is from Prospect. Staff recommends pedestrian access from the light signal at E. Empire Street and Prospect Road, so a signal is provided. Applicant is requesting a variance to allow for additional parking. The

landscaping plan meets requirements. This project aligns with the comprehensive plan. Pedestrian pathways connecting the businesses aligns with the comprehensive plan. The developer is proposing a crosswalk mid-street rather than at the light signal. Staff recommends a sidewalk on the west side of Prospect Road to access the signaled crosswalk. The City traffic engineer spoke in favor of having the pedestrian crossing at Empire Street and Prospect Road, so pedestrians have a signal. There is currently no sidewalk on the west side of Prospect Road. The state is proposing improvements on Route 9 which will allow for improved pedestrian access from the residences to the north. A sidewalk currently exists on the east side of Prospect Road.

Mr. Adam Preshal, 200 S. Wacker, Chicago, IL, Managing Member for the property owner of Bloomington Commons. JoAnn Fabrics is moving from the corner space into the former Toy-R-Us building which will be partially demolished. Jared Placek who is the civil engineer with Manhard Consulting and for the project.

Mr. Jared Placek, project engineer was sworn in. Developers concern is that the Empire/Prospect intersection is too busy to cross safely. Mr. Placek feels the mid-street crosswalk was safer. Chair Headean asked the petitioners if they consider that constructing a sidewalk on the west side of Prospect Road would be a hardship, and both representatives said, yes. Each building will have its own lot. In lot 2 they want the ability to construct a 10,000 square feet building in the future. A note will be made on the plat to signify that each building will have its own lot, but they will function as one shopping area.

Ms. Simpson suggested removing number 13 and 18 from staff comments regarding the sidewalk on the west side of Prospect Road, and continue to talk to the developer to determine whether it is necessary.

Mr. Krieger made a motion to approve the preliminary plan with the condition that the plan is revised with staff comments excluding numbers 13 and 18, and adopting the findings of fact by staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

Mr. Boyd made a motion to approve the site plan PR-02-20 with the staff recommendations excluding numbers 13 and 18 and adopt findings of fact by the staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

**OLD BUSINESS:** None

**NEW BUSINESS:** Chair Headean requested to have George look at by-laws for attendance requirements for Commission members.

Staff recently received sign survey results and they are currently being reviewed. The results will be presented at the February meeting.

**ADJOURNMENT:** The meeting was adjourned at 5:15 pm by voice vote, motioned by Mr. Boyd.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner



**Fw: Proposed car wash at the Veterans Parkway and Oakland Avenue location.**

Melissa Freese <mfreese@cityblm.org>

Mon 1/6/2020 7:49 AM

To: Katie Simpson <ksimpson@cityblm.org>; Casey Weeks <cweeks@cityblm.org>

Melissa Freese  
Support Staff IV  
Community Development  
City of Bloomington  
(309) 434-2226

---

From: Jo Ann [REDACTED]

Sent: Sunday, January 5, 2020 3:45 PM

To: IM DL ComDev

Subject: Proposed car wash at the Veterans Parkway and Oakland Avenue location.

I have lived in the area for over 30 years and here are some of my observations:

1. Prospect and Eastland Dr has a car wash on the corner. It is approximately 5 blocks from this location.
2. This site is a high trafficked area 5 days a week.
3. This site has limited access and exit roads. It almost impossible to exit this site turning East on Oakland Avenue. If you take the north exit and turn right on Prospect to get back to Oakland you hit a stop sign. There is no light at this corner and depending on time of day the cars get really backed up. It's basically a traffic jam.
4. Check the auto accident history at the Oakland / Veterans location.
5. The site size itself. Is the site size right for a car wash? Maybe. But a very small car wash.

My recommendation is that the commissioners drive by this location during peak hours - 7-8 am, lunch 11-1 pm, and 3:30-4:30. Drive East on Oakland to Veteran's, cross Veteran's and turn left to access this site from Oakland.

Thanks for your consideration. JoAnn Thompson. [REDACTED]

Sent from my iPhone

↩ Reply   ✕   🗑 Delete   🚫 Junk   Block   ...

## Comments, Re. Hardee's Car Wash planning. From Lawrence Weller

- ⓘ Getting too much email? Unsubscribe
- ⓘ You forwarded this message on Wed 1/8/2020 11:05 AM
- ⓘ Label: Mailbox Retention (3 years) Expires: Sat 1/7/2023 10:53 AM



lmweller [REDACTED]

Wed 1/8/2020 10:53 AM

Joni Gerard; [REDACTED]



Hello,

I'm Lawrence (Larry) Weller, 605 Broadmoor Drive, Bloomington IL.

I have some comments regarding the proposed Hardee's Carwash at Oakland and Veterans.

Due to some health and mobility challenges, I have decided to send comments in writing, instead of coming to the hearing in person.

While we were disappointed to see the Hardee Restaurant close and the loss of business revenue and employment, we were not sorry to see an end to the traffic congestion and the dangerous lane crossings that occurred as people attempted to enter and exit the site.

We have lived in this area for 40 years, and have observed considerable traffic problems and accidents as motorists attempt to enter and leave this site, and my wife was involved in an accident there, due to a driver doing what was often customary, using poor judgement as they attempt to get to the site.

I have reviewed the plan as well as I can on my computer, and see that there are changes in entering and leaving the site. However, it still doesn't completely deal with a added congestion on westbound Oakland.

We still have quite a number of northbound cars turning left from Eldorado on to westbound Oakland, and I can foresee some conflict with the proposed exit from the carwash site.

My preference would be for all traffic in and out of the site be routed to the north side, since there are plans for traffic from Eldorado.

That would reduce congestion on westbound Oakland.

In addition, it would take care of a possible potential problem of "drip off" ice forming in winter months on westbound Oakland as cars would exit the site.

Thanks for allowing me to voice my concerns.

We wish the new business much success.

Regards,

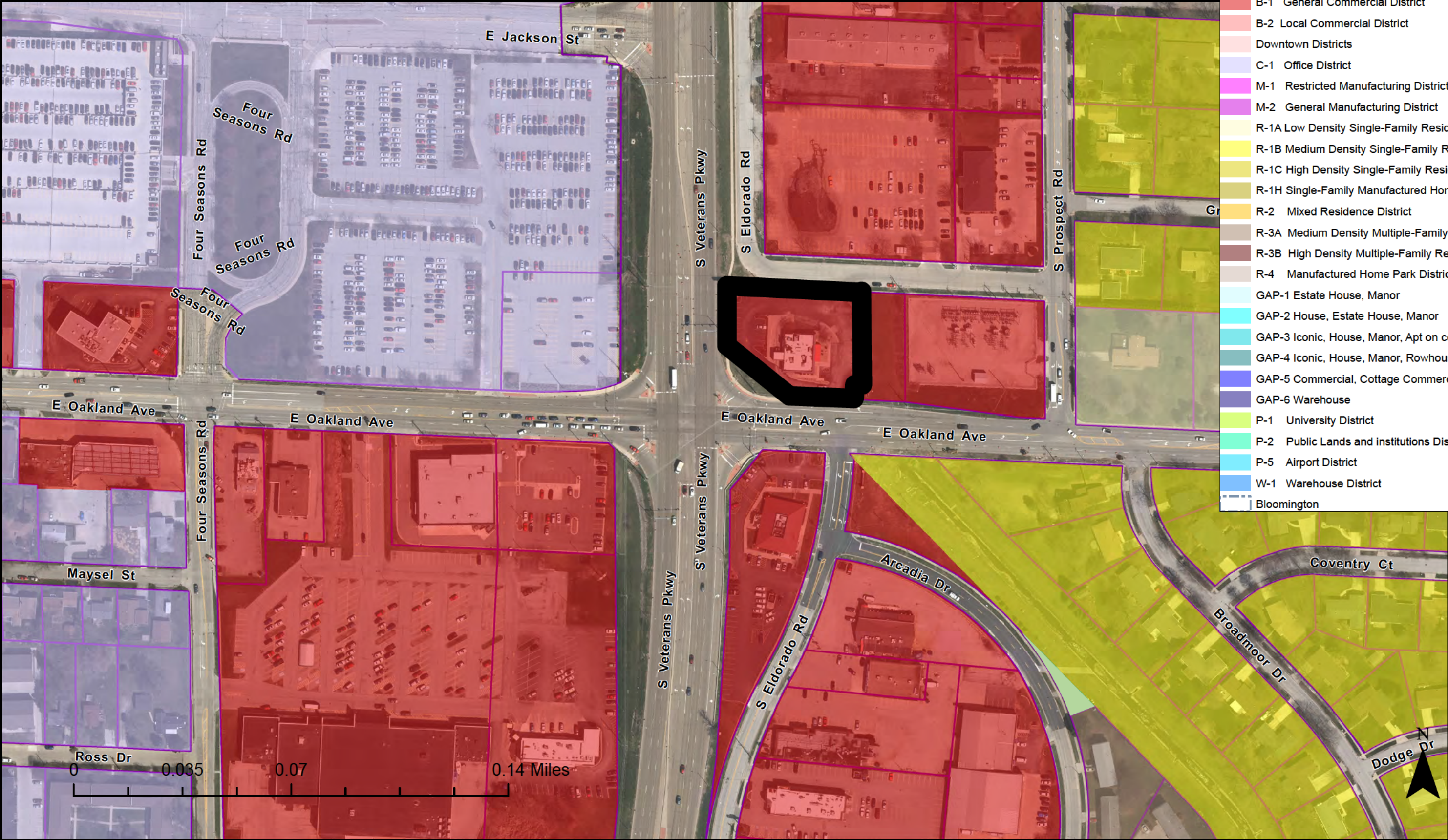
Lawrence Weller

605 Broadmoor Drive

Bloomington, Illinois 61704



Zoning Map  
2702 E Oakland Ave

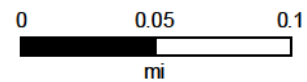


- Legend**
- Public Interest Districts
  - A Agricultural
  - B-1 General Commercial District
  - B-2 Local Commercial District
  - Downtown Districts
  - C-1 Office District
  - M-1 Restricted Manufacturing District
  - M-2 General Manufacturing District
  - R-1A Low Density Single-Family Residence District
  - R-1B Medium Density Single-Family Residence District
  - R-1C High Density Single-Family Residence District
  - R-1H Single-Family Manufactured Home Residence District
  - R-2 Mixed Residence District
  - R-3A Medium Density Multiple-Family Residence District
  - R-3B High Density Multiple-Family Residence District
  - R-4 Manufactured Home Park District
  - GAP-1 Estate House, Manor
  - GAP-2 House, Estate House, Manor
  - GAP-3 Iconic, House, Manor, Apt on corners
  - GAP-4 Iconic, House, Manor, Rowhouse, Apt on corners
  - GAP-5 Commercial, Cottage Commercial, Iconic, Apt
  - GAP-6 Warehouse
  - P-1 University District
  - P-2 Public Lands and institutions District
  - P-5 Airport District
  - W-1 Warehouse District
  - Bloomington





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





CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
JANUARY 8, 2020

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, January 8, 2020 at 4:00 p.m. in the Council Chambers of the City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a petition for:

Site plan review for new construction of a car wash on the property located at 2702 E. Oakland, Bloomington, Illinois, PIN # 21-02-451-035; 21-02-451-036 (hereinafter, "the subject property"). The petition was submitted by Hardees 1500579, 2702 E. Oakland Ave., Bloomington, Illinois and Hardees 0579 Tristar Ventures, LLC, 7490 Clubhouse Rd., Boulder, CO. The property owners are Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC. The site plan review is intended to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Chapter 44, Section 17-9 of the Bloomington City Code.

All interested persons may attend and provide testimony and other evidence. Copies of the submitted petition is available for public review at the Department of Community Development, 115 E. Washington Street, Suite 201, Bloomington, 309-434-2226.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or by email [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: December 23, 2019



Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

December 19, 2019

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on January 8, 2020, at 4:00 P.M. in the City Council Chambers, 109 E. Olive Street, Bloomington, Illinois on a petition for a site plan review for new construction of a car wash on the property located at 2702 E. Oakland, Bloomington, Illinois, PIN # 21-02-451-035; 21-02-451-036 (hereinafter, "the subject property"). The petition was submitted by Hardees 1500579, 2702 E. Oakland Ave., Bloomington, Illinois and Hardees 0579 Tristar Ventures, LLC, 7490 Clubhouse Rd., Boulder, CO. The property owners are Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC. The site plan review is intended to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Chapter 44, Section 17-9 of the Bloomington City Code.

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

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

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

Sincerely,

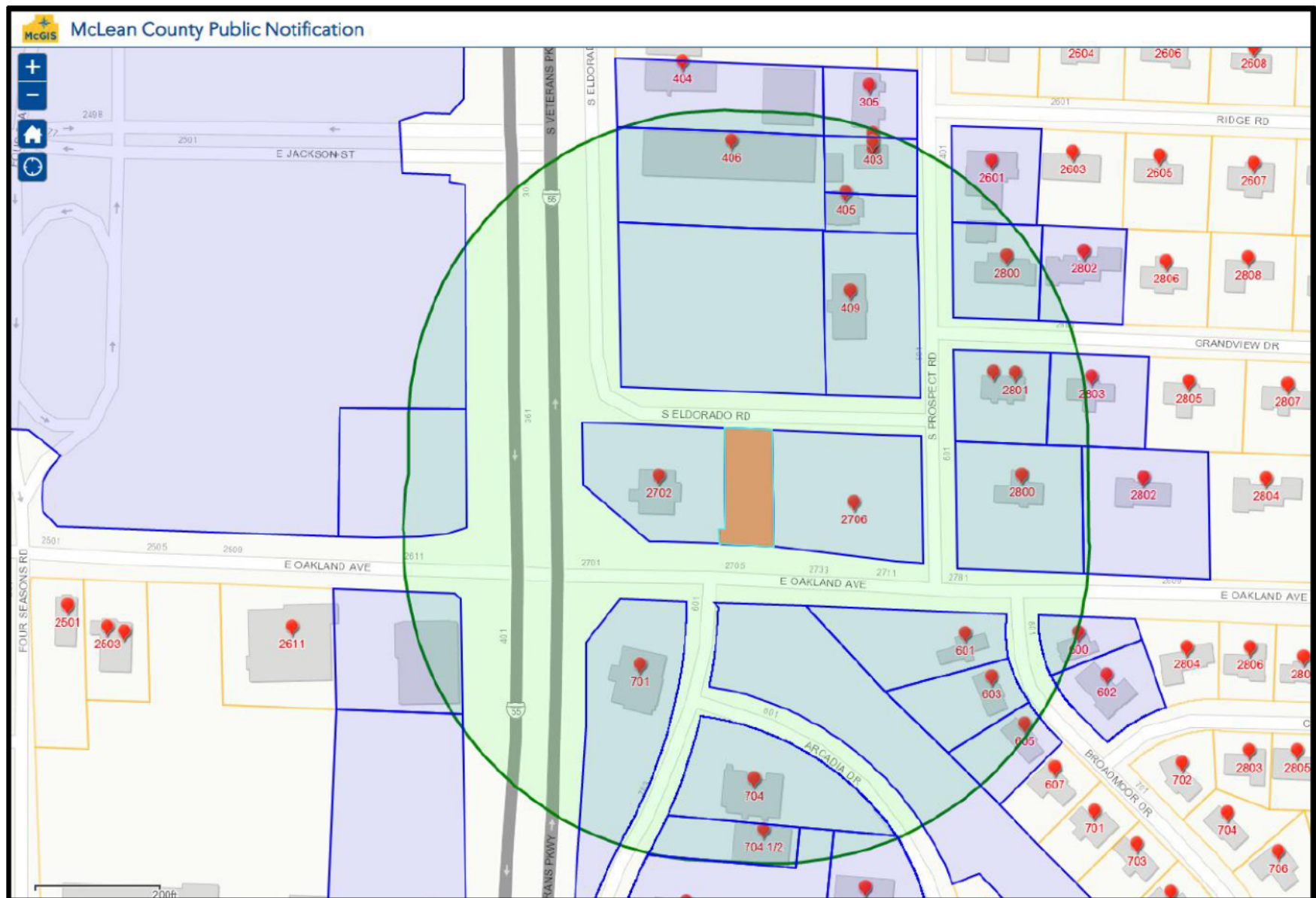
Planning Division Staff

Attachments:

Map of notified properties within 500 ft of subject property



Public Hearing on January 8, 2020, For a Site Plan Review and Preliminary Plat - 2702 E. Oakland Ave.



406 ELDORADO RD  
BLOOMINGTON, IL 61704

7490 CLUBHOUSE RD 2ND FL  
BOULDER, CO 80301

2601 RIDGE RD  
BLOOMINGTON, IL 61704

2702 E OAKLAND AVE  
BLOOMINGTON, IL 61704

5 CYGNET XING  
BLOOMINGTON, IL 61704

7750 DUNLEITH DRIVE  
EAST DUBUQUE, IL 61025

602 BROADMOOR DR  
BLOOMINGTON, IL 61704

REAL ESTATE TAX DEPT P O BOX 1159  
DEERFIELD, IL 60015

P O BOX 2629  
ADDISON, TX 75001

2800 E OAKLAND AVE  
BLOOMINGTON, IL 61704

409 S PROSPECT ROAD  
BLOOMINGTON, IL 61704

600 BROADMOOR DR  
BLOOMINGTON, IL 61704

5 CYGNET XING  
BLOOMINGTON, IL 61704

605 BROADMOOR DR  
BLOOMINGTON, IL 61704

404 ELDORADO RD  
BLOOMINGTON, IL 61704

2802 E OAKLAND AVE  
BLOOMINGTON, IL 61704

311 S MAIN ST  
NORMAL, IL 61761

706 S ELDORADO RD  
BLOOMINGTON, IL 61704

2803 GRANDVIEW DR  
BLOOMINGTON, IL 61704

1 STATE FARM PLAZA  
BLOOMINGTON, IL 61701

2307 E WASHINGTON ST  
BLOOMINGTON, IL 61704

1901 CHOUTEAU AVE PO BOX 66149  
SAINT LOUIS, MO 63166

2800 GRANDVIEW DR  
BLOOMINGTON, IL 61704

301 S PROSPECT STE 5

9 OXFORD CT  
BLOOMINGTON, IL 61704

601 BROADMOOR DR  
BLOOMINGTON, IL 61704

603 BROADMOOR DR  
BLOOMINGTON, IL 61704

9 OXFORD CT  
BLOOMINGTON, IL 61704

601 LUTZ ROAD #2207  
BLOOMINGTON, IL 61704



## CONSENT AGENDA ITEM NO. 7.E

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** Community Development Department

**WARD IMPACTED:** Ward 5

**SUBJECT:** Consideration and action on an Ordinance Approving an Application Submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah Requesting Approval of a Preliminary Plan for the Bloomington Commons Subdivision Commonly Located at 1701 E. Empire Street, Approximately 17.96 Acres, as requested by the Community Development Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:**

-Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

-Objective 3a. Retention and growth of current local businesses

**BACKGROUND:** 1701 E. Empire St., the subject property, is located at the southeast corner of Veterans Parkway/US 55 and E. Empire Street/Route 9. The subject property is approximately 17.96 acres and is improved with a retail/shopping center, Olive Garden Restaurant, and former Toys “R” Us store. Veterans Parkway and Route 9/Empire St. are arterial roads with roughly 36,000 and 20,000 vehicles a day, respectively. The property is zoned B-1 General Commercial District. The district contemplates retail uses and larger regional commercial destinations. The trend in development for the surrounding properties is also toward retail. The subject property is adjacent to other retail centers (east, south) and Bloomington’s Eastland Mall (west). North of the subject property, on the north side of Route 9/Empire Street, is an auto repair center, restaurant, car dealership, and vacant bowling alley. A neighborhood of single-family homes is also north of Route 9/E. Empire St.

The applicant is requesting approval of a preliminary plan for subdividing the property into five lots. Chapter 24 of the City Code outlines the subdivision requirements. A preliminary plan is a conceptual layout for the lots and utilities serving a piece of property. It is required before subdividing the land by final platting new lots. Each lot must have frontage and access to a public or private street. Access to public utilities is also a prerequisite for development and improvements.

A table of the proposed lots and their proposed uses is below.

| Lot # | Size (square feet) | Zoning Designation | Use                         |
|-------|--------------------|--------------------|-----------------------------|
| Lot 1 | 445,960            | B-1                | Grocery Store/Retail Center |
| Lot 2 | 106,256            | B-1                | Parking Lot                 |
| Lot 3 | 63,690             | B-1                | Restaurant                  |



|       |         |     |            |
|-------|---------|-----|------------|
| Lot 4 | 67,247  | B-1 | Restaurant |
| Lot 5 | 114,474 | B-1 | Retail     |

A blanket cross-access and shared parking easement that covers the entire property would be platted to facilitate access across the lots. Separate maintenance agreements will cover detention, shared parking, and shared signs. Copies of these agreements will be included in the Final Plat application. An approved preliminary plan is valid for three years.

On January 8, 2020 the Planning Commission held a public hearing on the petition. The Planning Commission unanimously recommended approval of the preliminary plan, subject to the condition that the applicant address the remaining staff comments regarding utilities, access, and other preliminary plan requirements prior to Council action. The petitioner has since revised their preliminary plan to address the staff comments. The plan attached to this Council Memo and included as Exhibit "B" in the attached Ordinance complies with the staff requirements.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Planning Commission held a public hearing on the petition for a preliminary plan on January 8, 2020 at 4:00 pm in the City Council chambers at 109 E. Olive Street in Bloomington IL. Notice of the public hearing was published in *The Pantagraph* on December 23, 2019. Additionally, notices were mailed to 35 surrounding property owners, and a large metal sign was posted on the property. No one, outside of the applicant, spoke in favor of the petition. No one spoke against the petition. The Planning Commission voted unanimously to provide a positive recommendation to City Council with the condition that the plan is revised to include staff comments prior to the Council meeting.

**FINANCIAL IMPACT:** A preliminary plan is required prior to approving a final plat. The final plat will facilitate the redevelopment of the vacant Toys R US building and an underutilized piece of parking lot. The redevelopment may result in increased property tax revenues for the City, sales tax and possibly food and beverage tax revenues for the City.

**COMMUNITY DEVELOPMENT IMPACT:** Goal ED-4 Enhance the image of Bloomington as a business-friendly community. Objective ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City. Action ED-4.2f. Improve the appearance of the City's primary entrances. ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex. Closed malls and expansive parking lots. Tier 1 Infill Redevelopment priority.

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

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

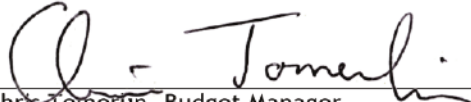
Reviewed by:



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Robert G. Mahrt, Community Development Director

1/31/2020



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Chris Tomerlin, Budget Manager

1/31/2020

**George Boyle**

George Boyle, Assistant Corporation Counsel

2/4/2020



---

Tara Henry, Legislative Assistant

2/6/2020

Recommended by:



---

Tim Gleason, City Manager

**Attachments:**

- CD 2B Ordinance 2020\_1 Bloomington Commons\_preliminary plan
- CD 2C Exhibit B\_Bloomington Commons Preliminary Plan
- CD 2D Petition\_Bloomington Commons\_Preliminary Plan\_redacted
- CD 2E Staff Report\_Bloomington Commons Preliminary Plan
- CD 2F Minutes\_1701 E Empire Street\_Site Plan
- CD 2G Aerial and Zoning Map\_Bloomington Commons
- CD 2H Notices\_Bloomington Commons Preliminary Plan\_redacted

**ORDINANCE NO. 2020 - \_\_\_\_**

**AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY CORE BLOOMINGTON COMMONS, LLC AND SOUTHERN CENTERS AT HIALEAH REQUESTING APPROVAL OF A PRELIMINARY PLAN FOR THE BLOOMINGTON COMMONS SUBDIVISION COMMONLY LOCATED AT 1701 E. EMPIRE STREET, APPROXIMATELY 17.96 ACRES**

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting approval of a preliminary plan for the Bloomington Commons Subdivision for subdividing the land described in Exhibit "A", attached hereto and made a part hereof by this reference into 5 lots; and,

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said preliminary plan should receive a positive recommendation to the City Council, conditioned upon acceptance of specified staff comments, which have been accepted by the Applicant and are represented in Exhibit "B" and dated 1-29-20, attached hereto, insofar as said plan meets the purposes and standards of the subdivision ordinance, as set forth in Chapter 24, Section 2.3 of the Bloomington City Code; and

WHEREAS, the Planning Commission further found approving the preliminary plan to align with the goals of the Comprehensive Plan.

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

1. That the preliminary plan for Bloomington Commons Subdivision represented in Exhibit "B" and dated 1-29-20, is hereby approved.
2. That this Ordinance shall be in full force and effective as of the time of its passage.

PASSED on this 10th day of February 2020.

APPROVED on this \_\_\_\_\_ day of February 2020.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Leslie Yocum, City Clerk



**Exhibit "A"**

**Legal Description**

**1701 E Empire St. PIN: 21-02-201-002**

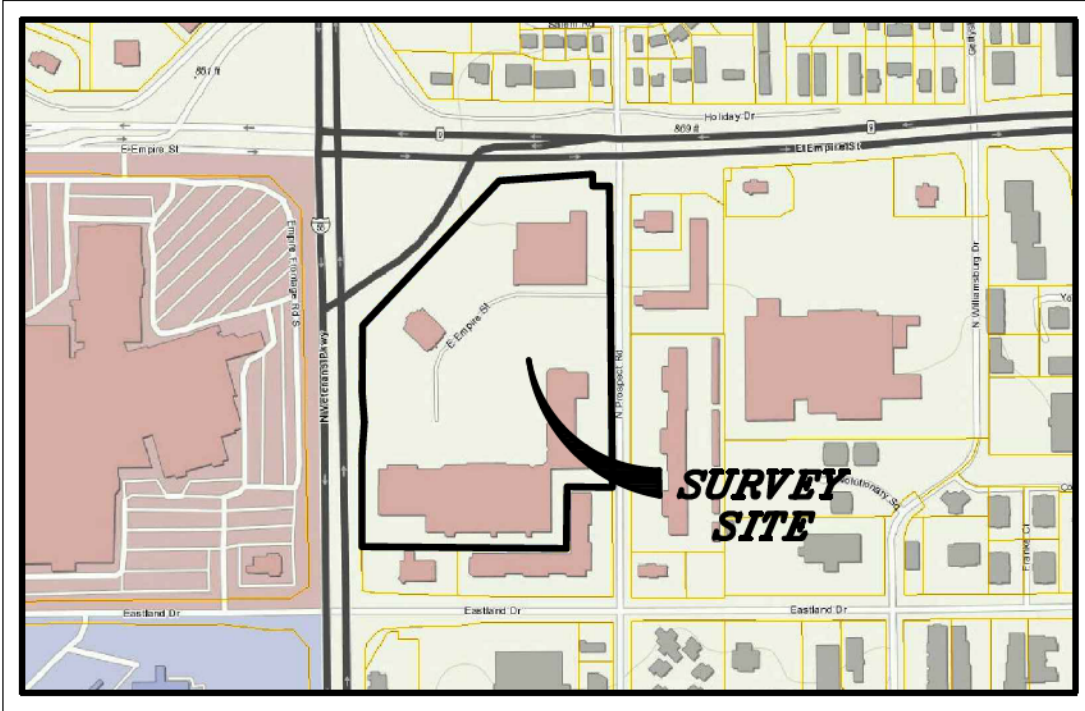
PT NW NE - BEG NW COR BELTLINE SUB  
5TH ADD, N396.53', NE311.3', NE628.85',  
E305.65', S42', E TO W LN PROSPECT RD,  
S921.54', W145', S200', W TO POB (EX PT  
FOR RD AS IN 97/2858) 2-23-2E  
17.96 ACRES





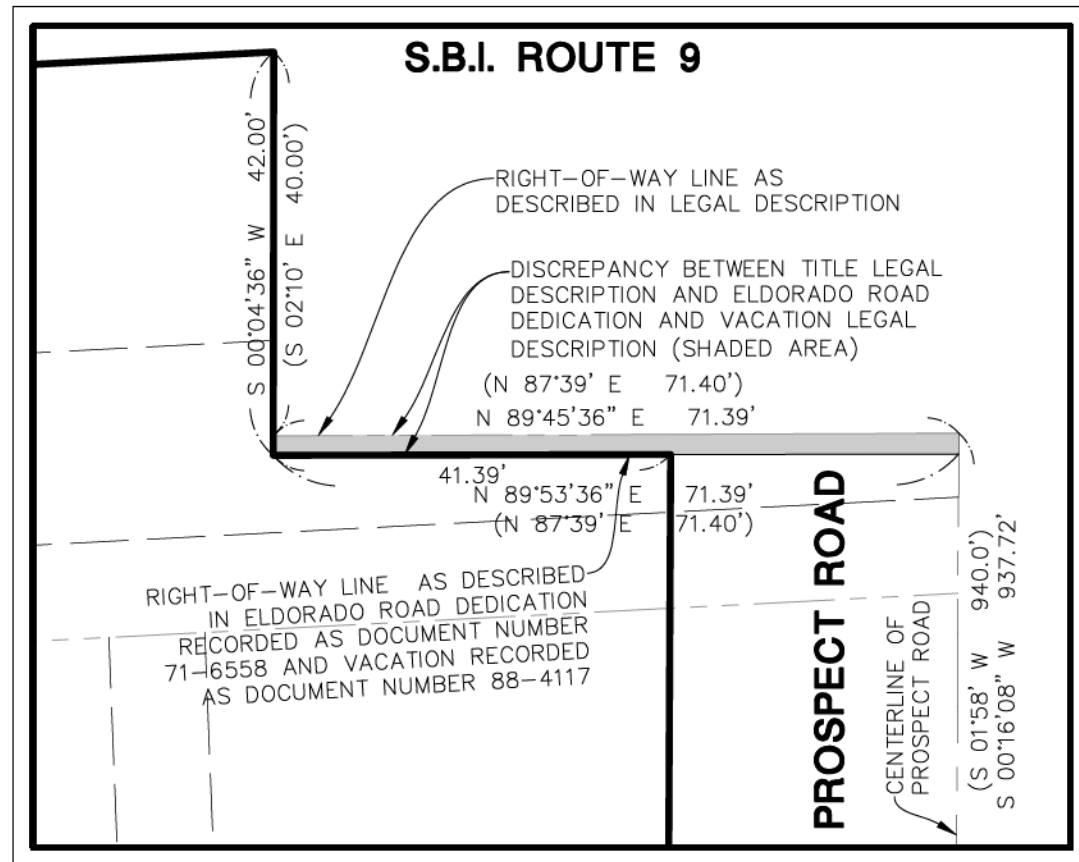


# PRELIMINARY PLAN OF BLOOMINGTON COMMONS SUBDIVISION



### LOCATION MAP

*NOT TO SCALE*



## DETAIL

SCALE 1"=20

***SURVEYORS LEGAL DESCRIPTION***

**PARCEL 1:**

A PART OF THE NORTH EAST QUARTER OF SECTION 2, TOWNSHIP 33 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER; THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST 105.6 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE FROM SAID POINT OF BEGINNING THENCE SOUTH 89 DEGREES 07 MINUTES 36 SECONDS WEST 139.6 FEET TO AN IRON PEG THERE; THENCE NORTH 2 DEGREES 21 MINUTES 11.3 FEET; THENCE NORTH 42 DEGREES 36 MINUTES EAST 628.85 FEET; THENCE NORTH 84 DEGREES 44 SECONDS EAST 305.65 FEET; THENCE SOUTH 2 DEGREES 10 MINUTES EAST 42 FEET; THENCE NORTH 87 DEGREES 31 MINUTES WEST 120 FEET TO AN IRON PEG; THENCE SOUTH 82 DEGREES 12 MINUTES WEST 102 FT IN THE NORTHEAST QUARTER OF SECTION 2 IN THE ESTATE OF JAMES STEELE AS SHOWN BY PLAT IN CHANCERY RECORDED 33 AT PAGE 381, MCLEAN COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 31 MINUTES WEST 120 FEET TO AN IRON PEG; THENCE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 02 MINUTES WEST 175 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES EAST 200 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE NORTH 87 DEGREES 31 MINUTES WEST 661.62 FEET TO A POINT OF BEGINNING IN MCLEAN COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LAND CONVEYED TO THE CITY OF BLOOMINGTON BY WARRANTY DEED RECORDED FEBRUARY 26, 1981 AS DOCUMENT NUMBER 81-1658.

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS,  
DEPARTMENT OF TRANSPORTATION BY DOCUMENT NUMBER 97-2858 AND AS SHOWN ON  
PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 96-12491.

**PROPERTY AREA**

797,627 SQUARE FEET (18.311 ACRES)

**PROPERTY ADDRESS**

1701 EAST EMPIRE STREET

*SURVEYOR'S NOTE*

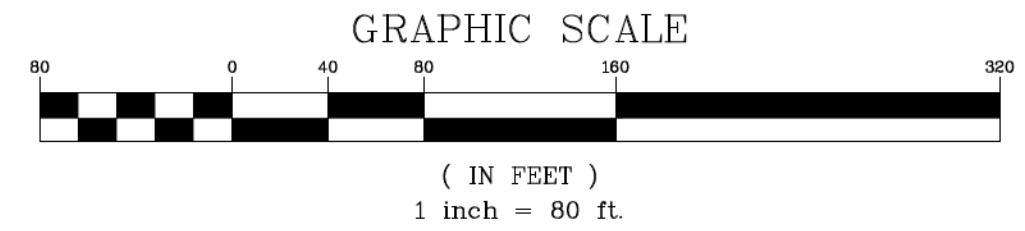
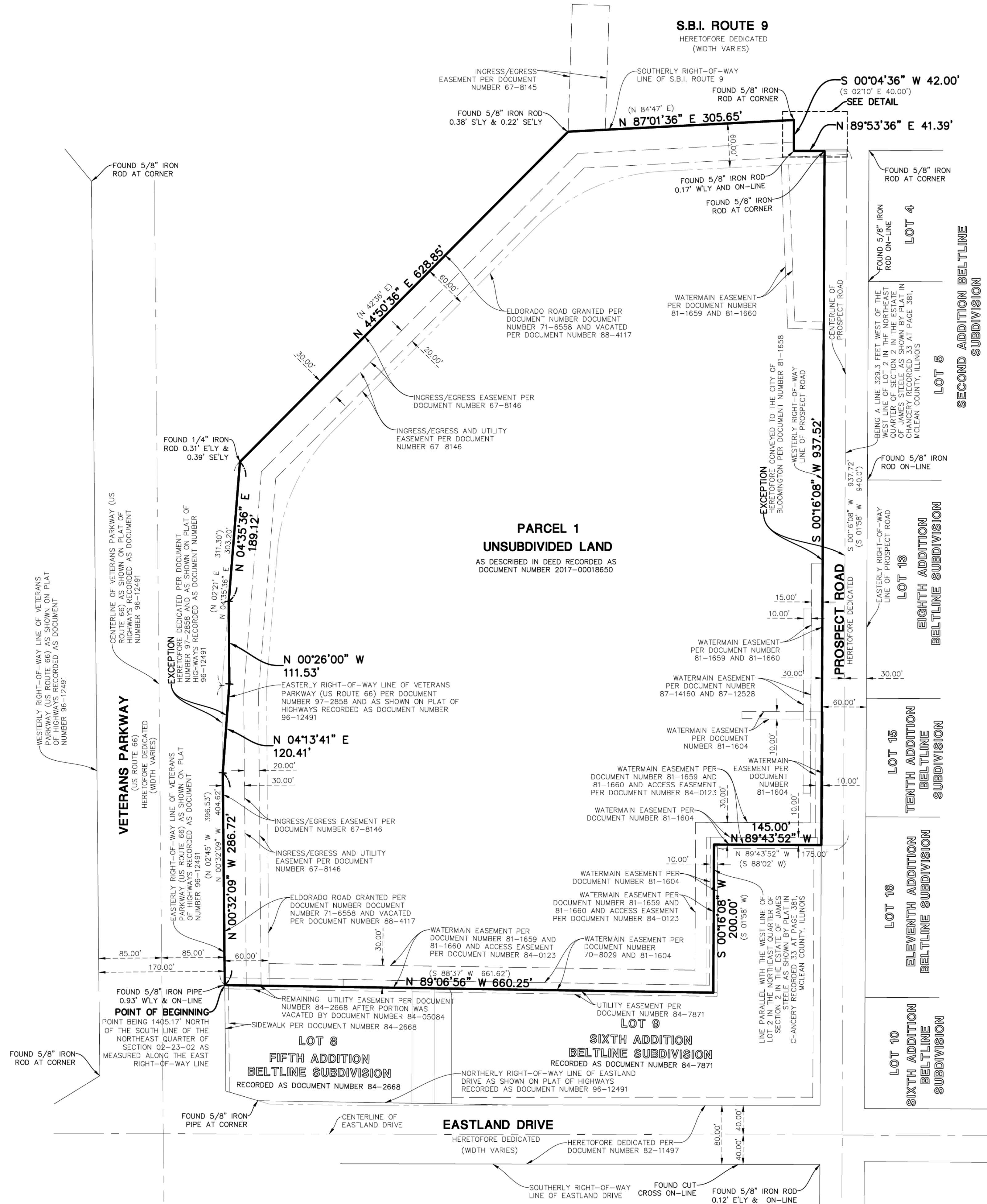
1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THE SURVEYED PROPERTY WILL BE FURTHER SUBJECT TO DECLARATION FOR STORM  
EASEMENTS, SIGNAGE, SHARED PARKING, MAINTENANCE, ETC. RECORDED  
\_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_.

4. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

| SHEET INDEX |                                                                       |
|-------------|-----------------------------------------------------------------------|
| SHEET 2:    | EXISTING BOUNDARY, LEGAL DESCRIPTION, FEMA INFORMATION AND ZONING MAP |
| SHEET 3:    | PROPOSED LOT DIVISION AND EASEMENTS                                   |



***SURVEY PREPARED FOR THE  
OWNER/DEVELOPER***

CORE BLOOMINGTON COMMONS, LLC AND SOUTHERN  
CENTERS AT HIALEAH AS TENANTS IN COMMON  
200 S WACKER DRIVE, SUITE 1325  
CHICAGO, ILLINOIS 60606  
312-881-6491

**ATTORNEY**

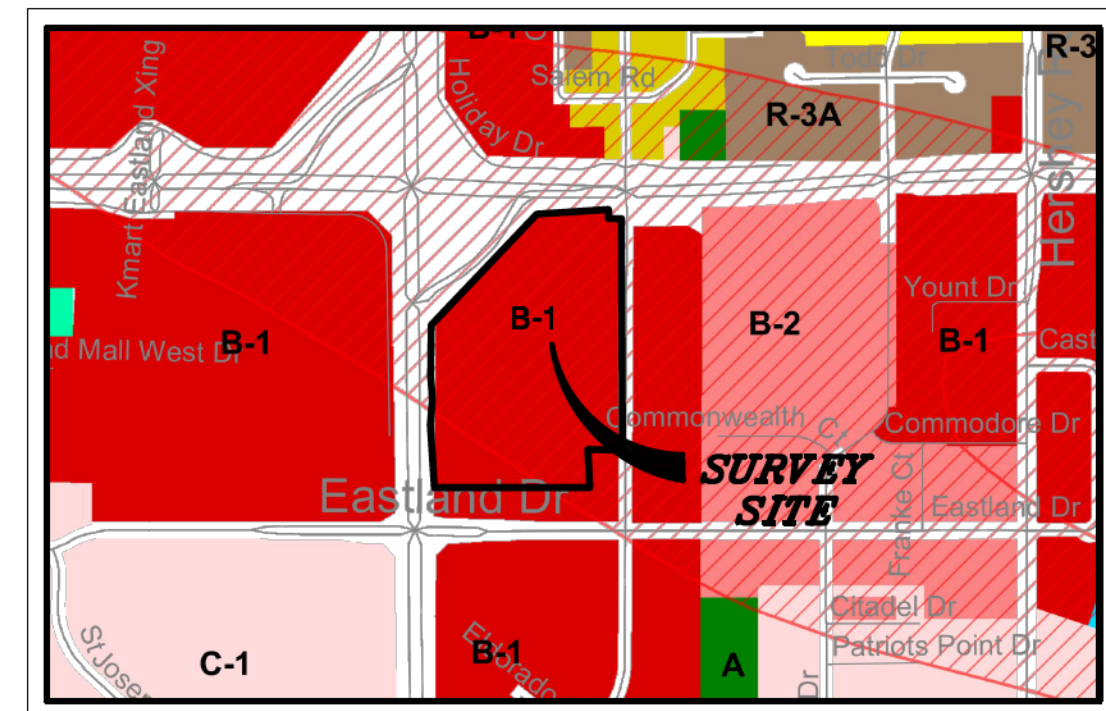
MARC S. JOSEPH  
LEVENFELD PEARLSTEIN, LLC  
2 LASALLE STREET, SUITE 1300  
CHICAGO, ILLINOIS 60602  
312-476-7571

## BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**FLOOD HAZARD NOTE:**

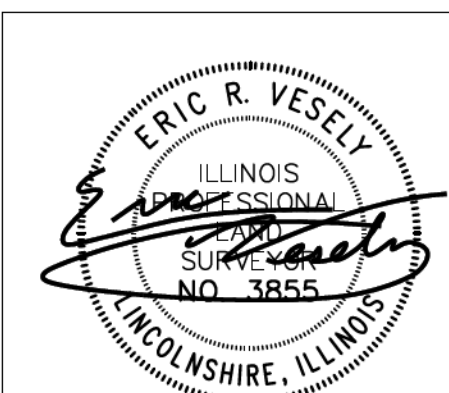
THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1711300502E WITH AN EFFECTIVE DATE OF JULY 16, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE Z (UNSHADED). ZONE Z (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW AREAS WHERE FLOODING IS POSSIBLE. THERE ARE NO PLUMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.



***ZONING MAP***

*NOT TO SCALE*

THE SURVEYED PROPERTY IS LOCATED IN  
BLOOMINGTON "B-1" (GENERAL COMMERCIAL) ZONING  
DISTRICT WITH S-1 AIRPORT NOISE OVERLAY

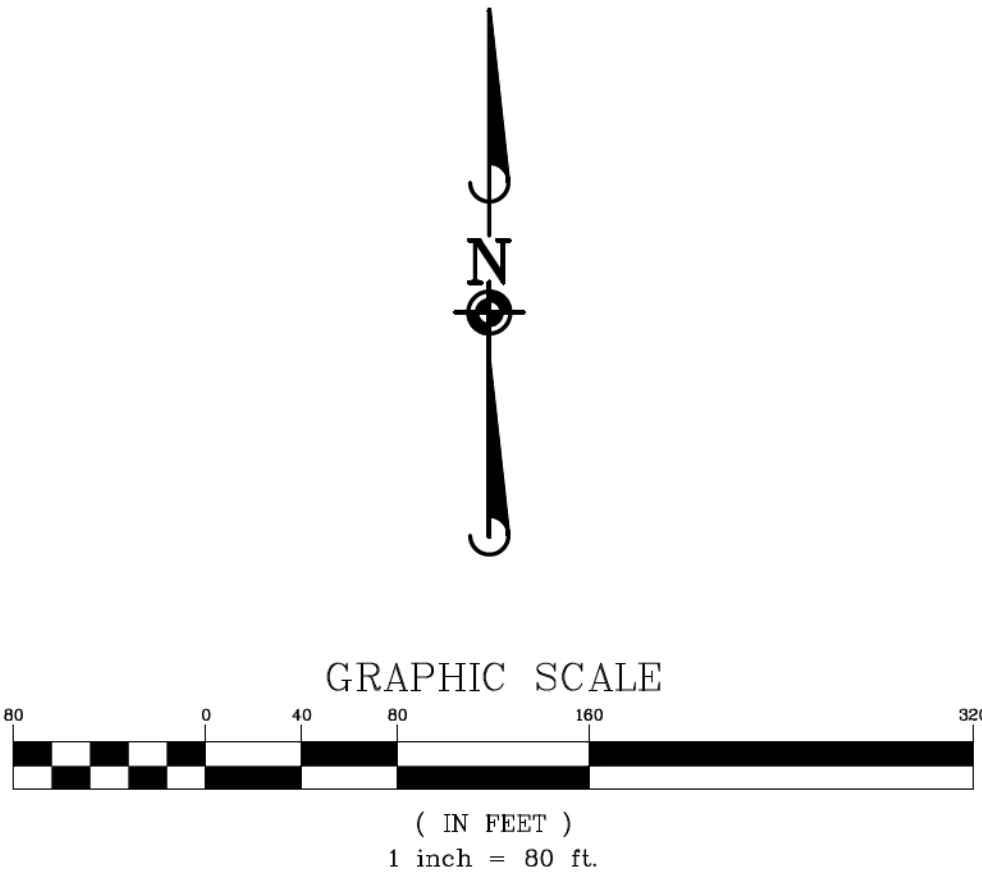
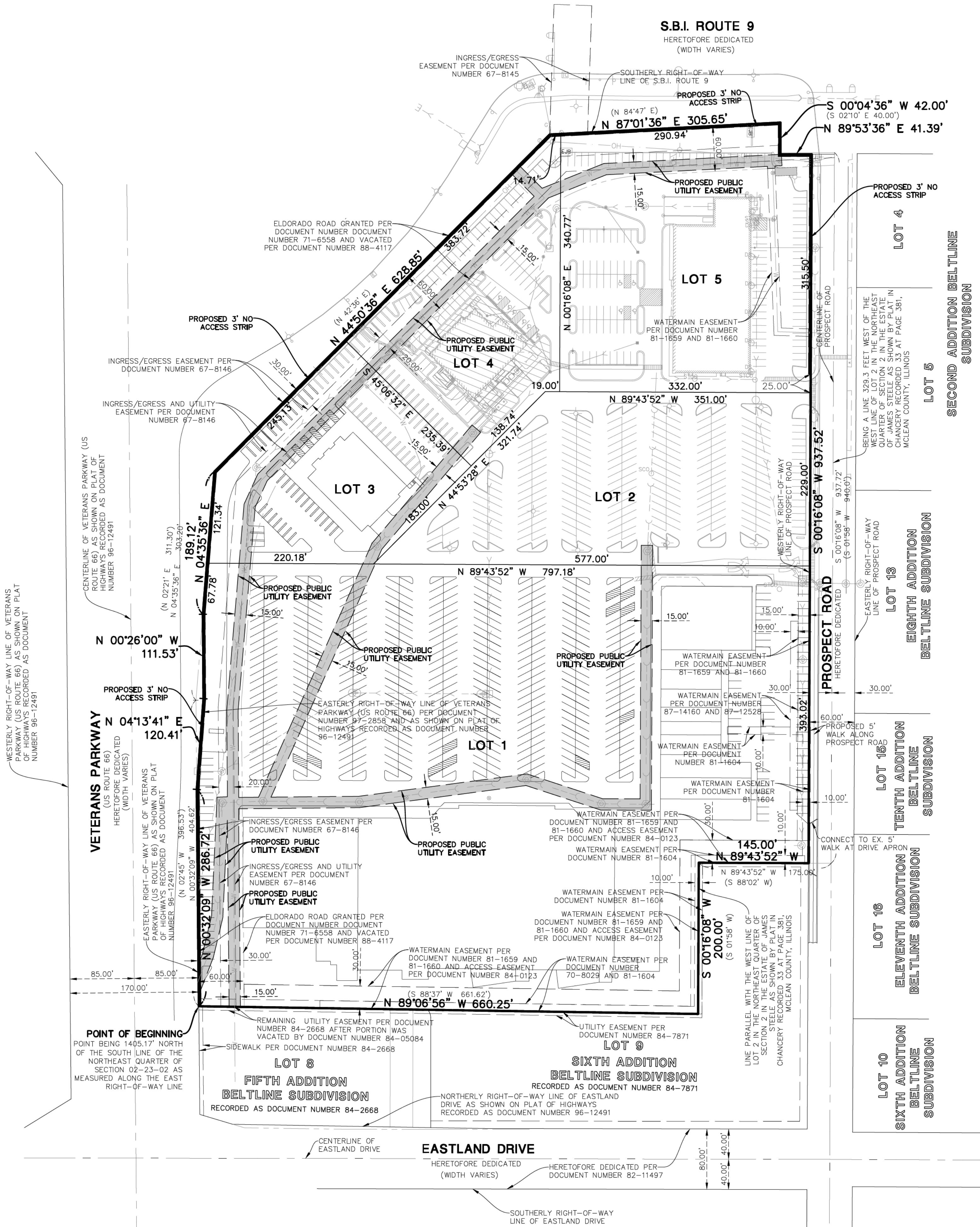


JANUARY 29, 2020

EXPIRES: 11/30/20



# PRELIMINARY PLAN OF BLOOMINGTON COMMONS SUBDIVISION



***PROPOSED PROPERTY AREA***

|        |         |        |             |
|--------|---------|--------|-------------|
| LOT 1: | 445,960 | SQ.FT. | (10.238 AC) |
| LOT 2: | 106,256 | SQ.FT. | (2.439 AC)  |
| LOT 3: | 63,690  | SQ.FT. | (1.462 AC)  |
| LOT 4: | 67,247  | SQ.FT. | (1.544 AC)  |
| LOT 5: | 114,474 | SQ.FT. | (2.628 AC)  |
|        | 797,627 | SQ.FT. | (18.311 AC) |

**PROPOSED ACCESS EASEMENT**

A BLANKET CROSS ACCESS EASEMENT OVER ALL PAVED SURFACES SHALL BE GRANTED OVER ALL LOTS

***PROPOSED EASEMENT LEGEND***

 = PROPOSED PUBLIC UTILITY EASEMENT

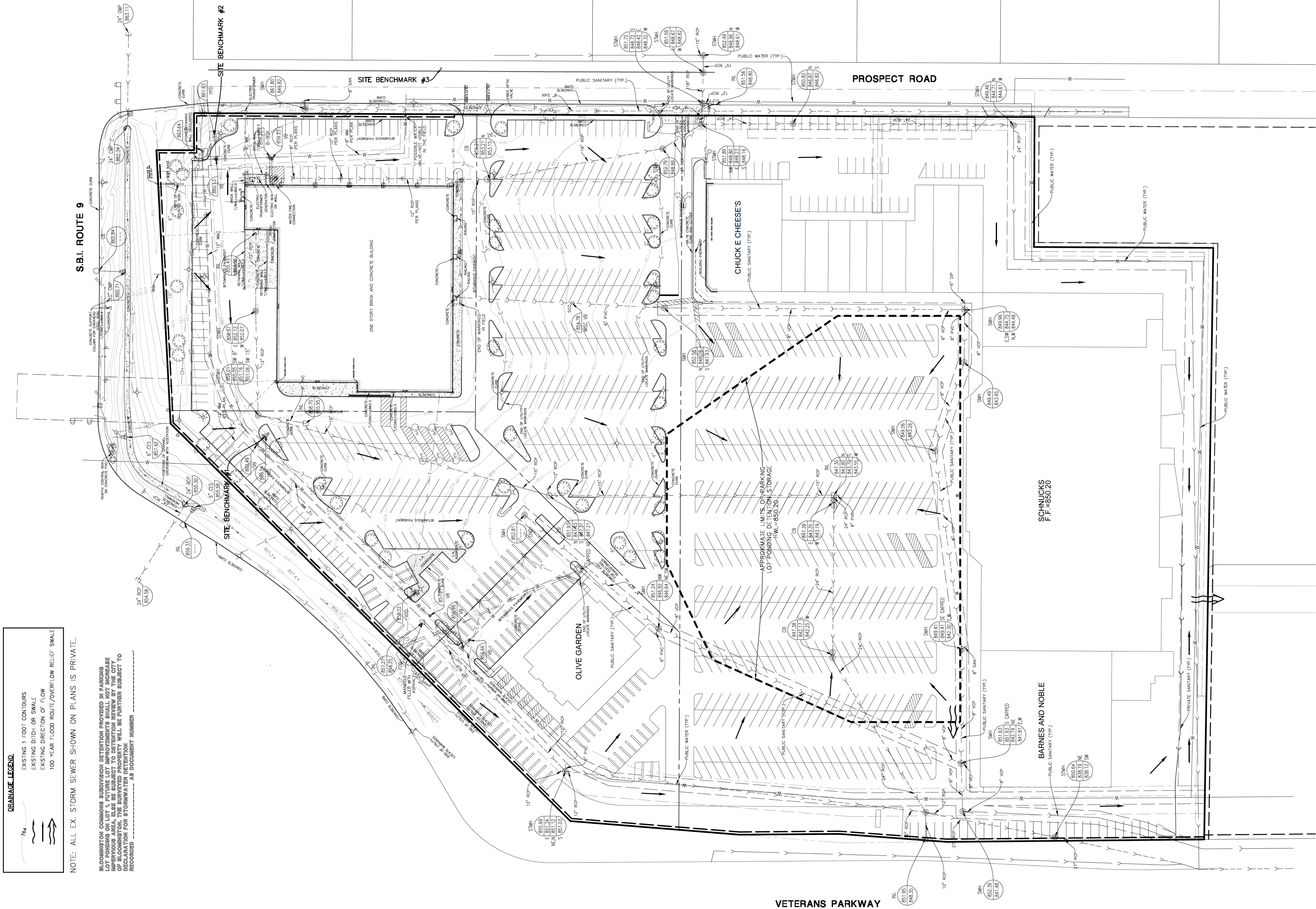
 = PROPOSED 3' NO ACCESS STRIP



NOTE: ALL EX. STORM SEWER SHOWN ON PLANS IS PRIVATE.

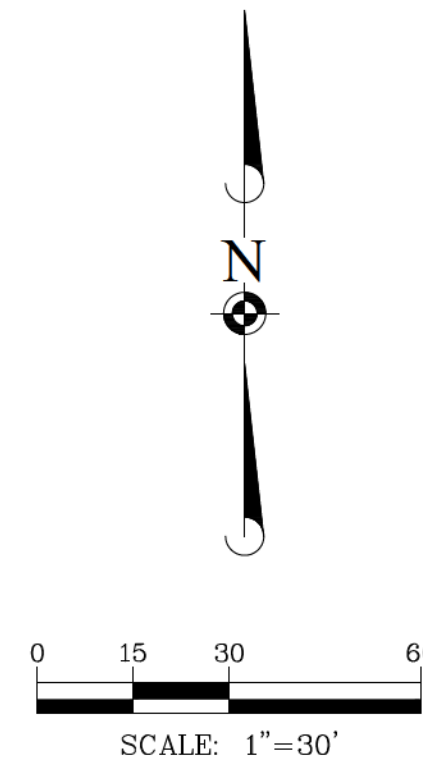
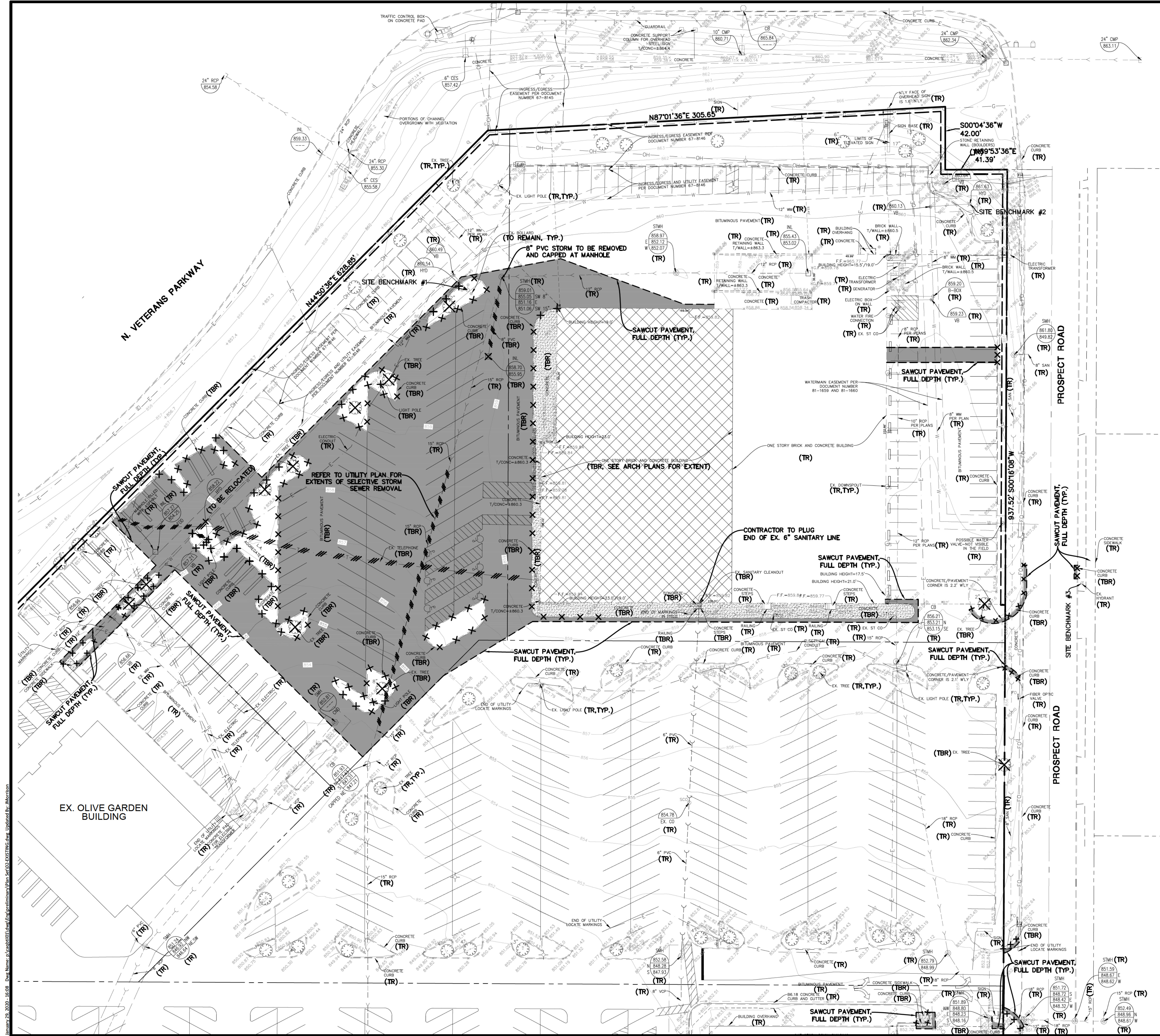
BLOOMINGTON COMMONS SUBDIVISION DETENTION PROVIDED IN PARKING LOT PONDING ON LOT 1. FUTURE LOT IMPROVEMENTS SHALL NOT INCREASE IMPERVIOUS AREA. ELSE BE SUBJECT TO DETENTION REVIEW BY THE CITY OF BLOOMINGTON. THE SURVEYED PROPERTY WILL BE FURTHER SUBJECT TO DECLARATION FOR STORMWATER DETENTION

----- AS DOCUMENT NUMBER -----



GRAPHIC SCALE  
  
 ( IN FEET )  
 1 inch = 50 ft.





**DEMOLITION LEGEND**

|  |                                                                                  |
|--|----------------------------------------------------------------------------------|
|  | PAVEMENT SURFACE AND BINDER TO BE REMOVED FOR MILL AND OVERLAY (SEE DETAIL)      |
|  | BITUMINOUS PAVEMENT AND BASE TO BE REMOVED                                       |
|  | CONCRETE PAVEMENT AND BASE TO BE REMOVED                                         |
|  | BUILDING TO BE REMOVED                                                           |
|  | SAWCUT LINE                                                                      |
|  | FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED |
|  | UTILITY STRUCTURE TO BE REMOVED                                                  |
|  | UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)              |
|  | TREE TO BE REMOVED                                                               |
|  | (TBR) TO BE REMOVED                                                              |
|  | (TR) TO REMAIN                                                                   |

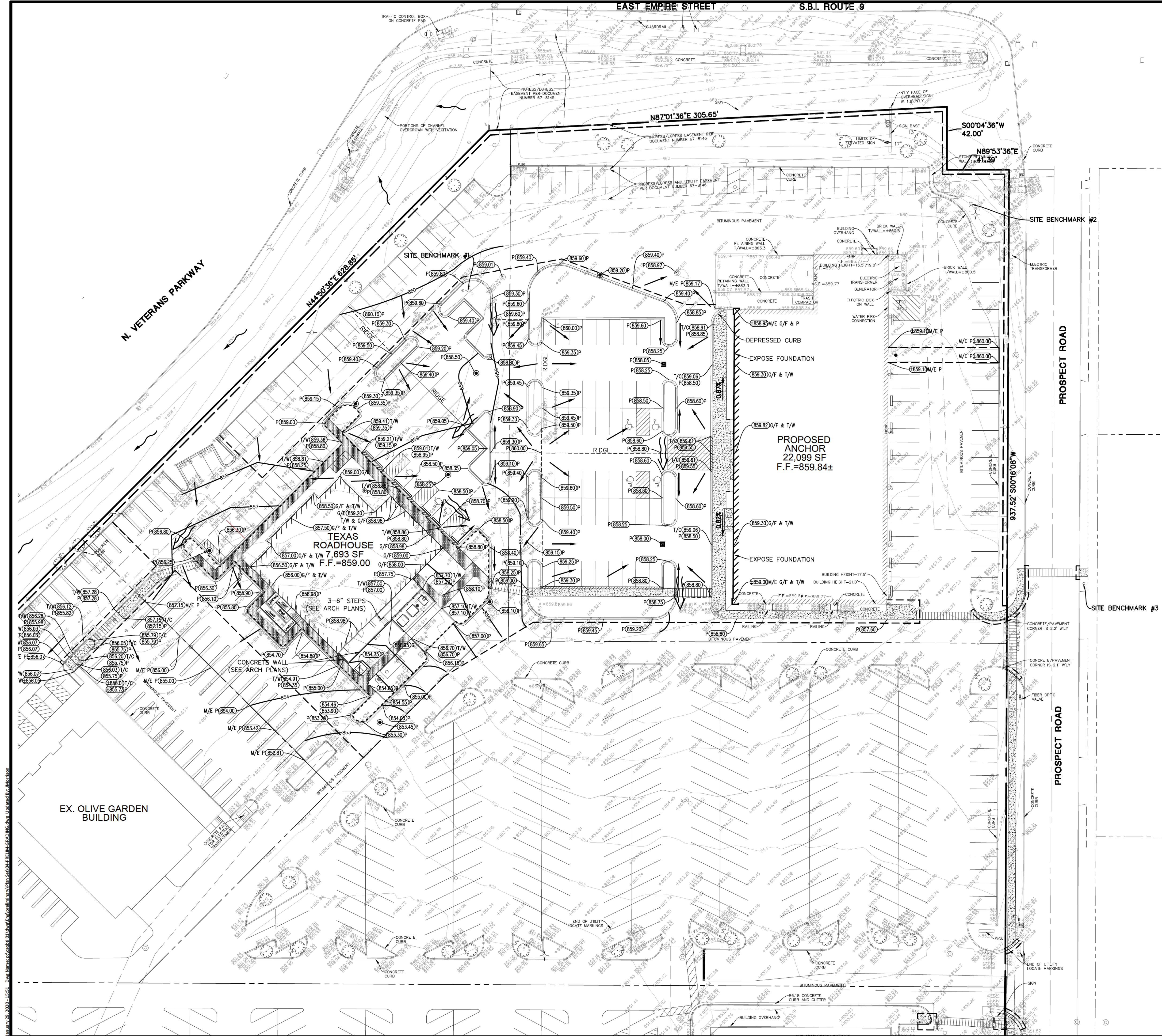
- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF SEPTEMBER 25, 2019. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  - REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

|                                                                                                                                                                                  |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| DATE                                                                                                                                                                             |          |
| REVISIONS                                                                                                                                                                        |          |
| <b>Manhard CONSULTING</b>                                                                                                                                                        |          |
| 700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com<br>Engineers, Surveyors, Architects, Planners, Environmental Scientists, Landscape Architects |          |
| <b>BLOOMINGTON COMMONS DEVELOPMENT</b>                                                                                                                                           |          |
| <b>CITY OF BLOOMINGTON, ILLINOIS</b>                                                                                                                                             |          |
| <b>EXISTING CONDITIONS AND DEMOLITION PLAN</b>                                                                                                                                   |          |
| PROJ. MGR:                                                                                                                                                                       | JSP      |
| PROJ. ASSOC:                                                                                                                                                                     | JCM      |
| DRAWN BY:                                                                                                                                                                        | REH      |
| DATE:                                                                                                                                                                            | 01-29-20 |
| SCALE:                                                                                                                                                                           | 1"=30'   |
| SHEET                                                                                                                                                                            |          |
| <b>5</b> OF <b>8</b>                                                                                                                                                             |          |
| CAQ.BTL01                                                                                                                                                                        |          |



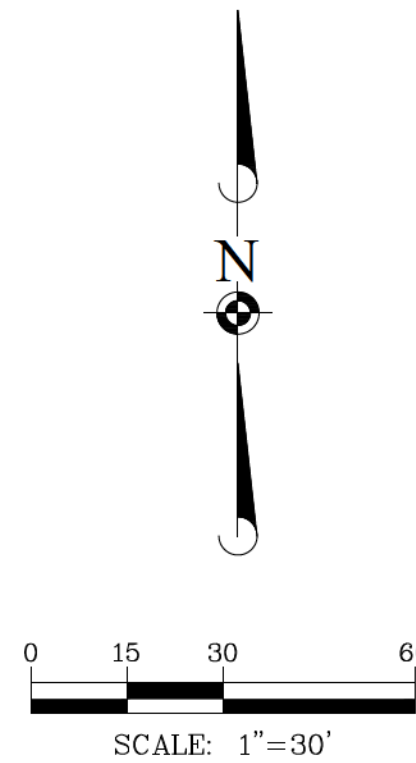






- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  6. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON SEPTEMBER 25, 2019. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

| GRADING PLAN LEGEND |                                                           |
|---------------------|-----------------------------------------------------------|
|                     | PROPOSED 1 FOOT CONTOURS                                  |
|                     | PROPOSED FINISHED FLOOR ELEVATION                         |
|                     | PROPOSED GRADE AT FOUNDATION                              |
|                     | PROPOSED PAVEMENT ELEVATION                               |
|                     | PROPOSED TOP OF CURB                                      |
|                     | PROPOSED TOP OF WALK                                      |
|                     | PROPOSED TOP OF WALL                                      |
|                     | MEET EXISTING                                             |
|                     | PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL |
|                     | PROPOSED DITCH OR SWALE                                   |
|                     | PROPOSED DIRECTION OF FLOW                                |
|                     | 100 YEAR FLOOD ROUTE/OVERFLOW RELIEF SWALE                |
|                     | PROPOSED RIDGE LINE                                       |
|                     | PROPOSED DEPTH OF PONDING                                 |
|                     | RETAINING WALL                                            |
|                     | PROPOSED SWALE LOW POINT                                  |
|                     | PROPOSED SWALE SUMMIT                                     |



Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com  
Environmental Scientists | Landscape Architects | Planners

BLOOMINGTON COMMONS DEVELOPMENT

CITY OF BLOOMINGTON, ILLINOIS

PRELIMINARY GRADING PLAN

PROJ. MGR.: JSP

PROJ. ASSOC.: UCM

DRAWN BY: REH

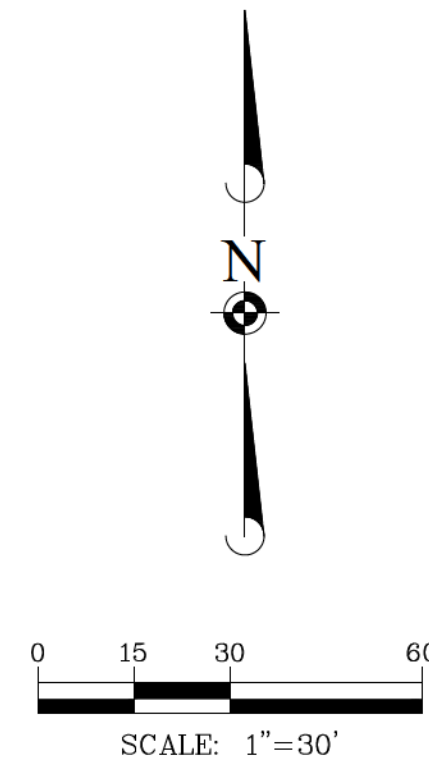
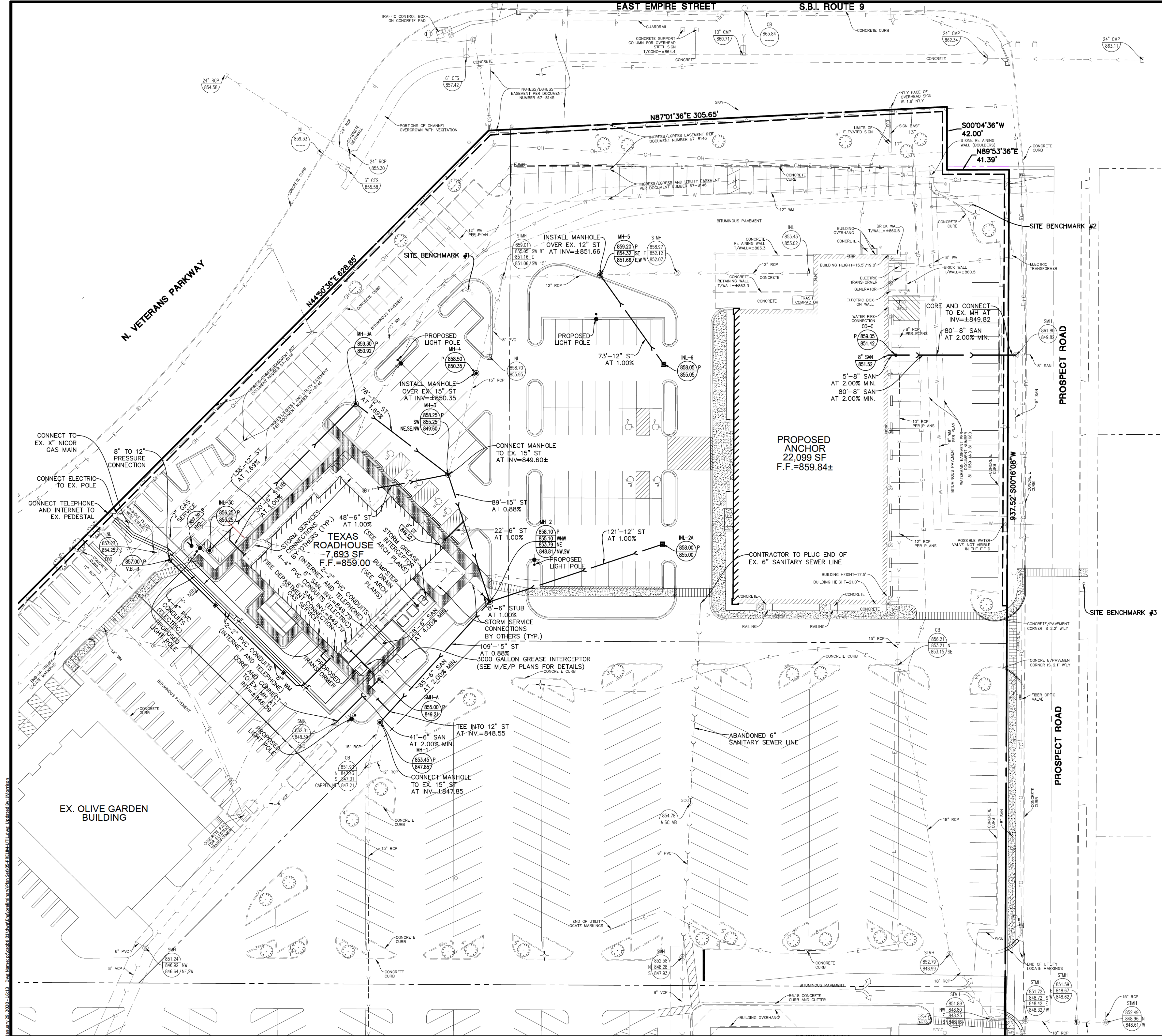
DATE: 01-29-20

SCALE: 1"=30'

SHEET 7 OF 8

CAQ.BTL01





- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
  2. THE CONTRACTOR SHALL CONTACT J.U.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
  4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
  5. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
  6. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
  7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
  8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
  9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
  10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
  11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
  12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  13. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.
  14. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

BLOOMINGTON COMMONS DEVELOPMENT  
CITY OF BLOOMINGTON, ILLINOIS  
PRELIMINARY UTILITY PLAN

NOTE: ALL PROPOSED STORM SEWER SHOWN ON PLANS IS PRIVATE.



PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A SUBDIVISION

State of Illinois        )  
                                  )ss.  
County of McLean     )

To:    The Honorable Mayor and City Council of the City of Bloomington, Illinois.

Now come(s) Core Bloomington Commons, LLC and Southern Centers at Hialeah as Tenants in Common (TIC)  
hereinafter referred to as your Petitioner(s) respectfully representing and requesting as  
follows:

1.     That your petitioner(s) is (are) interested as OWNER in  
the premises hereinafter in Exhibit(s) A attached hereto and made a  
part hereof to be known by this reference;
2.     That your Petitioner(s) seek(s) approval of the Preliminary Plan for a  
subdivision of said premises to be known and described as \_\_\_\_\_  
BLOOMINGTON COMMONS  
which Preliminary Plan is attached hereto and made a part hereof;
3.     That your Petitioner(s) also seek(s) approval of the following exemptions  
or variations from the provisions of Chapter 24, of the Bloomington City  
Code:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHEREFORE, your Petitioner(s) pray(s) that the Preliminary Plan for the  
BLOOMINGTON COMMONS  
subdivision submitted herewith be approved with the exemptions or variations as  
requested herein.

Respectfully submitted,



\_\_\_\_\_  
Core Bloomington Commons, LLC and  
Southern Centers at Hialeah as Tenants  
in Common (TIC)

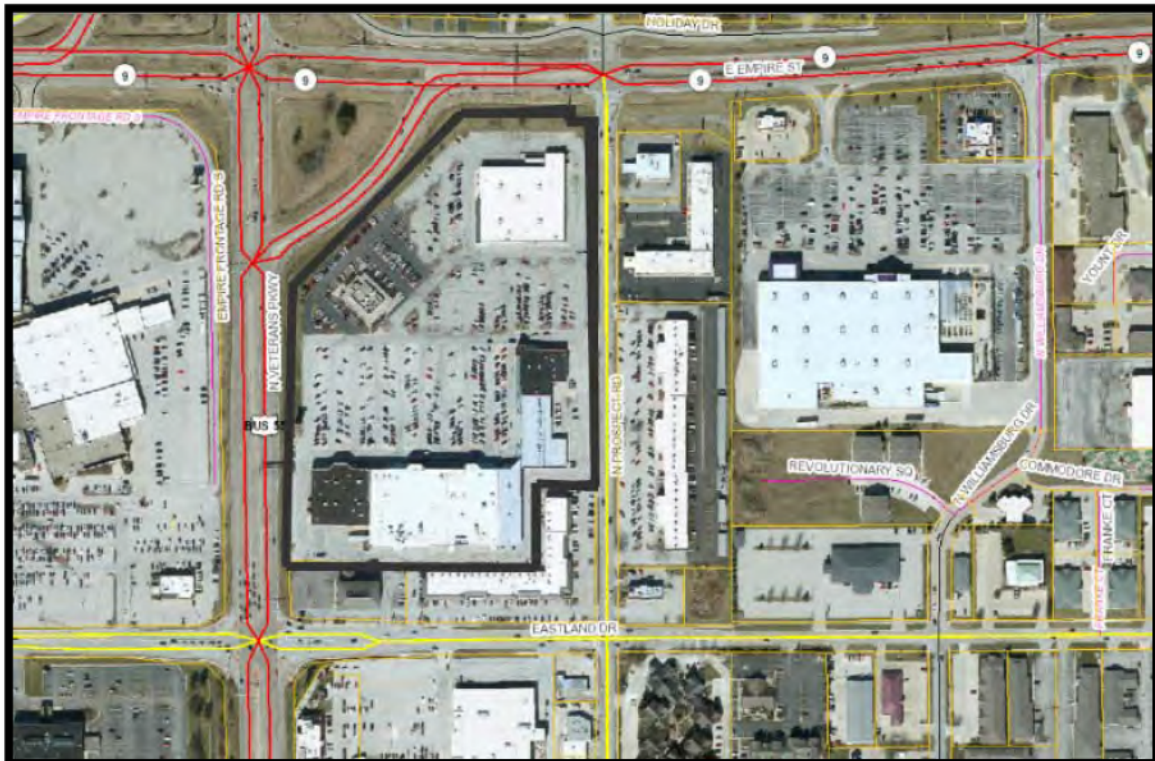
**CITY OF BLOOMINGTON**  
**REPORT FOR THE PLANNING COMMISSION**  
**January 8, 2019**

| CASE NUMBER:                                                                                         | SUBJECT PROPERTY:                                                                                                                                    | TYPE:                                       | SUBMITTED BY:     |
|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-------------------|
| PS-01-20                                                                                             | 1701 E. Empire Street                                                                                                                                | Preliminary Plan                            | Planning Division |
| PR-02-20                                                                                             | 1701 E. Empire St                                                                                                                                    | Legislative Site Plan Review—New Restaurant | Planning Division |
| REQUEST:                                                                                             | The applicant would like to subdivide the property into five lots and improve two of the lots with a new restaurant and a remodeled retail building. |                                             |                   |
|                                                                                                      |                                                                                                                                                      |                                             |                   |
| Staff finds that the application <b>meet the</b> Zoning Ordinance’s guidelines for preliminary plan. |                                                                                                                                                      |                                             |                   |
| Staff finds that the application <b>meet the</b> Zoning Ordinance’s guidelines for site plan review. |                                                                                                                                                      |                                             |                   |

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

1. The City Council approve a preliminary plan for Bloomington Commons subdivision with the condition that the plan is revised to include staff comments.
2. That City Council approve a site plan for a new restaurant with the condition that the site plan is revised to comply with the attached staff comments.





**NOTICE**

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on December 23, 2019.

**GENERAL INFORMATION**

Applicant: Core Bloomington Commons, LLC and Southern Centers at Hialeah

Owner: Adam Firsel

**PROPERTY INFORMATION**

Existing Zoning: B-1 General Commercial District w/P-3 Airport Noise Impact Overlay

Existing Land Use: Retail/Entertainment

Proposed Use: Retail/Entertainment

Legal Description: PT NW NE - BEG NW COR BELTLINE SUB 5TH ADD, N396.53', NE311.3', NE628.85', E305.65', S42', E TO W LN PROSPECT RD, S921.54', W145', S200', W TO POB (EX PT FOR RD AS IN 97/2858) 2-23-2E.

APPROX. 17.96 ACRES

PIN: 21-02-201-002

**Surrounding Zoning and Land Uses**

**Zoning**

North: B-1 General Commercial District, w P-3

North: R-1C Single Family Residential w/P-3

South: B-1 General Commercial District w/P-3

East: B-1 General Commercial District w/P-3

East: B-2, Local Commercial District w/P-3

West: B-1 General Commercial District w/P-3

Southwest: C-1 Office District

**Land Uses**

North: Auto Repair, Offices

North: Single family homes

South: Bank, Retail

East: Retail, Restaurants

East: Retail, Offices, Apartments

West: Retail

Southwest: Hospital

**PROJECT DESCRIPTION**

**Background:**

1701 E. Empire St, the subject property, is located at the southeast corner of Veterans Parkway/US 55 and E. Empire Street/Route 9. The subject property is approximately 17.96 acres and is improved with a retail/shopping center, Olive Garden Restaurant, and former Toys “R” Us store. Veterans Parkway and Route 9/Empire St. are arterial roads with roughly 36,000 and 20,000 vehicles a day, respectively. The property is zoned B-1 General Commercial District. The district contemplates retail uses and larger regional commercial destinations. The trend in development for the surrounding properties is also towards retail. The subject property is adjacent to other retail centers (east, south) and Bloomington’s Eastland Mall (west). North of the subject property, on the north side of Route 9/Empire Street, is an auto repair center, restaurant, car dealership, and vacant bowling alley. A neighborhood of single-family homes is also north of Route 9/E. Empire St.

The property was first developed in 1970 as Zayre Department Store, and has since been remodeled into a retail complex anchored by Schnuck’s Grocery Store, Barnes & Noble, and JoAnne Fabrics. The Toys “R” Us building opened in 1988, and Olive Garden opened in 1993. Originally, the property took access from north El Dorado frontage road that paralleled Veterans Parkway, and connected to Prospect Road. The City vacated the frontage road after constructing

**Agenda Item 5B and 5C**  
**Preliminary Plan and Site Plan Review**

Eastland Drive, in the early 1990s, and the frontage road was incorporated into the site as an access aisle. All buildings are located on the same parcel and share parking. Most of the site is developed and was improved prior to adoption of the revised zoning ordinance in March 2019. The applicant is proposing a new restaurant, which is subject to following the zoning ordinance regulations. The other buildings are considered existing. If these are not compliant with the revised zoning ordinance, then they are also considered legal non-conforming, or more commonly, “grandfathered”.

**Project Summary:**

*PS-01-20 Preliminary Plan*

The applicant is requesting approval of a preliminary plan for subdividing the property into five lots. Chapter 24 of the City Code outlines the subdivision requirements. A preliminary plan is a conceptual layout for the lots and utilities serving a piece of property. It is required before final platting land. Once land is final platted, it can be sold to a new owner. The preliminary plan will allow the property owner to formally subdivide and sell or lease the lots to a different owner. Each lot must have frontage and access to a public or private street. Access to public utilities is also a prerequisite for development and improvements.

A table of the proposed lots and their proposed uses is below.

| <b>Lot #</b> | <b>Size (square feet)</b> | <b>Zoning Designation</b> | <b>Use</b>                  |
|--------------|---------------------------|---------------------------|-----------------------------|
| Lot 1        | 445,960                   | B-1                       | Grocery Store/Retail Center |
| Lot 2        | 106,256                   | B-1                       | Parking Lot                 |
| Lot 3        | 63,690                    | B-1                       | Restaurant                  |
| Lot 4        | 67,247                    | B-1                       | Restaurant                  |
| Lot 5        | 114,474                   | B-1                       | Retail                      |

A blanket cross-access and shared parking easement that covers the entire property would be platted to facilitate access across the lots. Lot 2, a parking lot will provide additional parking for both Lots 3, 4, and 5. A list staff comments is attached to this report. These comments should be addressed on the preliminary plan before the plan is approved by Council. An approved preliminary plan is valid for three years.

*PR-02-20 Site Plan Review*

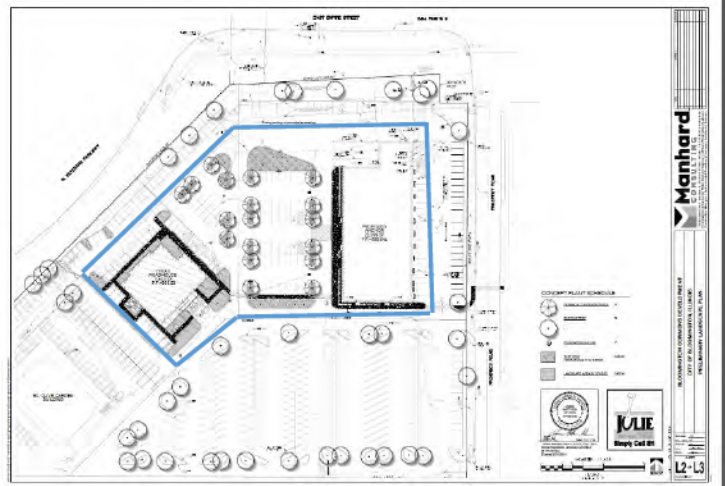
The application and site plan are attached to this report. The Planning Commission is charged with reviewing the application submitted. The legislative site plan review gauges the general layout, location, and design of the project. It does not substitute as an approval of administrative site plan review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

The applicant would like to build a new restaurant on Lot 4 and redevelop and remodel the former Toys “R” Us building on Lot 5. The project will use much of the existing parking and impervious surface area. The applicant is proposing to retain the exiting landscaping on Lots 2 and the perimeter of Lots 5 and 4. New landscaping and landscaping islands are proposed for the parking lot of the restaurant and the new retail facility. The proposed landscaping complies with



## Agenda Item 5B and 5C Preliminary Plan and Site Plan Review

the new code. The area outlined in blue on the landscaping plan shows the area where improvements are proposed. The new ordinance requires a landscaped parking island every 10 parking spaces. The existing landscaping complies with the previous code. This area is outside of the area enclosed by the blue lines on the landscaping plan. The applicant is requesting a variance to be allowed to retain the existing landscaping and parking configuration which conformed to the previous ordinance.



### ANALYSIS

#### Submittals

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

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

The site plan review only applies to Lots 4 and 5. The applicant is proposing to demolish a portion of the former Toys R Us building to create space to build a new 7,693 square foot restaurant just east of the existing Olive Garde restaurant.

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

|                                                      |                                       |                    |                                            |
|------------------------------------------------------|---------------------------------------|--------------------|--------------------------------------------|
| <b>Site Area</b>                                     | 67,247 square feet (Lot 4) Restaurant |                    |                                            |
| <b>Building Area</b>                                 | 7,693 square feet                     |                    |                                            |
| <b>Requirement</b>                                   | <b>Allowed/Required</b>               | <b>Provided</b>    | <b>Deviance</b>                            |
| Floor Area Ratio (FAR)                               | 0.8                                   | 0.11               | Compliant                                  |
| Front yard setbacks                                  | 0ft                                   | 89ft               | Compliant                                  |
| Side yard building setbacks                          | 5ft                                   | 45; 51ft           | Compliant                                  |
| Rear yard building setbacks                          | 5ft                                   | 34ft               | Compliant                                  |
| <b>Parking spaces</b>                                | <b>96</b>                             | <b>103 (6 ADA)</b> | <b>Exceeds maximum parking by 7 spaces</b> |
| <b>Bicycle parking</b>                               | <b>5</b>                              | <b>4</b>           | <b>-1</b>                                  |
| Minimum aisle widths                                 | 24ft                                  | 25ft               | +1ft                                       |
| Minimum parking stall dimensions (width/length)      | 8.5/17                                | 9/18               | +0.5/+1                                    |
| Parking lot perimeter landscaping (front/sides/rear) | 12ft/6ft/6ft                          |                    | +6ft/+4/+4ft                               |

**Agenda Item 5B and 5C**  
**Preliminary Plan and Site Plan Review**

|                                                            |                                 |                                                                        |                                                                   |
|------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------|
| Building Foundation landscaping                            | Required                        | Provided                                                               | Compliant                                                         |
| <b>Landscaping island required every 10 parking spaces</b> | <b>Required</b>                 | <b>Provided for new development, not provided for existing parking</b> | <b>Variance requested from having to provide for existing lot</b> |
| 5ft pedestrian route to sidewalk                           | Required                        | Provided                                                               | Provided                                                          |
| 5ft pedestrian path through parking lot to entrance        | Required                        | Provided                                                               | Provided                                                          |
| Dumpster screening                                         | 6ft minimum                     | Provided                                                               | Compliant                                                         |
| Dumpster location                                          | In Rear/Side yard               | Provided                                                               | Compliant                                                         |
| Transitional yard landscaping                              | NA                              | NA                                                                     | NA                                                                |
| Lighting Plan                                              | Provided                        | Complaint                                                              | Compliant                                                         |
| Storm water management                                     | Storm water requirements apply. | Provided, maintained agreement needed                                  | Compliant, maintenance agreement needed, see staff comments.      |

|                                                            |                                     |                                                                        |                                                                   |
|------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------|
| <i>Site Area</i>                                           | 114, 474 square feet (Lot 5) Retail |                                                                        |                                                                   |
| <i>Building Area</i>                                       | 22,099 square feet                  |                                                                        |                                                                   |
| <i>Requirement</i>                                         | <i>Allowed/Required</i>             | <i>Provided</i>                                                        | <i>Deviance</i>                                                   |
| Floor Area Ratio (FAR)                                     | 0.8                                 | 0.19                                                                   | Compliant                                                         |
| Front yard setbacks                                        | 0ft                                 | 127.66ft                                                               | Compliant                                                         |
| Side yard building setbacks                                | 5ft                                 | 31ft                                                                   | Compliant                                                         |
| Rear yard building setbacks                                | 5ft                                 | 20ft                                                                   | Compliant                                                         |
| <b>Parking spaces</b>                                      | <b>110</b>                          | <b>129</b>                                                             | <b>Exceeds maximum parking by 19 spaces</b>                       |
| Bicycle parking                                            | 5                                   | 5                                                                      | 0                                                                 |
| Minimum aisle widths                                       | 24ft                                | 25                                                                     | +1ft                                                              |
| Minimum parking stall dimensions (width/length)            | 8.5/17                              | 9/18                                                                   | +0.5/+1                                                           |
| Parking lot perimeter landscaping (front/sides/rear)       | 12ft/6ft/6ft                        | 30ft/6ft/NA                                                            | +18/0/NA                                                          |
| Building Foundation landscaping                            | Required                            | Provided                                                               | Compliant                                                         |
| <b>Landscaping island required every 10 parking spaces</b> | <b>Required</b>                     | <b>Provided for new development, not provided for existing parking</b> | <b>Variance requested from having to provide for existing lot</b> |
| 5ft pedestrian route to sidewalk                           | Required                            | Provided                                                               | Provided                                                          |
| 5ft pedestrian path through parking lot to entrance        | Required                            | Provided                                                               | Provided                                                          |
| Dumpster screening                                         | 6ft minimum                         | Provided                                                               | Compliant                                                         |
| Dumpster location                                          | In Rear/Side yard                   | Provided                                                               | Compliant                                                         |
| Transitional yard landscaping                              | NA                                  | NA                                                                     | NA                                                                |
| Lighting Plan                                              | Provided                            | Complaint                                                              | Compliant                                                         |
| Storm water management                                     | Storm water requirements apply.     | Provided, maintained agreement needed                                  | Compliant, maintenance agreement needed, see staff comments.      |



**Requested variances:**

- 1. To allow existing parking lot design for a portion of the redeveloped property, Lots 4 and Lots 5, and not require a landscaping island every 10 spaces, provided that proposed improvements will not increase the net impervious area.**

The applicant is proposing improvements on a portion of the property, the proposed Lots 4 and 5. The ordinance states that buildings and structures lawfully existing prior to adoption of the new ordinance may be repaired and maintained without providing or modifying landscaping. The construction of the new building and the modification of the existing Toys “R” Us building triggers the need to comply with the landscaping requirements of the code. The proposed improvements comply with the landscaping requirements including adding a pedestrian access to the building from the parking lot and the sidewalk. The additional landscaping will improve the character of the development and investment will also support surrounding property values. Additionally, the applicant is attempting to maintain the existing circulation patterns and is working within the constraints of existing utilities, infrastructure, and traffic designs. The constraints of infill redevelopment associated with this location, and the proposed lot configurations create a physical hardship that makes unreasonable adherence difficult.

- 2. To exceed the maximum amount of parking allowed on Lots 4 and 5.**

The applicant is retaining the existing parking, which exceeds the code since it was established prior to the adoption of the revised ordinance. The project is an infill redevelopment project at two of Bloomington’s major arterial roads. Staff supports the additional parking since the redevelopment, reduces the size of an existing parking lot, and makes use of an expansive parking lot. Additionally, since the businesses do not have staggered operational schedules (i.e the restaurants will be open at the same times as the retail), there is less of an opportunity for shared parking. Furthermore, since this location is at the intersection of two state roads, it is also likely that the majority of patrons will be traveling by car and the additional parking will be necessary.

- 3. Reduction in the amount of bicycle parking.**

The proposed restaurant site plan is short one bicycle parking space. Staff does not support a variance for this and requests an additional space is added.

**Compliance with the Comprehensive Plan 2035**

- ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City.
- ED-4.2f. Improve the appearance of the City’s primary entrances.
- ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex. Closed malls and expansive parking lots.
- Tier 1 Infill Redevelopment priority.

**Findings of Fact:**

**PS-01-20** Section 24.2.3 of the City's Code outlines the following guidelines to be used to evaluate a proposed subdivision within the jurisdiction:

1. *To protect, provide and promote the public health, safety and general welfare of the City;* the proposed preliminary plan recognizes the standard and does not conflict with this guideline. The standard is met.
2. *To guide the future growth and development of the City, in accordance with the Comprehensive Plan;* the allowed uses, office/retail, promotes "creating a destination for residents and employees from the community and the surrounding area." **The standard is met.**
3. *To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;* the proposed preliminary plan provides adequate fire hydrants and circulation. The lots are large enough to encourage building separations, which allow for light and air circulation. Storm water management is provided, and the Engineering Department reviews final construction plans of any public improvements. **The standard is met.**
4. *To protect the character and the social and economic stability of all parts of the City and to encourage the orderly and beneficial development of all parts of the community;* the preliminary plan allows the property owner to subdivide land, and sell or lease some of the smaller lots to other entities. The development of the lots 3,4,5 provides complementary uses that synergize with the retail strip center and grocery tenants. **The standard is met.**
5. *To protect and conserve the value of land throughout the City and the value of buildings and improvements upon the land, and to minimize the conflicts among the uses of land and buildings;* **The standard is met.**
6. *To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;* The City's Engineering, Building Safety, Community Development and Water Departments reviewed the plan. Their comments are incorporated into this report. **Once these comments are addressed, the standard will be met.**
7. *To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the City, having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings, and to provide for the property location and width of streets and buildings setback lines;* The proposed preliminary plan meets the City Code's set back requirements for the B-1 District. No access is allowed on



**Agenda Item 5B and 5C**  
**Preliminary Plan and Site Plan Review**

Veterans Parkway and Route 9 so the blanket cross access easements facilitates on site circulation, shared parking, and reduces congestion onto the public roads. **The standard is met.**

8. *To establish reasonable standards of design and procedures for subdivision codes and re-subdivisions, in order to further the orderly layout and use of land, and to insure property legal descriptions and monumenting of subdivided land; the preliminary plan will be in agreement with the Manual of Practice and Design once the staff comments are addressed. **The standard will be met.***
9. *To insure that public facilities are available and will have a sufficient capacity to serve the proposed subdivision code and area reasonably anticipated to be served by such facilities; the capacity of public facilities is adequate including water for fire suppression, police, and streets. **The standard is met.***
10. *To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the City in order to preserve the integrity, stability and beauty of the community and the value of the land; detention is provided on site. The development of the restaurant necessitates new landscaping that will help provide shade, reduce impervious areas, filter water runoff and beautify the site. **The standard is met.***
11. *To preserve the natural beauty and topography of the City and to insure appropriate development with regard to these natural features; **the standard is met.***
12. *To provide for open spaces through the most efficient design and layout of the land, including the use of average density in providing for minimum width and area of lots, while preserving the density of land as established in the City's zoning ordinance (Ordinance No. 1998-42). **The standard is met.***

**PR-02-20** The legislative site plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in deciding on the proposed site plan (44.17-9):

- A. *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. The proposed uses are compatible with the surrounding uses. The building facades are also architecturally compatible. Parking lot circulation is maintained and appropriate. The proposed development has a pedestrian connection from Prospect Road which will allow patrons to access the bus stop on the corner of Prospect Rd and Eastland Drive. The standard is met.*

**Agenda Item 5B and 5C**  
**Preliminary Plan and Site Plan Review**

- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The redeveloped parking area maintains safe circulation and provides safe pedestrian accommodations. Maintaining the existing parking will also reduce adverse impacts and congestion on the site. The standard is met.
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The standard is met.
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposed use is compatible with the trend in development. The investment will support existing property values. The standard is met.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motions recommending:

1. The City Council approve a preliminary plan for Bloomington Commons subdivision with the condition that the plan is revised to include staff comments.
2. That City Council approve a site plan for a new restaurant with the condition that the site plan is revised to comply with the attached staff comments.

Attachments:

1. Draft Ordinance approving the preliminary plan and site plan
2. Exhibit A-“Legal Description”
3. Exhibit B-Preliminary plan
4. Exhibit C-Site Plans
5. Petition for preliminary plan
6. Petition for site plan review
7. Zoning Map
8. Aerial Map
9. Newspaper publication and neighborhood notice



**Staff Comments**  
**1701 E. Emerson**  
**Subdivision**

1. Revise the title of the document from "Preliminary Plat" to "Preliminary Plan"
2. Review City Code (Ch. 24) and the Manual of Practice (Section 1.05A) for items required on a Preliminary Plan.
3. Include Planning Commission and City Council approval blocks and signature lines on cover page.
4. - Identify benchmarks and vertical control points.
5. Include grades /elevations
6. Show the 100-year flood route.
7. Clearly identify whether public utilities shown on the plans are public or private.
8. Include a legend for symbols and lines on plan.
9. The zoning on the property is B-1 not C-3, amend the zoning map on the front page.
10. Include easements for any public utilities, existing or proposed.
11. Extend the pedestrian path to Olive Garden
12. Show a no-access strip for Lots 1, 3, 4, and 5 along Veterans Parkway and Route 9/E. Empire St.
13. Remove the mid-block crossing for Prospect and relocate the crossing to the signalized crossing at Empire St. Show side walk on the west side of Prospect from the cross walk to the pedestrian path.
14. Clarify future ownership of Lot 2
15. Amend the proposed access easement to include a shared parking easement as well, between lot 2, and lot 4, 5, and 3.
16. Provide private easements for storm sewers and a storm water management agreement to clarify which party is responsible for management of the storm water and detention for this site.
17. Include detention information on the preliminary plan (e.g. detention is provided on lot 1 for the benefits of lots 2-5)
18. Add a pedestrian access across to give pedestrian access to connect Lot 1 strip center to Prospect Road.
19. Add an additional bicycle parking space to the restaurant.

**MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 8, 2020 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET  
BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Thomas Krieger; Mr. Mark Muehleck; Chairperson Megan Headean.

**MEMBERS ABSENT:** Mr. Tyson Mohr; Mr. Kevin Suess; Mr. Eric Penn; Ms. Megan McCann.

**OTHERS PRESENT:** Mr. Bob Mahrt, Community Development Director; Ms. Katie Simpson, City Planner; Ms. Casey Weeks, Assistant City Planner; Mr. George Boyle, Assistant Corporate Counsel.

**CALL TO ORDER:** Chairperson Headean called the meeting to order at 4:02 PM Mr. Mahrt called roll. With six members present, the Commission established a quorum.

**PUBLIC COMMENT:** None

**MINUTES:** Review the minutes of the December 11, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyle commented to amend the spelling of Mr. Lenz's name, and spelling of "counsel." Mr. Boyd made a motion to approve as amended. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

**REGULAR AGENDA:**

- A. PR-01-20** Public Hearing, review and action on a site plan review application submitted by Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC, for construction of a new car wash at 2702 E. Oakland Ave. Bloomington, IL (Ward 1).

Ms. Simpson gave a staff presentation with the recommendation to approve the site plan for new construction of a car wash at 2702 E. Oakland Ave. including a variance to increase the height of the building. Staff received emails from JoAnn Thompson and Lawrence Weller regarding ingress/egress from Oakland Ave. These emails are entered as Exhibit I and Exhibit II. The developer was asked to construct a pork chop at the Oakland Ave ingress/egress that would not allow a left hand turn into or out of Oakland Ave. into the car wash.

The 20 feet height allowance maximizes the size of vehicles that can enter the bay of the car wash. Additional building height for the car wash allows for a parapet wall to hide mechanicals on the roof. Queuing will be accessed from Eldorado



Road not E. Oakland. Staff considered not allowing access from Oakland, but determined it would render the property difficult to develop. Staff feels the development will favorably affect surrounding businesses. A car wash is a permitted use in the B-1 District.

Mr. Eric Kirchner, P.E.; Senior Project Manager for Club Carwash, was sworn in and addressed the Commission. The property owner owns multiple car washes throughout multiple states. Five employees are staffed for each shift throughout open hours. There are 17 self-vacuuming bays. Mechanical equipment is screened. The billboard has an existing lease and will remain on site. There are three lanes to enter the car wash to prevent extended lines. The developer has no opposition to putting a pork chop at the Oakland Ave. entrance.

Chair Headean would prefer to have a pork chop constructed to prevent left hand turns into or out of the site from Oakland Ave. Mr. Muehleck motioned to approve the petition with a height variance and addition of the pork chop median at the Oakland Ave. entrance. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

Mr. Stanczak made a motion to approve staff findings. Mr. Krieger seconded the motion. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0)

- B. PS-01-20** Public Hearing, review and action on a preliminary plan submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for the Bloomington Commons Subdivision commonly located at 1701 E. Empire Street Bloomington IL (Ward 5).
- C. PR-02-20** Public Hearing, review and action on a site plan review application submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for new construction of a restaurant at 1701 E. Empire Street Bloomington IL (Ward 5).

Items B and C will be presented at the same time since they are for the same site. Ms. Simpson presented the staff report and recommendation to approve the preliminary plan and site plan. After the preliminary plan is approved by City Council it can be sold. Bloomington Commons includes the Schnucks, Chucky Cheese, Olive Garden, JoAnn Fabrics and other stores. Five new lots are created within the one lot, so each business will have its own lot. A portion of the Toys-R-Us building will be demolished and occupied by an anchor tenant. Staff recommends a bicycle parking space and pedestrian pathway. Lot 2 can function as spillover parking, but the lots allow for required parking as drawn.

Staff recommends approval of the site plan. One additional bicycle parking space is required to meet regulations. The site complies with landscaping requirements. Vehicle access is from Prospect. Staff recommends pedestrian access from the light signal at E. Empire Street and Prospect Road, so a signal is provided. Applicant is requesting a variance to allow for additional parking. The

landscaping plan meets requirements. This project aligns with the comprehensive plan. Pedestrian pathways connecting the businesses aligns with the comprehensive plan. The developer is proposing a crosswalk mid-street rather than at the light signal. Staff recommends a sidewalk on the west side of Prospect Road to access the signaled crosswalk. The City traffic engineer spoke in favor of having the pedestrian crossing at Empire Street and Prospect Road, so pedestrians have a signal. There is currently no sidewalk on the west side of Prospect Road. The state is proposing improvements on Route 9 which will allow for improved pedestrian access from the residences to the north. A sidewalk currently exists on the east side of Prospect Road.

Mr. Adam Preshal, 200 S. Wacker, Chicago, IL, Managing Member for the property owner of Bloomington Commons. JoAnn Fabrics is moving from the corner space into the former Toy-R-Us building which will be partially demolished. Jared Placek who is the civil engineer with Manhard Consulting and for the project.

Mr. Jared Placek, project engineer was sworn in. Developers concern is that the Empire/Prospect intersection is too busy to cross safely. Mr. Placek feels the mid-street crosswalk was safer. Chair Headean asked the petitioners if they consider that constructing a sidewalk on the west side of Prospect Road would be a hardship, and both representatives said, yes. Each building will have its own lot. In lot 2 they want the ability to construct a 10,000 square feet building in the future. A note will be made on the plat to signify that each building will have its own lot, but they will function as one shopping area.

Ms. Simpson suggested removing number 13 and 18 from staff comments regarding the sidewalk on the west side of Prospect Road, and continue to talk to the developer to determine whether it is necessary.

Mr. Krieger made a motion to approve the preliminary plan with the condition that the plan is revised with staff comments excluding numbers 13 and 18, and adopting the findings of fact by staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

Mr. Boyd made a motion to approve the site plan PR-02-20 with the staff recommendations excluding numbers 13 and 18 and adopt findings of fact by the staff. Role call vote: Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Krieger - Yes; Mr. Muehleck - Yes; Chairperson Headean – Yes. Approved (6-0-0).

**OLD BUSINESS:** None

**NEW BUSINESS:** Chair Headean requested to have George look at by-laws for attendance requirements for Commission members.



Staff recently received sign survey results and they are currently being reviewed. The results will be presented at the February meeting.

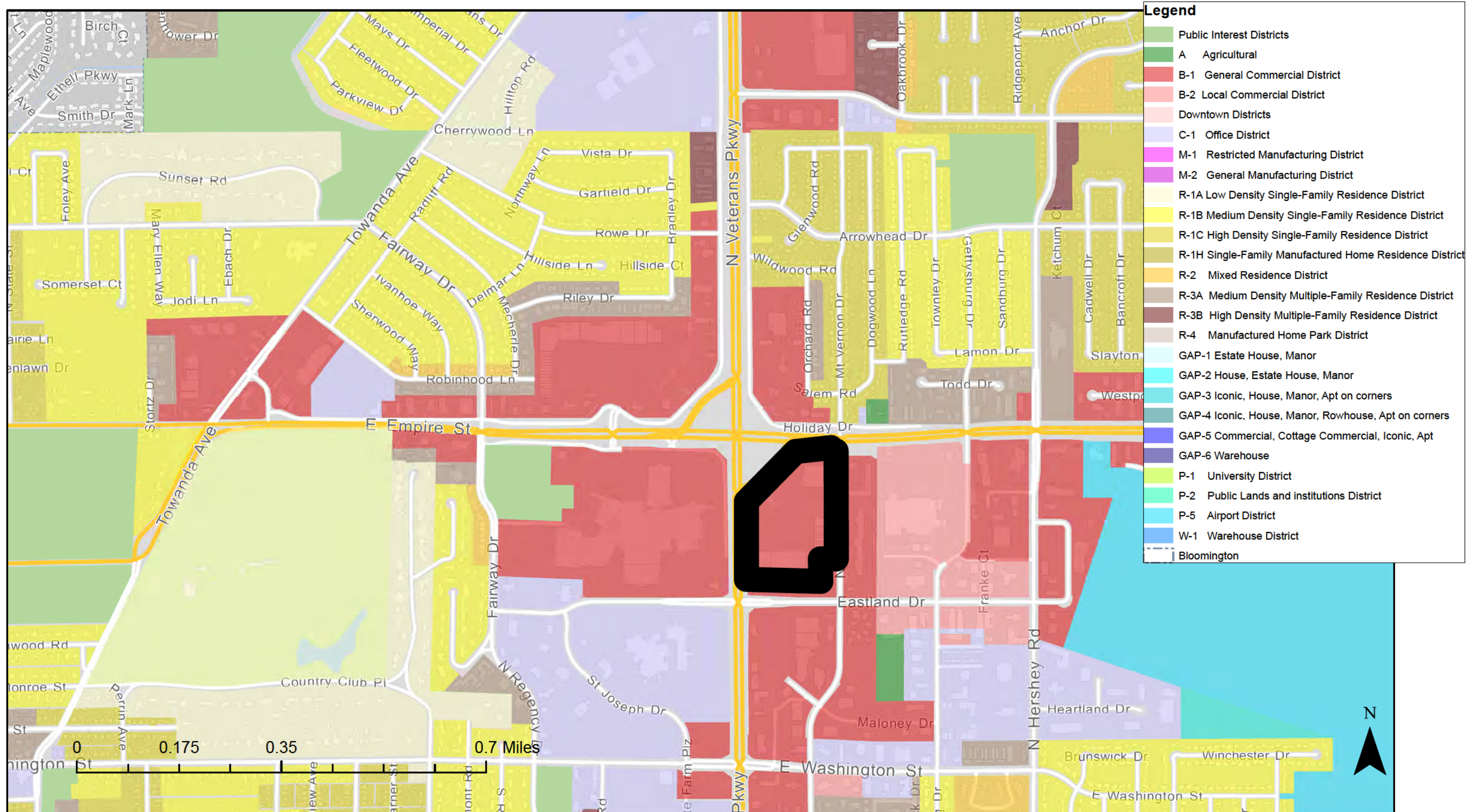
**ADJOURNMENT:** The meeting was adjourned at 5:15 pm by voice vote, motioned by Mr. Boyd.

Respectfully submitted,  
Casey Weeks  
Assistant City Planner

# Zoning Map

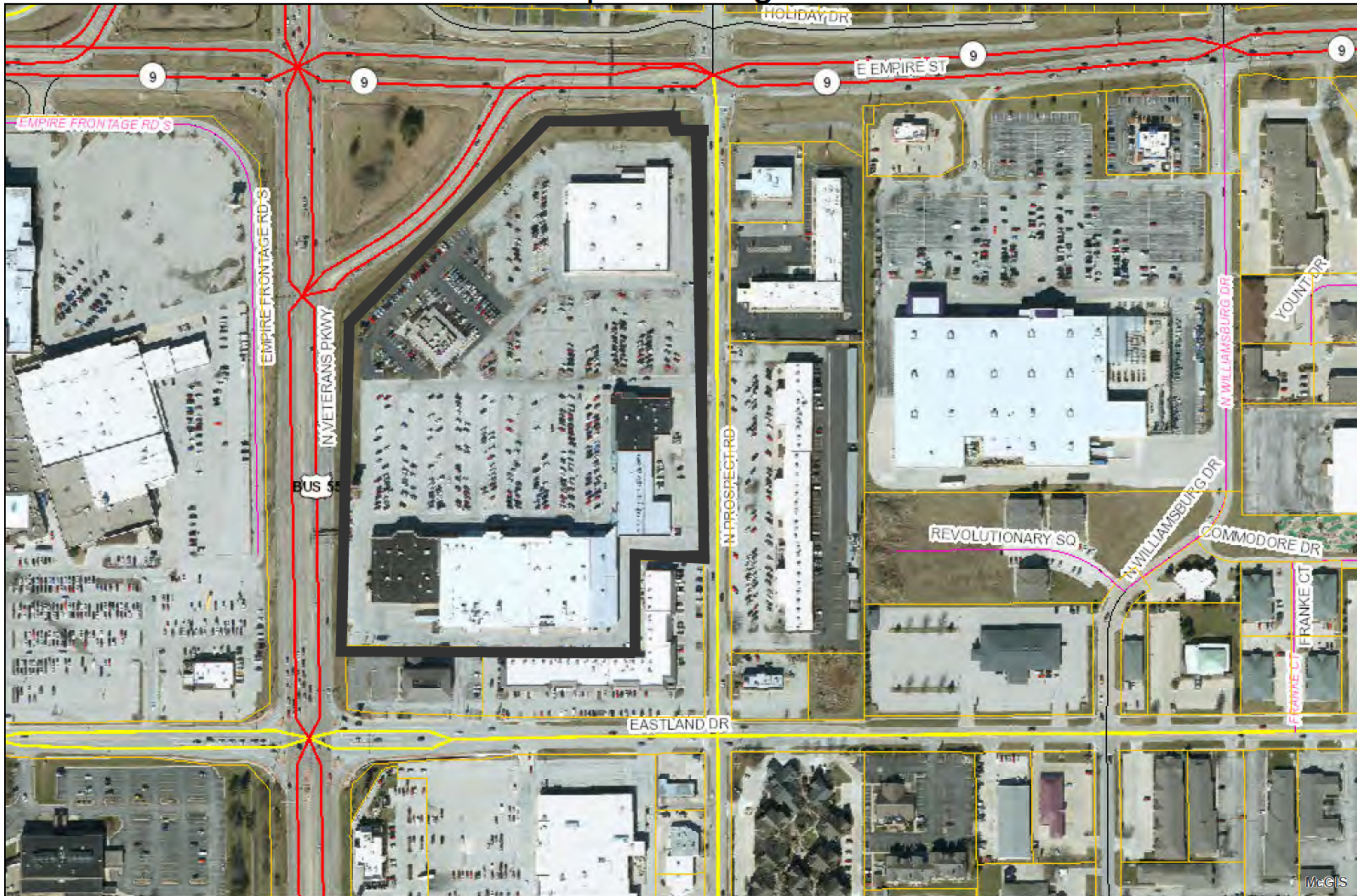
## Bloomington Commons

### 1701 E Empire St

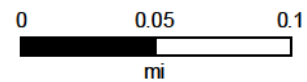




## Aerial Map Bloomington Commons



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





CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
PLANNING COMMISSION  
JANUARY 8, 2020

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearings on Wednesday, January 8, 2020 at 4:00 p.m. in the Council Chambers of the City Hall Building, 109 E. Olive St., Bloomington, Illinois, on petitions for:

Site plan review for new construction of a restaurant and public hearing and action on a preliminary plan on the property located at 1701 E. Empire Street in Bloomington, Illinois, PIN # 21-02-201-002, (hereinafter, "the subject property"). The petitions were submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah as Tenants in Common, 200 Wacker Dr., Suite #1325, Chicago, IL. The property owner is Adam Firsel, 200 Wacker Dr., Suite #1325, Chicago, IL. The site plan review is intended to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Chapter 44, Section 17-9 of the Bloomington City Code. The Planning Commission shall determine at the public hearing on the proposed preliminary plan the extent to which the proposed preliminary plan conforms to the standards in the City Code. Ch. 24, Sec. 3.2.

All interested persons may attend and provide testimony and other evidence. Copies of the submitted petitions are available for public review at the Department of Community Development, 115 E. Washington Street, Suite 201, Bloomington, 309-434-2226. In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing.

The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240, or by email [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: December 23, 2019





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

December 19, 2019

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold public hearings on January 8, 2020, at 4:00 P.M. in the City Council Chambers, 109 E. Olive Street, Bloomington, Illinois on petitions for a site plan review for new construction of a restaurant and public hearing and action on a preliminary plan for the property located at 1701 E. Empire Street in Bloomington, Illinois, PIN # 21-02-201-002, (hereinafter, "the subject property"). The petitions were submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah as Tenants in Common, 200 Wacker Dr., Suite #1325, Chicago, IL. The property owner is Adam Firsel, 200 Wacker Dr., Suite #1325, Chicago, IL. The site plan review is intended to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Chapter 44, Section 17-9 of the Bloomington City Code. The Planning Commission shall determine at the public hearing the extent to which the preliminary plan conforms with the standards of the City Code. Ch. 24, Sec. 3.2.

You are receiving this notice because you own or occupy property within a 500 foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petitions, or ask questions related to the petitioner's requests at the scheduled public hearing. Copies of the submitted petitions are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing.

The agenda and information packet for the hearings will be available prior to the hearings on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org). If you desire more information regarding the proposed petitions or have any questions, you may email [planning@cityblm.org](mailto:planning@cityblm.org) or call (309) 434-2226.

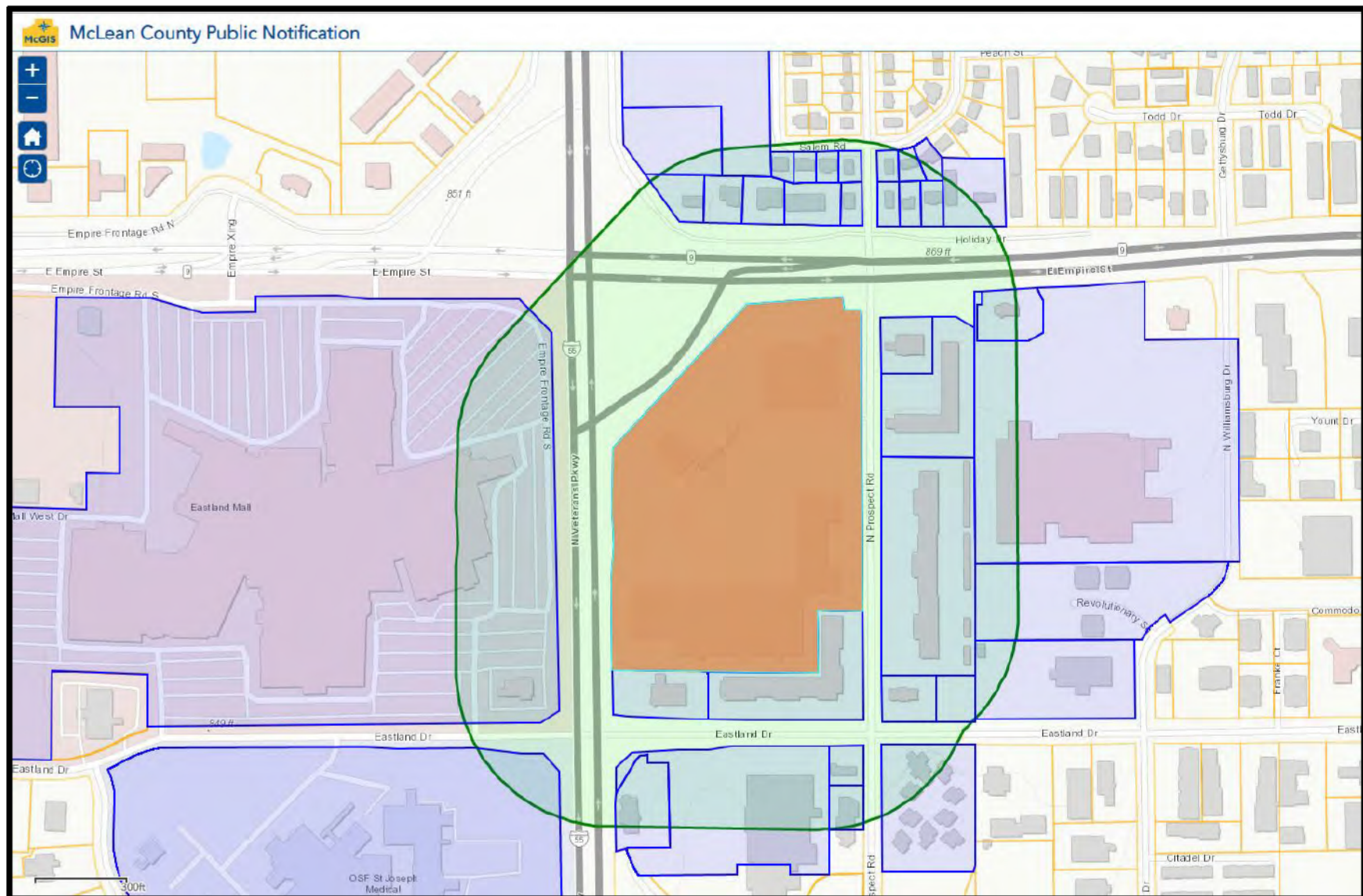
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing on January 8, 2020, For a Site Plan Review and Preliminary Plat – 1701 E. Empire St.





[REDACTED]  
1104 MOUNT VERNON DR  
BLOOMINGTON, IL 61704

[REDACTED]  
11 Northcrest Ct  
BLOOMINGTON, IL 61701

[REDACTED]  
3209 KIRKWOOD RD  
BLOOMINGTON, IL 61704

[REDACTED]  
6 ANN ARBOR CT  
BLOOMINGTON, IL 61705

[REDACTED]  
1804 E EMPIRE  
BLOOMINGTON, IL 61701

[REDACTED]  
1 BRICKYARD DR  
BLOOMINGTON, IL 61701

[REDACTED]  
6 FOX CREEK RD  
TOWANDA, IL 61776

[REDACTED] LOWES  
BOULEVARD  
MOORESVILLE, NC 28117

[REDACTED]  
[REDACTED] 26 BAY PIONTE  
BLOOMINGTON, IL 61704

[REDACTED]  
1806 E EMPIRE ST  
BLOOMINGTON, IL 61704

[REDACTED]  
1804 WOODBINE RD  
BLOOMINGTON, IL 61704

[REDACTED]  
1 BRICKYARD DR  
BLOOMINGTON, IL 61701

[REDACTED]  
1930 W Bluemound Rd Ste D  
Waukesha, WI 53186

[REDACTED]  
1703 SALEM RD  
BLOOMINGTON, IL 61704

[REDACTED]  
PO BOX 4  
BLOOMINGTON, IL 61702

[REDACTED]  
[REDACTED] 2325 E CAMELBACK RD STE  
1100  
PHOENIX, AZ 85016

[REDACTED]  
800 NE GLEN OAK AVE  
PEORIA, IL 61603

[REDACTED]  
4415 HIGHWAY 6  
SUGAR LAND, TX 77478

[REDACTED]  
2807 W WINDFLOWER CT  
PEORIA, IL 61615

[REDACTED]  
205 S LEE ST  
BLOOMINGTON, IL 61701

[REDACTED]  
2800 EASTLAKE  
MINNEAPOLIS, MN 55406

[REDACTED]  
PO BOX 4  
BLOOMINGTON, IL 61702

[REDACTED]  
1205 DOGWOOD LN  
BLOOMINGTON, IL 61704

[REDACTED]  
2205 JESSAMINE RD  
BLOOMINGTON, IL 61704

[REDACTED]  
204 N BEECH ST  
NORMAL, IL 61761

[REDACTED]  
[REDACTED] 1 BRICKYARD DR  
BLOOMINGTON, IL 61701

[REDACTED]  
3209 KIRKWOOD RD  
BLOOMINGTON, IL 61704

[REDACTED]  
P O BOX 1243  
NORTHBROOK, IL 60065

[REDACTED]  
1704 E EMPIRE ST  
BLOOMINGTON, IL 61704

[REDACTED]  
CORE 3 PROPERTY MGT 1716 RT DUNN  
DR STE 4  
BLOOMINGTON, IL 61701

[REDACTED]  
1 BRICKYARD DR  
BLOOMINGTON, IL 61701

[REDACTED]  
3120 N KANDY LN  
DECATUR, IL 62526

[REDACTED]  
41 COUNTRY CLUB PLACE  
BLOOMINGTON, IL 61701

[REDACTED]  
204 19TH ST SE  
ORANGE CITY, IA 51041

[REDACTED]  
12800 TUCKAHOE CREEK PKWY  
RICHMOND, VA 23238





## CONSENT AGENDA ITEM NO. 7.F

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** Community Development Department

**WARD IMPACTED:** Ward 5

**SUBJECT:** Consideration and action on an Ordinance Approving an Application Submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah Requesting Approval of a Site Plan for a New Restaurant at 1701 E. Empire Street, Zoned B-1 General Commercial District, as requested by the Community Development Department.

**RECOMMENDED MOTION:** The proposed Ordinance be approved.

**STRATEGIC PLAN LINK:**

-Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

-Objective 3c. Revitalization of older commercial homes

**BACKGROUND:** 1701 E. Empire Street, the subject property, is located at the southeast corner of Veterans Parkway/US 55 and E. Empire Street/Route 9. The subject property is approximately 17.96 acres and is improved with a retail/shopping center, Olive Garden Restaurant, and former Toys "R" Us store. Veterans Parkway and Route 9/Empire St. are arterial roads with roughly 36,000 and 20,000 vehicles a day, respectively. The property is zoned B-1 General Commercial District. The district contemplates retail uses and larger regional commercial destinations and requires site plan approval for new development.

The Planning Commission held a public hearing on January 8, 2020 for the site plan for a new Texas Roadhouse restaurant on the proposed Lot 4 and redevelopment of the vacant Toys "R" Us building on the proposed Lot 5 of the Bloomington Commons Subdivision. The legislative site plan review gauges the general layout, location, and design of the project. It does not substitute as an approval of administrative site plan review by city staff prior to issuing building permits. All projects must obtain approvals from the Engineering and Building Safety divisions prior to construction. If there are major changes to a site plan previously approved by City Council, the changes will require a new legislative review. The Commission determined that the proposed development was compatible with surrounding development. The applicant requested two variances to allow 1.) the development on Lots 4 and Lots 5 to not be required to add a landscaping island every 10 spaces provided that the new development will not increase the net impervious area; and 2.) to exceed the maximum amount of parking allowed on Lot 4 and Lot 5. The applicant agreed to add an additional bicycle parking spot for the new restaurant. The Commission also recommended approval of the requested variances.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Planning Commission held a public hearing on the application for site plan review on January 8, 2020 at 4:00 pm in the City Council chambers at 109 E. Olive Street in Bloomington IL. Notice of the public hearing

was published in The Pantagraph on December 23, 2019. Additionally, notices were mailed to 35 surrounding property owners, and a large metal sign was posted on the property. No one, outside of the applicant, spoke in favor of the application. No one spoke against the application. The Planning Commission voted unanimously to provide a positive recommendation to City Council with the condition that the plan is revised to include staff comments prior to the Council meeting.

**FINANCIAL IMPACT:** The site plan review will facilitate the redevelopment of the vacant Toys R US building and an underutilized piece of parking lot. The redevelopment may result in increased property tax revenues for the City, sales tax and possibly food and beverage tax revenues for the City.

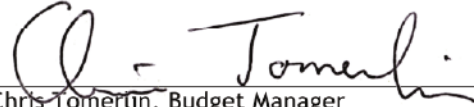
**COMMUNITY DEVELOPMENT IMPACT:** Goal ED-4 Enhance the image of Bloomington as a business-friendly community. Objective ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City. Action ED-4.2f. Improve the appearance of the City's primary entrances. ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands. Ex. Closed malls and expansive parking lots. Tier 1 Infill Redevelopment priority.

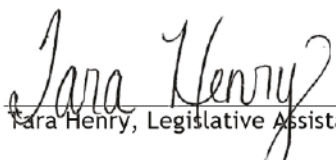
**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** N/A

Respectfully submitted for Council consideration.

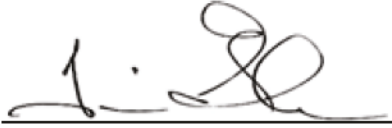
Prepared by: Katie Simpson, City Planner

Reviewed by:

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| Robert G. Mahrt, Community Development Director                                     | Chris Tomertin, Budget Manager                                                       |
| 1/31/2020                                                                           | 1/31/2020                                                                            |

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |
| George Boyle, Assistant Corporation Counsel                                         | Tara Henry, Legislative Assistant                                                    |
| 2/4/2020                                                                            | 2/6/2020                                                                             |

Recommended by:

  
Tim Gleason, City Manager

**Attachments:**

- CD 3B Ordinance 2020\_1701 E Empire Site Plan\_1
- CD 3C Exhibit B\_1701 E Empire Street\_Site Plan



- CD 3D Application\_1701 E Empire Site Plan
- CD 3E Note for Readership Referencing Additional Attachments

**ORDINANCE NO. 2020 - \_\_\_\_**

**AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY CORE BLOOMINGTON COMMONS, LLC AND SOUTHERN CENTERS AT HIALEAH REQUESTING APPROVAL OF A SITE PLAN FOR A NEW RESTAURANT AT 1701 E. EMPIRE STREET, IN THE B-1 GENERAL BUSINESS DISTRICT**

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

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan, represented in Exhibit "B" dated 1-29-20 attached hereto and made a part hereof by this reference, meets the standards for approval of a site plan as set forth in Chapter 44, Section 17-9 of the Bloomington City Code specifically:

1. Potential incompatibilities between the proposed development and surrounding existing development and/or zoning are minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography. The proposed uses are compatible with the surrounding uses. The building facades are also architecturally compatible. Parking lot circulation is maintained and appropriate. The proposed development has a pedestrian connection from Prospect Road which will allow patrons to access the bus stop on the corner of Prospect Road and Eastland Drive.
2. The proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted. The redeveloped parking area maintains safe circulation and provides safe pedestrian accommodations. Maintaining the existing parking will also reduce adverse impacts and congestion on the site.
3. Adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.
4. The proposed use is compatible with the trend in development. The investment will support existing property values; and

WHEREAS, the Planning Commission further found that the site plan application aligns with the goals of the Comprehensive Plan; and

WHEREAS, the Planning Commission further found that the variances requested by the applicant met the standards for approval of a variance set forth in Chapter 44, Section 17-8F of the Bloomington City Code; and

WHEREAS, the Planning Commission recommends that the City Council approve said site plan and variances.



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

1. That the site plan represented in Exhibit "B" dated 1-29-20, is hereby approved.
2. The following variances are approved:
  - a. A variance to allow existing parking lot design for a portion of the redeveloped property, Lots 4 and Lots 5, and not require a landscaping island every 10 spaces, provided that proposed improvements will not increase the net impervious area.
  - b. A variance to exceed the maximum amount of parking on Lots 4 and Lots 5.
3. That this Ordinance shall be in full force and effective as of the date of its passage and approval.

Passed this 10th day of February 2020.

Approved on this \_\_\_\_\_ day of February 2020.

**CITY OF BLOOMINGTON**

**ATTEST**

\_\_\_\_\_  
Tari Renner, Mayor

\_\_\_\_\_  
Leslie Yocum, City Clerk

**Exhibit "A"**

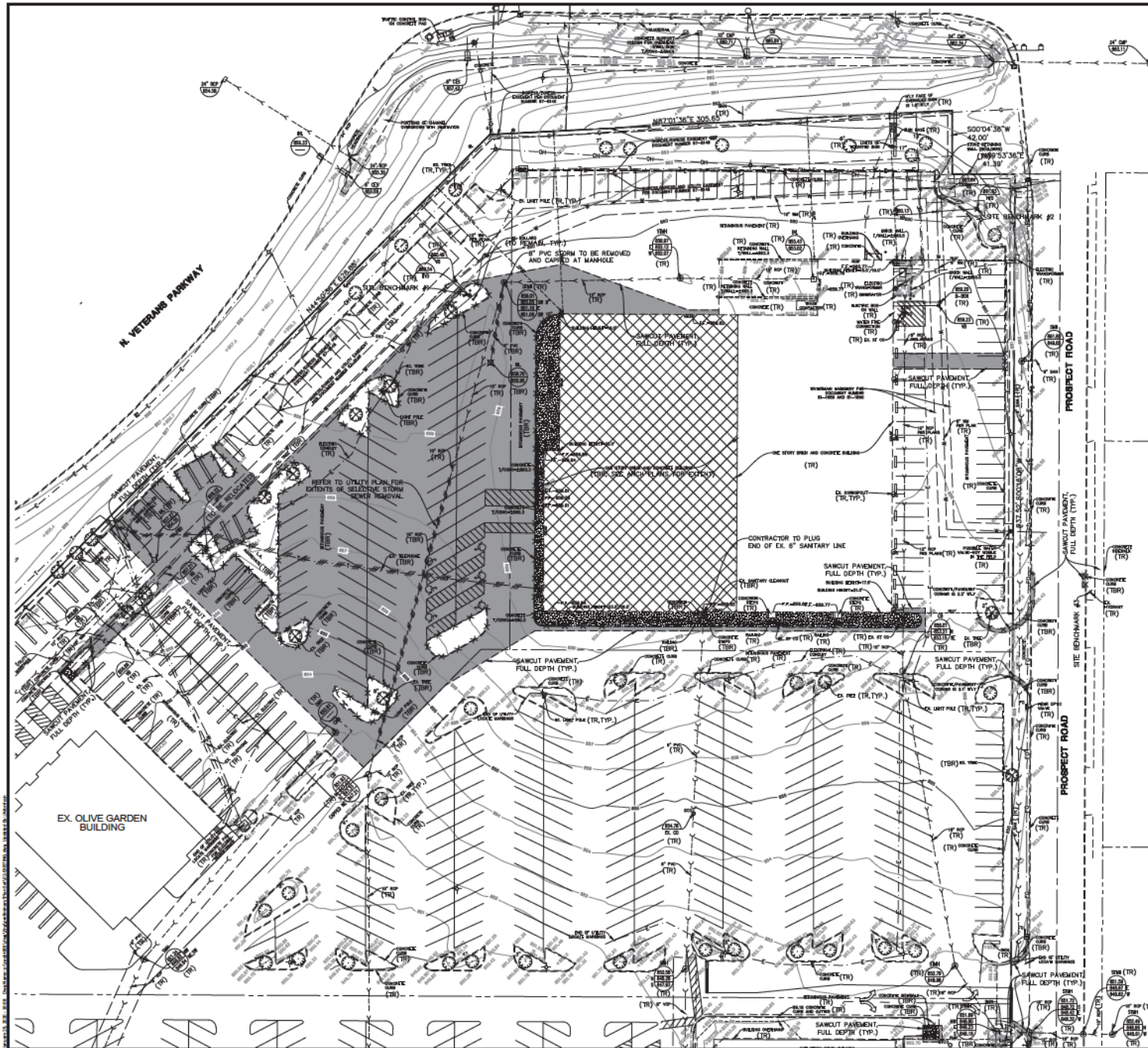
**Legal Description**

**1701 E Empire St. PIN: 21-02-201-002**

Proposed Lot 4 and 5 in the future  
Bloomington Commons Subdivision  
Legally



Exhibit B  
Site Plan  
1701 E. Empire Street  
Proposed Lots 4 and 5

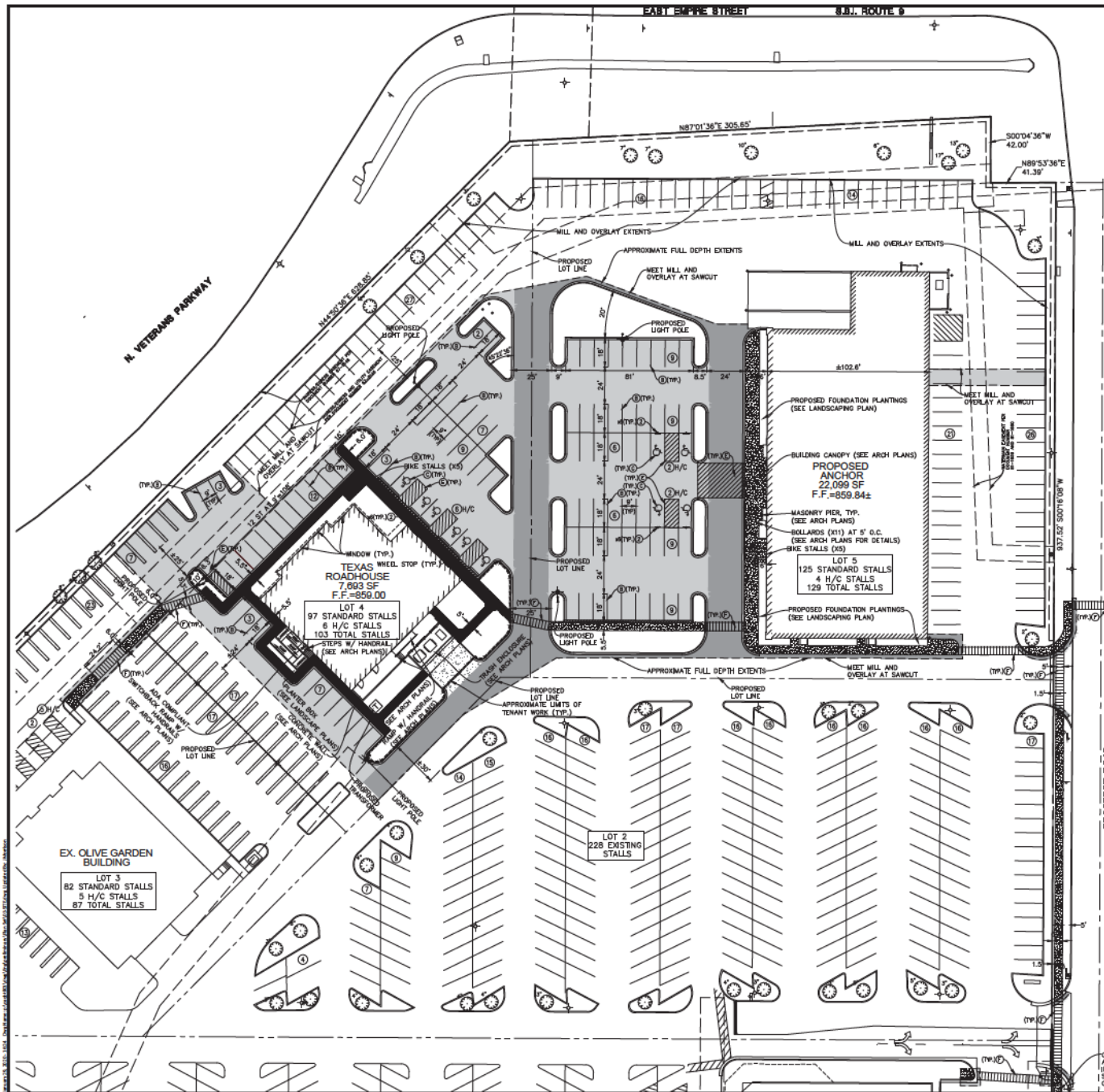


DEMOLITION LEGEND

|                                 |                                                                                  |
|---------------------------------|----------------------------------------------------------------------------------|
| [Pattern: Stippled]             | PAVEMENT SURFACE AND BINDER TO BE REMOVED FOR MILL AND OVERLAY (SEE DETAIL)      |
| [Pattern: Horizontal Lines]     | BITUMINOUS PAVEMENT AND BASE TO BE REMOVED                                       |
| [Pattern: Diagonal Lines]       | CONCRETE PAVEMENT AND BASE TO BE REMOVED                                         |
| [Pattern: Cross-Hatch]          | BUILDING TO BE REMOVED                                                           |
| [Pattern: Dashed Line]          | SAWOUT LINE                                                                      |
| [Symbol: X in square]           | FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED |
| [Symbol: X in circle]           | UTILITY STRUCTURE TO BE REMOVED                                                  |
| [Symbol: Line with cross-ticks] | UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)              |
| [Symbol: Tree icon]             | TREE TO BE REMOVED                                                               |
| (TR)                            | TO BE REMOVED                                                                    |
| (TR)                            | TO REMAIN                                                                        |

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF SEPTEMBER 25, 2018. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
  - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
  - THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PAVS, WALLS, FENCES, FOUNDATIONS, ROADS, PAVING LOTS, DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SATISFACTORY MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
  - REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.





CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, INNE RACKS, FLAG POLES, ETC. DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PROPOSE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

#### SITE LEGEND

WORK TO BE COMPLETED BY TENANT (NOT IN CONTRACT)

SCALE 1"=30'

#### SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 86.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RAIN SHALL BE 3" MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2"-#8 BARS x 18" LONG DOELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY POST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, F SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, CHAIRS, AND TRANSFER STATIONS, ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED SIDEWALK. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL, DOTTY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSURE CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT ALL UTILITIES (1-800-882-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

#### PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT**
- 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
  - 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, L-10, N50
  - 8" AGGREGATE BASE COURSE, TYPE B
- HEAVY DUTY PAVEMENT**
- 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
  - 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, L-10, N50
  - 12" AGGREGATE BASE COURSE, TYPE B
- CONCRETE PAVEMENT**
- 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W/ 4/4
  - 4" COMPACTED AGGREGATE BASE, TYPE B
- CONCRETE SIDEWALK**
- 5" PORTLAND CEMENT CONCRETE
  - 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

#### SIGN LEGEND

- ① R1-1 STOP SIGN
- ② 8x10 SIGN (SEE ARCH PLANS)
- ③ RRE LANE - NO PARKING SIGN

#### PAVEMENT MARKING LEGEND

- ① 24" WHITE STOP BAR
- ② 4" YELLOW LINE
- ③ LETTERS AND SYMBOLS PAVEMENT MARKINGS
- ④ TRAFFIC FLOW DIRECTIONAL ARROWS
- ⑤ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- ⑥ PEDESTRIAN CROSSWALK W/6" STRIPING PERPENDICULAR TO DIRECTION OF TRAFFIC W/ 6" BORDER

#### SITE DATA FOR LOTS 2-5

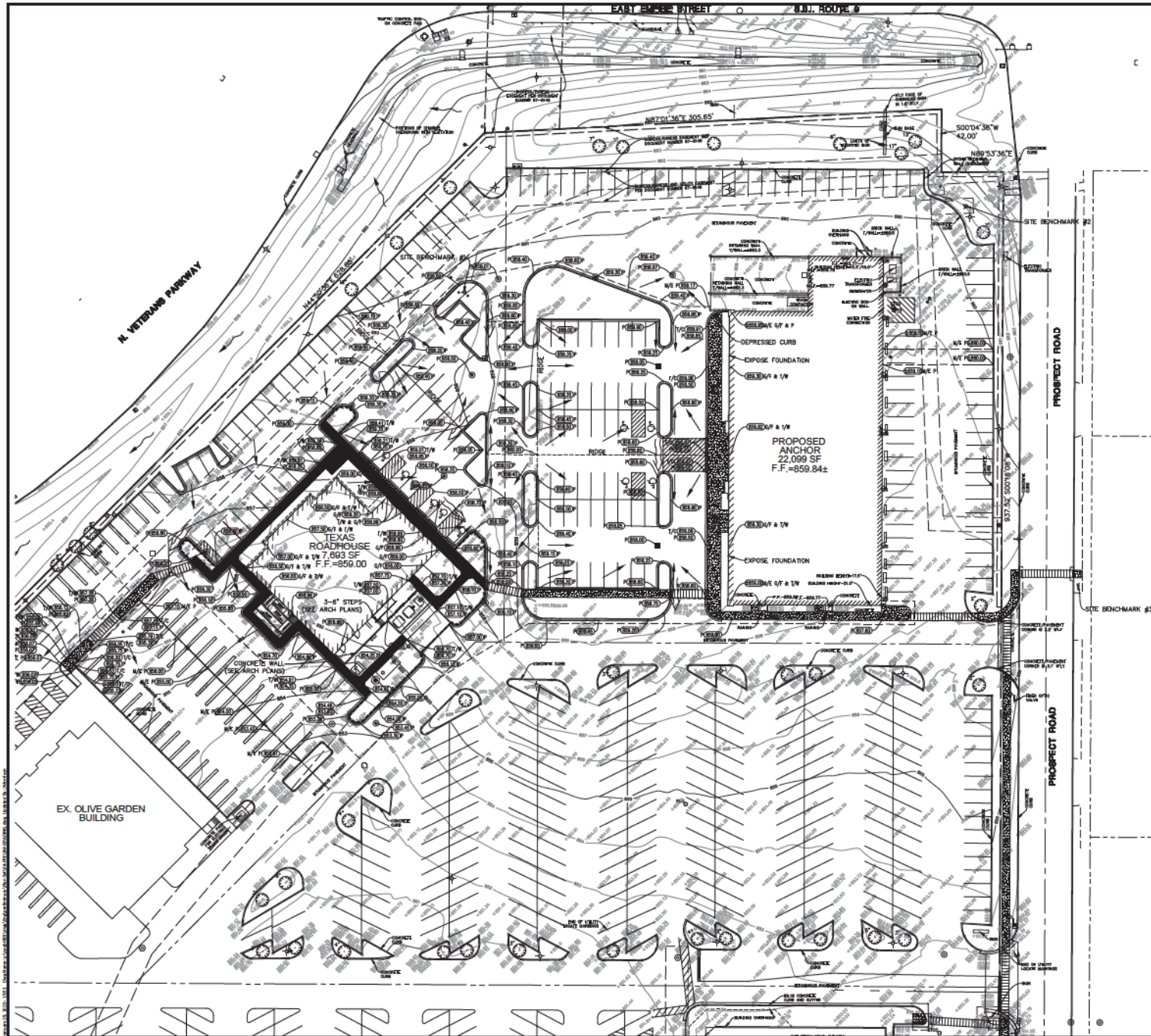
|                                                                                   |             |
|-----------------------------------------------------------------------------------|-------------|
| <b>LOT 2 (PARKING LOT)</b>                                                        |             |
| LOT AREA                                                                          | 106,256 SF  |
| STANDARD PARKING                                                                  | 228 SPACES  |
| <b>LOT 3 (OLIVE GARDEN)</b>                                                       |             |
| LOT AREA                                                                          | 63,890 SF   |
| BUILDING AREA                                                                     | 9,159 S.F.  |
| HANDICAP PROVIDED                                                                 | 5 SPACES    |
| STANDARD PARKING                                                                  | 82 SPACES   |
| <b>LOT 4 (TEXAS ROADHOUSE)</b>                                                    |             |
| LOT AREA                                                                          | 67,247 SF   |
| BUILDING AREA                                                                     | 7,893 S.F.  |
| HANDICAP PROVIDED                                                                 | 6 SPACES    |
| STANDARD PARKING                                                                  | 97 SPACES   |
| BICYCLE PARKING                                                                   | 5 SPACES    |
| <b>LOT 5 (KANN FABRIC)</b>                                                        |             |
| LOT AREA                                                                          | 114,274 SF  |
| BUILDING AREA                                                                     | 22,099 S.F. |
| HANDICAP PROVIDED                                                                 | 4 SPACES    |
| STANDARD PARKING                                                                  | 125 SPACES  |
| BICYCLE PARKING                                                                   | 5 SPACES    |
| EXISTING ZONING IS 1-1 GENERAL COMMERCIAL DISTRICT WITH 5-1 AIRPORT NOISE OVERLAY |             |

CONTINUE S SIDEWALK SOUTH ALONG PROSPECT ROAD TO BE INTO EXISTING SIDEWALK. SEE SHEET 1 FOR SIDEWALK CONTINUATION

**Manhard CONSULTING**  
 1800 S. 10th St., Suite 100, Bloomington, IL 61710  
 Tel: 309.236.1111 Fax: 309.236.1112  
 Email: info@manhardconsulting.com  
 Website: www.manhardconsulting.com  
 Professional Engineer License No. 001-00000000  
 Professional Landscaper License No. 001-00000000

**BLOOMINGTON COMMONS DEVELOPMENT**  
 CITY OF BLOOMINGTON, ILLINOIS  
 PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

SHEET  
**6 of 8**  
 CAQ.BTLD01



- GRADING NOTES:**
1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  2. PARALLEL SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MINIMUM IN ANY DIRECTION.
  3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  4. MOST EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  5. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  6. THE CONTRACTOR SHALL CONTACT JULLIE (7-800-892-0323) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHILE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  9. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 8 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FIBER TO ALL SLOPES 3:1 V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON SEPTEMBER 29, 2019. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT OBJECTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  11. TRANSITIONS FROM DEPOSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 50:1 V UNLESS OTHERWISE NOTED.

**GRADING PLAN LEGEND:**

|  |                                                                          |
|--|--------------------------------------------------------------------------|
|  | PROPOSED 1 FOOT CONTOURS                                                 |
|  | PROPOSED SPOT ELEVATION                                                  |
|  | PROPOSED FINISHED FLOOR ELEVATION                                        |
|  | PROPOSED GRADE AT FOUNDATION                                             |
|  | PROPOSED PAVEMENT ELEVATION                                              |
|  | PROPOSED TOP OF CURB                                                     |
|  | PROPOSED TOP OF WALL                                                     |
|  | MOST EXISTING                                                            |
|  | PROPOSED EXISTING GRADE OR GROUND AT BASE OF RETAINING WALL              |
|  | PROPOSED DITCH OR SWALE                                                  |
|  | PROPOSED DIRECTION OF FLOW ON 100 YEAR FLOOD ROUTE/OVERFLOW RELIEF SWALE |
|  | PROPOSED RIDGE LINE                                                      |
|  | PROPOSED DEPTH OF PONDING                                                |
|  | RETAINING WALL                                                           |
|  | PROPOSED SWALE LOW POINT                                                 |
|  | PROPOSED SWALE SUMMIT                                                    |

**Manhard CONSULTING**

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**BLOOMINGTON COMMONS DEVELOPMENT**

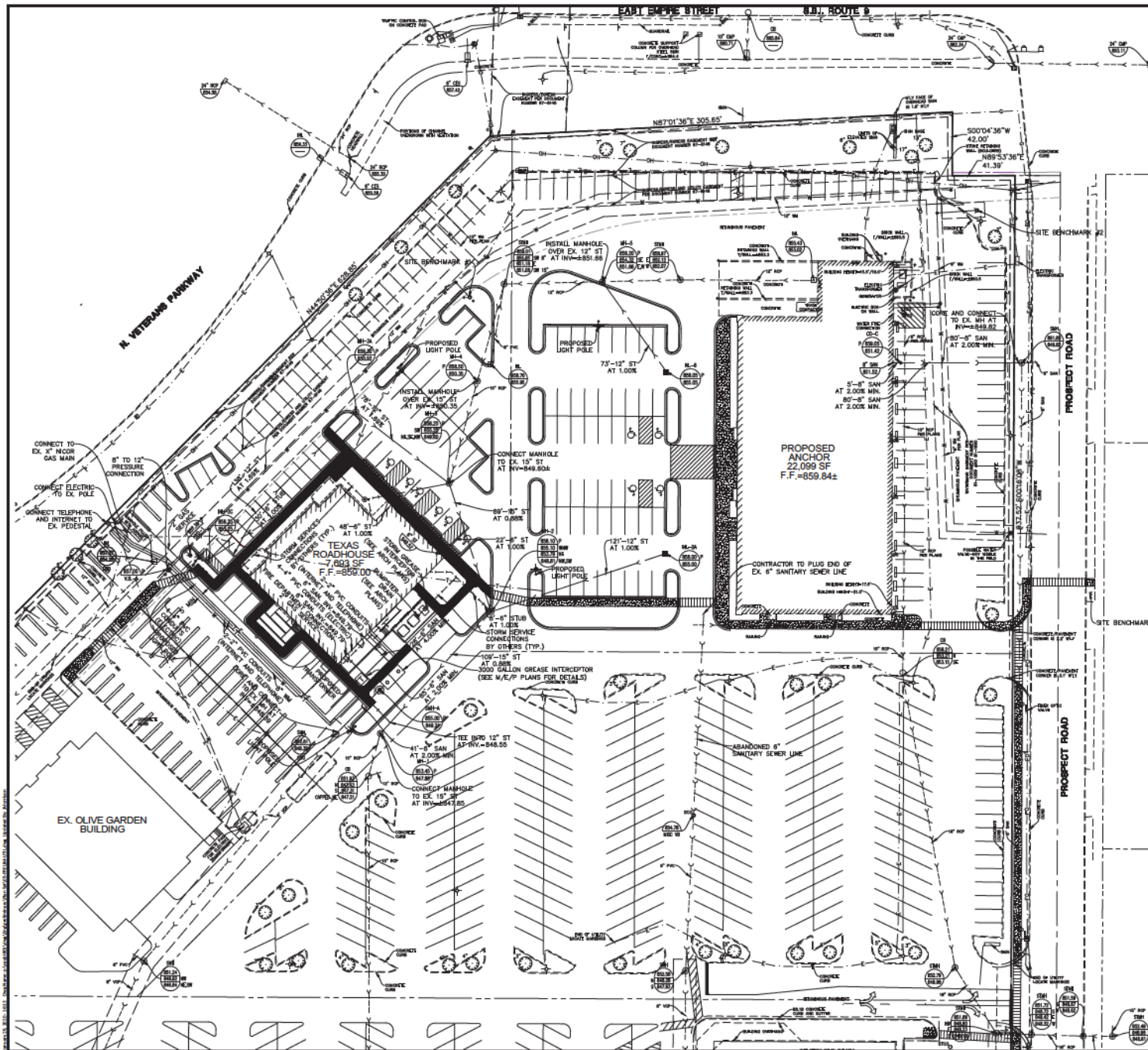
**CITY OF BLOOMINGTON, ILLINOIS**

**PRELIMINARY GRADING PLAN**

SHEET **7** OF **8**

CAQ.BTL01





- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
  2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0133) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  3. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
  4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
  5. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR ROAD AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
  6. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
  7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
  8. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
  9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
  10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
  11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
  12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  13. ALL 6" WATERMAIN FITTINGS SHALL BE WRAPPED.
  14. ALL UNDERGROUND IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS. IN THE EVENT OF CONFLICTING GUIDELINES, THE MORE RESTRICTIVE SHALL GOVERN.

NOTE: ALL PROPOSED STORM SEWER SHOWN ON PLANS IS PRIVATE.

**Manhard CONSULTING**

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 Tel: (312) 321-1100 Fax: (312) 321-1101  
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**BLOOMINGTON COMMONS DEVELOPMENT**

**CITY OF BLOOMINGTON, ILLINOIS**

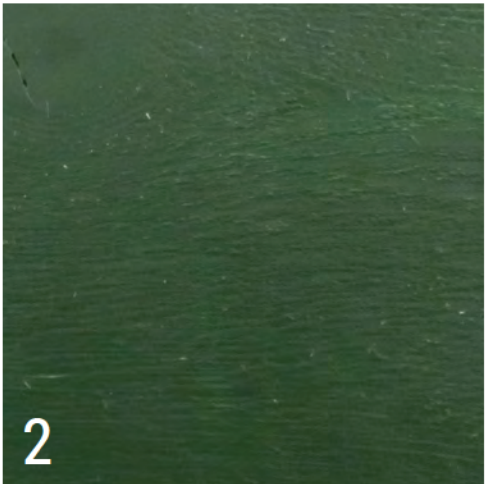
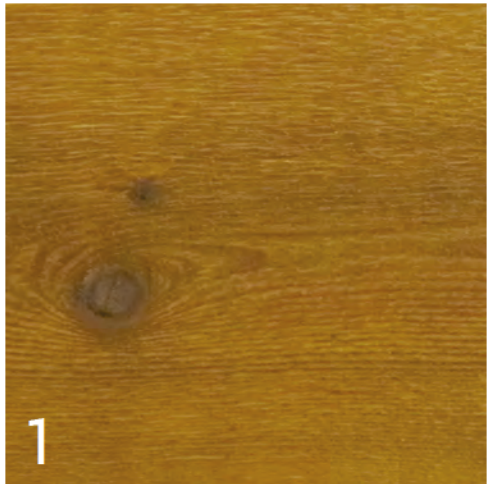
**PRELIMINARY UTILITY PLAN**

PROJECT NO. 2017-001  
 SHEET NO. 8 OF 8  
 DATE: 08/14/2017  
 DRAWN BY: JLM  
 CHECKED BY: JLM  
 IN CHARGE: JLM

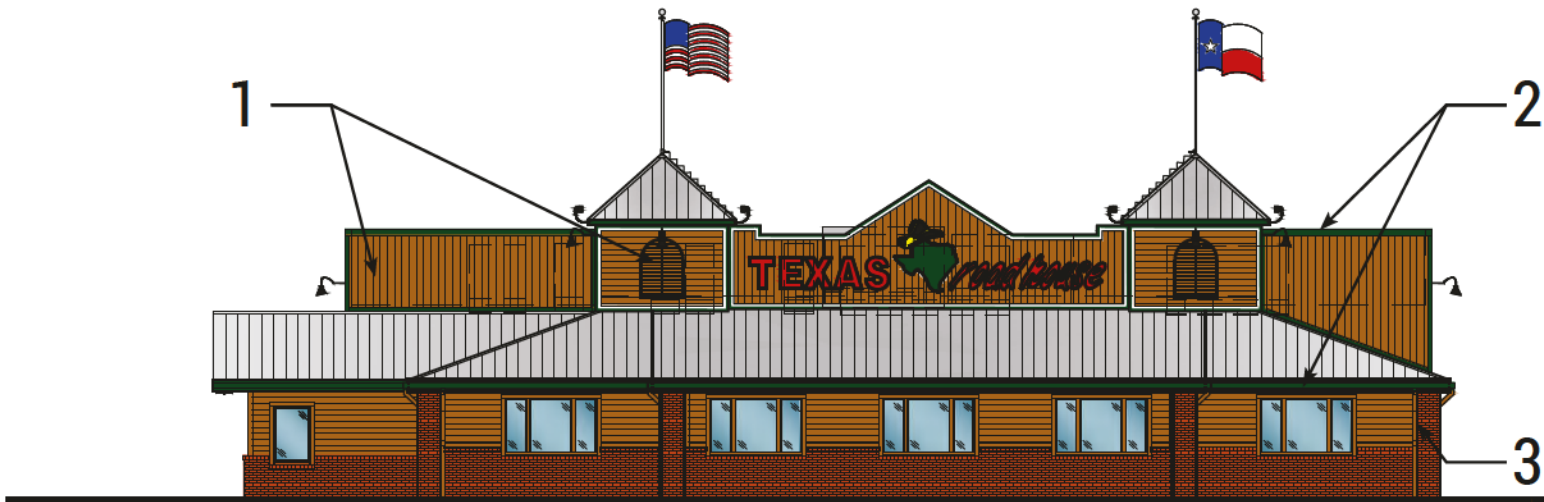
SHEET

**8 OF 8**

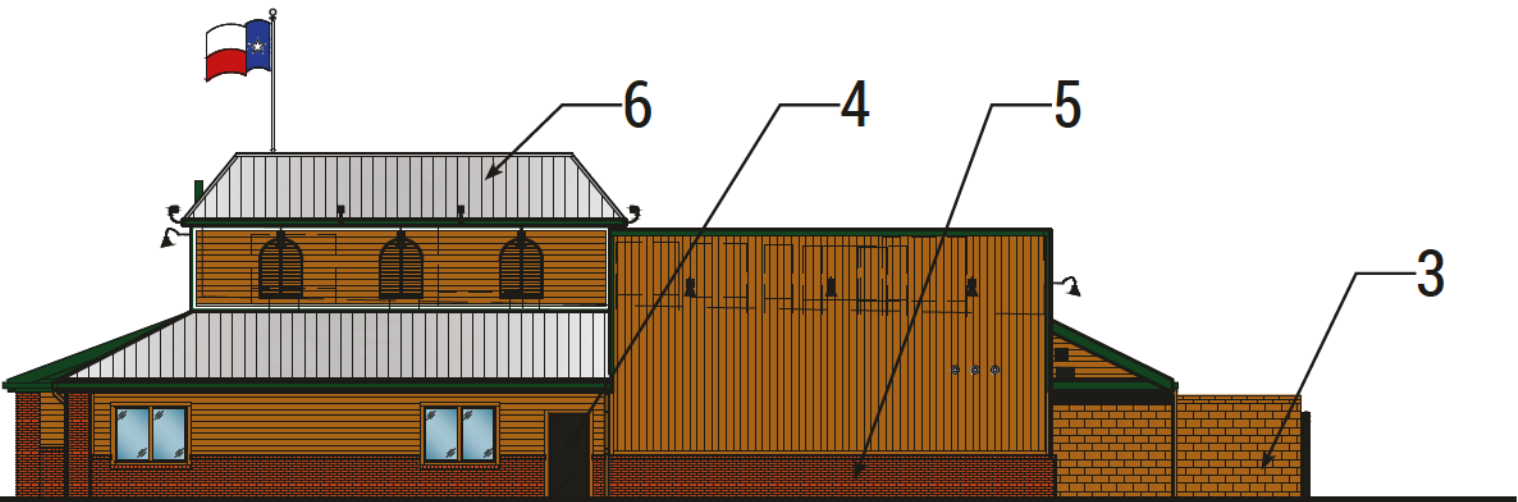
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| EXTERIOR FINISH SCHEDULE |                                                 |                                                                                             |
|--------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------|
| 1                        | WOOD SIDING, TRIM, & WOOD SHUTTERS              | PRE-STAINED CEDAR, HENRY POOR LUMBER CEDARTONE TWP #1501 STAIN FORMULA                      |
| 2                        | TRIM, METAL FLASHING & GUTTERS                  | PAINT #1: SHERWIN WILLIAMS PAINTS, GREEN                                                    |
| 3                        | DOWNSPOUTS & SPLIT-FACE CMU                     | PAINT #2: SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE" FINISH COLOR TO MATCH PRE-STAINED CEDAR |
| 4                        | METAL DOORS & FRAMES, DUMPSTER GATES & BOLLARDS | PAINT #3: SHERWIN WILLIAMS PAINTS, GLOSS BLACK                                              |
| 5                        | BRICK VENEER                                    | CLAYMEX OLD DENVER                                                                          |
| 6                        | METAL ROOF                                      | METAL SALES 5V-CRIMP, GALVALUME                                                             |



FRONT ELEVATION



RIGHT ELEVATION





FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

| EXTERIOR FINISH SCHEDULE                           |                                                                                                   |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------|
| WOOD SIDING, TRIM, & WOOD SHUTTERS                 | PRE-STAINED CEDAR, HENRY POOR LUMBER<br>CEDARTONE TWP #1501 STAIN FORMULA                         |
| FRONT ENTRANCE DOORS                               | METAL DOORS (FAUX WOOD)<br>STEELCRAFT "GRAIN-TECH" (MAPLE FINISH)                                 |
| TRIM, METAL FLASHING & GUTTERS                     | PAINT #1:<br>SHERWIN WILLIAMS PAINTS, GREEN                                                       |
| DOWNSPOUTS & SPLIT-FACE CMU                        | PAINT #2:<br>SHERWIN WILLIAMS PAINTS, #2195 "ROADSIDE"<br>FINISH COLOR TO MATCH PRE-STAINED CEDAR |
| METAL DOORS & FRAMES,<br>DUMPSTER GATES & BOLLARDS | PAINT #3:<br>SHERWIN WILLIAMS PAINTS, GLOSS BLACK                                                 |
| BRICK VENEER                                       | CLAYMEX<br>OLD DENVER                                                                             |
| BRICK VENEER (ALTERNATE)                           | GENERAL SHALE<br>PHOENIX C652                                                                     |
| METAL ROOF                                         | METAL SALES<br>5V-CRIMP, GALVALUME                                                                |

DISCLAIMER NOTE:  
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.  
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES





**CORE**  
ACQUISITIONS

PROPOSED  
COMMERCIAL  
DEVELOPMENT  
JOANN FABRICS  
SHELL BUILDING

**SHEET TITLE:**  
**INTERIOR ELEVATIONS**

[illegible]

|           |             |
|-----------|-------------|
| DRAWN BY: | CHECKED BY: |
|-----------|-------------|

# EL-1

|         |       |
|---------|-------|
| JOB NO. | 19120 |
|---------|-------|



| MATERIAL LEGEND                                                                                                                                                         |                                                                                                                        |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| DESIGNATION                                                                                                                                                             | MATERIAL/COLOR/TEXTURE                                                                                                 | MANUFACTURER                        |
| CMU-1                                                                                                                                                                   | 8" CONCRETE BLOCK<br>COLOR : IVORY<br>TEXTURE : SPLIT-FACE                                                             | AKRON BRICK & BLOCK                 |
| CMU-2                                                                                                                                                                   | 8" CONCRETE BLOCK<br>COLOR : CREVISE TAN<br>TEXTURE : SPLIT-FACE                                                       | AKRON BRICK & BLOCK                 |
| EIFS-1                                                                                                                                                                  | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : 310 CHINA WHITE<br>TEXTURE : SANDBLAST FINISH                         | DRYVIT CORP.                        |
| EIFS-2                                                                                                                                                                  | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : 441A CAPTIVA<br>TEXTURE : SANDBLAST FINISH                            | DRYVIT CORP.                        |
| EIFS-3                                                                                                                                                                  | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : TO MATCH SHERWIN WILLIAMS (JOANN GREEN)<br>TEXTURE : SANDBLAST FINISH | DRYVIT CORP.                        |
| MTL-1                                                                                                                                                                   | PREFINISHED METAL CORING<br>COLOR : TO MATCH SHERWIN WILLIAMS (SW6148) WOOL SKEIN                                      | PETERSEN ALUMINUM CORP.<br>OR EQUAL |
| P-1                                                                                                                                                                     | NEW PAINT AT REMAINING MASONRY WALLS & CORING<br>COLOR : TO MATCH SHERWIN WILLIAMS (SW6148) WOOL SKEIN                 | SHERWIN WILLIAMS                    |
| <p><b>GENERAL NOTE:</b></p> <p>GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS &amp; MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.</p> |                                                                                                                        |                                     |





PROPOSED  
COMMERICAL  
DEVELOPMENT  
JOANN FABRICS  
SHELL BUILDING

**SHEET TITLE:**  
**INTERIOR ELEVATIONS**

[illegible]

|           |             |
|-----------|-------------|
| DRAWN BY: | CHECKED BY: |
|-----------|-------------|

## EL-2

|         |       |
|---------|-------|
| JOB NO. | 19120 |
|---------|-------|



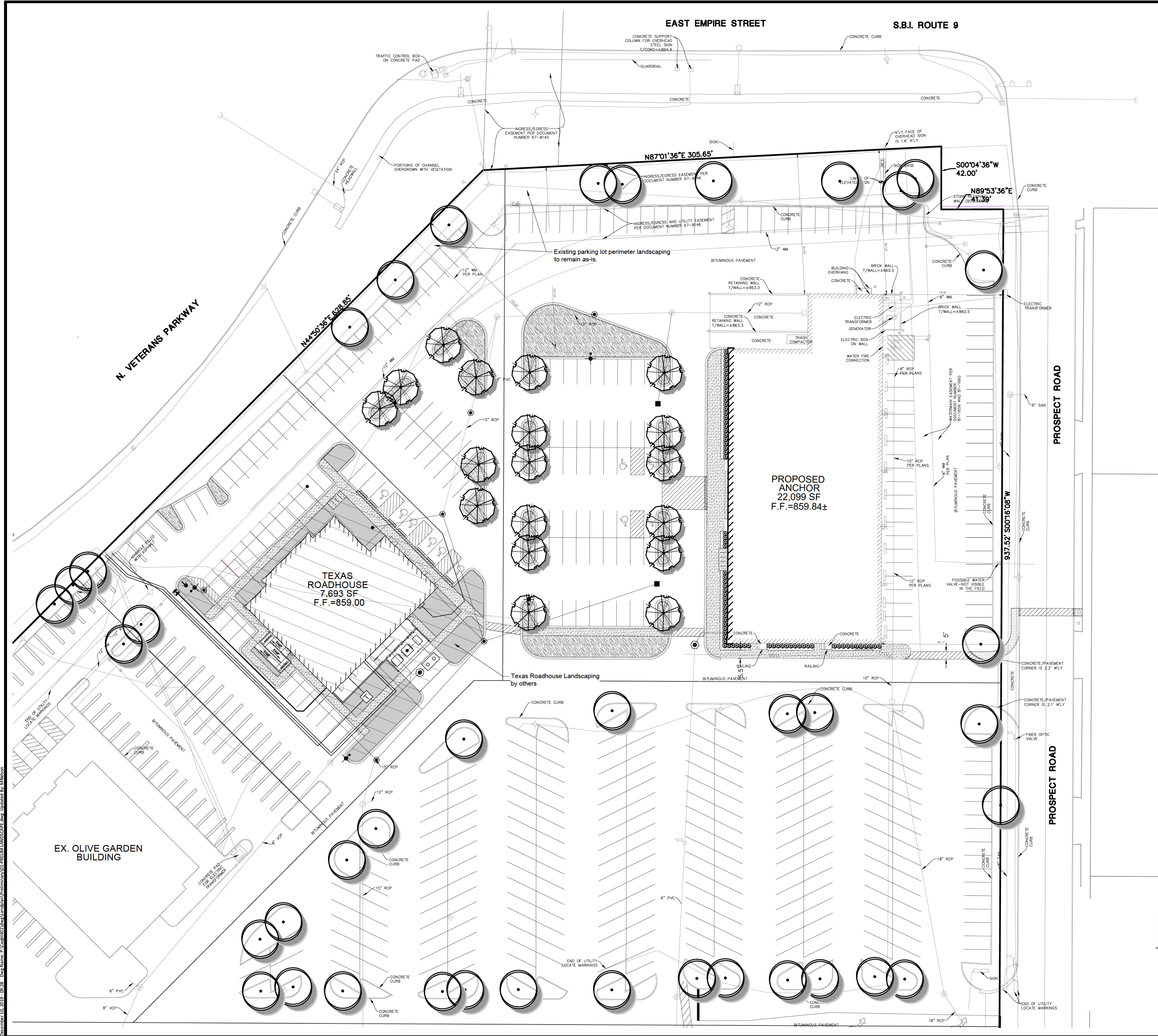
| MATERIAL LEGEND                                                                                                                  |                                                                                                                        |                                    |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| DESIGNATION                                                                                                                      | MATERIAL/COLOR/TEXTURE                                                                                                 | MANUFACTURER                       |
| CMU-1                                                                                                                            | 8" CONCRETE BLOCK<br>COLOR : IVORY<br>TEXTURE : SPLIT-FACE                                                             | AKRON BRICK & BLOCK                |
| CMU-2                                                                                                                            | 8" CONCRETE BLOCK<br>COLOR : CREVISE TAN<br>TEXTURE : SPLIT-FACE                                                       | AKRON BRICK & BLOCK                |
| EIFS-1                                                                                                                           | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : 310 CHINA WHITE<br>TEXTURE : SANDBLAST FINISH                         | DRYVIT CORP.                       |
| EIFS-2                                                                                                                           | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : 441A CAPTIVA<br>TEXTURE : SANDBLAST FINISH                            | DRYVIT CORP.                       |
| EIFS-3                                                                                                                           | EXTERIOR INSULATION AND FINISH SYSTEM<br>COLOR : TO MATCH SHERWIN WILLIAMS (JOANN GREEN)<br>TEXTURE : SANDBLAST FINISH | DRYVIT CORP.                       |
| MTL-1                                                                                                                            | PREFINISHED METAL COPING<br>COLOR : TO MATCH SHERWIN WILLIAMS (SW6148) WOOL SKEIN                                      | PETERSEN ALUMINUM CORP<br>OR EQUAL |
| P-1                                                                                                                              | NEW PAINT AT REMAINING MASONRY WALLS & COPING<br>COLOR : TO MATCH SHERWIN WILLIAMS (SW6148) WOOL SKEIN                 | SHERWIN WILLIAMS                   |
| GENERAL NOTE:                                                                                                                    |                                                                                                                        |                                    |
| GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK. |                                                                                                                        |                                    |





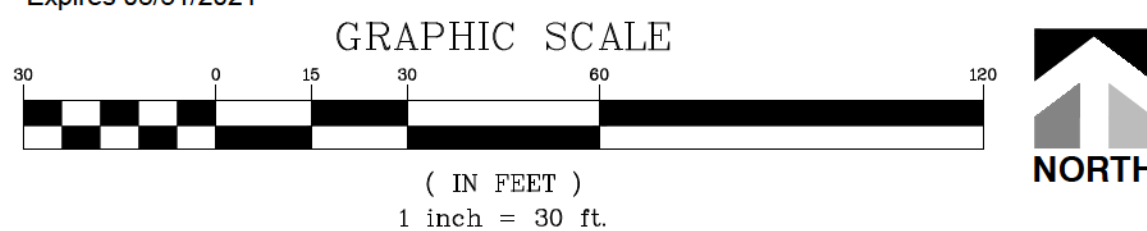
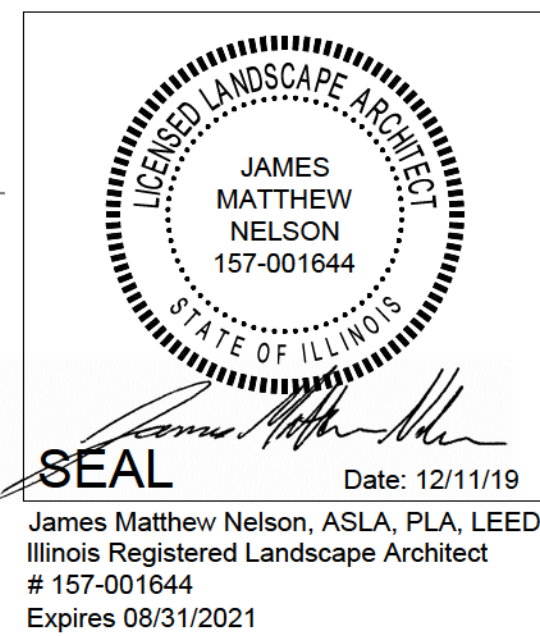






CONCEPT PLANT SCHEDULE

|  |                                              |          |
|--|----------------------------------------------|----------|
|  | PARKING LOT INTERIOR TREES                   | 18       |
|  | EXISTING TREE                                | 39       |
|  | FOUNDATION SHRUBS                            | 75       |
|  | TURF AREA<br>Disturbed areas to be restored. | 6,643 sf |
|  | LANDSCAPE AREA BY OTHERS                     | 3,962 sf |



Manhard  
CONSULTING

700 Springer Drive, Lombard, IL 60148 ph:630.691.8800 fx: 630.691.8885 manhard.com  
Landscape Architecture, Civil Engineering, Environmental Engineering  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

BLOOMINGTON COMMONS DEVELOPMENT

CITY OF BLOOMINGTON, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

PROJ. MGR.: JSP

PROJ. ASSOC.: MN

DRAWN BY: MN

DATE: 12-11-19

SCALE: 1"=30'

SHEET

L2 OF L3

CAQ.BTL01

DATE

REVISIONS



# GENERAL PLANTING SPECIFICATIONS:

## PART 1 - GENERAL

### 1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
1. Spreading of topsoil or soil preparation
  2. Trees, shrubs, perennials and groundcovers
  3. Planting mixes
  4. Mulch and planting accessories
  5. Fertilizer and herbicide
  6. Maintenance
  7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

### 1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.
- I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

### 1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

### 1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.
- D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

### 1-05 PRELIMINARY ACCEPTANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

### 1-06 WARRANTY:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

## PART 2 - PRODUCTS

### 2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
  2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
  3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
  4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
  5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

### 2-02 ACCESSORIES:

- A. Topsoil:
1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
  2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990
- D. Fertilizer:
1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
  2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.
- E. Herbicide:
1. Round-Up or approved equal
- F. Mulch:
1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
  2. Mushroom compost as available from Midwest Trading.
- G. Water:
1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.
- H. Guying:
1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
  2. Cable:
    - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
    - b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
  3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
  4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.
- I. Tree wrap: Burlap tree wrap 4" wide.
- J. Twine: Soft nursery jute.

## PART 3 - INSTALLATION OF PLANT MATERIAL

### 3-01 FIELD VERIFICATION:

- A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

### 3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

- E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.
- F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

### 3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- D. Mulching:
1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
  2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.
- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.
- F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.
- G. Seeding of specified lawn areas on plans will be treated as follows:
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
  2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
  3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
  4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
  5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
  6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

- H. Erosion Control Blanket
1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
  2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
  3. Blanket should be premarked with staple pattern.
  4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
  5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.
- I. Sodding of specified lawn areas on plans will be completed as follows:
1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
  2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
  4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
  5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
  6. Water sod thoroughly with a fine spray immediately after planting.
  7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
  8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
  9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
  10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.
- J. Timing of plant material and seeding operations:
1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
  2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
  3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
  4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

### 3-04 MAINTENANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

### 3-04 ACCEPTANCE:

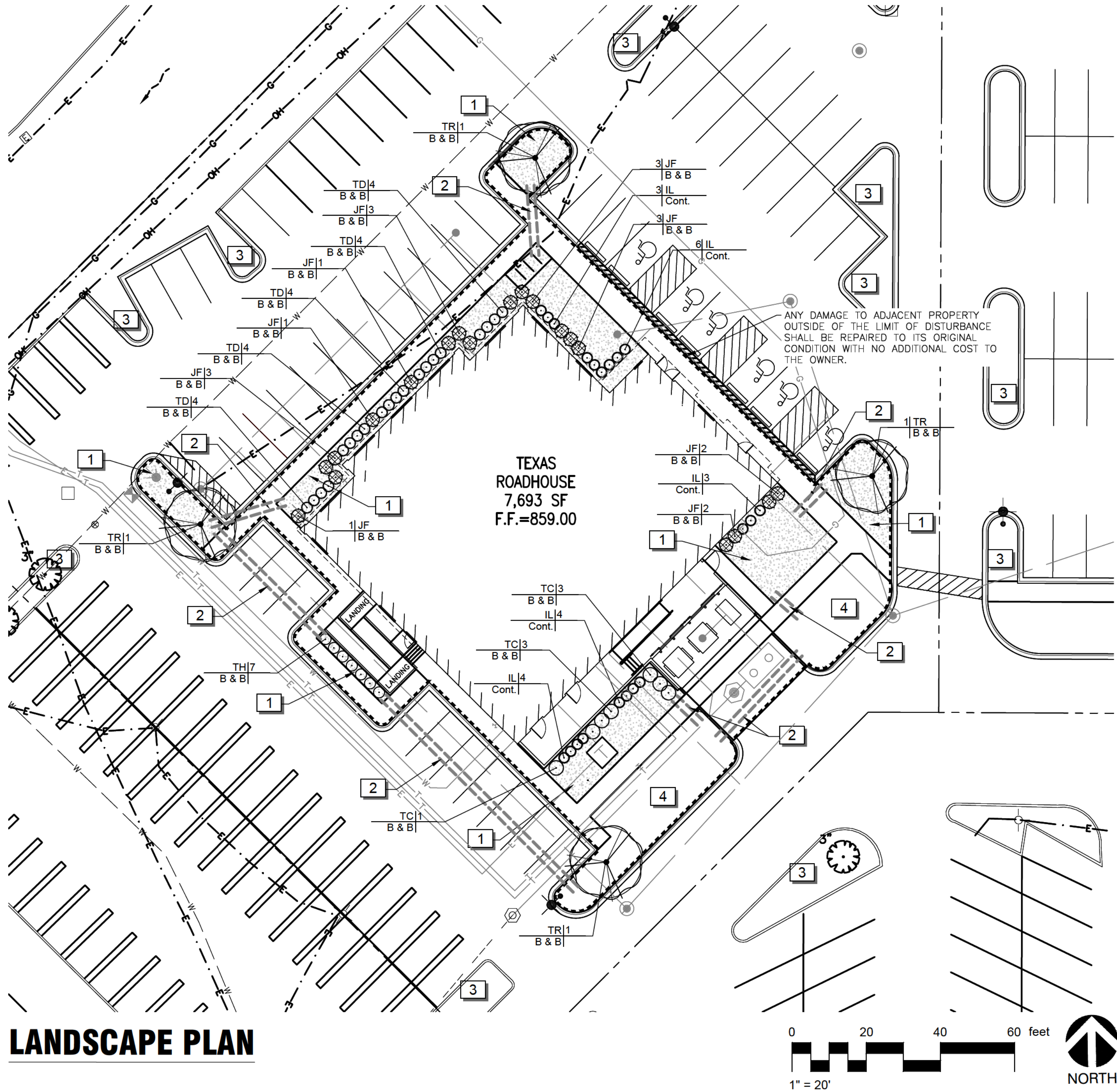
- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

### 3-06 SITE CLEAN-UP:

- A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

| DATE | REVISIONS |             |      |    |       |
|------|-----------|-------------|------|----|-------|
|      | NO.       | DESCRIPTION | DATE | BY | CHKD. |
|      |           |             |      |    |       |
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LANDSCAPE PLAN

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION                                                                                                                                                                                    |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | INSTALL RIVER ROCK MULCH 5'-7" DIAMETER ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK. |
| 2      | 4", SCHEDULE 40 PVC IRRIGATION SLEEVE.                                                                                                                                                         |
| 3      | ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.                                                       |
| 4      | SEED LAWNS WITH A KENTUCKY BLUEGRASS BLEND                                                                                                                                                     |

PLANT SCHEDULE

| TREES         | CODE | QTY      | BOTANICAL NAME                 | COMMON NAME              | CONT  | CAL          |
|---------------|------|----------|--------------------------------|--------------------------|-------|--------------|
|               | TR   | 4        | TILIA AMERICANA 'REDMOND'      | REDMOND AMERICAN LINDEN  | B & B | 2.5"CAL      |
| SHRUBS        | CODE | QTY      | BOTANICAL NAME                 | COMMON NAME              | CONT  | HEIGHT       |
|               | IL   | 20       | ILEX GLABRA 'SHAMROCK'         | INKBERRY                 | CONT. | 36" HT. MIN. |
|               | JF   | 19       | JUNIPERUS CHINENSIS 'FAIRVIEW' | FAIRVIEW JUNIPER         | B & B | 7' MIN. HT.  |
|               | TD   | 20       | TAXUS X MEDIA 'DENSIFORMIS'    | DENSE YEW                | B & B | 36" HT. MIN. |
|               | TH   | 7        | TAXUS X MEDIA 'HICKSII'        | HICKS YEW                | B & B | 36" HT. MIN. |
|               | TC   | 7        | THUJA OCCIDENTALIS 'SMARAGD'   | EMERALD GREEN ARBORVITAE | B & B | 7' MIN. HT.  |
| GROUND COVERS | CODE | QTY      | BOTANICAL NAME                 | COMMON NAME              | CONT  |              |
|               | PP   | 1,476 SF | LAWN GRASSES                   | KENTUCKY BLUEGRASS BLEND | SEED  |              |

SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.)

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTOR IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.













| Luminaire Schedule                                                                |     |           |             |       |             |            |                              |
|-----------------------------------------------------------------------------------|-----|-----------|-------------|-------|-------------|------------|------------------------------|
| Symbol                                                                            | Qty | Label     | Arrangement | LMF   | Lum. Lumens | Lum. Watts | Part Number                  |
|  | 17  | 4M-XSPW   | SINGLE      | 0.950 | 2490        | 19         | XSPW-B-WM-3ME-2L-40K-__-__-P |
|  | 8   | OSQ-3ME   | SINGLE      | 0.980 | 21902       | 166        | OSQ-A-NM-3ME-T-40K-__-__     |
|  | 9   | OSQ-5SH   | SINGLE      | 1.000 | 22675       | 166        | OSQ-A-NM-5SH-T-40K-__-__     |
|  | 2   | OSQ-5SH-2 | 2 @ 180°    | 1.000 | 22675       | 166        | OSQ-A-NM-5SH-T-40K-__-__     |

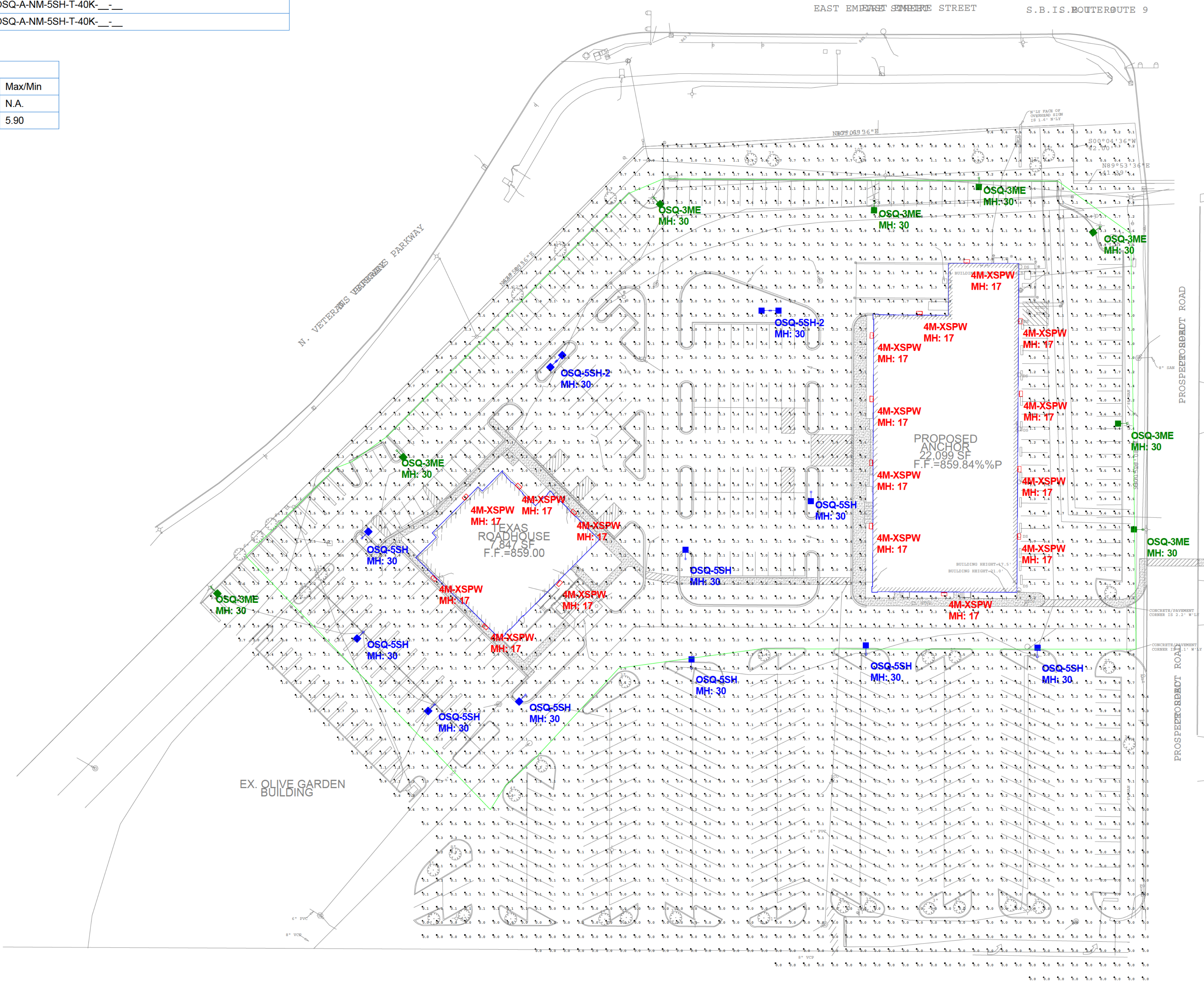
| Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation) |       |      |     |     |         |         |
|--------------------------------------------------------------------------------------------------|-------|------|-----|-----|---------|---------|
| Label                                                                                            | Units | Avg  | Max | Min | Avg/Min | Max/Min |
| CalcPts_1                                                                                        | Fc    | 1.50 | 5.9 | 0.0 | N.A.    | N.A.    |
| LOT                                                                                              | Fc    | 2.27 | 5.9 | 1.0 | 2.27    | 5.90    |

Pole Schedule  
(17) SSS-4-11-27-CW-BS-1D-C-\_\_ (27' X 4" X 11 ga STEEL SQUARE POLE) Drilled Single  
(2) SSS-4-11-27-CW-BS-2D18-C-\_\_ (27' X 4" X 11 ga STEEL SQUARE POLE) Drilled Twin@180deg

Proposed poles meet 120MPH sustained winds.

Additional Equipment:  
(21) OSQ-DA\_\_ Direct Arm Mount

\*\*\* CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER \*\*\*





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



**To the City of Bloomington:**

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

1. **The name of the proposed development is:** BLOOMINGTON COMMONS DEVELOPMENT

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

SEE PRELIMINARY PLAT OF SUBDIVISION AS "EXHIBIT A"

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

1701 E. EMPIRE STREET, BLOOMINGTON IL, 61704

4. **The property has the following zoning classification:** C3-COMMUNITY/ REGIONAL SHOPPING

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

620' (feet wide) 350' (feet long)

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

ADAM FIRSEL

(First & Last Name)

(First & Last Name)

200 S. WACKER DRIVE, SUITE #1325

(Street Address)

(Street Address)

CHICAGO, IL 60606

(City & Zip Code)

(City & Zip Code)

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

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

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

APPLICANT REQUESTS EXISTING PARKING LOT ISLAND LANDSCAPING REQUIREMENTS BE

---

GRANDFATHERED IN SO THAT LANDSCAPE ISLANDS ARE NOT REQUIRED EVERY TEN (10) PARKING LOT

---

STALLS (ORDINANCE CH. 44, 13-7A), PROVIDED THE PROPOSED IMPROVEMENTS WILL NOT INCREASE

---

THE NET IMPERVIOUS AREA.

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

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

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

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

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

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

CORE BLOOMINGTON COMMONS, LLC + SOUTHERN CENTERS AT HILLMAN  
(Print Name) (Print Name) AS TENANTS IN COMMON

[REDACTED] ITS AUTHORIZED SIGNATORY  
(Signature) (Signature)

12/3/19  
(Date)

\_\_\_\_\_  
(Date)

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 66 (F.A. ROUTE 5) SAID POINT BEING 1,405.17 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE. FROM SAID POINT OF BEGINNING THENCE NORTH 2 DEGREES 45 MINUTES WEST 396.53 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 2 DEGREES 21 MINUTES 311.3 FEET; THENCE NORTH 42 DEGREES 36 MINUTES EAST 628.85 FEET; THENCE NORTH 84 DEGREES 47 SECONDS EAST 305.65 FEET; THENCE SOUTH 2 DEGREES 10 MINUTES EAST 42 FEET; THENCE NORTH 87 DEGREES 31 MINUTES EAST 71.4 FEET TO A POINT WHICH IS 329.3 FEET WEST OF THE WEST LINE OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 2 IN THE ESTATE OF JAMES STEELE AS SHOWN BY PLAT IN CHANCERY RECORDED 33 AT PAGE 381, MCLEAN COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREE 58 MINUTES EAST 937.72 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 02 MINUTES WEST 175 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES EAST 200 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 661.62 FEET TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF LAND CONVEYED TO THE CITY OF BLOOMINGTON BY WARRANTY DEED RECORDED FEBRUARY 26, 1981 AS DOCUMENT NUMBER 81-1658.

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DOCUMENT NUMBER 97-2858 AND AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 96-12491.



***Additional Attachments for this Agenda Item:***

The following attachments\* pertain to both of this meeting's Council agenda items relating to Core Bloomington Commons. The attachments for this agenda item can be viewed on the previous agenda item: "Consideration and action on an Ordinance Approving an Application Submitted by Core Bloomington Commons, LLC and Southern Centers of Hialeah Requesting Approval of a Preliminary Plan for the Bloomington Commons Subdivision Commonly Located at 1701 E. Empire Street".

\*

CD 2E Staff Report\_Bloomington Commons Preliminary Plan

CD 2F Minutes\_1701 E Empire State\_Site Plan

CD 2G Aerial and Zoning Map\_Bloomington Commons

CD 2H Notices\_Bloomington Commons Preliminary Plan\_redacted



## CONSENT AGENDA ITEM NO. 7.G

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** City Clerk Department

**WARD IMPACTED:** Ward 5

**SUBJECT:** Consideration and action on the Application for Gold Standard Enterprises, Inc, d/b/a Binny's Beverage Depot, currently located at 1409 Veterans Parkway, requesting a Permanent Extension of Premise, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed License be approved contingent upon compliance with all building, health, and safety codes.

**STRATEGIC PLAN LINK:**

- Goal 5. Great Place - Livable, Sustainable City
- Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

- Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents
- Objective 3a. Retention and growth of current local businesses

**BACKGROUND:** Gold Standard Enterprises, Inc, d/b/a Binny's Beverage Depot, who currently holds a Class PAS (Package, All Types of Alcohol, and Sunday Sales) liquor license and is located at 1409 Veterans Parkway, recently expanded into the neighboring unit at the shopping center in which they are located. The unit was previously occupied by Outback Steakhouse who relocated to another location in Bloomington. The applicant store has been expanded from 20,000 square feet to 26,200 square feet.

The Bloomington Liquor Commission met on January 14, 2020 to consider the application for a permanent extension of their premise and unanimously voted in favor of the application (*Draft minutes attached*).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** In accordance with City Code, on January 4, 2020, public notice was published in the Pantagraph. Courtesy copies of the Public Notice were mailed to the two adjacent neighboring properties.

**FINANCIAL IMPACT:** The current annual license fee for a Class PAS liquor license is \$1,750, which will be recorded in the Non-Departmental Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2020 Budget Book titled "Budget Overview & General Fund" on page 120. The establishment will continue to collect and pay all applicable taxes including State Sales Tax, Home Rule Tax, Package Liquor Tax & Food and Beverage Tax.

**COMMUNITY DEVELOPMENT IMPACT:** ED-1.1 Focus on retention and expansion of existing businesses.



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

Respectfully submitted for Council consideration.

Prepared by: Amanda Mohan, Records and Licensing Specialist

Reviewed by:

  
\_\_\_\_\_  
Leslie Yocum, City Clerk

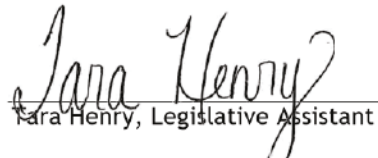
2/6/2020

  
\_\_\_\_\_  
Chris Tomertin, Budget Manager

2/6/2020

**George Boyle**  
\_\_\_\_\_  
George Boyle, Assistant Corporation Counsel

2/6/2020

  
\_\_\_\_\_  
Tara Henry, Legislative Assistant

2/6/2020

Recommended by:

  
\_\_\_\_\_  
Tim Gleason, City Manager

**Attachments:**

- CLK 2B Binny's Permanent Extension of Premise\_Condensed\_Redacted
- CLK 2C Draft Liq Com Minutes 01-14-2020 - Binny's

---

January 7, 2020

### **City Clerk Requirement Verification Memo**

To: Liquor Commission

Re: Legal Name: Gold Standard Enterprises, Inc

D/B/A Name: Binny's Beverage Depot

Dear Liquor Commissioners,

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. The required documents below were reviewed and considered suitable.

- ☒ BASSET Certifications for Management
- ☒ Certificate of Good Standing with the State of Illinois
- ☒ Certificate of Liability Insurance (DRAM Shop)
- ☒ Liquor Bond in the amount of \$2,000
- ☒ An updated lease between Lakewood Plaza Investors, LLC and Gold Standard Enterprises, Inc. for the term 07/26/2019 through 01/31/2033.

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

Enclosed, you will find a formal request for permanent extension of premise (page 1), three computer generated floor plans consisting of the currently area (page 2), the proposed a (page 3), and a comparison of the two areas (page 4).

Respectfully,

Amanda Mohan  
Records and Licensing Specialist



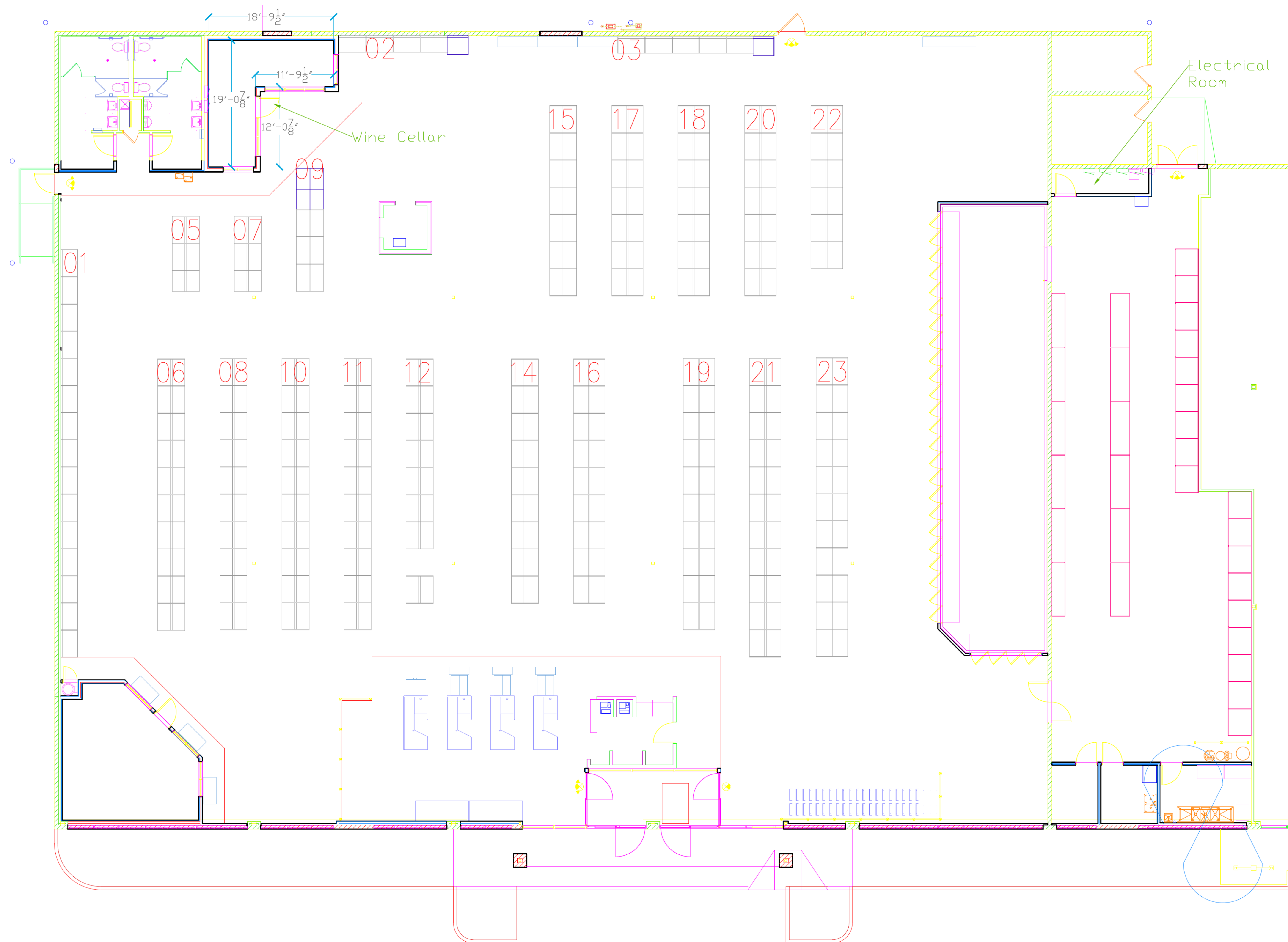
To: The Bloomington Liquor Commission  
From: Bradley Stein, Vice President – Gold Standard Enterprises, dba Binny's Beverage Depot  
Date: December 30, 2019  
Subject: Binny's Beverage Depot Bloomington, IL Expansion

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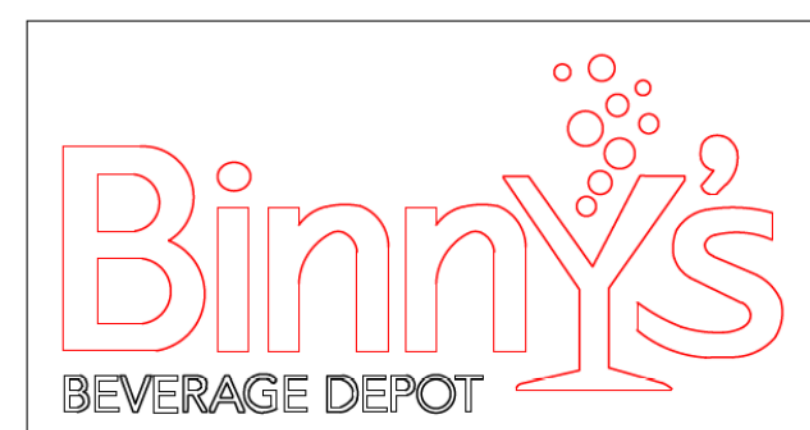
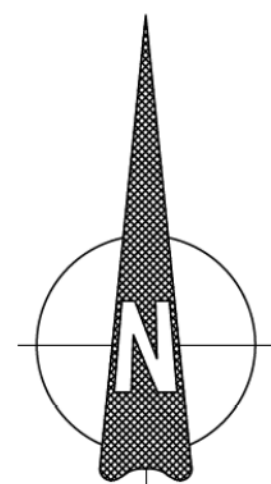
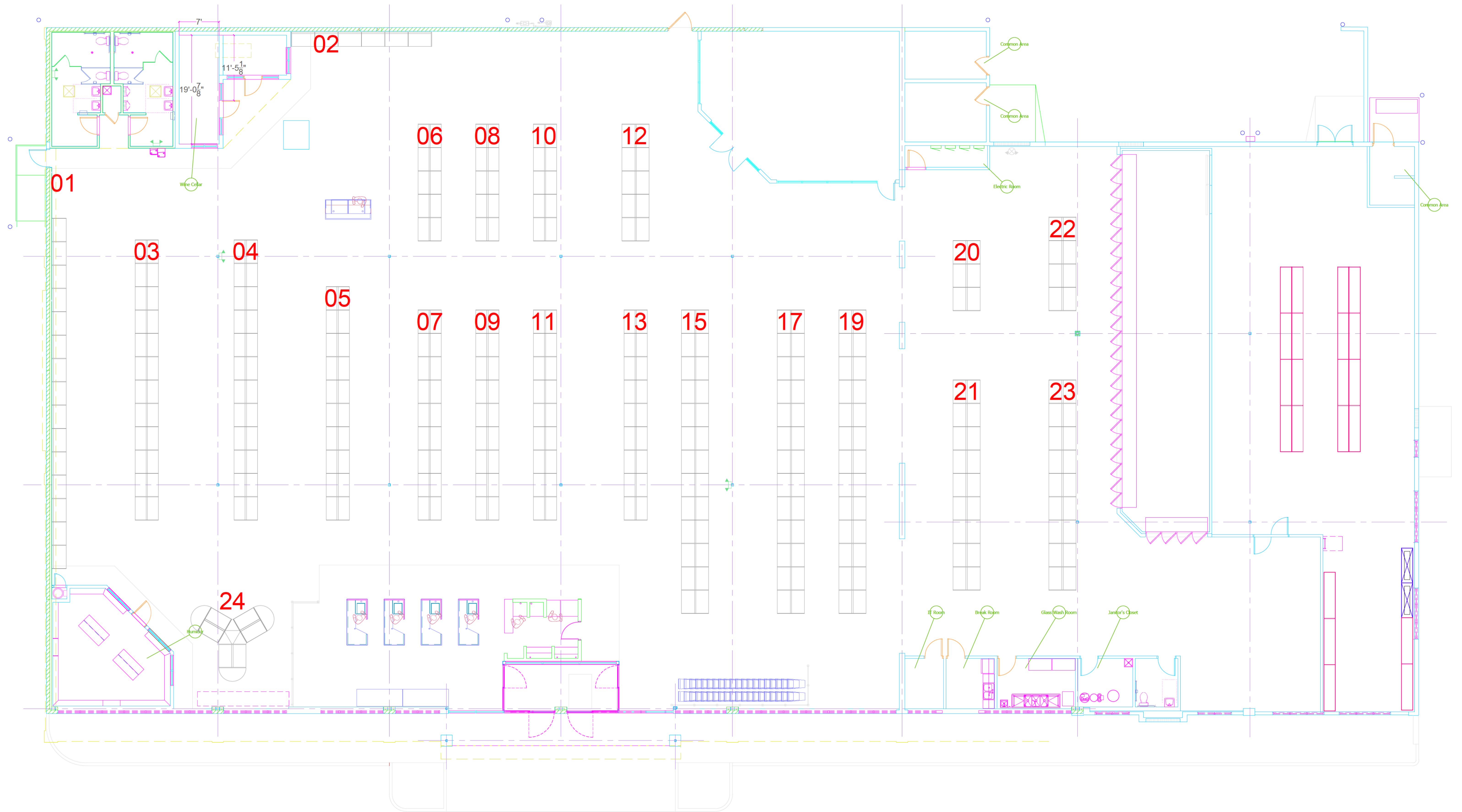
Since 2012, Binny's Beverage Depot has occupied a 20,000 square foot location at 1409 Veterans Parkway in Bloomington. The store is a retail outlet selling beer, wine, spirits, cigars, cigar accessories, snacks, and other accessories. A neighboring Outback Steakhouse, occupying a space of 6200 square feet, closed its doors in 2019. Binny's worked with the landlord after the adjacent space became available to expand the current location from 20,000 square feet into 26,200 square feet.

Gold Standard Enterprises, dba Binny's Beverage Depot, is formally requesting the expansion of its current premises as it relates to liquor storage and the license that was extended to 1409 Veterans Parkway.

If you have any questions, please feel free to contact Brad Stein at [REDACTED] or at [REDACTED]  
[REDACTED]

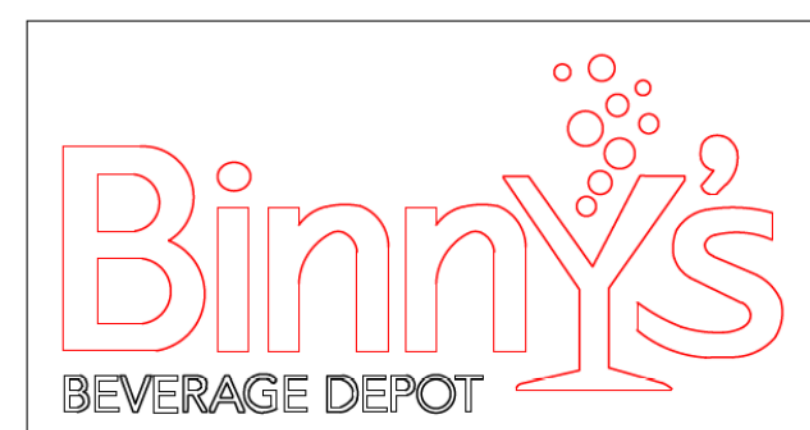
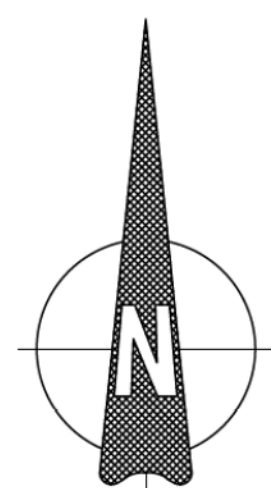
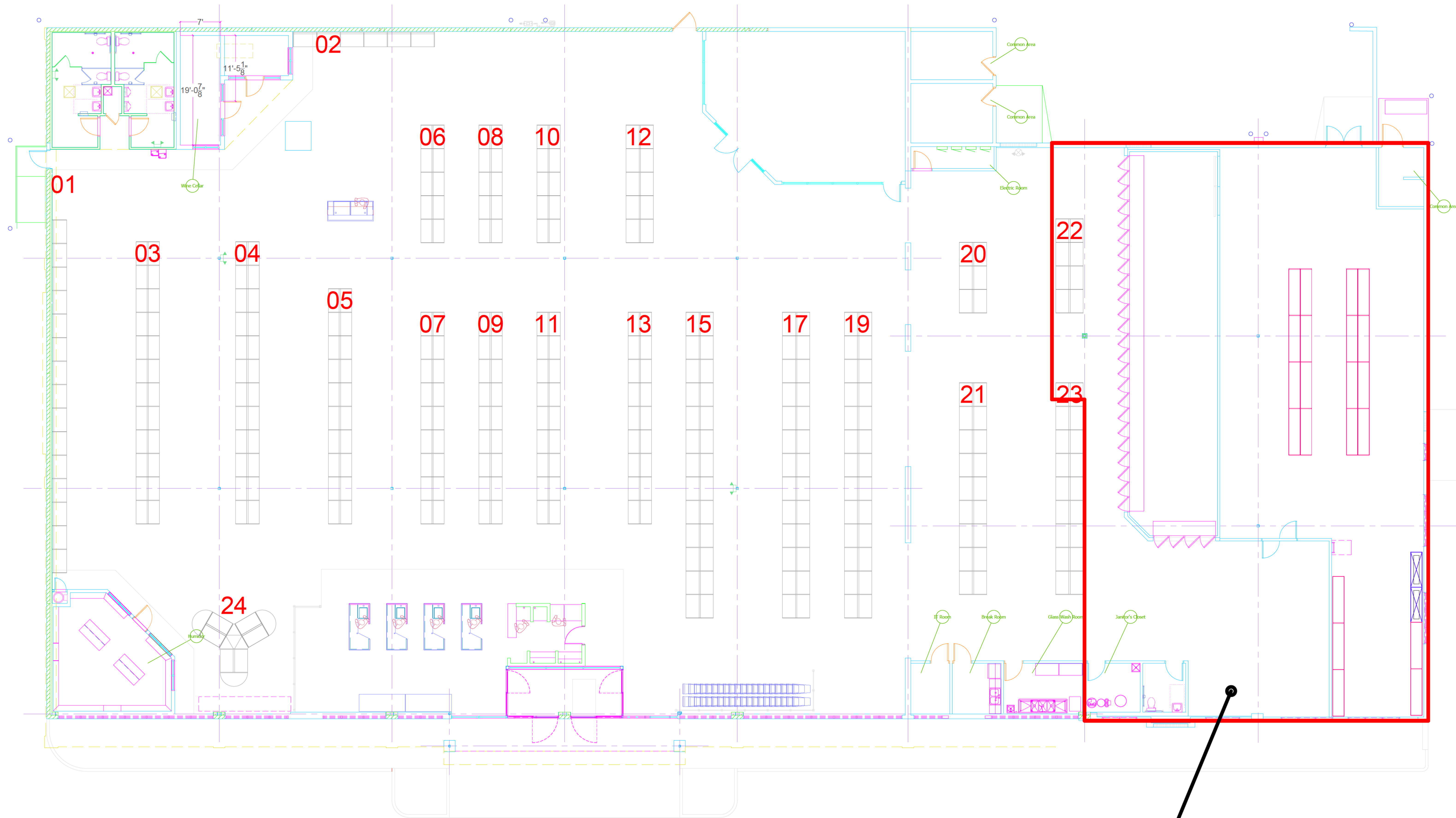






**BBD30 Bloomington**  
1409 N. Veterans Pkwy, Bloomington, IL 61704





**BBD30 Bloomington**  
 1409 N. Veterans Pkwy, Bloomington, IL 61704



Mark Bowers, Owner, after being sworn in, addressed the Commission. He explained the establishment was a tennis dome that has been in business for four years. In addition to hosting local and national tournaments, the establishment was also the home for Illinois State University's Tennis team's practice and tournament space. Mr. Bowers stated the addition of alcoholic beverages would be a welcomed perk to those events. He also explained that club members have frequently requested the addition of alcoholic beverages to enjoy while at the establishment.

Commissioner Renner asked how liquor will be controlled and questioned if wristbands would be utilized to ensure anyone under the age of 21 would not consume alcohol.

Mr. Bowers stated staff would card all patrons who requested an alcoholic beverage and the purchase of alcohol would be confined to the lobby area only. He also stated they did not wish to offer hard liquor and, if approved, only intended to offer beer.

Commissioner Powell inquired on the status of BASSET training for staff.

Mr. Bowers stated he submitted his BASSET certification that afternoon and all staff would be trained. He also noted they would not begin to sell alcohol until September 1, 2020.

Mr. Boyle reminded the Commission and the applicant that if the request was approved by City Council, the applicant would have 180 days to become operational. He explained in the event the applicant would exceed the time limit, they would need to request an extension from the Liquor Commission. Mr. Boyle stated the liquor license was applied for and noticed to the public as a "club" license; however, upon review by the Legal Department, the applicant would not fit the definition of "club" as defined by the City Code. He explained "club" is defined as non-for-profit, national chartered organization or fraternal organization. Mr. Boyle suggested the Commission consider adjusting the license classification to an entertainment/sports license.

Commissioner Renner inquired if staff or the Commission would need to perform any additional review. Mr. Boyle advised a new notice would not be required as the classification would only be significant to staff and the applicant. He also stated he previously discussed the change in classification with Mr. Bowers who agreed to the change.

Commissioner Renner Closed the Public Hearing at 4:14 p.m.

**Commissioner Powell made a motion, seconded by Commissioner Renner, to amend the application classification to Class EBS (Entertainment, All Types of Alcohol, and Sunday Sales) liquor license and positively approve it to the City Council contingent upon the compliance with all building, health, and safety codes.**

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

**Ayes: Commissioners Powell and Renner.**

**Nays: None.**

**Motion carried.**

**The following was presented:**

**Item 8. Public Hearing and action on the Application for Gold Standard Enterprises, Inc, d/b/a Binny's Beverage Depot, currently located at 1409 Veterans Parkway, requesting a Permanent Extension of Premise, as requested by the City Clerk Department.**

**Commissioner Renner opened the Public Hearing at 4:14 p.m.**

Commissioner Renner asked if there was anyone who would like to speak for or against the application; none came forward.

Walter Fornek, Binny's Representative, after being sworn in, addressed the Commission.

Commissioner Renner asked for Mr. Fornek to describe the changes to the location.

Mr. Fornek stated the Bloomington location has been successful and the decision was made to take advantage of the empty space previously occupied by Outback Steakhouse. He stated with the additional space gained from the addition, the Bloomington location was still under the average square footage when compared to their other establishments. Mr. Fornek explained they would not operate outside their regular business model. He explained the expansion would include the addition of a tasting room which would be a 700 square foot glass enclosure that is completely visible. He explained this location would be used for consumer education, staff education, and a location for providers to provide samples and present their products.

Commissioner Renner inquired if staff was BASSET trained.

Mr. Fornek responded that all staff are BASSET trained. He also noted that if there was a sample of alcohol offered, at least one BASSET trained manager supervises the tasting.

Mr. Boyle asked for a representative to contact the Legal Department in respect to tastings to ensure the tasting room would not operate outside of the State of Illinois laws. He also noted if Binny's decided to expand further in the future, that they should contact the City of Bloomington beforehand.

Mr. Fornek apologized for the delayed contact with City staff and expressed it would not happen again.

Commissioner Renner closed the Public Hearing at 4:18 p.m.

Commissioner Powell made a motion, seconded by Commissioner Renner, to positively approve the application to the City Council contingent upon the compliance with all building, health, and safety codes.

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

**Ayes: Commissioners Powell and Renner.**

**Nays: None.**

**Absent: Commissioner Jordan**

**Motion carried.**

The following was presented:

Item 9. First appearance on Hurley Consolidated Enterprises, LLC, d/b/a Drifters, located at 612 N. Main Street, on a Complaint and Citation alleging violation of Chapter 6, Section 37(e)(12) of the Bloomington City Code for failure to pay City of Bloomington Food and Beverage taxes, as requested by the Legal Department.

Tayah Minniefield, Owner, and Rich Marvel, Attorney for Drifters, after being sworn, addressed the Commission.





## CONSENT AGENDA ITEM NO. 7.H

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** City Clerk Department

**WARD IMPACTED:** Ward 1

**SUBJECT:** Consideration and action on the Application of Harmony Korean BBQ, LLC d/b/a Harmony Korean BBQ, located at 7 Currency Drive, requesting a Class RAPS (Restaurant, All Types of Alcohol, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed License be approved contingent upon compliance with all building, health, and safety codes.

**STRATEGIC PLAN LINK:**

- Goal 5. Great Place - Livable, Sustainable City
- Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

- Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents
- Objective 3a. Retention and growth of current local businesses

**BACKGROUND:** Harmony Korean BBQ, LLC d/b/a Harmony Korean BBQ, will be located at 7 Currency Drive and is a part of the Epiphany Farms Hospitality Group. The Bloomington Liquor Commission met on January 14, 2020 to consider the application for a Class RAPS (Restaurant, All Types of Alcohol, Package and Sunday Sales), which would allow the sale of all types of alcohol by the glass for consumption on the premises, and the retail sale of packaged liquor for consumption off premises seven (7) days a week. The applicant stated at the Commission meeting that they believed the establishment would provide healthier food options to patrons, improving the quality of life of local citizens and drawing outside visitors. The Liquor Commission voted unanimously in favor of the Application (*Draft minutes attached*).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** In accordance with City Code, on January 4, 2020, public notice was published in the Pantagraph. Courtesy copies of the Public Notice were mailed to the 87 properties within 500 feet of the business.

**FINANCIAL IMPACT:** The current annual license fee for a Class RAPS liquor license is \$2,950, which will be recorded in the Non-Departmental Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2020 Budget Book titled "Budget Overview & General Fund" on page 120. It is the responsibility of the establishment to collect and pay all applicable taxes including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.

**COMMUNITY DEVELOPMENT IMPACT:** ED-1.1 Focus on retention and expansion of existing businesses. ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.

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

Respectfully submitted for Council consideration.

Prepared by: Amanda Mohan, Records and Licensing Specialist

Reviewed by:

  
\_\_\_\_\_  
Leslie Yocum, City Clerk

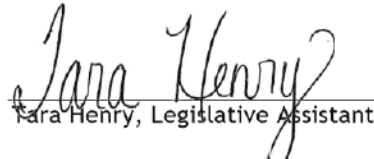
2/6/2020

  
\_\_\_\_\_  
Chris Tomerlin, Budget Manager

2/6/2020

**George Boyle**  
\_\_\_\_\_  
George Boyle, Assistant Corporation Counsel

2/6/2020

  
\_\_\_\_\_  
Tara Henry, Legislative Assistant

2/6/2020

Recommended by:

  
\_\_\_\_\_  
Tim Gleason, City Manager

**Attachments:**

- CLK 3B Harmony Korean BBQ\_Condensed\_Redacted
- CLK 3C Draft Liq Com Minutes 01-14-2020 - Korean BBQ



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January 6, 2020

### **City Clerk Requirement Verification Memo**

To: Liquor Commission

Re: Legal Name: **Harmony Korean BBQ, LLC**

D/B/A Name: **Harmony Korean BBQ**

Dear Liquor Commissioners,

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. The required documents below were reviewed and considered suitable.

- ☒ Articles of Incorporation
- ☒ BASSET Certifications for Management
- ☒ Certificate of Good Standing with the State of Illinois
- ☒ Certificate of Liability Insurance (DRAM Shop)
- ☒ Financial Information
- ☒ Liquor Bond in the amount of \$2,000
- ☒ A Lease between KSN Group, Inc. & BC Property Holdings, LLC and Harmony Korean BBQ, LLC for the term 01/01/2020 to 12/31/2024

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

Respectfully,

Amanda Mohan  
Records and Licensing Specialist



## Liquor License Application 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.

### LEGAL REQUIREMENTS:

1. Have you attained the age of 21 years? Y ☒ N ☐
2. Have you ever had a Bloomington liquor license revoked for any cause? Y ☐ N ☒
3. Have you been a resident of the City of Bloomington for one year? Y ☐ N ☒
4. Are you eligible for a state retail liquor dealer's license? Y ☐ N ☒
5. Are you a citizen of the United States? Y ☒ N ☐
6. Is the manager of the establishment ineligible to hold a liquor license for any reason other than citizenship or residence? Y ☐ N ☒
7. Are you a person of good character and reputation? Y ☒ N ☐
8. Have you ever been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor? Y ☐ N ☒
9. Do you own or have a valid lease to the premises for which the license is sought? Y ☒ N ☐
10. Have you ever been convicted of a felony under the laws of the United States or any state? Y ☐ N ☒
11. Have you ever been convicted of being the keeper, or are you now the keeper of a house of prostitution? Y ☐ N ☒
12. Is a holder of over 5% of corporate stock ineligible to hold a liquor license for any reason other than citizenship or residence? *(If applicant is a corporation)* Y ☐ N ☒
13. Have you ever been convicted of pandering or any other crime opposed to decency and morality? Y ☐ N ☒
14. Is the establishment located within 100' of any church, school, hospital, home for aged, indigent persons, or war veterans, their wives or children? Y ☐ N ☒





## NATURE OF LICENSE:

1. What class liquor license are you seeking? (Please read descriptions below) RAPS

| TYPE | DESCRIPTION                                                   |
|------|---------------------------------------------------------------|
| CA   | Clubs - All Types of Liquor                                   |
| CB   | Clubs - Beer and Wine Only                                    |
| EA   | Entertainment/Recreational Sports Venue - All Types of Liquor |
| EB   | Entertainment/Recreational Sports Venue - Beer and Wine Only  |
| GPA  | Convenience Store - All Types of Liquor                       |
| GPB  | Convenience Store - Beer and Wine Only                        |
| PA   | Package Sales - All Types of Liquor                           |
| PB   | Package Sales - Beer and Wine Only                            |
| RAP  | Restaurant & Package Sales - All Types of Liquor              |
| RA   | Restaurant - All Types of Liquor                              |
| RB   | Restaurant - Beer and Wine Only                               |
| TAP  | Tavern & Package Sales - All Types of Liquor                  |
| TA   | Tavern - All Types of Liquor                                  |
| TB   | Tavern - Beer and Wine Only                                   |
| S    | Sunday Sales                                                  |

2. What type of establishment do you intend to operate with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) Full-Service restaurant.

3. State the significance of a liquor license to your establishment, present or future:  
As a full-service restaurant, serving alcohol is critical to attract the guests and sustain the business.

4. How will a liquor license of the kind requested benefit the City of Bloomington and its residents? As the latest establishment of Epiphany Farms Hospitality Group, the concept has been researched and proven to be up & coming attraction to the visitors. Also we believe providing more healthy eating options to the community improve the quality of citizens' life.

5. Upon what facts do you base your answers to the previous question?  
Feedback from the guests, nationwide media articles, & success from other Epiphany H&R restaurants.

6. Do you intend to furnish live entertainment in the establishment to be licensed? Y ☐ N ☒  
a. If you answered "YES" to the previous question, state the nature of such Entertainment: \_\_\_\_\_

7. Will most of the establishment's gross revenue come from sources other than the sale of alcohol? Y ☒ N ☐  
a. If you answered "YES" to the previous question, from what sources will such revenue be derived? Food

8. Do you intend to obtain an additional license for any of the following:

- Y ☐ N ☒ Public Dancing\*
- Y ☐ N ☒ Tobacco\*
- Y ☐ N ☒ Amusement\* (If yes, which type: \_\_\_\_\_)
- Y ☐ N ☒ Miscellaneous\* (If yes, which type: \_\_\_\_\_)

**\*ALL ADDITIONAL LICENSES REQUIRE ADDITIONAL APPLICATION AND FEE PER LICENSE TYPE.**

#### AMUSEMENT

| Type                   | Description                                                                                                                                                                                                                                                                                       |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Auto Amusement Devices | Any machine or device which upon the insertion of a coin or slug operates or may be operated as a game or contest of skill or amusement of any description.                                                                                                                                       |
| Musical Devices        | A mechanical Victrola, a mechanical piano, or any other mechanical musical instrument, the operation of which may be governed or controlled by the deposit of a coin or token therein, so that the person inserting the coin or token can cause the device to reproduce a selected musical piece. |
| Theatre                | Any place within the corporate limits of the City wherein any show, moving picture, theatrical exhibition, amusement, or entertainment is shown, exhibited, or staged and for which an admission charge is made.                                                                                  |

#### MISCELLANEOUS

| Type          | Description                                                                                                                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sidewalk Cafe | The use of public sidewalk by a food service establishment for the serving of food and beverages on the sidewalk immediately adjacent to the food service establishment, which use will be characterized by the sidewalk use of tables, and chairs and umbrellas. |
| Video Gaming  | Currently Not Available; See City Code Chapter 7 Article XIII                                                                                                                                                                                                     |

#### IMPACT OF ESTABLISHMENT:

1. State the location of your establishment:

Address: 7 currency Dr. City/State: Bloomington, IL Zip: 61704

2. What hours will the establishment be open?

| DAY        | TIME OPEN | DAY        | TIME CLOSE |
|------------|-----------|------------|------------|
| Monday:    | 10 am     | Monday:    | 10 pm      |
| Tuesday:   | 10 am     | Tuesday:   | 10 pm      |
| Wednesday: | 10 am     | Wednesday: | 10 pm      |
| Thursday:  | 10 am     | Thursday:  | 10 pm      |
| Friday:    | 10 am     | Friday:    | 11 pm      |
| Saturday:  | 10 am     | Saturday:  | 11 pm      |
| Sunday:    | 10 am     | Sunday:    | 10 pm      |



3. What type or types of building(s) adjoin the establishment? restaurant & residential Condo
  - a. If any adjoining buildings are office or commercial, approximately what hours are they open for business? 11am - 8pm
  - b. If adjoining buildings are predominately residential, are they single or multi- family and what other business establishments are in the area? Multi-family
4. Describe streets immediately adjoining the establishment (e.g. approximate width, one or two-way, parking restrictions, etc.): 30' wide two-way street.
5. How much additional traffic do you expect the establishment with a liquor license to generate? Similar to the last restaurant that was operated at this location.
6. Describe on and off street parking facilities to handle traffic anticipated: The property has 74 on-site parking and 6 street parking spots available.
7. How many establishments with liquor licenses are located within the immediate area of your establishment? 2 establishments
8. What do you estimate to be the demand for your establishment in the area in which it is or will be located? We are projecting 1.5mil for the first 12 months.
9. Upon what facts do you base your answer to the previous question? Based on other locations in town which are managed by same Management. Average guest check and cover count.

### RESPONSIBILITY:

1. If establishment is **presently in operation**, attach a financial statement of the establishment's last fiscal year.
2. 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).
3. Do you now or have you ever had a Bloomington liquor license? Y ☒ N ☐

Station 220 DBA Epiphany Farms  
Anju Above  
Bakery + Pickle

- a. 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? 0 None

DATED this 13<sup>th</sup> day of December, 20 19.

SIGNED:

Nanam Myszka

Printed Name

Printed Name



Signature

Signature

Secretary

Title

Title

7 currency Dr.

Address

Address

Bloomington, IL 61704

City/State/Zip Code

City/State/Zip Code





## Application for the Sale of Alcoholic Beverages

This application is being submitted as:

☒ A New Application ☐ Renewal (Change to Original Application)

To the Local Liquor Control Commissioner of the City of Bloomington, Mclean County, Illinois:

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

2. The undersigned applicant is (Check One and Complete the Corresponding Section):

☐ an Individual ☐ a Partnership ☒ a Corporation

If an Individual:

Name: \_\_\_\_\_ Age: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Have you been a legal resident of the City of Bloomington for more than one (1) year? Y ☐ N ☐

If a Partnership:

Following are the names of all partners who are entitled to share in any profit of the business:

Name: \_\_\_\_\_ Age: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Have you been a legal resident of the City of Bloomington for more than one (1) year? Y ☐ N ☐

Name: \_\_\_\_\_ Age: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Have you been a legal resident of the City of Bloomington for more than one (1) year? Y ☐ N ☐

If a Corporation/LLC:

Date of Incorporation: 11/26/19

State whether same is organized for **profit** ☒ or **nonprofit** ☐, under laws of the State of \_\_\_\_.

(Attach objects of Incorporation according to the Charter of Corporation.)

The 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, name and address (if more space is needed, attach additional page): Please see attached page.

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Page 25. Attachment.

Kenneth C. Myszka, President

[REDACTED] Downs, IL 61736

Nanam Myszka, Secretary

[REDACTED] Bloomington, IL 61701

Mitchell Myszka

[REDACTED] Downs, IL 61736

Stuart Hummel

[REDACTED] Bloomington, IL 61701

Kenneth R. Myszka

[REDACTED] Bloomington, IL 61701



3. Location and description of the premises or place of business to be operated under this license: 7 Currency Dr.

a. Legal Name: Harmony Korean BBQ

b. D/B/A: \_\_\_\_\_

**-- Please answer the following questions by selecting Y (yes) or N (no) --**

Y ☐ N ☒ Is this a location within 100 feet of any church, school, hospital, home of aged, or indigent persons, or for War Veterans, their wives, or children?

Y ☐ N ☒ 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?

Y ☒ N ☐ Is it proposed to sell food in this place of business?

Y ☐ N ☒ 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?

Y ☐ N ☒ 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)?

If yes, please fully explain: \_\_\_\_\_

Y ☐ N ☒ 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?

If yes, give further details: \_\_\_\_\_

Y ☐ N ☒ Has a similar application ever been refused for cause that has been made by any of the foregoing persons?

Y ☐ N ☒ Is the applicant herein, the owner of the premises for which this license is sought?

If no, list the information of the building owner:

KSN Group Name: BC Property Holdings Term of Lease: 12/1/19 to 12/1/24  
Address: [REDACTED] City/State/Zip: [REDACTED]

Y ☐ N ☒ 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?



Please take this time to provide any additional information you would like to include with your application: \_\_\_\_\_

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 13<sup>th</sup> day of December, 2019

**A. Individual**

|                           |                        |
|---------------------------|------------------------|
| _____                     | _____                  |
| Printed Name of Applicant | Signature of Applicant |

**B. Partnership**

|                         |                      |
|-------------------------|----------------------|
| _____                   |                      |
| Business Name           |                      |
| _____                   | _____                |
| Printed Name of Partner | Signature of Partner |
| _____                   | _____                |
| Printed Name of Partner | Signature of Partner |

**C. Corporation/LLC**

|                                                                  |                        |
|------------------------------------------------------------------|------------------------|
| _____                                                            |                        |
| Harmony Korean BBQ, LLC                                          |                        |
| Corporate Name                                                   |                        |
| _____                                                            | _____                  |
| Kenneth C. Myska                                                 | [Redacted Signature]   |
| Printed Name of President                                        | Signature of President |
| ATTEST                                                           |                        |
| _____                                                            | _____                  |
| Nanaim Myska                                                     | [Redacted Signature]   |
| Printed Name of Secretary                                        | Signature of Secretary |
| And the following officers, directors, or majority stockholders: |                        |
| _____                                                            | [Redacted Signatures]  |
| Stuart Humech                                                    |                        |
| _____                                                            |                        |
| Mitchell B. Myska                                                |                        |
| _____                                                            |                        |
| Kenneth R. Myska                                                 |                        |

**CONTINUE TO NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT**







## Application for the Sunday Sale of Alcoholic Beverages

This application is being submitted as:

☒ A New Application    ☐ Renewal (Change to Original Application)

To the Local Liquor Control Commissioner of the City of Bloomington, Mclean County, Illinois:

Harmony Korean BBQ LLC.

NAME OF APPLICANT

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

1. A **CLASS RAP 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) above 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.

**CONTINUE FOR SIGNATURE PAGE**





Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

**A. Individual**

|                           |                        |
|---------------------------|------------------------|
| _____                     | _____                  |
| Printed Name of Applicant | Signature of Applicant |

**B. Partnership**

|                         |                      |
|-------------------------|----------------------|
| _____                   |                      |
| Business Name           |                      |
| _____                   | _____                |
| Printed Name of Partner | Signature of Partner |
| _____                   | _____                |
| Printed Name of Partner | Signature of Partner |

**C. Corporation/LLC**

|                                                                  |                        |
|------------------------------------------------------------------|------------------------|
| _____                                                            |                        |
| Harmony Korean BBQ                                               |                        |
| Corporate Name                                                   |                        |
| _____                                                            | _____                  |
| KENNETH C. MYSZKA                                                | [Redacted Signature]   |
| Printed Name of President                                        | Signature of President |
| ATTEST                                                           |                        |
| _____                                                            | _____                  |
| Nanani Myszka                                                    | [Redacted Signature]   |
| Printed Name of Secretary                                        | Signature of Secretary |
| And the following officers, directors, or majority stockholders: |                        |
| _____                                                            | [Redacted Signatures]  |
| Wesley Hummel                                                    |                        |
| _____                                                            |                        |
| Mitchell B. Myszka                                               |                        |
| _____                                                            |                        |
| Kenneth R Myszka                                                 |                        |

**CONTINUE TO NEXT PAGE FOR NOTARY ACKNOWLEDGEMENT**





# KOREAN BBQ

## PLAN REVIEW INFORMATION

**Code Review - Korean BBQ**  
22 October 2019  
Project Number: 19-065

This is an existing building that appears to be Type V-B construction that is equipped with an automatic fire sprinkler system. The following code reviews are based on the observed existing conditions.

### Chapter 2: Definitions NDR

#### Chapter 3: Use and Occupancy Classification

**Section 303**  
A-2 - Restaurant - (measured from inside face of wall, includes interior walls)  
Lower Level = 3,768 sf  
First Floor = 4,363 sf  
Total = 8,131 sf

#### Chapter 4: Special Detailed Requirements: None

#### Chapter 5: General Building Height and Area

**Table 501: Construction Type V-B: Sprinklered**

A-2 Restaurant  
Tallness Story: 1 story  
Tallness Height: 33 ft  
Tallness Area per story: 6,000 sf

**Section 504** - The building height can be increased 10'-0" and building story can be increased by 1 story when an automatic sprinkler system is installed.

**Section 506** - Area by story can be increased using an automatic sprinkler system using footprint and an increase by 300%.

| Actual | Allowable   |
|--------|-------------|
| Story  | 2           |
| Height | 33' 0" OK   |
| Area   | 4,363 sf OK |

#### Chapter 6: Types of Construction

**Section 602.2** - All materials to be non-combustible materials with exception of the materials listed in Section 603.

**Table 601: Fire-Resistant Rating Requirements for Building Elements**

| Type                                                  | Rating |
|-------------------------------------------------------|--------|
| Primary structural frame                              | 0 HR   |
| Bearing walls, exterior                               | 0 HR   |
| Bearing walls, interior                               | 0 HR   |
| Nonbearing walls and partitions, exterior (F&I, etc.) | 0 HR   |
| Nonbearing walls and partitions, interior             | 0 HR   |
| Floor Construction                                    | 0 HR   |
| Roof Construction                                     | 0 HR   |

**Section 603** - Allowable building material that can be combustible must meet the following requirements:

- Non-ventilated treated wood shall be permitted in nonbearing partitions having a rating of 2 hours or less in nonbearing exterior walls where the rated construction is not required; in roof construction, thermal and acoustic insulation, other than foam plastic, having a flame spread index of not more than 25.
- Roof coverings that have an A, B or C classification.
- Materials used to protect joints in fire-resistance rated assemblies in accordance with Section 715.

- Materials allowed in the concealed spaces of buildings of Types I and II construction in accordance with Section 715.5.
- Materials exposed within plenums complying with Section 902 of the International Mechanical Code.
- The use of noncombustible ducts shall be permitted where installed in accordance with the limitations of the International Mechanical Code.
- The use of combustible piping materials shall be permitted where installed in accordance with the limitations of the International Mechanical Code and the International Plumbing Code.
- The use of electrical wiring methods with combustible insulation, tubing, raceways and related components shall be permitted where installed in accordance with the limitations of this code.

#### Chapter 7: Fire and Smoke Protection

NONE

#### Chapter 8: Interior Finishes

**Table 803.5 - A-2 // Sprinklered**  
Interior Wall & Ceiling Finish Requirements  
Exit Passageway & Corridor - Class B  
Room and Enclosed Spaces - Class C

**Section 804** - Flooring shall not have less than a Class II of solid radiant heat floor. Wood flooring - Shall be installed finished cypress or vinyl.

#### Chapter 9: Fire Protection Systems

**Section 903.2.1.2 Group A-2** - An automatic sprinkler system shall be provided if the occupant load is 100 or more. There is an existing fire sprinkler system in the building.

**Section 903.3** - Automatic sprinkler systems shall be designed and installed in accordance with IRC.  
**Sections 903.3.1 through 903.3.6** - Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1 unless otherwise permitted by IRC Sections 903.3.1.2 and 903.3.1.3 and other chapters of the IRC, as applicable.

**NFPA 13** sprinkler systems. Where the provision of this code requires that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section 903.3.1.1.1.

**Section 903.1.1** - Fire extinguishers must be placed in the building. Travel distance to an extinguisher cannot exceed 75'-0".

**Section 907.2.1** - An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with IRC Sections 907.2.1.1 through 907.2.1.3 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detection or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be located.

#### Chapter 10: Means of Egress

**Building at**  
**Table 1006.1.1** - Area allowances are shown in final file.

**Restaurant Occupancy and Egress Width:**  
Occupant Calculation

| Assembly Area | 1st Floor | Lower Level |
|---------------|-----------|-------------|
| 1405/150      | 132       | 820/150     |
| Office Area   | 0         | 0           |

|              |          |     |         |    |
|--------------|----------|-----|---------|----|
| Waiting Area | 362/20   | 75  | 0       | 0  |
| Storage Area | 362/500  | 1   | 754/500 | 1  |
| Kitchen Area | 1342/200 | 6   | 0       | 0  |
|              | Total:   | 232 | Total:  | 61 |

Overall Total = 273

Each level has a means of egress to the exterior of the building. The Lower Level has two means of egress - 1 in which exits to the west of the building through Hall 1002 and the other is up 564' Aup and through the first level. The first floor has 3 exits. Exits are located on the North, South, and East sides of the building.

**Lower Level Egress**  
• 51' x 22' = 1122' Required - 36" door + 48" stair OK  
• 61' x 13' = 793' Required - 36" exiting door OK  
• Diagonal dimension of space = 79' 4" - Exits must be spaced not less than half the diagonal of the space. Exit door and stairwell are 38'-0" apart > 39'-0" OK

**First Floor Egress**  
• 1122' + 61' x 13' = 483' Required - (13'-0" / 10' 0") door OK  
• Diagonal dimension of space = 39' 4" - Exits must be spaced not less than half the diagonal of the space. There are 3 exits that will remain. North/South exit doors 38'-0" apart > 37'-0" OK

**Section 1006.1.8.3** - Locks and latches shall be permitted to prevent operation of doors where a building in occupancy Group A having an occupant load of 100 (where over 280 occupants or less, exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided):

- The locking device is readily distinguishable as locked.
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "FIRE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be letters 1 inch high on a contrasting background.
- The use of the key-operated locking device is available by the building official for due cause.

#### ILLINOIS PLUMBING CODE

**Restaurant Space:**  
**Section 600 page F-16**

Dining Areas = 2883 sf / 30 = 96  
Lower Outdoor Patio = 819 sf / 10 = 82  
Outdoor Patio = 412 sf / 30 = 14  
Kitchen = 1342 sf / 30 = 45  
Total Occupants = 278

Table storage, walk-in cooler space, & storage have not be used in this calculation.

**Total Occupants = 278** 87 men and women

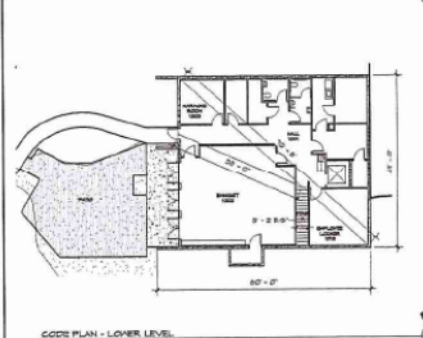
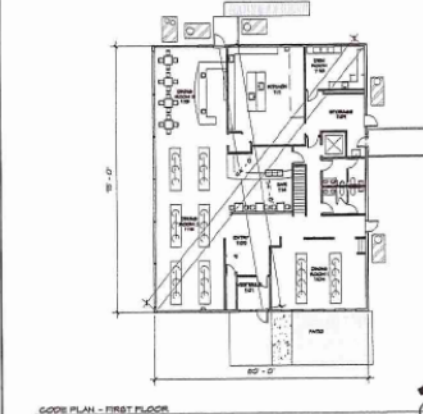
#### Section 600, Appendix A

Required plumbing fixtures - For Restaurant (space):

|                             | Required                                                 | Provided |
|-----------------------------|----------------------------------------------------------|----------|
| <b>WOMEN</b>                |                                                          |          |
| Water Closets - 51-100      | 2                                                        | 3 OK     |
| Urinals - 1-100             | 1                                                        | 3 OK     |
| <b>MEN</b>                  |                                                          |          |
| Water Closets - 1-100       | 1                                                        | 2 OK     |
| Urinals - 1-100             | 1                                                        | 2 OK     |
| Urinals - 1-100             | 1                                                        | 3 OK     |
| Mixing Fountains - 1 per 75 | Water provided by owner OK                               |          |
| Servette Sink               | 1 per floor                                              | 2 OK     |
| 3-Compartment Sink          | As required by the Illinois Department of Public Health. |          |

#### 2015 ICC Code Check

A CODECHECK was not performed because this is an existing building. Exterior wall and roof construction is not being altered. Interior light fixtures are existing. One mechanical unit is being replaced by a current, more economical unit.



DRAWING INDEX

|      |                  |
|------|------------------|
| G101 | TITLE SHEET      |
| L101 | LANDSCAPE PLAN   |
| D101 | DEMOLITION PLAN  |
| A100 | LOWER LEVEL PLAN |
| A101 | FLOOR PLANS      |
| M101 | MECHANICAL PLAN  |

**SET NOTES:**  
THIS SET OF DRAWINGS INCLUDES INFORMATION FOR THE LIMITED RENOVATION OF THE EXISTING BUILDING. DECKS WILL BE ADDED TO THE SOUTH AND WEST SIDE OF THE BUILDING. EXISTING EXHAUST HOODS ARE BEING REMOVED AND REPLACED WITH SHORKEEL HOODS. TWO MECHANICAL UNITS ARE BEING REMOVED AND REPLACED. THE OCCUPANCY DOES NOT CHANGE. THE EXISTING BUILDING DOES HAVE AN AUTOMATIC FIRE SUPPRESSION SYSTEM.

**PROJECT OWNER**  
Epiphany Farms Hospitality Group  
216 North Center Street  
Bloomington, Illinois 61701  
309-828-2323

**PROJECT INFORMATION**  
AUTHORITY HAVING JURISDICTION (AHS): CITY OF BLOOMINGTON  
OCCUPANCY TYPE: A-2  
CONSTRUCTION TYPE: V-B  
PERMIT SET  
DATE: 10/24/2019

**CODES**  
THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION OF FULL COMPLIANCE WITH THE FOLLOWING CODES:  
1. INTERNATIONAL BUILDING CODE, 2012  
2. ILLINOIS STATE PLUMBING CODE, 2014  
3. NATIONAL ELECTRIC CODE, 2014  
4. INTERNATIONAL MECHANICAL CODE, 2012  
5. ILLINOIS ACCESSIBILITY CODE, 1997  
6. NFPA LIFE SAFETY CODE, 2004  
7. INTERNATIONAL FIRE & GAS CODE, 2012  
8. INTERNATIONAL ENERGY CONSERVATION CODE, 2015  
9. AMERICAN DISABILITIES ACT, 2010

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.  
NAME: NATHAN ELLIOTT  
DATE: 11/02/2019  
LICENSE RENEWAL DATE: 11/02/2020  
PAGES OR DIVISIONS COVERED BY THIS CERTIFICATION: G101, L101, A100, A101

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|------|----|-------------|
| 1         |      |    |             |
| 2         |      |    |             |
| 3         |      |    |             |
| 4         |      |    |             |
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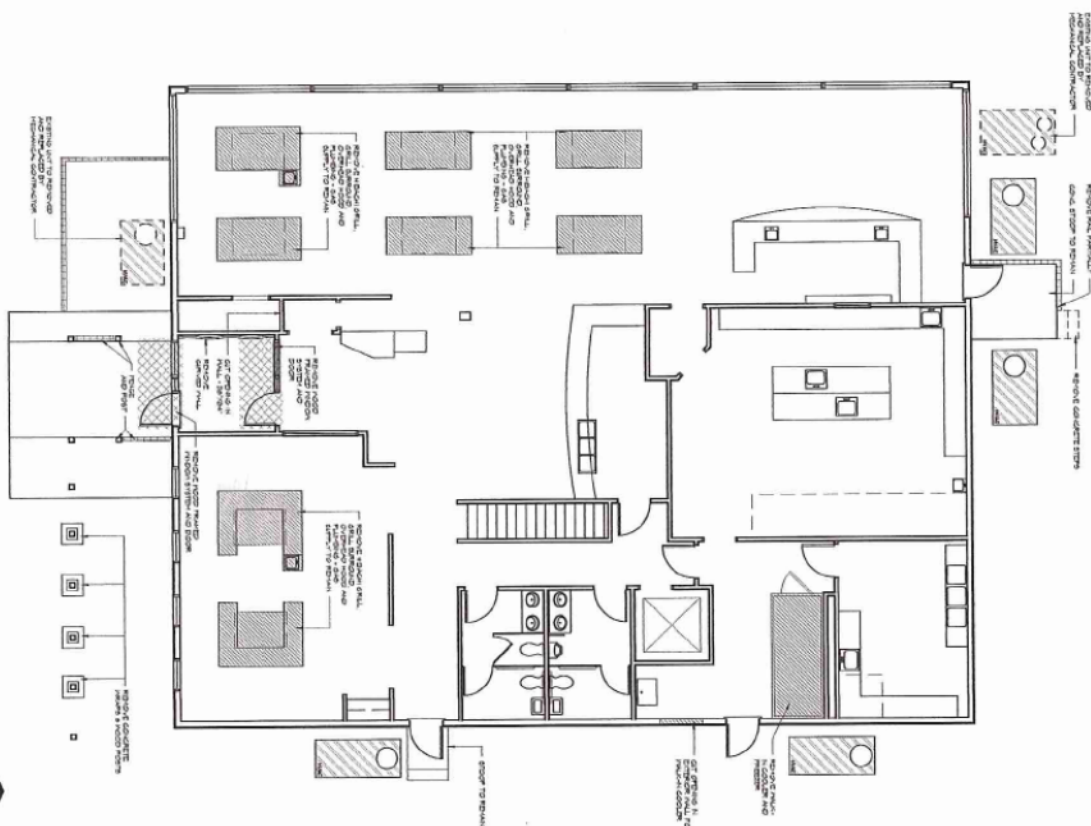
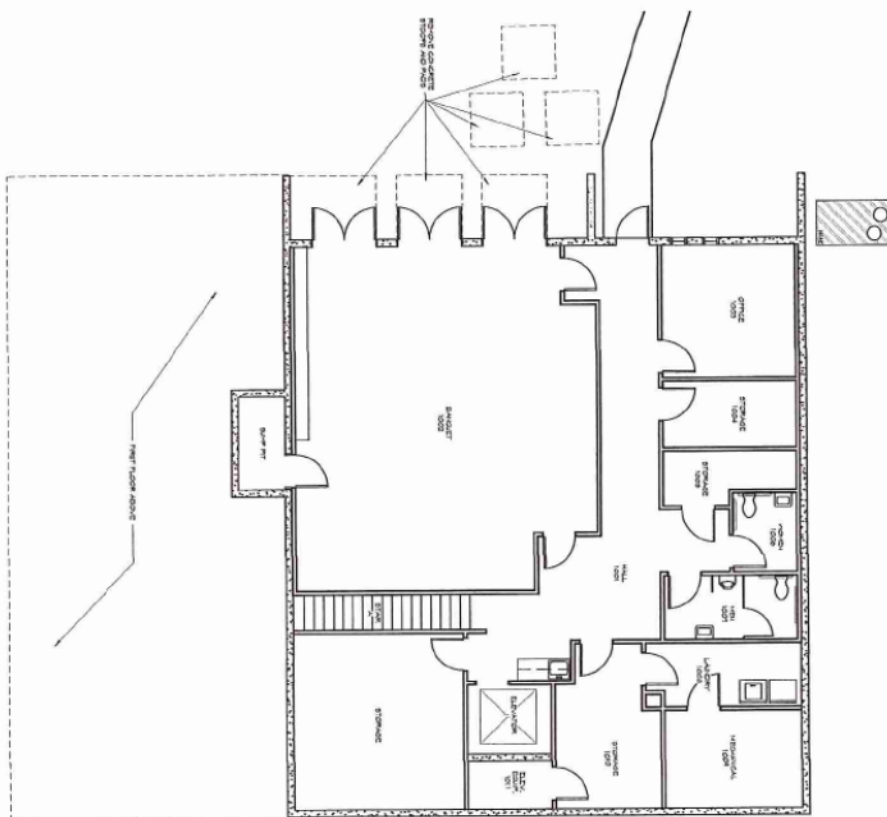
EA ARCHITECTURE & DESIGN, INC.  
2416 E. WASHINGTON ST., SUITE C-3  
BLOOMINGTON, ILLINOIS 61704  
PHONE: (309) 828-1111 FAX: (309) 828-1222  
DESIGN FIRM

KOREAN BBQ  
7 CURRENCY DRIVE  
BLOOMINGTON, ILLINOIS 61704

DATE: 10/24/19  
SCALE: AS NOTED  
DRAWN BY: nps  
JOB: 19-065  
SHEET: G101  
OF







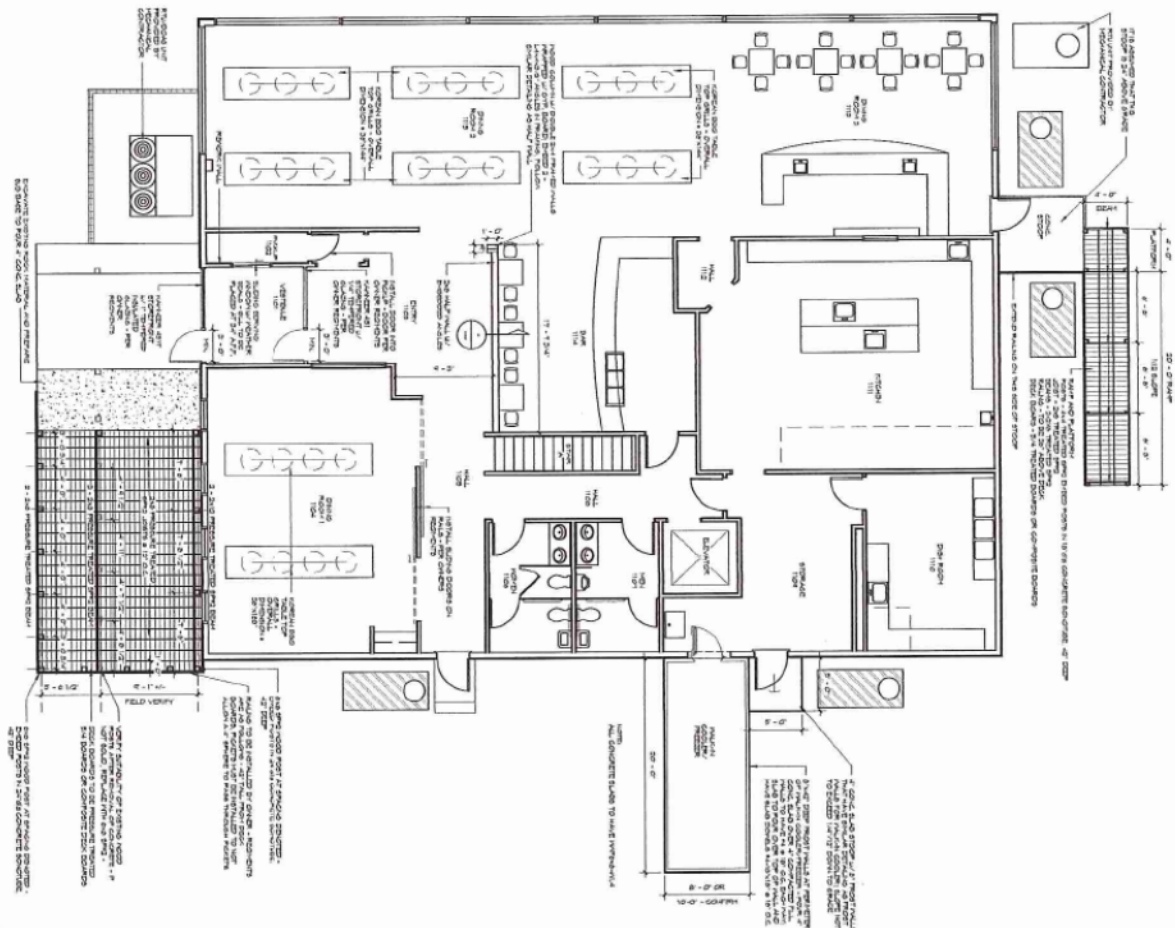
old rights reserved. His political dissent must be repudiated, transmitted in any form or by any means, electronic and mechanical, including photocopying, recording or by any information technology, without permission, without payment of the author, except as may be permitted by law.

|     |      |         |
|-----|------|---------|
| No. | Date | REASONS |
|-----|------|---------|





1 FLOOR PLAN  
 3/8" = 1'-0"



|          |            |
|----------|------------|
| PROJECT  | KOREAN BBQ |
| DATE     | 10/24/19   |
| SCALE    | AS NOTED   |
| DESIGNER | 19-083     |
| NO.      | 19-083     |
| DATE     | 10/24/19   |
| PROJECT  | A101       |



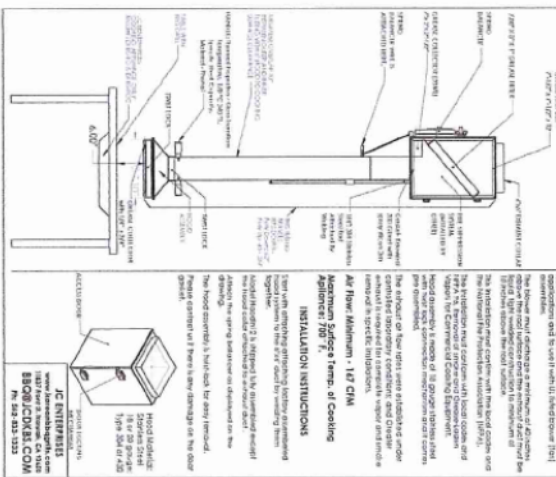
EA ARCHITECTURE & DESIGN, INC.  
 3416 E. WASHINGTON ST., SUITE C-3  
 BLOOMINGTON, ILLINOIS 61704  
 PHONE: (309) 663-7111 FAX: (309) 663-7222  
 DESIGN FIRM

| NO. | DATE | REVISIONS |
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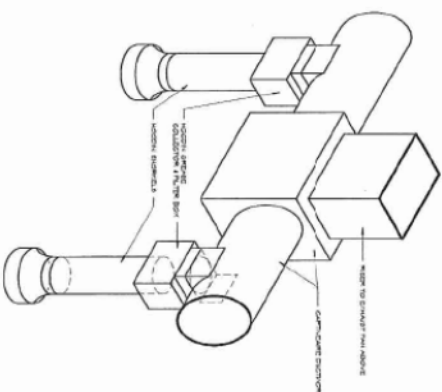
PERMIT SET -

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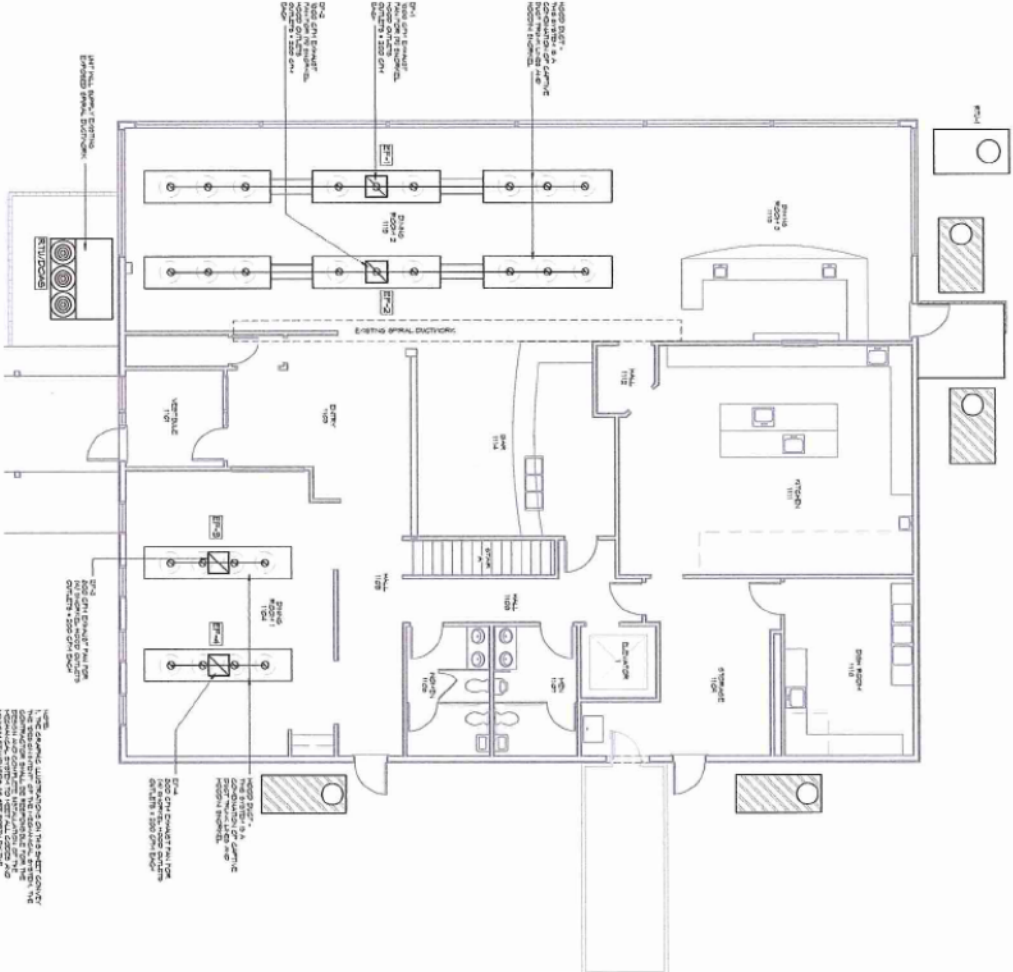
## Model No Hoodini z dynamic Korean Baroque Hood system



②  $\frac{3}{4} \times \frac{5}{6} = \frac{15}{24} = \frac{5}{8}$



①  $216' \approx 71.3'$



| UNIT INFORMATION |                        |             |
|------------------|------------------------|-------------|
| UNIT NO.         | APPROXIMATE DIMENSIONS | TRAJECTORY  |
| 17-18            | 100' x 100'            | 11.11 DEGS  |
| 19-20            | 100' x 100'            | 33.75 DEGS  |
| 21-22            | 100' x 100'            | 56.25 DEGS  |
| 23-24            | 100' x 100'            | 78.75 DEGS  |
| 25-26            | 100' x 100'            | 101.25 DEGS |
| 27-28            | 100' x 100'            | 123.75 DEGS |
| 29-30            | 100' x 100'            | 146.25 DEGS |
| 31-32            | 100' x 100'            | 168.75 DEGS |
| 33-34            | 100' x 100'            | 191.25 DEGS |
| 35-36            | 100' x 100'            | 213.75 DEGS |
| 37-38            | 100' x 100'            | 236.25 DEGS |
| 39-40            | 100' x 100'            | 258.75 DEGS |
| 41-42            | 100' x 100'            | 281.25 DEGS |
| 43-44            | 100' x 100'            | 303.75 DEGS |
| 45-46            | 100' x 100'            | 326.25 DEGS |
| 47-48            | 100' x 100'            | 348.75 DEGS |
| 49-50            | 100' x 100'            | 371.25 DEGS |
| 51-52            | 100' x 100'            | 393.75 DEGS |
| 53-54            | 100' x 100'            | 416.25 DEGS |
| 55-56            | 100' x 100'            | 438.75 DEGS |
| 57-58            | 100' x 100'            | 461.25 DEGS |
| 59-60            | 100' x 100'            | 483.75 DEGS |
| 61-62            | 100' x 100'            | 506.25 DEGS |
| 63-64            | 100' x 100'            | 528.75 DEGS |
| 65-66            | 100' x 100'            | 551.25 DEGS |
| 67-68            | 100' x 100'            | 573.75 DEGS |
| 69-70            | 100' x 100'            | 596.25 DEGS |
| 71-72            | 100' x 100'            | 618.75 DEGS |
| 73-74            | 100' x 100'            | 641.25 DEGS |
| 75-76            | 100' x 100'            | 663.75 DEGS |
| 77-78            | 100' x 100'            | 686.25 DEGS |
| 79-80            | 100' x 100'            | 708.75 DEGS |
| 81-82            | 100' x 100'            | 731.25 DEGS |
| 83-84            | 100' x 100'            | 753.75 DEGS |
| 85-86            | 100' x 100'            | 776.25 DEGS |
| 87-88            | 100' x 100'            | 798.75 DEGS |
| 89-90            | 100' x 100'            | 821.25 DEGS |
| 91-92            | 100' x 100'            | 843.75 DEGS |
| 93-94            | 100' x 100'            | 866.25 DEGS |
| 95-96            | 100' x 100'            | 888.75 DEGS |
| 97-98            | 100' x 100'            | 911.25 DEGS |
| 99-100           | 100' x 100'            | 933.75 DEGS |

**EA** ARCHITECTURE & DESIGN, INC.  
2416 E. WASHINGTON ST., SUITE C-3  
BLOOMINGTON, ILLINOIS 61704  
PHONE: (309) 663-7111 FAX: (309) 663-7222  
DESIGNER: [REDACTED]

[illegible]



**Motion carried.**

The following was presented:

Item 6. Public Hearing and action on the Application of Harmony Korean BBQ, LLC d/b/a Harmony Korean BBQ, located at 7 Currency Drive, requesting a Class RAPS (Restaurant, All Types of Alcohol, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, which would allow the sale of all types of alcohol by the glass for consumption on the premises, and the retail sale of packaged liquor for consumption off premises seven (7) days a week, as requested by the City Clerk Department.

Commissioner Renner opened the Public Hearing at 4:06 p.m.

Commissioner Renner asked if there was anyone who would like to speak for or against the application; none came forward.

Stewart Hummel, after being sworn in, addressed the Commission. He stated the location was previously a restaurant they would re-purpose for their new restaurant. Mr. Hummel stated the restaurant was the newest addition to the Epiphany Farms Group. He mentioned the requested license classification aligned with the other restaurants the Epiphany Farms Group operated. Mr. Hummel informed the Commission Harmony Korean BBQ will be Korean style where there will be a lot of interaction at the tables.

Mr. George Boyle, Asst. Corporation Counsel, asked who would manage the establishment.

Mr. Hummel responded that Epiphany Farms would manage it and informed the Commission Harmony Korean BBQ would make their fifth restaurant concept.

Commissioner Renner inquired on the status of the BASSET training for staff.

Mr. Hummel responded all staff would become BASSET trained.

Commissioner Renner closed the Public Hearing at 4:09 p.m.

Commissioner Powell made a motion, seconded by Commissioner Renner, to positively approve the application to the City Council contingent upon the compliance with all building, health, and safety codes.

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

**Ayes: Commissioners Powell and Renner.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 7. Public Hearing and action on the Application of MM Bowers, Inc. d/b/a Bloomington Tennis Center, currently located at 4101 Wicker Road, requesting a Class CBS (Clubs, Beer and Wine Only, and Sunday Sales) liquor license, which would allow the retail sale on the specified premises only of beer and wine for consumption only on the premises seven days a week, as requested by the City Clerk Department.

Commissioner Renner opened the Public Hearing at 4:09 p.m.

Commissioner Renner asked if there was anyone who would like to speak for or against the application; none came forward.



## CONSENT AGENDA ITEM NO. 7.1

**FOR COUNCIL:** February 10, 2020

**SPONSOR:** City Clerk Department

**WARD IMPACTED:** Ward 8

**SUBJECT:** Consideration and action on the Application of MM Bowers, Inc. d/b/a Bloomington Tennis Center, currently located at 4101 Wicker Road, requesting a Class CBS (Clubs, Beer and Wine Only, and Sunday Sales) liquor license, as requested by the City Clerk Department.

**RECOMMENDED MOTION:** The proposed License be approved contingent upon compliance with all building, health, and safety codes.

**STRATEGIC PLAN LINK:**

- Goal 5. Great Place - Livable, Sustainable City
- Goal 3. Grow the Local Economy

**STRATEGIC PLAN SIGNIFICANCE:**

- Objective 5d. Appropriate leisure and recreational opportunities responding to the needs of residents
- Objective 3a. Retention and growth of current local businesses

**BACKGROUND:** MM Bowers, Inc. d/b/a Bloomington Tennis Center, currently located at 4101 Wicker Road, is a tennis membership club. The Bloomington Liquor Commission met on January 14, 2020 to consider the application for a Class CBS (Club, Beer and Wine Only, and Sunday Sales), which would allow the retail sale on the specified premises only of beer and wine for consumption only on the premises seven days a week. The applicant stated at the Commission meeting that they are seeking a liquor license to provide additional amenities to club members and satisfy the demands from membership. At the hearing, the Legal Department advised that the applicant did not fit the requirements for a "Club" liquor license, but did fit within the qualifications for an Entertainment/Recreational Sports Venue (EBS). The applicant had no objection to amending their application instantaneously. The Commission voted to recommend to the City Council creation of an EBS license. (*Draft minutes attached*).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** In accordance with City Code, on January 4, 2020, public notice was published in the Pantagraph. Courtesy copies of the Public Notice were mailed to the eight properties within 500 feet of the business.

**FINANCIAL IMPACT:** The current annual license fee for a Class EBS liquor license is \$1350, which will be recorded in the Non-Departmental Liquor Licenses account (10010010-51010). Stakeholders can locate this in the FY 2020 Budget Book titled "Budget Overview & General Fund" on page 120. The establishment will continue to collect and pay all applicable taxes including State Sales Tax, Home Rule Tax, and Food and Beverage Tax.



**COMMUNITY DEVELOPMENT IMPACT:** ED-1.1 Focus on retention and expansion of existing businesses. HL-2 Ensure maximum usage of the City's parks and recreational facilities and associated resources.

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

Respectfully submitted for Council consideration.

Prepared by: Amanda Mohan, Records and Licensing Specialist

Reviewed by:

  
\_\_\_\_\_  
Leslie Yocum, City Clerk

2/6/2020

  
\_\_\_\_\_  
Chris Tomerlin, Budget Manager

2/6/2020

**George Boyle**

George Boyle, Assistant Corporation Counsel

2/6/2020

  
\_\_\_\_\_  
Tara Henry, Legislative Assistant

2/6/2020

Recommended by:

  
\_\_\_\_\_  
Tim Gleason, City Manager

**Attachments:**

- 4B BLM Tennis Center Application\_condensed\_redacted
- CLK 4C Draft Liq Com Minutes 01-14-2020 - BLM Tennis Club

---

January 6, 2020

**City Clerk Requirement Verification Memo**

To: Liquor Commission

Re: Legal Name: MM Bowers, Inc

D/B/A Name: Bloomington Tennis Center

Dear Liquor Commissioners,

The City Clerk Department has reviewed the application of the above-mentioned applicant's submission. The required documents below were reviewed and considered suitable.

- ☒ Articles of Incorporation
- ☒ Certificate of Good Standing with the State of Illinois
- ☒ Certificate of Liability Insurance (DRAM Shop)
- ☒ Financial Information
- ☒ Liquor Bond in the amount of \$2,000
- ☒ Confirmed on McLean County GIS the establishment is owned by MM Bowers, Inc.

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

Respectfully,

Amanda Mohan  
Records and Licensing Specialist





## Liquor License Application 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.

### LEGAL REQUIREMENTS:

1. Have you attained the age of 21 years? Y ☒ N ☐
2. Have you ever had a Bloomington liquor license revoked for any cause? Y ☐ N ☒
3. Have you been a resident of the City of Bloomington for one year? Y ☐ N ☒
4. Are you eligible for a state retail liquor dealer's license? Y ☐ N ☒ ? IDK.
5. Are you a citizen of the United States? Y ☒ N ☐
6. Is the manager of the establishment ineligible to hold a liquor license for any reason other than citizenship or residence? Y ☐ N ☒
7. Are you a person of good character and reputation? Y ☒ N ☐
8. Have you ever been convicted of a violation of any federal or state law concerning the manufacture, possession, or sale of alcoholic liquor? Y ☐ N ☒
9. Do you own or have a valid lease to the premises for which the license is sought? Y ☒ N ☐
10. Have you ever been convicted of a felony under the laws of the United States or any state? Y ☐ N ☒
11. Have you ever been convicted of being the keeper, or are you now the keeper of a house of prostitution? Y ☐ N ☒
12. Is a holder of over 5% of corporate stock ineligible to hold a liquor license for any reason other than citizenship or residence? (If applicant is a corporation) Y ☐ N ☒
13. Have you ever been convicted of pandering or any other crime opposed to decency and morality? Y ☐ N ☒
14. Is the establishment located within 100' of any church, school, hospital, home for aged, indigent persons, or war veterans, their wives or children? Y ☐ N ☒



### NATURE OF LICENSE:

1. What class liquor license are you seeking? (Please read descriptions below) CB

| TYPE | DESCRIPTION                                                   |
|------|---------------------------------------------------------------|
| CA   | Clubs - All Types of Liquor                                   |
| CB   | Clubs - Beer and Wine Only                                    |
| EA   | Entertainment/Recreational Sports Venue - All Types of Liquor |
| EB   | Entertainment/Recreational Sports Venue - Beer and Wine Only  |
| GPA  | Convenience Store - All Types of Liquor                       |
| GPB  | Convenience Store - Beer and Wine Only                        |
| PA   | Package Sales - All Types of Liquor                           |
| PB   | Package Sales - Beer and Wine Only                            |
| RAP  | Restaurant & Package Sales - All Types of Liquor              |
| RA   | Restaurant - All Types of Liquor                              |
| RB   | Restaurant - Beer and Wine Only                               |
| TAP  | Tavern & Package Sales - All Types of Liquor                  |
| TA   | Tavern - All Types of Liquor                                  |
| TB   | Tavern - Beer and Wine Only                                   |
| S    | Sunday Sales                                                  |

2. What type of establishment do you intend to operate with this license? (e.g. lounge, tavern, restaurant, wine & cheese shop) Lounge @ our tennis club.

3. State the significance of a liquor license to your establishment, present or future:

we have a demand as parents are there for events, tournaments, + after our members play + sports

4. How will a liquor license of the kind requested benefit the City of Bloomington and its residents?

provide entertainment @ a club where members attend events + make our club more attractive.

5. Upon what facts do you base your answers to the previous question? Just what we hear as a demand/want from our membership.

6. Do you intend to furnish live entertainment in the establishment to be licensed? Y ☐ N ☒

a. If you answered "YES" to the previous question, state the nature of such Entertainment:

7. Will most of the establishment's gross revenue come from sources other than the sale of alcohol? Y ☒ N ☐

a. If you answered "YES" to the previous question, from what sources will such revenue be derived?

we are a club that profits from tennis court rentals, clinics, + tournaments. The sale of beer will, but be a side way to benefit our business. Certainly not the main source of income.



**Motion carried.**

The following was presented:

Item 6. Public Hearing and action on the Application of Harmony Korean BBQ, LLC d/b/a Harmony Korean BBQ, located at 7 Currency Drive, requesting a Class RAPS (Restaurant, All Types of Alcohol, Package Sales for Consumption Off Premises, and Sunday Sales) liquor license, which would allow the sale of all types of alcohol by the glass for consumption on the premises, and the retail sale of packaged liquor for consumption off premises seven (7) days a week, as requested by the City Clerk Department.

Commissioner Renner opened the Public Hearing at 4:06 p.m.

Commissioner Renner asked if there was anyone who would like to speak for or against the application; none came forward.

Stewart Hummel, after being sworn in, addressed the Commission. He stated the location was previously a restaurant they would re-purpose for their new restaurant. Mr. Hummel stated the restaurant was the newest addition to the Epiphany Farms Group. He mentioned the requested license classification aligned with the other restaurants the Epiphany Farms Group operated. Mr. Hummel informed the Commission Harmony Korean BBQ will be Korean style where there will be a lot of interaction at the tables.

Mr. George Boyle, Asst. Corporation Counsel, asked who would manage the establishment.

Mr. Hummel responded that Epiphany Farms would manage it and informed the Commission Harmony Korean BBQ would make their fifth restaurant concept.

Commissioner Renner inquired on the status of the BASSET training for staff.

Mr. Hummel responded all staff would become BASSET trained.

Commissioner Renner closed the Public Hearing at 4:09 p.m.

**Commissioner Powell made a motion, seconded by Commissioner Renner, to positively approve the application to the City Council contingent upon the compliance with all building, health, and safety codes.**

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

**Ayes: Commissioners Powell and Renner.**

**Nays: None.**

**Motion carried.**

**The following was presented:**

**Item 7. Public Hearing and action on the Application of MM Bowers, Inc. d/b/a Bloomington Tennis Center, currently located at 4101 Wicker Road, requesting a Class CBS (Clubs, Beer and Wine Only, and Sunday Sales) liquor license, which would allow the retail sale on the specified premises only of beer and wine for consumption only on the premises seven days a week, as requested by the City Clerk Department.**

**Commissioner Renner opened the Public Hearing at 4:09 p.m.**

**Commissioner Renner asked if there was anyone who would like to speak for or against the application; none came forward.**

Mark Bowers, Owner, after being sworn in, addressed the Commission. He explained the establishment was a tennis dome that has been in business for four years. The business hosts local and national tournaments. Mr. Bowers stated the addition of alcoholic beverages would be a welcomed perk to those events. He also explained that club members have frequently requested the addition of alcoholic beverages to enjoy while at the establishment.

Commissioner Renner asked how liquor will be controlled and questioned if wristbands would be utilized to ensure anyone under the age of 21 would not consume alcohol.

Mr. Bowers stated staff would card all patrons who requested an alcoholic beverage and the purchase of alcohol would be confined to the lobby area only. He also stated they did not wish to offer hard liquor and, if approved, only intended to offer beer.

Commissioner Powell inquired on the status of BASSET training for staff.

Mr. Bowers stated he submitted his BASSET certification that afternoon and all staff would be trained. He also noted they would not begin to sell alcohol until September 1, 2020.

Mr. Boyle reminded the Commission and the applicant that if the request was approved by City Council, the applicant would have 180 days to become operational. He explained in the event the applicant would exceed the time limit, they would need to request an extension from the Liquor Commission. Mr. Boyle stated the liquor license was applied for and noticed to the public as a "club" license; however, upon review by the Legal Department, the applicant would not fit the definition of "club" as defined by the City Code. He explained "club" is defined as non-for-profit, national chartered organization or fraternal organization. Mr. Boyle suggested the Commission consider adjusting the license classification to an entertainment/sports license.

Commissioner Renner inquired if staff or the Commission would need to perform any additional review. Mr. Boyle advised a new notice would not be required as the classification would only be significant to staff and the applicant. He also stated he previously discussed the change in classification with Mr. Bowers who agreed to the change.

Commissioner Renner Closed the Public Hearing at 4:14 p.m.

Commissioner Powell made a motion, seconded by Commissioner Renner, to amend the application classification to Class EBS (Entertainment, All Types of Alcohol, and Sunday Sales) liquor license and positively approve it to the City Council contingent upon the compliance with all building, health, and safety codes.

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

**Ayes: Commissioners Powell and Renner.**

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8. Public Hearing and action on the Application for Gold Standard Enterprises, Inc, d/b/a Binny's Beverage Depot, currently located at 1409 Veterans Parkway, requesting a Permanent Extension of Premise, as requested by the City Clerk Department.

Commissioner Renner opened the Public Hearing at 4:14 p.m.