



**CITY OF
BLOOMINGTON
COUNCIL MEETING
JANUARY 13, 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, JANUARY 13, 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. Recognition of Firefighters Michael McPherson, Bradley Meier, and Adam Johnson, who have completed one-year probation, as requested by the Fire Department. (*Recommended Motion:* Recognition only.)
6. Public Comment
7. Consent Agenda
 - Electronic Roll Call Vote
 - A. Consideration and action to approve the Minutes of the November 25, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)
 - B. Consideration and action to approve the Minutes of the December 9, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)
 - C. Consideration and action to approve Bills and Payroll in the amount of \$14,244,476.43, as requested by the Finance Department. (*Recommended Motion:* The proposed Bills and Payroll be approved.)
 - D. Consideration and action to approve Michael Straza to the Board of Zoning Appeals, as requested by the Administration Department. (*Recommended Motion:* The proposed Appointment be approved.)
 - E. Consideration and action to approve a Contract with Donohue and Associates for the Division Street and Enterprise Pump Station Planning Study, in the amount not to exceed \$191,800, as requested by the Public Works Department. (*Recommended Motion:* The proposed Contract be approved.)

- F. Consideration and action on an Ordinance Approving an Application Submitted by SSB Properties, LLC Requesting Approval of a Site Plan and Special Use Permit for an Auto Repair Facility in the B-1 General Commercial District for the Property at 1 Audie Murphy Drive, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)
- G. Consideration and action on an Ordinance Approving a Zoning Map Amendment for Southgate Commercial, Approximately 7.14 acres, from B-1 General Commercial District to B-2 Local Commercial District, as requested by the Community Development Department. (*Recommended Motion:* The proposed Ordinance be approved.)

8. Regular Agenda

Electronic Roll Call Vote

- A. Consideration and action on an Agreement between the City of Bloomington and Luther Oaks Inc. for an expansion of the Luther Oaks Campus and Improvements to Lutz Road, as requested by the Administration Department. (*Recommended Motion:* The proposed Agreement be approved.) (Presentation by Tim Gleason, City Manager, 5 minutes; and City Council discussion, 10 minutes.)

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



RECOGNITION/APPOINTMENTS ITEM NO. 5.A

FOR COUNCIL: January 13, 2020

SPONSOR: Fire Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Recognition of Firefighters Michael McPherson, Bradley Meier, and Adam Johnson, who have completed one-year probation, as requested by the Fire Department.

RECOMMENDED MOTION: Recognition only.

STRATEGIC PLAN LINK:

-Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

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

BACKGROUND: Recognizing the completion of the one-year probationary period for Firefighters Michael McPherson, Bradley Meier, and Adam Johnson. They will be officially sworn in by the City Clerk.

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

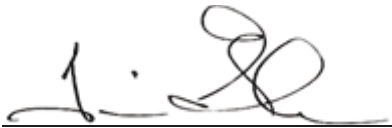
Reviewed by:

A handwritten signature in cursive script that reads 'Tara Henry'.

Tara Henry, Legislative Assistant

1/9/2020

Recommended by:

A handwritten signature in black ink, appearing to read 'Tim Gleason', written over a horizontal line.

Tim Gleason, City Manager

CONSENT AGENDA



CONSENT AGENDA ITEM NO. 7.A

FOR COUNCIL: January 13, 2020

SPONSOR: City Clerk Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the November 25, 2019 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:


Tara Henry, Legislative Assistant

1/9/2020

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 11252019 Regular Session Minutes



MINUTES

PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS
MONDAY, NOVEMBER 25, 6:00 P.M.

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 6:00 p.m., Monday, November 25, 2019.

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

Council Members: Jamie Mathy, Donna Boelen, Mboka Mwilambwe, Julie Emig, Joni Painter, Scott Black, Jeff Crabill, Kim Bray, and Mayor Tari Renner.

Council Member Jenn Carrillo was absent from the meeting.

Staff Present: Tim Gleason, City Manager; Billy Tyus, Deputy City Manager; Jeff Jurgens, Corporation Counsel; Nicole Albertson, Human Resources Director; Scott Rathbun, Finance Director; Scott Sprouls, Information Services Director; and other City staff were present.

Recognition/Appointments

Mayor Renner called forward Michael Hernbrott, Bloomington Ice Center Manager, and Bloomington Ice Center staff members, Dani Lamb and Sam Rosenbaum. Mr. Hernbrott was not present, but he was recognized by all in attendance for his recent completion of the Certified Ice Rink Manager Program. Miss Lamb and Mr. Rosenbaum came forward and were honored by all in attendance for successfully performing lifesaving measures while on duty at the Bloomington Ice Center.

Public Comment

Mayor Renner opened the meeting to receive public comment, and the following individuals provided comments to the Council:

Renee Martin	Sheila Montney
Scott Stimeling	David Kobus
Janis Lancaster	

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 separately.

Council Member Painter made a motion, seconded by Council Member Bray, that the Consent Agenda, including all the items listed below, be approved as presented with the exception of Items 7L, 7M, 7I, and 7F.

Item 7A. Consideration and action to Approve the Minutes of the September 23, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion: The proposed Minutes be approved.*)

Item 7B. Consideration and action to Approve the Minutes of the October 14, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)

Item 7C. Action to Approve Minutes of the October 28, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion:* The proposed Minutes be approved.)

Item 7D. Consideration and action to approve Bills, Payroll, Electronic Transfers, and Procurement Card Purchases in the amount of \$7,614,516.71, as requested by the Finance Department. (*Recommended Motion:* The proposed Bills, Payroll, Electronic Transfers, and Procurement Card Purchases be approved.)

Item 7E. Consideration for the Purchase of Playground Equipment for Clearwater and Wittenberg Woods Parks, in the amount of \$103,520.76 from Game Time c/o Cunningham Recreation through the U.S. Communities Joint Purchasing Cooperative, as requested by the Parks, Recreation and Cultural Arts Department and the Cultural District. (*Recommended Motion:* The proposed Purchase be approved.)

Item 7F was pulled from the Consent Agenda by Council Member Crabill.

Item 7G. Consideration and action to approve payment to CDWG, Inc. in the amount of \$176,166.17, for the annual renewal of the Microsoft Enterprise Agreement (EA) for City-wide software licensing for maintenance and support, utilizing the State of Illinois Department of Central Management Services (CMS6945110) Joint Purchasing Cooperative, as requested by the Information Services Department. (*Recommended Motion:* The proposed Purchase be approved.)

Item 7H. Consideration and action on an Intergovernmental Agreement with the Bloomington Election Commission to provide Information Technology related services and support, as requested by the Information Services Department. (*Recommended Motion:* The proposed Agreement be approved.)

Item 7I was pulled from the Consent Agenda by Council Member Emig.

Item 7J. Consideration and action to approve an Agreement with Farnsworth Group, Inc. for the design of a water main replacement project, in an amount not to exceed \$58,621.25, as requested by the Public Works Department. (*Recommended Motion:* The proposed Agreement be approved.)

Item 7K. Consideration and action on a Resolution Allowing the Closure of State Highway Business 51 for the Jaycees Christmas Parade on December 7, 2019 at 10 a.m., as requested by the Economic Development Department. (*Recommended Motion:* The proposed Resolution be approved.)

Item 7L was pulled from the Consent Agenda by Council Member Boelen.

Item 7M was pulled from the Consent Agenda by Council Member Boelen.

Item 7N. Consideration and action on the Application of Amazing Space Venue, LLC d/b/a Pure Sterling, located at 11 Currency Drive, requesting a Class EAS (Entertainment, All Types of Alcohol, and Sunday Sales) liquor license, which would allow for the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week, as requested by the City Clerk Department. (*Recommended Motion:* The proposed License be approved, contingent upon compliance with all building, health and safety codes.)

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Motion carried.

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

Item 7L. Consideration and action on a Resolution in Support of the Dimmitt's Grove Neighborhood Plan, as requested by the Administration Department and the Community Development Department.

Council Member Boelen made a few comments regarding the Dimmitt's Grove Neighborhood Plan and recognized former Alderman Karen Schmidt for her hard work in getting the plan together.

Council Member Boelen made a motion, seconded by Council Member Black, that the proposed Resolution be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Motion carried.

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

Item 7M. Consideration and action to approve an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2020, to pay for recycling fees, in order to account for the price per ton increases for recycling in the amount of \$150,000, as requested by the Public Works Department.

Council Member Boelen pointed out that funding had increased and made a few recommendations for monitoring contracts and processes surrounding recycling.

Council Member Boelen made a motion, seconded by Council Member Crabill, that the proposed Ordinance be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Emig.

Item 7I. Consideration and action to approve a three-year Intergovernmental Agreement with the Ecology Action Center for a Solid Waste Program, in the amount of \$58,356 for the first year, with a three percent increase in years two and three, as requested by the Public Works Department.

Council Member Emig pulled the item so she could recuse herself.

Council Member Mwilambwe made a motion, seconded by Council Member Mathy, that the proposed Intergovernmental Agreement be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Recused: Council Member Emig (6:27 p.m.)

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Crabill.

Item 7F. Consideration and action on a Bid and Contract from Otto Baum Company, Inc. for \$99,935, for masonry work including tuck-pointing and sealing through BID #2020-14, as requested by the Parks, Recreation and Cultural Arts Department and the Facilities Department.

Council Member Crabill complimented staff in their work to finetune the agreement.

Council Member Crabill made a motion, seconded by Council Member Black, that the proposed Bid and Contract be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Motion carried.

Regular Agenda

The following item was presented:

Item 8A. Consideration and action on awarding the Request for Proposal (RFP# 2020-21) for the FY2019 Taxable Capital Equipment Lease to J. P. Morgan for \$4,629,023, as requested by the Finance Department.

Mr. Gleason provided a brief introduction and background of the item, discussed the item as presented and staff's renewed position to move away from leasing equipment.

Council Member Boelen asked Scott Rathbun, Finance Director, to come forward and discuss how leasing equipment works. Mr. Rathbun came forward to address Council and discussed leasing in detail.

Council Member Mathy made a motion, seconded by Council Member Mwilambwe, that the proposed Request for Proposal be awarded.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: None.

Motion carried.

The following item was presented:

Item 8B. Consideration and action on an Ordinance Approving a Development Agreement by and between the City of Bloomington, McLean County, Illinois, and Mala, LLC and Carmala, LLC (Lu Lu's Pizza - 802 East Washington Street), as requested by the Economic Development Department.

City Manager Gleason discussed the item briefly and stated that Melissa Hon, Economic Development Director, was available if necessary.

Mayor Renner asked Ms. Hon to come forward and briefly discuss the development agreement.

Ms. Hon came forward to address Council. She talked about the agreement, as well as the developers.

Council Member Bray asked Ms. Hon if the business intended to have five terminals. Ms. Hon confirmed.

Mayor Renner pointed out that the business determines how many terminals the business has and can sustain from a financial perspective so long as the number of terminals is five or less per the City's ordinance.

Council Member Crabill pointed out that the business owner has worked with the City on the business name and hours of operation. Mayor Renner concurred.

Council Member Emig pointed out that the business will be subjected to the City's Code, which allows for reprimand should it be necessary. She also clarified how the video gaming license will work in the event no license remains when the business is ready to open. Ms. Hon clarified the State and City application process.

Mayor Renner asked City Clerk, Leslie Yocum, to provide an update on video gaming license. Mrs. Yocum stated that her department currently has no video gaming applications on file and that six video gaming license remain available.

Council Member Mathy mentioned that he was contacted by a lot of Dimmitt's Grove residents excited about the building and its placement on a corner in need of development. He also discussed some residents who had expressed concern as well. He stressed that he and the neighborhood would be watching closely. He was not in favor of making special rules for the business to obtain a license.

Mayor Renner mentioned that the Liquor Commission will be taking the review of receipts with the business very seriously.

Council Member Boelen asked a couple clarifying questions regarding the business' application and thanked Ms. Hon for her dedication in seeing through Council's wishes. Ms. Hon answered her questions, clarifying that if the current cap of 60 video gaming license has been met at the time the business applies, then the ordinance will have to be amended to allow the additional license. She also stated that if similar requests are made in the future, they too will be vetted and evaluated in consideration of economic impact.

City Manager Gleason pointed out, with confirmation from Ms. Hon, that the business owner intends to begin construction immediately following Council approval.

Council Member Black made a motion to approve Items 8B and 8C together as presented. Jeff Jurgens, Corporate Counsel, agreed that was permissible.

Council Member Mathy asked one clarifying question regarding whether limitations on the liquor license also limit video gaming. Mayor Renner confirmed that liquor service hour limitations also limit gaming.

Council Member Mwilambwe seconded Council Member Black's motion to approve Items 8B and 8C together as presented.

Council Member Black made a motion, seconded by Council Member Mwilambwe, that the proposed Ordinance be approved.

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

Ayes: Council Members Mathy, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: Council Member Boelen.

Motion carried.

The following item was presented:

Item 8C. Consideration and action on the Application of Mala, LLC, d/b/a Lu Lu's Pizza, to be located at 802 E. Washington Street, requesting a Class RBS (Restaurant, Beer and Wine Only, and Sunday Sales) Liquor License, which would allow the sale of beer and wine only by the glass for consumption on the premises seven (7) days a week, as requested by the City Clerk Department.

This item was voted on along with Item 8B.

Council Member Black made a motion, seconded by Council Member Mwilambwe, that the proposed License be approved contingent upon compliance with all building, health and safety codes with the condition that the hours of the establishment be only from 10:00 a.m. to 12:00 a.m. (midnight).

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

Ayes: Council Members Mathy, Mwilambwe, Emig, Painter, Black, Crabill, and Bray.

Nays: Council Member Boelen.

Motion carried.

City Manager's Discussion

Mr. Gleason asked Scott Rathbun, Finance Director, to come forward for the monthly Finance Report. Mr. Rathbun discussed the budget, general fund revenues and expenditures by category, and moved onto a summary of the Enterprise Funds. He also discussed online tax in greater detail at the request of Council Member Crabill.

Mr. Gleason stated that the Finance Director's monthly report will be live via the link on the agenda by noon on the day of the meeting. He showed the event calendar and pointed out a lively downtown this holiday season. He also discussed the City focusing on downtown this coming year.

Mayor's Discussion

Mayor Renner complimented the holiday decorations at City Hall and in the downtown area.

Council Member's Discussion

Council Member Bray thanked the citizens in attendance for coming out during a holiday week and for their participation in the City. She also thanked those who spoke at public comment regarding cannabis and encouraged those of all viewpoints to come forward to be part of the conversation. She went on to compliment the City on the focus put on City parks and pointed out that the City has opened four parks in 2019.

Council Member Crabill asked for an update on Connect Transit's update and request for funding. Mr. Gleason stated that an update was in progress.

Council Member Black mentioned the upcoming Ugly Sweater Run. He also asked about the recording of the meeting as there were issues during the meeting. Mrs. Yocum, City Clerk, confirmed that a recording had been made and would be posted online as planned. Council Member Black went on to remind Council he would not be attending the first council meeting in December as he was getting married the weekend before.

Council Member Emig thanked Council Member Bray for her comments and pointed out that the documents that resulted from the Cannabis Task Force are available on the City's website. She discussed a recent meeting that she had recently regarding recycling and mentioned that she would be bringing something forward to Council soon to address best practices for recycling.

Council Member Boelen complimented the recent park openings and discussed the Connect Transit Working Group.

Council Member Mathy discussed the Jaycees Christmas Parade on December 7, 2019.

Executive Session

Adjournment

Council Member Emig made a motion, seconded by Council Member Crabill, that the meeting be adjourned.

Motion carried unanimously (viva voce).

The meeting adjourned at 7:11 p.m.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Yocum, City Clerk

DRAFT



CONSENT AGENDA ITEM NO. 7.B

FOR COUNCIL: January 13, 2020

SPONSOR: City Clerk Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve the Minutes of the December 9, 2019 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 1/9/2020

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 2B 12092019 Regular Session Minutes



MINUTES

PUBLISHED BY THE AUTHORITY OF THE CITY COUNCIL OF BLOOMINGTON, ILLINOIS
MONDAY, DECEMBER 9, 6:00 P.M.

The Council convened in Regular Session in the Council Chambers, City Hall Building, at 6:00 p.m., Monday, December 9, 2019.

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

Council Members: Jamie Mathy, Donna Boelen, Mboka Mwilambwe, Julie Emig, Joni Painter, Jenn Carrillo, Jeff Crabill, Kim Bray, and Mayor Tari Renner.

Council Member Scott Black was absent from the meeting.

Staff Present: Tim Gleason, City Manager; Billy Tyus, Deputy City Manager; Jeff Jurgens, Corporation Counsel; Nicole Albertson, Human Resources Director; Scott Rathbun, Finance Director; Scott Sprouls, Information Services Director; and other City staff were present.

Recognition/Appointments

A. Presentation of Bloomington Firefighters who have completed a one-year probation:

Fire Chief Brian Mohr, accompanied by Firefighters Benjamin Stalets, Mathew Roux, and Michael Maines, came forward to address Council. Chief Mohr introduced each of the men, recognizing them for their recent completion of the City's one-year probation as Firefighters. He discussed each of their accomplishments and ask their family and friends present in the audience to stand to be recognized.

City Clerk, Leslie Yocum, came forward and swore in the men before Council and all those present.

Public Comment

Mayor Renner opened the meeting to receive public comment, and the following individuals provided comments to the Council:

Scott Stimeling	Chris Collins
Karen Kinsella	Renee Martin

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 separately.

Council Member Boelen made a motion, seconded by Council Member Carillo, that the Consent Agenda, including all the items listed below, be approved as presented with the exception of Items 7C, 7D, 7I, and 7F.

Item 7A. Consideration and action to Approve the Minutes of the November 12, 2019 Regular City Council Meeting, as requested by the City Clerk Department. (*Recommended Motion: The proposed Minutes be approved.*)

Item 7B. Consideration and action to approve Bills and Payroll in the amount of \$8,894,342.02, as requested by the Finance Department. (*Recommended Motion:* The proposed Bills and Payroll be approved.)

Item 7C was pulled from the Consent Agenda by Council Member Mathy.

Item 7D was pulled from the Consent Agenda by Council Member Mathy.

Item 7E. Consideration and action to approve an Intergovernmental Agreement between the City of Bloomington and Bloomington Public Schools, District 87, for the provision of rock salt during winter 2019-2020, in the amount of \$106.67 per ton, not to exceed a total of \$26,667.50 (250 tons), as requested by the Public Works Department. (*Recommended Motion:* The proposed Intergovernmental Agreement be approved.)

Item 7F was pulled from the Consent Agenda by Council Member Crabill.

Item 7G. Consideration and action to grant Workers Compensation Settlement Authority in the amount of \$158,128 to City of Bloomington Police Office Shawn Albert, case #W002772902, as requested by the Human Resources Department. (*Recommended Motion:* The proposed Workers Compensation Settlement be approved.)

Item 7H. Consideration of a Resolution Authorizing a Change Order for \$16,425 to the Kronos Workforce TeleStaff & Timekeeper Project for Additional Solution Consultation Hours, as requested by the Human Resources Department. (*Recommended Motion:* The proposed Resolution be approved.)

Item 7I was pulled from the Consent Agenda by Council Member Carrillo.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Mathy:

Item 7C. Consideration and action to reject the Bid for the Bloomington Center for Performing Arts Third Floor Insulation Project (Bid #2020-04) due to the Bid being above the project budget, as requested by the Procurement Department and the Parks, Recreation and Cultural Arts Department.

Council Member Mathy apologized as he'd only meant to pull item 7D.

Council Member Mathy made a motion, seconded by Council Member Bray, that the proposed rejection of Bid #2020-04 be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Mathy:

Item 7D. Consideration and action on a Contract with Henson Robinson Company in the amount of \$506,078.00 for the FY2020 Creativity Center Roof Replacement & HVAC Upgrades, Bid #2020-19, as requested by the Parks, Recreation and Cultural Arts Department.

Council Member Mathy pointed out the funds covering the proposed project come from privately raised funds from nearly 12 years ago and that no City funds are allocated to be spent on the project.

Council Member Mathy made a motion, seconded by Council Member Painter, that the minor technicality be waived and proposed Contract be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Carrillo:

Item 7I. Consideration and action on an Ordinance Approving Farm Lease Extensions on Two City of Bloomington Farms Commonly Known as Parker Bottom and Farm #8425, as requested by the City Clerk Department.

Council Member Carrillo questioned why the City owns farmland in Woodford County. Mrs. Yocum, City Clerk, responded in providing history of the particular parcel and its ties to a Wildlife Preserve.

Council Member Carrillo made a motion, seconded by Council Member Emig, that the proposed Ordinance be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The following item was pulled from the Consent Agenda by Council Member Crabill:

Item 7F. Consideration and action to approve an Ordinance Amending the Budget Ordinance for the Fiscal Year Ending April 30, 2020, in the amount of \$385,000, and a Joint Purchasing Requisition with the Illinois Department of Central Management Services for the purchase of rock salt, for a total purchase amount of up to \$782,838, as requested by the Public Works Department.

Council Member Crabill discussed recent research he had completed regarding alternative options to rock salt and asked Jim Karch, Public Works Director, to come forward and comment as well. Mr. Karch came forward to address Council. He explained the use of alternative options and stated that his team was already looking into other options and would bring forward additional information in the future.

Council Member Crabill made a motion, seconded by Council Member Painter, that the proposed Ordinance and Joint Purchasing Requisition be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

Regular Agenda

The following item was presented:

Item 8A. Consideration and action on 1) an Ordinance Levying Taxes for the City of Bloomington, McLean County, Illinois for the Fiscal Year Beginning May 1, 2019 and Ending April 30, 2020 for the City of Bloomington, and 2) an Ordinance Levying Taxes for the City of Bloomington - Library, McLean County, Illinois for the Fiscal Year Beginning May 1, 2019 and Ending April 30, 2020 for the City of Bloomington, to approve the 2019 Tax Levy of \$20,511,384 for the City of Bloomington and \$4,935,359 for the Bloomington Public Library, as requested by the Finance Department.

Mayor Renner pointed out that the City has not raised property taxes on individuals in eleven years.

City Manager Tim Gleason reminded the community that the City of Bloomington and the Library receive only about 15% of the taxes collected via tax bill. He asked Finance Director, Scott Rathbun, to come forward to address Council.

Mr. Rathbun reviewed the proposed tax levy against 2015-2018 tax levies. He also confirmed that the City has not raised property taxes since 2009.

Council Member Crabill asked a question regarding a change in the numbers reported between several years Mr. Rathbun presented. Mr. Rathbun responded accordingly and stated he would also investigate Council Member Crabill's question further and get back to him.

Council Member Crabill made a motion, seconded by Council Member Mwilambwe, that the proposed Ordinances be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The following item was presented:

Item 8B. Consideration and action on approving 1) a Resolution Abating All or a Portion of the Taxes Heretofore Levied to Pay Debt Service on Certain Obligation Bonds of the City of Bloomington, McLean County, Illinois, and 2) a Resolution Abating Tax Levy for Rent Payable Under Lease Agreement Between the Public Building Commission, McLean County and the City of Bloomington for the Old Champion Building and the Expansion of the Parking Garage (two

Resolutions for the abatement of property taxes totaling \$6,017,775.00), as requested by the Finance Department.

Mr. Rathbun continued his presentation. He discussed the abatements proposed in detail and confirmed, per Council Member Crabill's question, that the abatement comes from the general fund.

Council Member Mwilambwe made a motion, seconded by Council Member Bray, that the proposed Resolutions be approved.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

City Manager's Discussion

Mr. Gleason showed the event calendar, pointed out how lively the downtown area has been over the holiday season and showcased December's First Friday. He also reminded the public that there would not be a Committee of the Whole meeting in December.

Mayor's Discussion

Mayor Renner gave condolences to Mr. Gleason for the loss of a family member. He congratulated Council Member Black on his recent marriage and thanked Council Member Painter for her recent assistance in a local event.

Council Member's Discussion

Council Member Mathy thanked the Fire Department for their recent response to a downtown dumpster fire. He also asked Public Works Director Jim Karch to come forward and discuss train quiet zones throughout the town. Mr. Karch reviewed the City's quiet zones.

Council Member Carrillo spoke fondly of downtown and all that's happening downtown. She urged the rest of the Council to join her in moving cannabis regulation forward and encouraged Council to allow Bloomington to be innovative in its decisions. She mentioned specifically her support for onsite consumption and the use of resources.

Council Member Bray complimented staff and Council for working to make Bloomington the wonderful City it is today. She looked forward to having meaningful conversation on December 16, 2019 regarding how to proceed with cannabis regulation.

Council Member Crabill mentioned the Jean Anderson Awards happening on Wednesday at The Bistro.

Council Member Emig thanked everyone for their participation in downtown. She complimented the Westside Revitalization Project for their Mr. Rogers fundraiser. She asked Mr. Gleason for an update on Judy Buchanan coming forward to present to Council. Mr. Gleason stated he was targeting the Committee of the Whole meeting in January of 2020.

Executive Session

A. Review of Minutes- Section 2 (c)(21) of 5 ILCS 120

Mayor Renner entertained a motion to enter into Executive Session for the purpose of Review of Minutes - Section 2(c)(21) of 5 ILCS 120. He clarified that no formal action would be taken during Executive Session.

Council Member Crabill made a motion, seconded by Council Member Mathy, to enter into an Executive Session meeting for the purpose of Review of Minutes - Section 2(c)(21) of 5 ILCS 120.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

Return to Open Session and Adjournment

Mayor Renner asked for a motion to return to Open Session and adjourn the meeting.

Council Member Boelen made a motion, seconded by Council Member Bray, to return to Open Session and adjourn the meeting.

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

Ayes: Council Members Mathy, Boelen, Mwilambwe, Emig, Painter, Carrillo, Crabill, Bray.

Nays: None.

Motion carried.

The meeting adjourned at 7:00 p.m.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Yocum, City Clerk



CONSENT AGENDA ITEM NO. 7.C

FOR COUNCIL: January 13, 2020

SPONSOR: Finance Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve Bills and Payroll in the amount of \$14,244,476.43, 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 \$14,244,476.43 (Payroll total \$7,621,317.31, Accounts Payable total \$5,345,640.52, Bank Transfers total \$1,183,023.41 and Procurement Card Purchases total \$94,495.19).

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

1/8/2020


Tara Henry, Legislative Assistant

1/9/2020

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
12/6/2019	\$ 2,070,689.55	\$ 504,919.80	\$ 2,575,609.35
12/20/2019	\$ 1,968,662.79	\$ 508,685.74	\$ 2,477,348.53
1/3/2020	\$ 1,975,075.17	\$ 525,317.18	\$ 2,500,392.35
12/6/2019-1/3/2020	\$ 62,554.46	\$ 5,412.62	\$ 67,967.08
Off Cycle Adjustments			

PAYROLL GRAND TOTAL \$ 7,621,317.31

ACCOUNTS PAYABLE (WIRES)

Date	Bank	Total
1/13/2020	AP General	\$ 3,521,093.14
	AP JM Scott	
1/13/2020	AP Comm Devel	\$ 94,725.74
	AP IHDA	
1/13/2020	AP Library	\$ 70,184.80
1/13/2020	AP MFT	\$ 6,174.54
12/11/2019-12/30/2019	Out of Cycle	\$ 1,653,462.30
7/8/2019-12/23/2019	AP Bank Transfers	\$ 1,183,023.41
	AP GRAND TOTAL	\$ 6,528,663.93

PCARDS

Date Range	Total
11/1/2019-11/30/2019	\$ 94,495.19
PCARD GRAND TOTAL	\$ 94,495.19

TOTAL	\$ 14,244,476.43
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Respectfully,

F. Scott Rathbun
Director of Finance



CONSENT AGENDA ITEM NO. 7.D

FOR COUNCIL: January 13, 2020

SPONSOR: Administration Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve Michael Straza to the Board of Zoning Appeals, as requested by the Administration Department.

RECOMMENDED MOTION: The proposed Appointment be approved.

STRATEGIC PLAN LINK:

-Goal 4. Strong Neighborhoods

STRATEGIC PLAN SIGNIFICANCE:

-Objective 4e. Strong partnership with residents and neighborhood associations

BACKGROUND: The Mayor of the City of Bloomington has nominated, and asks your concurrence in the appointment of Michael Straza to the Board of Zoning Appeals, replacing Robert Schultz. Michael will finish Robert's 3-year term which expires on April 30, 2020. The application is on file in the Administration Office.

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

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:

A handwritten signature in cursive script that reads 'Tara Henry'.

Tara Henry, Legislative Assistant

1/8/2020

Recommended by:

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

Tim Gleason, City Manager

Attachments:

- ADM 1B Boards and Commissions Spreadsheet

Board of Zoning Appeals

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Re/Appointment Date	Ward
x		Terry	Ballantini	04/30/21	2018	06/11/18	7
x		Tyler	Noonan	04/30/20	2019	05/13/19	9
x		Michael	McFarland	04/30/22	2019	09/09/19	9
x		Richard	Veitengruber-TY	04/30/20	2017	03/13/17	1
x		Michael	Straza	4/30/2020	2020		5
x		Michael	Rivera, Jr.	04/30/20	2018	12/17/18	
x	Chair	Victoria	Harris	04/30/20	2017	07/24/17	5
	Staff Liaison	Katie	Simpson				



CONSENT AGENDA ITEM NO. 7.E

FOR COUNCIL: January 13, 2020

SPONSOR: Public Works Department

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action to approve a Contract with Donohue and Associates for the Division Street and Enterprise Pump Station Planning Study, in the amount not to exceed \$191,800, as requested by the Public Works Department.

RECOMMENDED MOTION: The proposed Contract be approved.

STRATEGIC PLAN LINK:

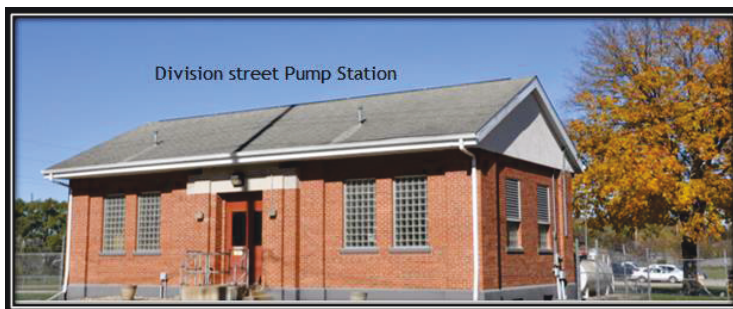
-Goal 2. Upgrade City Infrastructure and Facilities

STRATEGIC PLAN SIGNIFICANCE:

-Objective 2b. Quality water for the long term

BACKGROUND: Public Works is recommending the approval of a contract with Donohue & Associates for the Division Street and Enterprise Pump Station Planning Study, in the amount not to exceed \$191,800. The proposed Division Street and Enterprise Pump Station Planning Study will provide preliminary baseline design requirements for a single, combined pumping facility to replace both the Division Street and Enterprise Pump Stations.

Public Works recommends a single facility to replace both facilities, rather than making upgrades to the two existing facilities. Combining the facilities will save money by reducing construction costs, since the necessary improvements to the separate facilities are extensive and would require taking each pump station out of service for more than a year. As a result of the required 24-hour-per-day water supply from these pump stations, temporary pumping facilities would need to be constructed to maintain service to customers during construction of the improvements to the existing pump stations. Constructing a new, single facility will eliminate the need for temporary pump stations and reduce overall project costs. In addition, future operating costs will be reduced with a combined facility.



Staff initially included \$100,000 for the proposed study in the FY 2020 budget, but the scope of improvements has grown with the final draft of the Water Infrastructure Master Plan,

which includes a condition assessment that identified a high-priority need for improvements at the Division Street and Enterprise Pump Stations. Design deficiencies and non-conformance with current standards were noted at the Enterprise Pump Station, including potential for flooding of the current pump station. At the Division Street Pump Station, the electrical equipment, motors, pumps and valves are nearing or beyond their expected service life. Neither pump station includes an electrical main disconnect switch, a standard safety device for electrical service, repair, and emergencies. In addition, both structures do not include adequate maintenance space, making routine repairs difficult and costly.

In addition to the condition assessment, water modeling beyond what was anticipated prior to receipt of the draft master plan was added to the proposed study. Though the master plan utilized the City's current water model of the distribution system, the existing model is not developed and focused on elements that will allow for the modeling necessary to develop the pump station replacement study. The modeling work will help optimize the pump station design by modeling the system within the vicinity of the station and help to determine the most optimal location to place the new station. It will also help to determine adequate sizing of pumps, motor, and piping, providing the City the most cost-effective and efficient pump station.

The additional \$91,800 needed for this study is available from the construction funds budgeted for the Pipeline Road - Division E - Pressure Valve Control Stations in the FY 2020 budget. Construction of this Division E project is being delayed to a future budget year to coincide with the construction of the Pipeline Road - Division G - 1929 Transmission Rehabilitation and Replacement.

The Enterprise Pump Station was constructed in 1987 as a fast-track project to meet the City's contractual obligation for delivery of water to the Diamond Star Automotive Plant. The Division Street Pump Station was constructed in 1954 to replace the original 1874 Bloomington Water Works Pump Station and deliver water to the City system. The Enterprise Pump Station is the sole facility to supply water to the high-pressure Enterprise Zone, which constitutes about one-fifth of the City's water usage. The Division Street Pump Station operates 24 hours per day to deliver water to the City's water system and is supported by additional pumping from the Fort Jesse Pump Stations. These pump stations are two of the most critical facilities in the City's water system.

Through Resolution 2019-34, the City Council approved a list of prequalified vendors for Architectural and Engineering Services. Resolution 2019-34 established eight (8) categories of services and identified qualified vendors to provide services in each category. City staff reviewed the eight (8) engineering firms under the potable water category, which is the key design service of the project as described above and determined Donohue & Associates, to be the most qualified firm to do the work. Based on Donohue & Associates' selection under RFQ 2019-34 and their experience in potable water work, Donohue & Associates was asked to submit a proposal for scope and fees associated with the Division Street and Enterprise Pump Station Planning Study. The vendor chosen for this project utilized a qualification based selection process and therefore, the City's local preference policy does not apply.

Donohue & Associates' proposed Scope of Services and Professional Services Contract fees are not to exceed \$191,800. For this specific project, as outlined above, Donohue & Associates was deemed to be the most qualified and best fit for the work out of the pre-qualified engineering firms.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: If approved, \$191,800 will be paid out of the Water Transmission & Distribution-Architectural & Engineering Services for Construction account (50100120-70051). \$100,000.00 was included for this work in the FY 2020 Budget. The additional \$91,800 will be transferred from the Water Transmission & Distribution-Other Capital Improvement Account (50100120-72620) to the Water Transmission & Distribution-Architectural & Engineering Services for Construction account (50100120-70051). Stakeholders can locate this in the FY 2020 Budget Book titled "Other Funds & Capital Improvement" on pages 116, 242, 292, 317 and 318.

COMMUNITY DEVELOPMENT IMPACT: Goal UEW-1. Provide quality public infrastructure within the City to protect public health, safety and the environment. Objective UEW-1.5. Reliable water supply and distribution system that meets the needs of current and future residents.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:
Electrical and Maintenance will be budgeted accordingly.

Respectfully submitted for Council consideration.

Prepared by: Aaron Kinder, Superintendent of Mechanical Maintenance

Reviewed by:


Jim Karch, Director of Public Works

12/27/2019


Chris Tomertin, Budget Manager

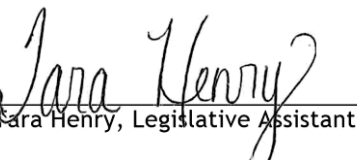
12/30/2019


Carla Murillo, Procurement Manager

1/8/2020


Jeffrey R. Jurgens, Corporation Counsel

1/9/2020


Tara Henry, Legislative Assistant

1/9/2020

Recommended by:



Tim Gleason, City Manager

Attachments:

- PW 1B Contract and Attachments_Division St & Enterprise Pump Station Conceptual Design Study 1-13-2020_Redacted
- PW 1C Sitemap_Division St & Enterprise Pump Station Conceptual Design Study 1-13-2020



Donohue & Associates, Inc.
1605 South State Street, Suite 1C | Champaign, IL 61820
217.352.9990 | donohue-associates.com

December 13, 2019

Richard Bernard, P.E., Civil Engineer II
City of Bloomington Public Works
Water Division
603 W Division St
City of Bloomington
Bloomington, IL 61701

Re: Proposal for Bloomington Division St & Enterprise Pump Station Conceptual Design Study

Dear Mr. Bernard,

We appreciate the opportunity to submit our proposal to provide professional engineering services for the subject project.

We are proposing to prepare the Division St & Enterprise Pump Station Conceptual Design Study for a not-to-exceed time and material fee of \$191,800. Attached is the professional services contract containing the scope for these services. The Certificate of Insurance is also attached.

Please feel free to contact me at [REDACTED] (cell) if you have any questions or need any additional information.

Sincerely,

A large black rectangular box redacting the handwritten signature of Terrence K. Boyer.

Terrence K. Boyer, PE
Vice President
Office 217.903.4437 | tboyer@donohue-associates.com

CITY OF BLOOMINGTON CONTRACT WITH
Donohue & Associates, Inc.
FOR PROFESSIONAL SERVICES FOR
Multi Year Professional Architectural & Engineering Services

THIS AGREEMENT, dated this _____ day of _____, ²⁰²⁰~~2019~~, is between the City of Bloomington (hereinafter "CITY") and Donohue & Associates, Inc. (hereinafter "CONTRACTOR").

NOW THEREFORE, the parties agree as follows:

Section 1. Recitals. The recitals set forth above are incorporated into this Section 1 as if specifically stated herein.

Section 2. Description of Services. CONTRACTOR shall provide the services/work identified on Exhibit A.

Section 3. Payment. For the work performed by CONTRACTOR under this Contract, the CITY shall pay CONTRACTOR one of the following:

☐

A flat fee of \$_____ as set forth in the payment terms attached as Exhibit B.

☒

Fees as set forth in the Payment Terms attached as Exhibit B.

Section 4. Default and Termination. Either party shall be in default if it fails to perform all or any part of this Contract. If either party is in default, the other party may terminate this Contract upon giving written notice of such termination to the party in default. Such notice shall be in writing and provided thirty (30) days prior to termination. The non-defaulting party shall be entitled to all remedies, whether in law or equity, upon the default or a violation of this Contract. In addition, the prevailing party shall be entitled to reimbursement of attorney's fees and court costs. ^{Insert (B) below} ^{reasonable}

Section 5. Reuse of Documents. All documents including reports, drawings, specifications, and electronic media furnished by CONTRACTOR pursuant to this Contract are instruments of CONTRACTOR'S services. Nothing herein, however, shall limit the CITY'S right to use the documents for municipal purposes, including but not limited to the CITY'S right to use the documents in an unencumbered manner for purposes of remediation, remodeling and/or construction. CONTRACTOR further acknowledges any such documents may be subject to release under the Illinois Freedom of Information Act. ^{Insert (A) below}

Section 6. Standard of Care. Services performed by CONTRACTOR under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

Section 7. Indemnification. To the fullest extent permitted by law, CONTRACTOR shall indemnify and hold harmless CITY, its officers, officials, agents and employees from and against liability ^{to the proportionate extent caused by} ~~arising out of~~ CONTRACTOR'S negligent acts, errors, or omissions in performance of services under this Contract. This indemnification shall extend to claims occurring after this Contract is terminated as well as while it is in force.

(A) Any reuse or alteration of the documents for any purpose other than that for which such documents were originally prepared shall be at CITY'S sole risk and CONTRACTOR assumes no responsibility for the alteration or reuse of those documents, notwithstanding an understanding by both parties that the documents can be relied on as accurate and trustworthy, having been created under the provisions set forth in Section 6 Standard of Care.

4/7/2015
(B) For purposes of this Agreement, a party "prevails" if it recovers 51 percent or more of what it sought in such proceeding, or if it successfully defends against 51 percent or more of what was claimed against it. If neither percentage is met, the parties bear their own respective attorney's fees.

The CONTRACTOR, their agents, or employees shall not be jointly, severally or individually liable to CITY for more than the amount of insurance required in Section 8 Insurance Requirements below, by reason of any act or omission, in tort or contract, including breach of contract, breach of warranty or negligence. To the fullest extent permitted by laws and regulations, CITY and CONTRACTOR waive against each other, and the other's employees, officers, directors, members, insurers, partners, and consultants, claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project.

Section 8. Insurance Requirements. CONTRACTOR shall maintain an errors and omissions policy in the amount of \$2,000,000.00 and shall further maintain general liability insurance for bodily injury and property damage arising directly from its negligent acts or omissions, with general limits not less than \$2,000,000.00. Certificates of insurance shall be provided to CITY and CITY shall be named as an additional insured under the policy.

Section 9. Representations of Vendor. CONTRACTOR hereby represents it is legally able to perform the work that is subject to this Contract.

Section 10. Assignment. Neither party may assign this Contract, or the proceeds thereof, without written consent of the other party.

Section 11. Compliance with Laws. CONTRACTOR agrees that any and all work by CONTRACTOR shall at all times comply with all laws, ordinances, statutes and governmental rules, regulations and codes.

Section 12. Compliance with FOIA Requirements. CONTRACTOR further explicitly agrees to furnish all records related to this Contract and any documentation related to CITY required under an Illinois Freedom of Information Act (ILCS 140/1 et. seq.) ("FOIA") request within five (5) business days after CITY issues notice of such request to CONTRACTOR. CONTRACTOR agrees to not apply any costs or charge any fees to the CITY regarding the procurement of records required pursuant to a FOIA request. CONTRACTOR shall be responsible for any damages/penalties assessed to CITY for CONTRACTOR'S failure to furnish all documentation in CONTRACTOR'S possession responsive and related to a request within five (5) days after CITY issues a notice of a request.

Section 13. Governing Law. This Agreement shall be governed by and interpreted pursuant to the laws of the State of Illinois.

Section 14. Joint Drafting. The parties expressly agree that this agreement was jointly drafted, and that both had opportunity to negotiate its terms and to obtain the assistance of counsel in reviewing it terms prior to execution. Therefore, this agreement shall be construed neither against nor in favor of either party, but shall construed in a neutral manner.

Section 15. Attorney Fees. In the event that any action is filed by a party in relation to this contract and the party prevails in court and obtains a court order or judgment as a result of said litigation, the non-prevailing party in the action shall pay to the prevailing party, in addition to the sums that either party may be called on to pay, a reasonable sum for the prevailing party's attorneys' fees and court costs (including expert witness fees).

Section 16. Paragraph Headings. The titles to the paragraphs of this agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this agreement.

Section 17. Term. The term of this Contract shall be:

- ☒ Until all of the services and/or deliverables required to provided within this Contract are completed.
- ☐ From one (1) year from the date of execution.
- ☐ From two (2) years from the date of execution.
- ☐ Other: _____

The Contract shall also be subject to the following renewal terms, if any: None

Notwithstanding anything herein, the provisions in Sections 7 and 12 shall survive termination.

Section 18. Counterparts. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

CITY OF BLOOMINGTON

Donohue & Associates, Inc.

By: _____
Its City Manager

By: _____
Its Vice President

ATTEST:

By: _____
City Clerk

By: _____
Its Vice President

EXHIBIT A
SCOPE OF SERVICES / WORK PROVIDED

EXHIBIT "A"

SCOPE OF SERVICES

A. PROJECT UNDERSTANDING

1. **Background:** The Water Division of the City of Bloomington's Public Works Department ("City") owns and operates a public water system that serves customers within the City's corporate limits. The City owns a water treatment plant that is located north of the City and that facility conveys finished water to the distribution system within the City. In the northwest part of the City (north of the intersection of Division and Mason Streets), the water system has a 5 million gallon (MMG) ground storage tank and a 10 MMG ground storage tank, both of which serve as finished water reservoirs utilized to meet various system demands.

It is important to note that the 5-MMG reservoir has no overflow on it nor does it have a code-compliant drain. In addition, its bottom slab is below the 100-year flood plain and less than 50% of its water depth is above grade, which makes it in violation of the 2012 Ten States Standards, Article 7.0.2. For the 10 MMG reservoir, its floor slab is below the 100-year flood plain, its overflow is non-conforming, and the City staff has cross contamination concerns for it. All of these deficiencies must be addressed in the alternatives being considered and the cost analysis.

System pressure is maintained by two booster pump stations that withdraw finished water from the two aforementioned ground storage tanks and from system pressure. The City distribution system has two distinct pressure zones and two suction zones. The normal pressure in the mains filling the two ground storage tanks is currently about 5 psi, but could change to 56 psi in the future.

The Enterprise Zone Pump Station (Building #607) was constructed in 1987 and it contains two 4-MGD booster pumps and one 1-MGD booster pump. All three pumps are vertical turbine pumps that operate on 480-volt power. All three pumps withdraw finished water from a wetwell that has a makeshift cover over it. That facility also has other design deficiencies. Influent flow to the wetwell is controlled by two butterfly valves that are not completely operable, nor do they provide a leak-proof shut-off of flow into the wetwell. The station also does not have a main disconnect on the incoming power, nor a backup generator and keeping the motors from overheating is of concern.

The Division Street Pump Station (Building #605) was constructed in 1954 and it contains two 4-MGD pumps and two 3-MGD pumps, with space and connections for a fifth pump. All pumps in this station are relatively old, line-shaft type centrifugal pumps that operate on 2,400-volt power. These line-shaft pumps have inherent vibration problems and are a safety concern. The pumps and piping are in a basement area and removal and replacement of the pumps and valves is cumbersome. No permanent means of removing these items was provided in the station. The station also has two Venturi flow meters that are in deep pits out in the site and these structures are confined spaces that are unsafe to enter. The building likely does not comply with modern building codes.

In addition to these facilities, the City Public Works' Water Division has a Water Salesman Facility (Building #609) that is located southwest of the Division Street Pump Station (Building #605). This facility provides a location for customers to purchase finished water in bulk

quantities. It remains viable; however, its continued use by the public must be coordinated with any future booster pump station replacements being contemplated. Lastly, the Water Division has a relatively small Maintenance Shop that is located in the northeast corner of its Building #603. This Maintenance Shop is located remotely from the existing pump stations and it is too small for the Division's needs. A modern replacement for that space is desired under this project.

The City has a completed model of the water distribution system that was used for overall system capital and master planning. For the purposes of this conceptual design study, the model and calibration will be reviewed with the developer of the model. This review will include items such as physical model components; customer demands; diurnal demand patterns; handling of non-revenue water and pump controls. At the end of this review, a Technical Memorandum will be developed that documents the model review, proposed model implementation in the study, concerns regarding model suitability for the proposed study hydraulic calculations, and recommendations for further model development.

2. **Goals and Objectives:** Under this project, Donohue is to compile a planning study to resolve the issues listed above. The City envisions that the study will examine the best means of replacing the two existing deficient booster pump stations with a single new pump station, whose structure will also contain a new and larger Maintenance Shop. At this preliminary juncture, the City has the following goals and objectives for the Study:
 - a. At this time, the City desires that the replacement pump station should be able to produce on the order of 20 MGD; however, the City wishes to optimize its conceptual design by having Donohue model the system in this vicinity iteratively, to determine the most cost-effective sizing of the station. With this understanding, Donohue is to complete several water modeling runs of the system to hone in on what is the best station size.

In addition to the above information, it is understood that there is uncertainty as to whether the size and configuration of the mains in this vicinity may cause hydraulic restrictions that could reduce this value. As a result of this, Donohue's efforts shall include running a series of hydraulic model scenarios (not more than six scenarios) that would test the hydraulic capacities of the system and propose various pump sizes and numbers of units. The City owns and maintains a reasonably calibrated, 7000-pipe WaterGEMS hydraulic model of the City's water distribution system. Said model has been updated in recent years and it adequately represents the system as it currently exists. Both Donohue and the City agree that, to accomplish the modeling work, Donohue will rent a copy of the WaterGEMS software and Donohue will then use the City's model data files (but not its software license) to run these scenarios.

In addition, the City and Donohue understand that the City's water model was calibrated by another consultant; however, no formal Calibration Report was produced to document the degree and accuracy of the calibration efforts. The City reports that extensive checks of City water records were done over a 12-month period to confirm on paper the main sizes, materials, and ages; however, a formal report of that work was not produced. With that, City and Donohue agree that early in the Study effort, Donohue will perform a rudimentary check of the calibration, as stated hereafter.

- b. The City and Donohue will collaboratively determine the acceptable type of pumps and manufacturers of those pumps.
- c. The new booster pumps will be sized and controlled to provide smooth flow transitions and to reduce surges in the system. Currently the existing booster pumps are a mix of single speed and variable speed pumps. City field checks on the pumps has found them to be operating within 10% of their factory curve points.
- d. The station is to be provided with modern controls and SCADA components. As part of this study, Donohue is to coordinate its SCADA conceptual design approach with SCADAware, the City's retainer SCADA integrator firm. It is understood that currently the City has data on the prevailing elevated tank water levels being sent back to SCADA; however, currently the flow and pressure data from the existing booster stations is suspect. In addition, the City has in the past performed numerous fire hydrant flow tests and that data will be made available to Donohue at Workshop #1
- e. The City utilizes chloramines for disinfection at its water treatment plant and it is running on and monitoring total chlorine residuals, not free chlorine residuals. In order to account for potential future re-chlorination requirements, the new station will have additional space reserved for future chemical addition.
- f. The new booster station shall be fitted with a bridge crane over the pumps, so that motors, pumps, valve and fittings can be lifted out of (or into) their positions and out to an open work area, where maintenance personnel can easily commence with work on these components. The goal is that City personnel should not have to set up portable gantries or cranes to remove or work on the pumps and their appurtenances.
- g. The water mains in the vicinity of the two pump stations are very old cast iron pipes that are in need of replacement. As part of this study, Donohue is to include certain main replacements, as directed by the City and as indicated by the results of the WaterGEMS model outputs. The conceptual design civil drawings shall clearly depict the extent of main and valve replacements that the City needs.
- h. It is expected that the motors provided for the new booster station's pumps will be significantly more efficient from a power demand standpoint. In addition, the proposed future suction line condition of 56 psi will require less pumping energy than the current 5-psi suction pressure. Therefore, the Study is to identify any energy rebate opportunities (e.g., Ameren's Act-On Energy Rebate Program) that the City can benefit from.
- i. There is one candidate site for the new Booster Station/Maintenance Shop, which is Site "A" which is located north of the existing Enterprise Zone Station. However, this seemingly open site was actually the site of the City's water pumping station that was demolished sometime after 1964. Remnants of that structure may remain buried below grade on Site "A". It is recognized that this candidate site could have hidden environmental issues. Because of that, a Phase 2 Environmental Study is likely needed for the site. This study will better determine whether any environmental hazards exist at the two sites. It is understood that this Study is beyond the Scope of this report and will be completed at a later date.

In addition, a geotechnical study of the candidate site will be eventually needed. However, said work is considered beyond the Scope of this Study and the cost of any geotechnical investigations is not included in the fee.

3. **Project Staffing Team:** Donohue proposes to utilize the following key professional staff for this project:

- Terry Boyer, PE, Project Manager
- Joseph V. Pisula, PE, Senior Process QC Engineer
- Mike Stohl, Sr. Electrical Engineer
- Mark Rokita, P.E., Process Engineer
- Chris Safford, Process Modeling Engineer
- Brady Bell, SCADA Engineer
- Maurer-Stutz, Model Technical Advisory Firm

B. DETAILED TASKS

Donohue proposes to perform the following Professional Services under this proposal:

- a. Donohue's project team members will meet with the applicable Public Works Department staff in a Project Kick-Off Meeting (Workshop #1). During said workshop, the City will provide to Donohue the existing relevant project information, such as existing water main drawings, WaterGEMS background information, past IEPA Field Inspection Reports issued within the last six (6) years, City fire hydrant flow tests, and other relevant data. The project team will review the project goals and objectives, and project schedule. During this meeting, the Water Division staff will outline its expectations for scenarios of pump station operation that it wishes for Donohue to model, using WaterGEMS. During this workshop Donohue will confirm with the City the design parameters and assumptions presented in Section A of this Scope of Services.

During Workshop #1, the City will also provide Donohue with its space utilization needs for the new Maintenance Building. Examples of space utilization needs include a listing of activities that the Maintenance crews will be doing in this area, what tools they expect to use (such as the need for pneumatic air supply throughout the building), the spaces needed for tools, spare parts, meters, etc., that are utilized, plus the number of personnel needing private offices in the space. Within 14 calendar days of Workshop #1, Donohue will provide the City and its team members a .pdf copy of the meeting minutes, for review and comment.

- b. After Workshop #1 but before Workshop #2, the City will conduct an aerial survey by drone and will provide to Donohue a digital terrain model in LAS file format. The digital terrain model will include surface features for the City property at the Division Street campus with underground utilities shown in the composite digital photography as marked by a design stage J.U.L.I.E. locate for the area. Donohue will budget 32 hours for additional field pickup of infrastructure that may be unclear from the digital terrain model.
- c. After Workshop #1 but before Workshop #2, Donohue's modeling engineer will review the existing calibrated model, performing a reality check on the quality of the model and the calibration. Not all nodes and pipes will be checked, but random checks will be made to confirm, to Donohue's satisfaction, that the model was properly calibrated. For the purposes of this conceptual design study, the model and calibration will be reviewed with the developer of

the model. This review will include items such as physical model components; customer demands; diurnal demand patterns; handling of non-revenue water and pump controls. At the end of this review, a Technical Memorandum will be developed that documents the model review, proposed model implementation in the study, concerns regarding model suitability for the proposed study hydraulic calculations, and recommendations for further model development. The person-hours and cost for this task are identified in Exhibit "B". If the City and Donohue agree that the previous modeling and calibration effort is satisfactory, Donohue will then proceed to model various booster station sizes and related improvement needs. If the Technical Memorandum indicates insufficient modeling and calibration was performed and it properly delineates the specific deficiencies, the City will then determine whether to have the previous modeling consultant resolve those issues or to request having Donohue prepare a Calibration Resolution Plan, at additional cost. It is agreed by both parties that additional model calibration efforts by Donohue are beyond the scope of this Study.

- d. Using the information provided by the City during the Workshop #1 and the activities listed above, Donohue will compile up to six (6) modeling run scenarios to determine the optimal firm output of the new station (in the vicinity of 20 MGD) and what upgrades might be needed to achieve that goal. Donohue will develop recommendations to the City regarding critical operating parameters such as system pressures and flow velocity which will be used to determine the maximum acceptable flow that can be delivered from the Division Street site. Upon completion of the modeling runs, Donohue will assemble a brief Technical Memorandum that outlines the modeling procedures and assumptions and which summarizes the modeling results.
- e. Donohue will then meet with the City staff in Workshop #2 at which time the Modeling Technical Memorandum will be reviewed and discussed. During the meeting, the results of the modeling effort will be discussed and if satisfactory, Donohue will then proceed with further tasks. If the City requests that more modeling scenarios are needed, under the stated fee, Donohue will complete up to two (2) additional modeling runs, then revise and re-issue the Modeling Technical Memorandum, to reflect those changes. Within 14 calendar days of Workshop #2, Donohue will provide the City and its team members a .pdf copy of the meeting minutes, for review and comment. Once City comments are provided, Donohue will incorporate said comments in the Technical Memorandum. Donohue's project schedule assumes that City comments can be provided in five weeks or less.
- f. Once Workshop #2 has been satisfactorily been completed and concurrent with Task "e" above, Donohue will then proceed to the Conceptual Design Stage. At this stage, Donohue will complete sets of rudimentary plan and section views of various design alternatives for the proposed new Maintenance Building/Pump Station. In addition, conceptual level civil site drawings will be compiled of the proposed site piping additions and replacements, proposed traffic patterns and other civil design features. For depicting existing subsurface features, Donohue will utilize the City's existing GIS-based subsurface utility information that has been derived from City records. It is understood that not all existing subsurface utilities are shown on the City GIS system. The City provided drone survey will include digital imaging of the project area with the available design stage J.U.L.I.E. markings in place.

Donohue's conceptual design effort will also include the compilation of Basis of Design calculations that include the key design parameters for the pumps, including pump performance criteria. Donohue will also make preliminary pump and equipment selections and provide

manufacturers' cut sheets and pump curves for said equipment. The Basis of Design calculations shall reference how the design concepts comply with the applicable standards including the 2018 Ten States Standards for Water Works as well as the pending edition of 35 Ill. Adm. Code 604. Donohue will provide to the City six (6) half-size paper copies of the design drawings plus the Basis of Design calculations, plus one (1) .pdf electronic copy.

- g. Once the draft Conceptual Design drawings and Basis of Design calculations have been delivered to the City, Donohue will promptly meet with the City staff in Workshop #3, to review the Basis of Design calculations and Conceptual Design drawings. Donohue will accept the City's review comments and incorporate them shortly thereafter. Donohue's project schedule assumes that City comments can be provided in three weeks or less.
- h. The Conceptual Design effort will culminate with a draft Conceptual Design Report that summarizes the alternatives examined as well as the design criteria utilized. The report will summarize the findings of all work described above and will provide a Recommended Option for the City to consider. Donohue will furnish the City with six (6) paper copies of the draft Conceptual Design Report plus one (1) .pdf copy delivered via email. It is agreed by City and Donohue that the report is not intended to serve as a Project Plan as required by Illinois EPA's Public Water Supply Loan Program (PWSLP). Although the City may elect to secure IEPA low interest loan money to finance the project, the report needed for said loan is beyond the scope of this Study. The proposed Conceptual Design Report will include the following chapters:

Chapter 1 - Introduction

- Purpose
- Background
- Scope of Work
- City Goals

Chapter 2 – Water Distribution Model Review

- Physical Model
- Demand Projections
- Non-Revenue Water
- Distribution System Analysis
- Piping System
- Pumping Facilities
- Storage Facilities
- Calibration Methodology
- Recommendations

Chapter 3 - Process Design Basis

- Process Design Basis
- Equipment
- Pumps
- Drain Pump
- Emergency Sump Pump
- Gates
- Piping and Valves
- Electric Actuators
- Non-buried, Interior Piping, 3-inch to 42-inch:

- Gate Valves
- Butterfly Valves
- Air Cushioned Swing Check Valves
- Dismantling Joints
- Service Saddles
- Pipe Sleeves and Seals
- Flanged Coupling Adapters
- Expansion Joints

Chapter 3 - Civil Design Basis

- General
- Codes
- Permits and Reviews
- Environmental
- Wetlands
- Floodplain
- Stormwater Management
- Grading Work and Erosion Control
- Buried Piping
- Rehabilitation of Existing Piping
- Contractor Access and Staging/Storage Area

Chapter 4 - Structural Design Basis

- Codes
- Foundations
- Cast-In-Place Concrete
- Metals
- Coatings

Chapter 5 - Architectural Design Basis

- Codes
- Code Research
- Permits and Reviews
- Design
- Materials

Chapter 6 - Building Mechanical/ Plumbing Design Basis

- Codes
- Plumbing Fixtures
- Plumbing Equipment
- Plumbing Piping and Valves
- Sanitary/Storm Sewer
- Domestic Water
- Compressed Air/Vacuum
- Natural Gas
- Ductwork
- HVAC Equipment
- Pump Station

Chapter 7 - Electrical Design Basis

- Codes
- Power Distribution
- Switchgears
- Motor Control Centers
- Variable Frequency Drives
- Motor Starters
- Receptacle Panel Board – 120/208v
- Lighting Panel Board – 120/208v
- Conduit
- Conductors (600V and Less)
- Medium Voltage Conductors
- Lighting
- Fire Alarm, Security Systems, Telephone Systems, Computer Network

Chapter 8 - Instrumentation and Controls Design Basis

- Codes and Standards
- Network Design
- Programmable Logic Controller Considerations
- SCADA System Considerations

Chapter 9 – Scope of Work by Structure

- Structure 002 – Division Street Site Improvements
- Structure 090 – Reservoir Improvements
- Structure 100 – Division Street and Enterprise Pump Station
 - Civil
 - Architectural
 - Structural
 - Process-Mechanical
 - Building Mechanical
 - Instrumentation and Control
 - Electrical
- Structure 120 – Maintenance Building
 - Architectural
 - Structural
 - Process-Mechanical
 - Building Mechanical/Plumbing
 - Instrumentation and Control
 - Electrical

Chapter 10 – Conceptual Layout Drawings

Chapter 11 – Recommended Bid Packages

- Equipment Procurement packages
- Bid Packages
- Preliminary Construction Sequencing
- Pre-Qualification Requirements

Chapter 12 – Opinion of Probable Construction Cost

- i. Donohue will then meet with the City staff for Workshop #4, at which time Donohue will review the draft report with the City staff and receive City comments. Donohue will then incorporate the City's comments and will provide the City with six (6) copies and one .pdf copy of the final report plus the appropriate .pdf files of the report. Donohue's project schedule assumes that City comments can be provided in five weeks or less.
- j. It is Donohue's policy that Quality Reviews be performed on all formal written deliverables that document evaluations, findings, recommendations, procedures, or training. The Project Manager will develop an internal Project Plan that identifies the qualified Quality Reviewer(s). The Quality Reviewer(s) will review the written document focusing on the following: format, organization, clarity, accuracy, comprehensiveness, accessibility, conciseness, and correctness. The Project Manager will confirm that a quality review was performed and review comments were addressed to the Reviewer's satisfaction. Approximately ten percent of the overall fee is allocated to oversight and quality control reviews.
- k. The SCADA effort for this conceptual design is limited to review and conceptual design of the system architecture. Detailed Process Instrumentation Diagrams (PID) will not be developed as part of this scope of work.

C. SCHEDULE

Donohue shall complete the project as follows:

- 1. Workshop #1 will be completed within fourteen (14) days from the date of authorization to proceed.
- 2. The Calibration Check will be completed within sixty (60) days from the date that Donohue receives the modeling data files from the City.
- 3. Workshop #2 will be completed within ninety (90) days from the date of agreement that the model was properly calibrated. This stated time period is contingent upon timely access to City-furnished WaterGEMS software and data files and no issues being found related to substandard previous calibration of the model.
- 4. Workshop #3 will be completed within forty-five (45) days after the date of Workshop #2.
- 5. Workshop #4 will be completed within forty-five (45) days after the date of Workshop #3.
- 6. The draft Study shall be completed within thirty (30) days after the date of Workshop #4.

It should be noted that the GEMS software lease is based on a six month lease starting on January 1st, 2020. Lease fees are \$3,400 per quarter.

EXHIBIT B
PAYMENT TERMS

Division St & Enterprise Pump Station
City of Bloomington, Illinois
2019 Fee Estimate Summary
Donohue & Associates

IDOT OH Rate 1.4794 14.500%

															IDOT OH Rate				1,4794		14,500%	
Task Description	Sheet Count	PM	QC	Elect	Controls	Mech	Hyd QC	Elect	Process	Tech Adv/QC	Modeling	Struct	Arch	Admin	Total Hours	Total Direct Labor	IHDC	SBO	O+hDL	FF	Total Cost	Subtotals
		Boyer	Shadrake	Stoht	Bell	Wills	Cassidy	Macino	Rokita	Pisula	Safford	Erickson	Weiss	Sharpe								
		ENG VIII	ENG IX	ENG VI	ENG VII	ENG VI	ENG V	ENG V	ENG III	ENG III	ENG III	ENG II	ENG I	Admin II								
		\$ 79.38	\$ 77.80	\$ 69.69	\$ 68.48	\$ 67.76	\$ 67.28	\$ 60.50	\$ 51.06	\$ 50.33	\$ 55.03	\$ 48.40	\$ 46.31	\$ 25.17								
Project Definition Phase																						\$ 44,248
Workshop #1 - Kick Off Meeting		6		4						4	8				22	\$ 1,397	\$ 750		\$ 2,066.13	\$ 611	\$ 4,824	
Model Review, Documentation and Report															-	\$ -			\$ -	\$ -	\$ -	
Meet with and Review Model with Maurer Stutz															-	\$ -	\$ 665	\$ 7,000	\$ -	\$ 96	\$ 7,761	
- Review physical model components											16				16	\$ 880			\$ 1,302.58	\$ 317	\$ 2,500	
- Review customer demand model inputs											4				4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review diurnal demand patterns used in model											4				4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review non-revenue water handling in model											4				4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review pump controls used in model					4						4				8	\$ 494			\$ 730.88	\$ 178	\$ 1,403	
Develop List with City of Critical Areas to Check											8				8	\$ 440			\$ 651.29	\$ 158	\$ 1,250	
Review Calibration Status and Potential Deficiencies											24				24	\$ 1,321			\$ 1,953.87	\$ 475	\$ 3,749	
Document Model Review Results and Recommendations											16				16	\$ 880			\$ 1,302.58	\$ 317	\$ 2,500	
Model Review QC		16													16	\$ 1,270			\$ 1,878.96	\$ 457	\$ 3,606	
Workshop #2 - Modeling Technical Memorandum Review		6		4						4	4				18	\$ 1,176	\$ 750		\$ 1,740.48	\$ 532	\$ 4,199	
Additional Field Survey Pickup									32						32	\$ 1,634	\$ 128		\$ 2,417.22	\$ 606	\$ 4,785	
Develop Base Drawing from Digital Terrain Model									40						40	\$ 2,042			\$ 3,021.53	\$ 734	\$ 5,798	
Conceptual Design Phase																						\$ 147,458
WaterGEMs Modeling															-	\$ -	\$ 6,800	\$ -	\$ -	\$ 986	\$ 7,786	
Build Scenarios (6 scenarios at 6 hrs each)									8		40				48	\$ 2,610		\$ 10,500	\$ 3,860.76	\$ 938	\$ 17,909	
Scenario Analysis (16 hrs per scenario)									16		80				96	\$ 5,219			\$ 7,721.52	\$ 1,876	\$ 14,617	
Revise Scenarios based on Analysis (12 hrs per scenario)									12		60				72	\$ 3,915			\$ 5,791.14	\$ 1,407	\$ 11,113	
Final Scenario Analysis (12 hrs per scenario)									12		60				72	\$ 3,915			\$ 5,791.14	\$ 1,407	\$ 11,113	
Model QC		24													24	\$ 1,805			\$ 2,818.43	\$ 685	\$ 5,408	
Conceptual Design Report - Chapters 1 to 3		4	2	1	4	1	4	4	32	8		4	4		68	\$ 3,811			\$ 5,638.01	\$ 1,370	\$ 10,819	
Pump Station and Maintenance Building Layout Alternatives		8	2	2	2	4	8	12	60	8		12	12		130	\$ 7,205			\$ 10,659.11	\$ 2,590	\$ 20,454	
Prepare Conceptual Layouts		2			4				16			8	8		38	\$ 2,007			\$ 2,969.63	\$ 722	\$ 5,699	
Prepare Preliminary Opinion of Cost Estimate		2	2	2	2	4		4	16	4		16	16		68	\$ 3,637			\$ 5,381.14	\$ 1,308	\$ 10,326	
Cost Estimate QC		4													4	\$ 318			\$ 469.74	\$ 114	\$ 901	
Workshop #3 - Conceptual Layout Review		6		4						4	4				18	\$ 1,176	\$ 750		\$ 1,740.48	\$ 532	\$ 4,199	
Prepare Conceptual Design Report		4	8	4	4	12	6	2	16	8		4	4	4	76	\$ 4,530			\$ 6,700.97	\$ 1,628	\$ 12,859	
Draft Conceptual Design Report QC		6		1			2			2	2				13	\$ 691			\$ 1,318.52	\$ 320	\$ 2,530	
Workshop #4 - Conceptual Design Report Review		6		4						4					14	\$ 956	\$ 750		\$ 1,414.84	\$ 453	\$ 3,574	
Final Report		2	8	2					8	4					24	\$ 1,530			\$ 2,263.98	\$ 550	\$ 4,345	
Final Report QC		16													16	\$ 1,270			\$ 1,878.96	\$ 457	\$ 3,606	
Total	-	112	22	28	20	21	20	22	268	50	338	44	44	4	893	\$ 57,091	\$ 10,593	\$ 17,500	\$ 84,461	\$ 22,061	\$ 191,706	\$ 191,706
Total Direct Labor Dollars by Staff		\$ 8,891	\$ 1,712	\$ 1,951	\$ 1,370	\$ 1,423	\$ 1,346	\$ 1,331	\$ 13,684	\$ 2,517	\$ 18,600	\$ 2,130	\$ 2,038	\$ 101							TOTAL	\$ 191,800

Division St & Enterprise Pump Station
City of Bloomington, Illinois
2019 Fee Estimate Summary
Donohue & Associates

IDOT OH Rate 1.4794 14.500%

Task Description	Total Hours	Total Direct Labor	IHDC	SBO	OHxDL	FF	Total Cost	Subtotals
Project Definition Phase								\$ 44,248
Workshop #1 - Kick Off Meeting	22	\$ 1,397	\$ 750		\$ 2,066.13	\$ 611	\$ 4,824	
Model Review, Documentation and Report	-	\$ -			\$ -	\$ -	\$ -	
Meet with and Review Model with Maurer Stutz	-	\$ -	\$ 665	\$ 7,000	\$ -	\$ 96	\$ 7,761	
- Review physical model components	16	\$ 880			\$ 1,302.58	\$ 317	\$ 2,500	
- Review customer demand model inputs	4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review diurnal demand patterns used in model	4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review non-revenue water handling in model	4	\$ 220			\$ 325.65	\$ 79	\$ 625	
- Review pump controls used in model	8	\$ 494			\$ 730.88	\$ 178	\$ 1,403	
Develop List with City of Critical Areas to Check	8	\$ 440			\$ 651.29	\$ 158	\$ 1,250	
Review Calibration Status and Potential Deficiencies	24	\$ 1,321			\$ 1,953.87	\$ 475	\$ 3,749	
Document Model Review Results and Recommendations	16	\$ 880			\$ 1,302.58	\$ 317	\$ 2,500	
Model Review QC	16	\$ 1,270			\$ 1,878.96	\$ 457	\$ 3,606	
Workshop #2 - Modeling Technical Memorandum Review	18	\$ 1,176	\$ 750		\$ 1,740.48	\$ 532	\$ 4,199	
Additional Field Survey Pickup	32	\$ 1,634	\$ 128		\$ 2,417.22	\$ 606	\$ 4,785	
Develop Base Drawing from Digital Terrain Model	40	\$ 2,042			\$ 3,021.53	\$ 734	\$ 5,798	
Conceptual Design Phase								\$ 147,458
WaterGEMS Modeling	-	\$ -	\$ 6,800	\$ -	\$ -	\$ 986	\$ 7,786	
Build Scenarios (6 scenarios at 8 hrs each)	48	\$ 2,610		\$ 10,500	\$ 3,860.76	\$ 938	\$ 17,909	
Scenario Analysis (16 hrs per scenario)	96	\$ 5,219			\$ 7,721.52	\$ 1,876	\$ 14,817	
Revise Scenarios based on Analysis (12 hrs per scenario)	72	\$ 3,915			\$ 5,791.14	\$ 1,407	\$ 11,113	
Final Scenario Analysis (12 hrs per scenario)	72	\$ 3,915			\$ 5,791.14	\$ 1,407	\$ 11,113	
Model QC	24	\$ 1,905			\$ 2,818.43	\$ 685	\$ 5,408	
Conceptual Design Report - Chapters 1 to 3	68	\$ 3,811			\$ 5,638.01	\$ 1,370	\$ 10,819	
Pump Station and Maintenance Building Layout Alternatives	130	\$ 7,205			\$ 10,559.11	\$ 2,590	\$ 20,454	
Prepare Conceptual Layouts	38	\$ 2,007			\$ 2,969.63	\$ 722	\$ 5,699	
Prepare Preliminary Opinion of Cost Estimate	68	\$ 3,637			\$ 5,381.14	\$ 1,308	\$ 10,326	
Cost Estimate QC	4	\$ 318			\$ 469.74	\$ 114	\$ 901	
Workshop #3 - Conceptual Layout Review	18	\$ 1,176	\$ 750		\$ 1,740.48	\$ 532	\$ 4,199	
Prepare Conceptual Design Report	76	\$ 4,530			\$ 6,700.97	\$ 1,628	\$ 12,859	
Draft Conceptual Design Report QC	13	\$ 891			\$ 1,318.52	\$ 320	\$ 2,530	
Workshop #4 - Conceptual Design Report Review	14	\$ 956	\$ 750		\$ 1,414.84	\$ 453	\$ 3,574	
Final Report	24	\$ 1,530			\$ 2,263.98	\$ 550	\$ 4,345	
Final Report QC	16	\$ 1,270			\$ 1,878.96	\$ 457	\$ 3,606	
Total	993	\$ 57,091	\$ 10,593	\$ 17,500	\$ 84,461	\$ 22,061	\$ 191,706	\$ 191,706
Total Direct Labor Dollars by Staff							TOTAL	\$ 191,800

IHDC Comments

Mileage to Meeting - St Louis, Sheboygan, Champaign to Bloomington - 1000 miles at \$0.58/mi + \$170 est printing for meeting
Mileage - St Louis to Bloomington, 3 nights hotel, per diem for meetings with Maurer-Stutz - 370 miles at \$0.58 + \$300+\$150

Mileage to Meeting - St Louis, Sheboygan, Champaign to Bloomington - 1000 miles at \$0.58/mi + \$170 est printing for meeting
Mileage - Champaign to Bloomington - 2 trips - 110 miles each trip at \$0.58/mi

GEMS software lease fee - \$3,400 per quarter - estimate 6 months for modeling work

Mileage to Meeting - St Louis, Sheboygan, Champaign to Bloomington - 1000 miles at \$0.58/mi + \$170 est printing for meeting

Mileage to Meeting - St Louis, Sheboygan, Champaign to Bloomington - 1000 miles at \$0.58/mi + \$170 est printing for meeting



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

March 4, 2019

Subject: PRELIMINARY ENGINEERING
Consultant Unit
Prequalification File

Eric Cockerill
DONOHUE & ASSOCIATES, INC.
125 South Wacker Drive
Suite 1850
Chicago, IL 60606

Dear Eric Cockerill,

We have completed our review of your "Statement of Experience and Financial Condition" (SEFC) which you submitted for the fiscal year ending Dec 29, 2017. Your firm's total annual transportation fee capacity will be \$27,200,000.

Your firm's payroll burden and fringe expense rate and general and administrative expense rate totaling 147.94% are approved on a provisional basis. The rate used in agreement negotiations may be verified by our Office of Quality Compliance and Review in a pre-award audit.

Your firm is required to submit an amended SEFC through the Engineering Prequalification & Agreement System (EPAS) to this office to show any additions or deletions of your licensed professional staff or any other key personnel that would affect your firm's prequalification in a particular category. Changes must be submitted within 15 calendar days of the change and be submitted through the Engineering Prequalification and Agreement System (EPAS).

Your firm is prequalified until December 29, 2018. You will be given an additional six months from this date to submit the applicable portions of the "Statement of Experience and Financial Condition" (SEFC) to remain prequalified.

Sincerely,
Jack Elston, P.E.
Bureau Chief
Bureau of Design and Environment

SEFC PREQUALIFICATIONS FOR DONOHUE & ASSOCIATES, INC.

CATEGORY	STATUS
Special Services - Mechanical	X
Location Design Studies - Reconstruction/Major Rehabilitation	X
Highways - Roads and Streets	X
Special Studies - Pump Stations	X
Location Design Studies - Rehabilitation	X
Special Services - Sanitary	X
Special Services - Electrical Engineering	X
Structures - Highway: Simple	X
Structures - Highway: Typical	X
Hydraulic Reports - Pump Stations	X
Hydraulic Reports - Waterways: Complex	X
Hydraulic Reports - Waterways: Typical	X
Special Studies - Location Drainage	X

X	PREQUALIFIED
A	NOT PREQUALIFIED, REVIEW THE COMMENTS UNDER CATEGORY VIEW FOR DETAILS IN EPAS.
S	PREQUALIFIED, BUT WILL NOT ACCEPT STATEMENTS OF INTEREST



DONO&AS-01

VSANTOSUOSSO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	CONTACT NAME: PHONE (A/C, No, Ext): (617) 328-6555 FAX (A/C, No): (617) 328-6888 E-MAIL ADDRESS: boston@amesgough.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Donohue & Associates, Inc. 3311 Weeden Creek Road Sheboygan, WI 53081	INSURER A : Sentinel Insurance Company, LTD (XV) A+	NAIC # 11000
	INSURER B : Hartford Accident and Indemnity Company A+ (XV)	22357
	INSURER C : Berkley Design Professional Underwriters	32603
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:	X			1/1/2019	1/1/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X			1/1/2019	1/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB CLAIMS-MADE DED ☒ RETENTION \$ 10,000	X			1/1/2019	1/1/2020	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A			1/1/2019	1/1/2020	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liab				1/1/2019	1/1/2020	Per Claim 2,000,000
C					1/1/2019	1/1/2020	Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
All Coverages are in accordance with the policy terms and conditions.

City of Bloomington shall be included as additional insured with respects to General, Auto, and Umbrella Liability where required by written contract.

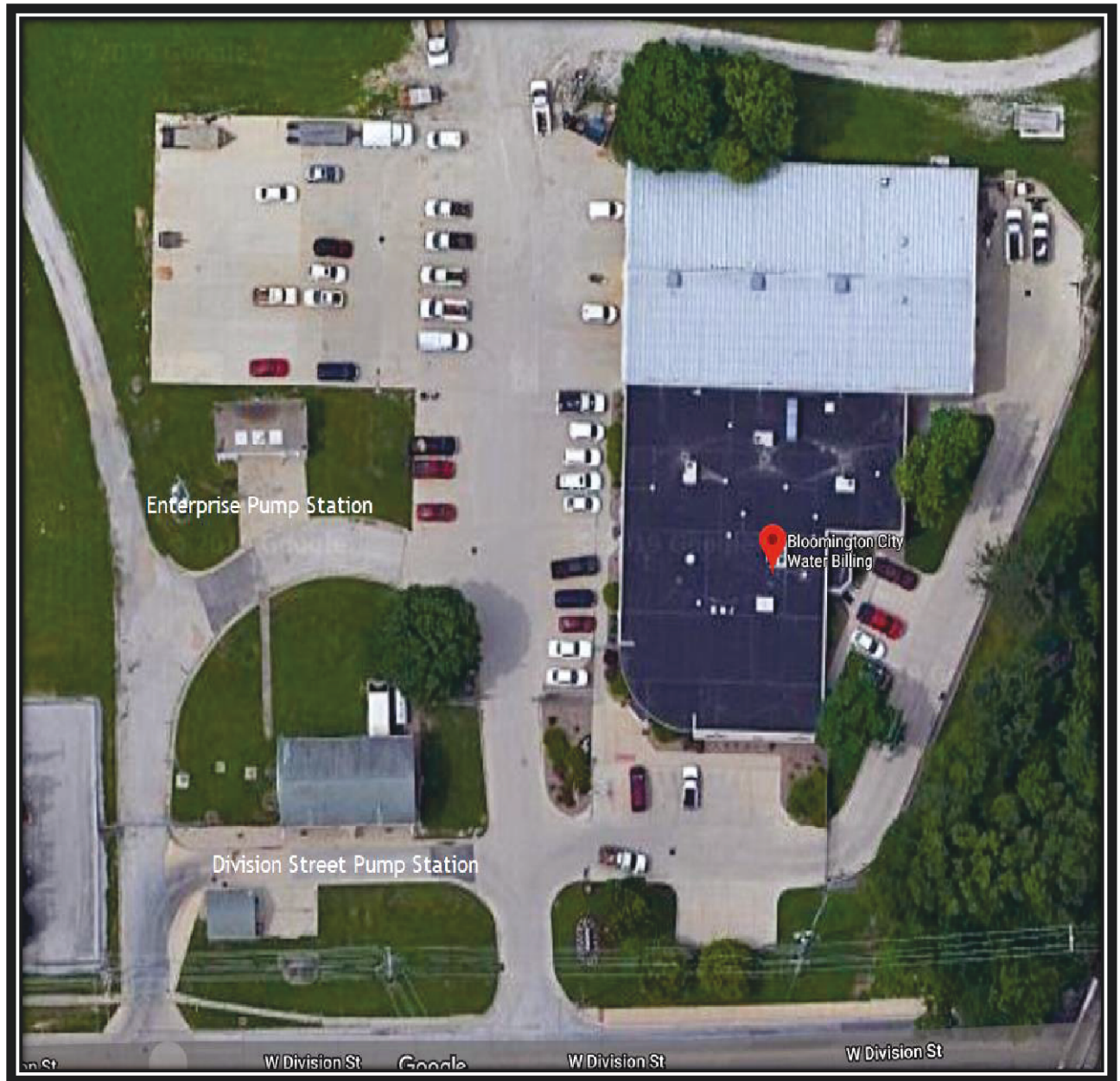
CERTIFICATE HOLDER

CANCELLATION

City of Bloomington Public Works
Water Division
603 W. Division Street
Bloomington, IL 61701

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Enterprise Pump Station

Division Street Pump Station

Bloomington City
Water Billing

on St

W Division St

Google

W Division St

W Division St



CONSENT AGENDA ITEM NO. 7.F

FOR COUNCIL: January 13, 2020

SPONSOR: Community Development Department

WARD IMPACTED: Ward 5

SUBJECT: Consideration and action on an Ordinance Approving an Application Submitted by SSB Properties, LLC Requesting Approval of a Site Plan and Special Use Permit for an Auto Repair Facility in the B-1 General Commercial District for the Property at 1 Audie Murphy Drive, 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: The subject property, 1 Audie Murphy Drive, is located north of E. Empire St/IL Route 9. The lot is undeveloped and vacant. The subject property is zoned B-1, General Commercial District, consistent with the surrounding zoning. The adjacent uses are professional and medical offices, and logistics/technology. Residential uses are nearby, north and east of the subject property. The B-1, General Commercial District contemplates retail, office and entertainment uses. It also allows for auto-centered uses, like a gas station, by right, and allows other auto-centered uses that may use flammable chemicals or generate noise, like an auto-repair facility, with a special use permit. A special use permit allows the City the discretion to permit context sensitive uses, and facilitates a public dialog before allowing a use that could have a negative impact on surrounding uses. In addition to a special use permit for certain uses in the B-1 District, new construction in the business districts also requires site plan approval from the City Council. The site plan approval process is intended to provide the City with the opportunity to make contextually sensitive building and layout decisions not addressed under standard zoning regulations. For example, encouraging a newly constructed building to locate closer to the street and provide parking behind the building to preserve a walkable, historic neighborhood.

The applicant is requesting a special use permit to construct an auto repair facility and approval of a site plan for a new building in the B-1 District. Additionally, the applicant is requesting two variances to 1.) exceed the maximum allowed parking by 10 spaces and 2.) exceed the maximum building height of 20 feet by 6 feet. The new building renderings show two service bay doors, on the east elevation, metal siding and stone veneer and a metal awning. The final submitted plans shall not deviate significantly from the site plan and renderings reviewed by Planning Commission. If they do, a new public hearing may be required for approval.

The Planning Commission held a public hearing on December 11, 2019. The Commission

voted unanimously to approve the special use permit, the site plan, and the requested variances.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Planning Commission held a public hearing on December 11, 2019. The City published notice of the hearing in *The Pantagraph* on November 25, 2019. The City also mailed notices to 25 property owners within 500 feet of the subject property. The City also placed a large metal notification sign on the property. No one outside of the applicant and the architect spoke in favor of the project. No one spoke against the project. The Planning Commission unanimously recommended approval of the project, 6-0. This recommendation is consistent with the staff recommendation.

FINANCIAL IMPACT: The special use permit and site plan review encourages development of vacant property resulting in additional property tax revenues for the City. The contextual considerations of the development should help protect existing property values and tax revenues.

COMMUNITY DEVELOPMENT IMPACT: ED-4.2 Prioritize infill and development to spur growth and reinvestment in the City. ED-4.4a. Evaluate the existing commercial areas and sites for adaptive reuse, particularly in the context of changing demands.
Tier 1 Infill Redevelopment priority.

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

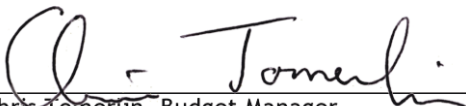
Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by:


Robert G. Mahrt, Community Development Director

1/2/2020


Chris Tomertin, Budget Manager

1/2/2020

George Boyle
George Boyle, Assistant Corporation Counsel

1/7/2020


Tara Henry, Legislative Assistant

1/8/2020

Recommended by:


Tim Gleason, City Manager

Attachments:

- CD 2B Ordinance 2020 - 1_1 Audie Murphy
- CD 2C Ordinance Exhibit B_Site Plan
- CD 2D Application_1 Audie Murphy_redacted
- CD 2E 1 Audie Murphy Staff Report
- CD 2F Zoning Map_1 Audie Murphy
- CD 2G Aerial View_1 Audie Murphy
- CD 2H Minutes_1 Audie Murphy
- CD 2I Notices_1 Audie Murphy_redacted

ORDINANCE NO. 2020 - 1

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY SSB PROPERTIES, LLC REQUESTING APPROVAL OF A SITE PLAN AND SPECIAL USE PERMIT FOR AN AUTO REPAIR FACILITY IN THE B-1 GENERAL COMMERCIAL DISTRICT FOR THE PROPERTY AT 1 AUDIE MURPHY DRIVE

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, an application requesting a legislative site plan approval and approval of a special use permit for an auto repair facility 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 found that the site plan, dated November 13, 2019, represented in Exhibit "B" attached hereto and made a part hereof by this reference, aligned with the goals of the Comprehensive Plan and complied with the standards for approval of a special use set forth in Chapter 44, Division 17-7H of the City Code, specifically:

- 1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;
- 4) That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided; and
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and,

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

WHEREAS, the Planning Commission recommended approval of variances increasing the allowed height for the main structure from 20' to 26' and allowing for 10 parking spaces beyond the maximum amount allowed, after making the following findings:

- 1) That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Zoning Code difficult;
- 2) That the variances would be the minimum action necessary to afford relief to the applicant;
- 3) That the special conditions and circumstances were not created by any action of the applicant;
- 4) That granting the variations will not give the applicant any special privilege that is denied to others by the Code; and

- 5) That the granting of the variations will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties.

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

1. That the above recitals are hereby incorporated into and made a part of this ordinance as though fully set forth herein.
2. That the City Council hereby adopts the findings of fact of the Planning Commission as set forth above.
3. That the site plan, dated November 13, 2019, represented in Exhibit "B" is hereby approved.
4. That the requested special use permit for an auto repair facility in the B-1 General Commercial District at 1 Audie Murphy Drive is hereby approved.
5. That a variance for a six-foot increase in the height of the main structure is hereby approved.
6. That a variance for ten additional parking spaces above the maximum allowed at this location is hereby approved.
7. That this Ordinance shall be in full force and effective as of the date of its passage and approval.

PASSED this 13th day of January 2020.

APPROVED this _____ day of January 2020.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Yocum, City Clerk

Exhibit "A"
1 Audie Murphy Drive
EMPIRE CENTER LOT 3

NEW CONSTRUCTION FOR

BLOOMINGTON COLLISION REPAIR INC.

1 AUDIE MURPHY DRIVE

BLOOMINGTON, ILLINOIS

Exhibit B - Site Plan

INDEX TO DRAWINGS

ARCHITECTURAL

- SD1
- PROPOSED SITE PLAN
- SD2
- PROPOSED BUILDING ELEVATIONS

PROJECT NUMBER

SAA19061

PROJECT ISSUE DATE

11.13.19 (FOR SPECIAL USE REVIEW)



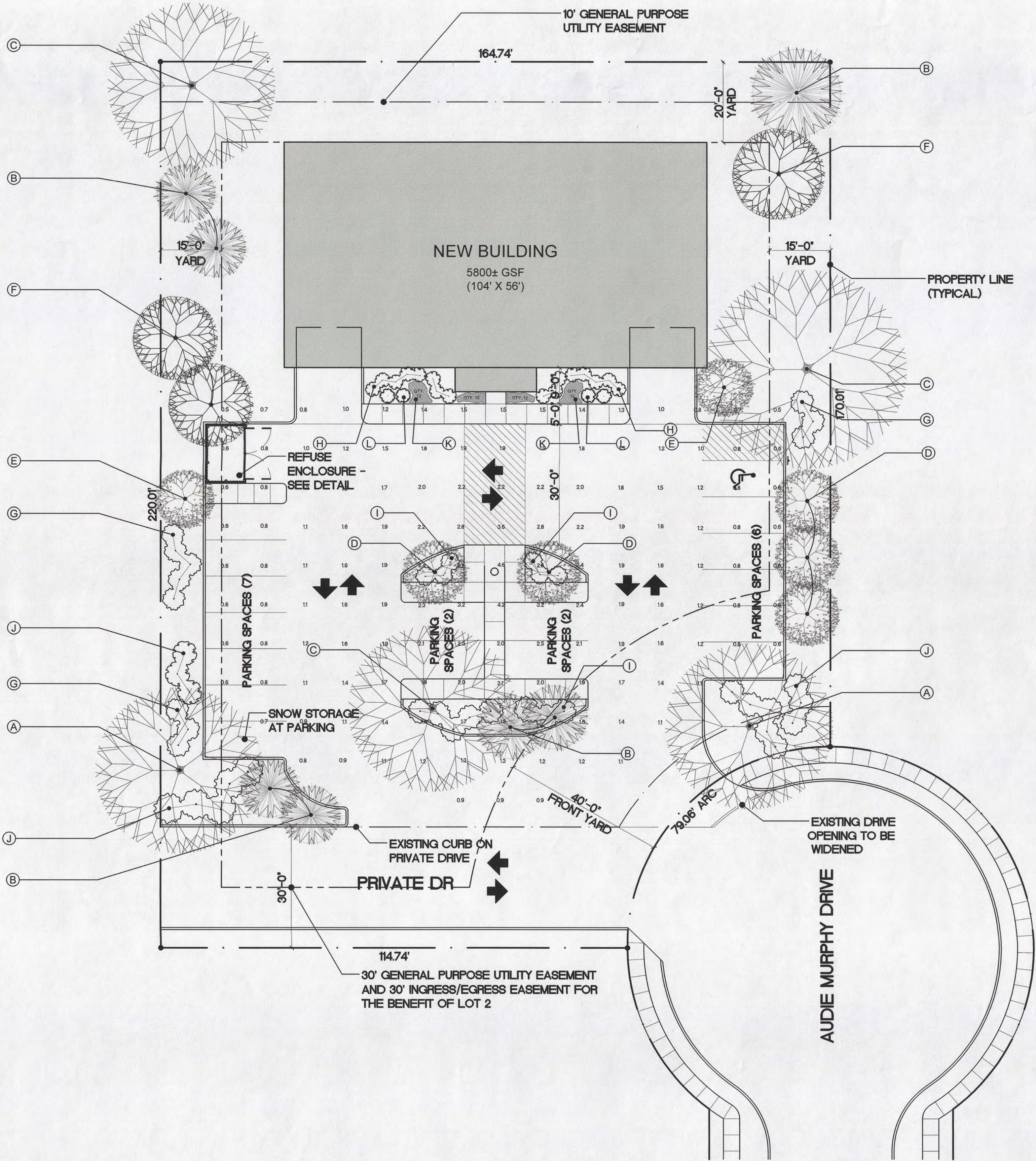
SCHARNETTASSOCIATES.COM

PHONE 309.828.4055

118 W. WASHINGTON ST. BLOOMINGTON IL 61701

ZONING COMPLIANCE SUMMARY	
LOT DESCRIPTION	LOT 3 OF EMPIRE CENTER SUBDIVISION, A PART OF THE E 1/2, S.W. 1/4, SEC. 36, T24N, R2E, 3PM, CITY OF BLOOMINGTON, MCLEAN CO.
LOT SIZE	0.74 ACRES
ZONING	B-1
LOT USE	AUTOMOTIVE VEHICLE REPAIR (PERMITTED BY SPECIAL USE)
SPECIAL USE SPECIFIC REQUIREMENTS (SECTION 44-1034)	MINIMUM LOT AREA 10,000 GSF MINIMUM LOT WIDTH 70 FT MINIMUM FRONT YARD 40 FT MINIMUM SIDE YARD 15 FT MINIMUM REAR YARD 20 FT
ADJACENT PROPERTY ZONING	NORTH - B-1 SOUTH - B-1 EAST - B-1 WEST - B-1
TRANSITIONAL YARDS	NOT REQUIRED (ALL B-1)
WATER DETENTION	PROVIDED OFF-SITE AT G.E. ROAD DETENTION BASIN
PARKING REQUIREMENTS (TABLE 1208E)	3 SPACES PER SERVICE BAY = 6 SPACES 1 ACCESSIBLE PARKING SPACE PER 25 SPACES = 1 SPACE
LANDSCAPING REQUIREMENTS (SECTION 43-13) SEE PROPOSED TABLE	CANOPY/SHADE TREES - 25 FT OC ORNAMENTAL/UNDERSTORY TREES - 15 FT OC EVERGREEN TREES - 20 FT OC SHRUBS - 3-4 FT OC MIN 50% PLANTINGS TO BE NATIVE TO ILLINOIS FENCING NOT REQD FOR VEHICLES STORED LESS THAN 10 DAYS PER 44-1034 PARKING LOT ISLAND REQUIRED FOR LOTS WITH GREATER THAN 10 SPACES AND SHALL BE NOT LESS THAN 200 SF REFUSE ENCLOSURES 6FT MIN WITH COMPATIBLE MATERIALS

LANDSCAPE PLANTS SCHEDULE					
GENUS-SPECIES	COMMON NAME	SIZE	MATURE SIZE	INSTALLATION COMMENTS	CHARACTERISTICS OF SPECIES
LARGE TREES:					
A ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL.	60'-80' HEIGHT 40' DIAMETER	B & B, SPECIMEN; BRANCHED AT 5' MINIMUM	DECIDUOUS TREE, BROADLY OVAL TO ROUND, LEAVES OPPOSITE, SIMPLE MEDIUM GLOSSY GREEN WITH LONG RED PETIOLES, FALL COLOR DEEP RED TO REDDISH-PURPLE, ONE OF LAST TO COLOR IN FALL
B JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8" HT	30'-65' HEIGHT 18'-15' DIAMETER	B & B; SPECIMEN;	BROADLY CONICAL, DENSE EVERGREEN CONIFER WITH HORIZONTAL BRANCHING; NEEDLED EVERGREEN, LOW MAINTENANCE; ATTRACTS BIRDS, WINTER INTEREST, TOLERANT OF DEER, DROUGHT, EROSION, DRY SOIL, DIECIOUS SPECIES (SEPARATE MALE AND FEMALE TREES); FEMALE TREES PRODUCE ROUND GRAY TO BLACKISH-GREEN CONES
C QUERCUS RUBRA	NORTHERN RED OAK	2.5" CAL.	60'-75' HEIGHT 45' DIAMETER	B & B; SPECIMEN; BRANCHED AT 5' MINIMUM	DECIDUOUS, FALL COLOR (RUSSET TO BRIGHT RED), EASY TO TRANSPLANT, POLLUTION TOLERANT, GROWS IN ROUNDED SHAPE, ACORNS ARE FOOD PREFERENCE FOR WILDLIFE.
SMALL TREES:					
D AMELANCHIER X GRANDIFLORA 'AUTUMN'	AUTUMN BRILLANCE SERVICEBERRY	10' HT	20" HEIGHT 18" DIAMETER	B & B, FULL AND WELL BRANCHED	DECIDUOUS TREE/SHRUB, BROADLEAF, VIGOROUS, UPRIGHT, DENSE, MULTIPLE STEMS BUT MAY BE PRUNED TO FORM A SMALL TREE, LEAVES SIMPLE, ALTERNATE, GLOSSY BRIGHT GREEN, BRIGHT ORANGE-RED FALL COLOR, WHITE FLOWER CLUSTERS IN SPRING
E CORNUS FLORIDA 'CLOUD NINE'	CLOUD NINE FLOWERING DOGWOOD	6' HT	20'-25' HEIGHT	B & B OR CONTAINER MAINTAIN AT FULL SIZE	DECIDUOUS TREE/SHRUB, LOW BRANCHING, SPREADING HORIZONTAL, LEAVES OPPOSITE, SIMPLE, TERMINAL FLOWER BUDS GLOBOSE, BISCUIT SHAPED, FLATTENED, SHOWY WHITE BRACTS, (FLOWERS) FRUIT GLOSSY RED IN FALL
F CERCIIS CANADENSIS ALBA	EASTERN REDBUD	8' HT	30' HEIGHT 20" DIAMETER	B & B, FULL AND WELL BRANCHED	DECIDUOUS TREE, SPREADING BRANCHES, FLATTISH TOP, LEAVES ALTERNATE, SIMPLE, LUSTROUS DARK GREEN COLOR, SMALL ROSY-PINK FLOWERS IN SPRING, PALE GREEN & BRIGHT YELLOW FALL COLOR,
G THUJA ACCIDENTALIS	AMERICAN ARBORVITAE 'DARK GREEN'	6' HT	20'-30' HEIGHT 10'-15' DIAMETER	B & B, FULL	DENSE, CONICAL SINGLE TRUNKED EVERGREEN TREE, MAY BE TOPPED AND USED AS HEDGE; FOLIAGE MAY SHOW WINTER BURN SUSCEPTIBLE TO STEM BREAKAGE IN WINTER, HEDGE
SHRUBS/GROUND COVERS:					
H BUXUS MICROPHYLLA 'GREEN VELVET'	GREEN VELVET BOXWOOD	12" HT	3' HEIGHT 3" DIAMETER	CONTAINER, FULL AND DENSE MAINTAIN AT 2" WIDTH HEDGE, 18" HIGH	EVERGREEN SHRUB, BROADLEAF, NARROW, PYRAMIDAL WHEN YOUNG, LEAVES NEEDLE-LIKE, ALTERNATE, YELLOWISH-GREEN ABOVE/WHITENED BELOW, MAY TURN A RICH BROWN IN FALL, CONES GLOBULAR
I RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	3' HEIGHT 6'-8" DIAMETER	CONTAINER, FULL AND WELL BRANCHED	DECIDUOUS SHRUB, LEAVES ALTERNATE, COMPOUND, TRIFOLIATE, GLOSSY GREEN, ORANGE TO RED OR PURPLISH-RED FALL COLOR
J SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	3 GAL.	4'-5' HEIGHT 4'-5" DIAMETER	CONTAINER, FULL AND WELL BRANCHED MAINTAIN AT FULL SIZE	DECIDUOUS SHRUB, MORE COMPACT THAN SPECIES, ROUNDED DENSE, LEAVES SIMPLE, OPPOSITE, GLABROUS, EVEN GLOSSY ABOVE, FLOWERS ARE PURPLE-RED BEDS OPENING TO WHITISH-PINK
K LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" HEIGHT 1" DIAMETER	CONTAINER, FULL AND DENSE	GRASS-LIKE FOLIAGE 3/4" WIDTH, CLUMP GROWTH PATTERN, FLOWERS IN LATE SUMMER (LAVENDAR), BLACK BERRIES IN FALL
L COTONEASTER X HESSEI	HESSEI COTONEASTER	3 GAL.	1'-2' HEIGHT 3'-4" SPREAD	CONTAINER, FULL AND DENSE MAINTAIN AT FULL SIZE	LOW-GROWING DECIDUOUS, GROUNDCOVER SHRUB; TOUGH AND ADAPTABLE PLANT THAT CAN WITHSTAND POOR SOIL, AVOID POORLY DRAINED SOILS, REQUIRES MINIMUM PRUNING; TOLERANT AGAINST RABBIT



PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0" NOTE: REFERENCE LEWIS, YOCKEY, BROWN, INC. SHEET 1

GENERAL NOTE:

THE SITE PLAN INFORMATION PROVIDED ON THIS PLAN SHEET HAS BEEN DEVELOPED WITHOUT ACCESS TO COMPLETE SITE SURVEYS OF PROJECT SITE, BUT IS BASED ON ORIGINAL PLAT INFORMATION PROVIDED BY LEWIS, YOCKEY & BROWN, INC. DATED AUGUST 23, 1995. AS SUCH, THE SITE PLAN INFORMATION SHOWN IS TO BE CONSIDERED AN APPROXIMATION OF AREA, SIDEWALKS, DRIVEWAYS, LANDSCAPE MATERIALS AND SITE IMPROVEMENTS. UTILITIES (WATER, GAS, ELECTRIC AND COMMUNICATION), TOPOGRAPHY, PROPERTY EASEMENTS AND ALL OTHER SITE FEATURES, CONSTRAINTS OR ADDITIONAL INFORMATION THAT SHOULD BE TAKEN INTO CONSIDERATION ARE NOT INDICATED. CONTRACTOR'S QUANTITATIVE CALCULATIONS AND ASSUMPTIONS MADE IN PREPARATION OF A BID ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR'S OWN ON-SITE OBSERVATION, INVESTIGATION, SITE FAMILIARITY AND EXPERIENCE.

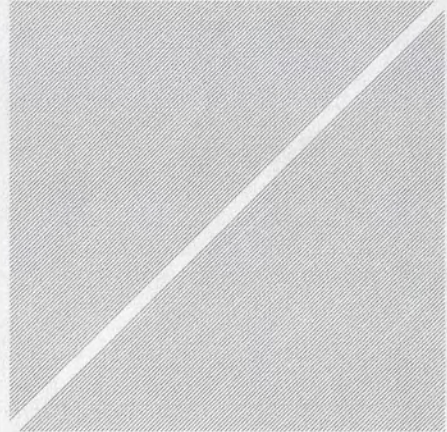
PRELIMINARY - NOT FOR CONSTRUCTION

NOTE: THIS IS A SCHEMATIC DESIGN DRAWING PREPARED FOR CONCEPTUAL PURPOSES ONLY. ALL EXISTING CONSTRUCTION AS WELL AS NEW CONSTRUCTION SHOWN SHOULD BE CONSIDERED AS ASSUMED PRIOR TO COMPLETION OF THE SCHEMATIC DESIGN AND DESIGN DEVELOPMENT PHASES OF THIS PROJECT. ADDITIONAL SERVICES WILL BE REQUIRED TO VERIFY UTILITIES PROVIDED TO THE SITE, LEGAL EASEMENTS, AND ANY OTHER SITE OR BUILDING CONDITION THAT MAY IMPOSE ADDITIONAL DESIGN LIMITATIONS AND DEVELOPMENT POTENTIAL. THESE DRAWINGS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THE DRAWINGS AND RETAIN ALL RESERVED RIGHTS, INCLUDING COPYRIGHTS. NO REPRODUCTION OF THESE DRAWINGS MAY BE MADE WITHOUT PRIOR DOCUMENTED APPROVAL BY THE ARCHITECT.

THE DIMENSIONS SHOWN ARE REASONABLY ACCURATE, BUT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS AND TO CHECK WITH ALL PORTIONS OF THE WORK PRIOR TO PROCEEDING WITH CONSTRUCTION OR AUTHORIZING FABRICATION. NOTIFY THE ARCHITECT IF CLARIFICATION OF OR REVISION TO ANY INFORMATION SHOWN IS REQUIRED.

© 2019 PAUL D SCHARNETT

NEW CONSTRUCTION FOR
BLOOMINGTON
COLLISION REPAIR INC.



SCHARNETT
ASSOCIATES ARCHITECTS LLC
SCHARNETT ASSOCIATES, COM. PHONE 309.898.4055
118 W. WASHINGTON ST. BLOOMINGTON IL 61701

SAA19081
SHEET 1 OF 2 SHEETS

SD1
PROPOSED SITE PLAN
(APPROXIMATE)

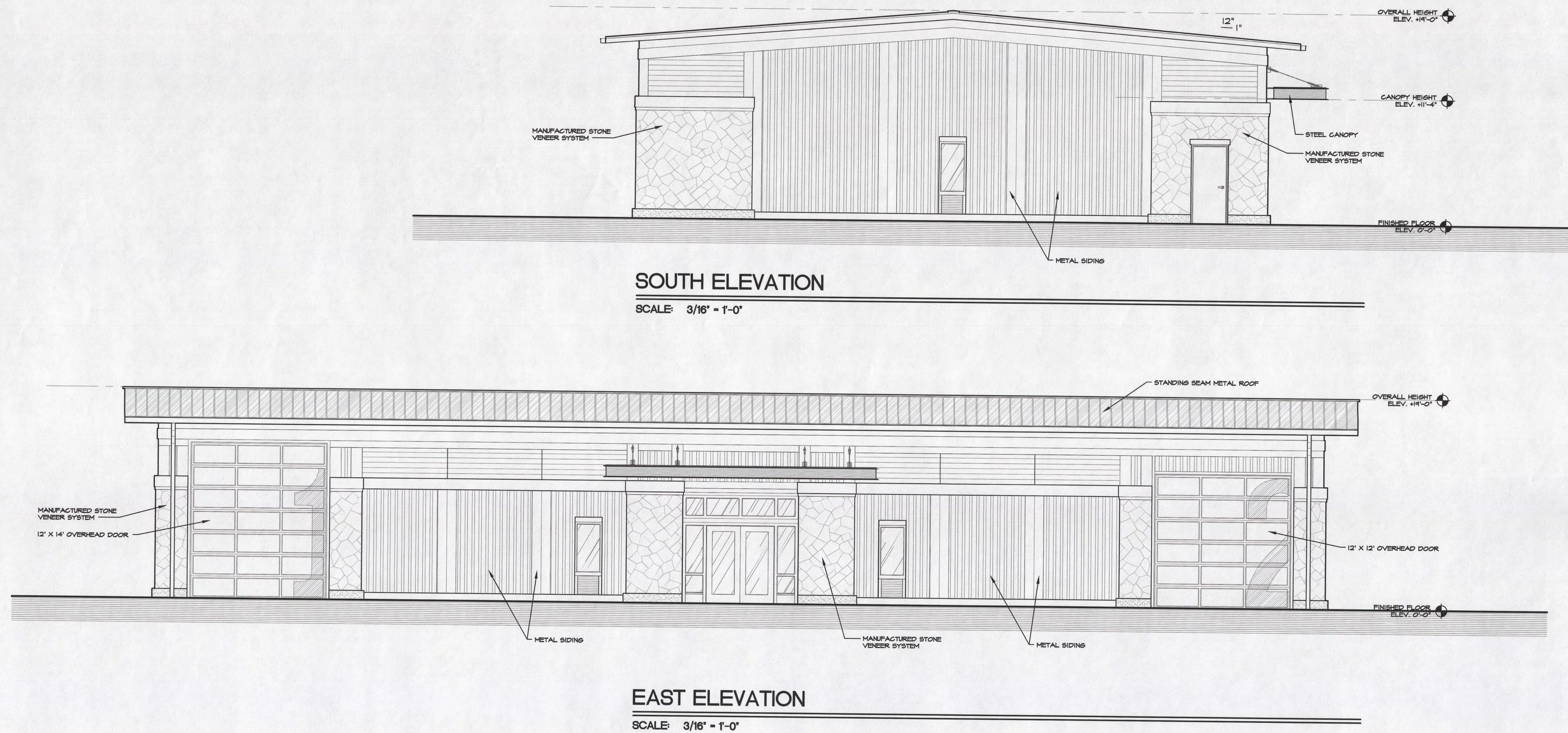
DRAWN: TDB DATE: 11.13.19

REVISIONS:

BLOOMINGTON, ILLINOIS

AUDIE MURPHY DRIVE





SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EAST ELEVATION

SCALE: 3/16" = 1'-0"

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 Collision Repair Inc.
2. The property in question is legally described below and attached as Exhibit A:
LOT 3 in The Empire Center Subdivision in The City of Bloomington,
according to The Plat Thereof recorded October 25, 1995 as Document
No. 95-23005 in McLean County, State of Illinois
3. The property has the following common address: PIN: 14-36-376-028
1 Audie Murphy Dr. Bloomington, IL 61761
4. The property has the following zoning classification: B1
5. The approximate size of the property is as follows:
164.74 (feet wide) 220.01 (feet long)
6. The names and addresses of the property owner(s) making this request are as follows:

<u>SSB Properties LLC</u> (First & Last Name)	<u>Seller</u> <u>McLean County Land Trust H-282</u> (First & Last Name)
<u>[Redacted]</u> (Street Address)	<u>[Redacted]</u>
<u>[Redacted]</u> (City & Zip Code)	<u>[Redacted]</u> (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):

EXHIBIT A
LEGAL DESCRIPTION

LOT 3 in The Empire Center Subdivision in the City of Bloomington,
according to the Plat There of recorded October 25, 1995 as
Document No. 95-23005 in McLean County, State of Illinois

PIN: 14-36-376-028

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):

Auto Body repair & Refinishing.

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

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

Scott Benton
(Print Name)

(Print Name)


(Signature)

(Signature)

Nov. 12, 2019
(Date)

(Date)

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

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
DECEMBER 11, 2019**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-03-19	1 Audie Murphy Drive	Legislative Site Plan Review and Special Use for an auto repair business	Planning Division
PETITIONER’S REQUEST:	Site Plan review and approval of a special use permit for new construction of an auto repair business at 1Audie Murphy Drive.		
Staff finds that the application meet the Zoning Ordinance’s guidelines for site plan review.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:
That the City Council approve the Site Plan and special use permit for an auto repair business at 1 Audie Murphy Drive, case PR-03-19.



NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Monday, November 25, 2019.

GENERAL INFORMATION

Owner and Applicant: SSB Properties LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant, grass
Proposed Use: Automotive Vehicle Repair
Legal Description: EMPIRE CENTER LOT 3
PIN: 14-36-376-028

Surrounding Zoning and Land Uses

Zoning

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

Land Uses

North: Vacant
South: Easterseals
East: Sports Enhancement Center
West: Vacant lot/CamTek Solutions

PROJECT DESCRIPTION

1 Audie Murphy Drive, the subject property, is located north of Route 9/Empire Street. It is a vacant lot located north of an office complex. It is adjacent to a vacant lot and former IRS warehouse/office building. The lots north and northwest are also vacant but abut residential properties. Route 9/Empire is an arterial road with 20,000 vehicles a day. The trend in development for the area is commercial and the property is zoned B-1 General Commercial District. The applicant is requesting to build an auto repair shop, a use that is only permitted with a special use permit. The included rendering shows two service bays, on the east elevation, metal siding and stone veneer and a metal awning. The final submitted plans shall not deviate significantly from the site plan and renderings reviewed by Planning Commission. If they do, a new public hearing may be required for approval.

In March 2019, the City amended the B-1 Zoning District by combining the B-1 Highway Business District and C-3 Regional Shopping District into the B-1 General Commercial District. Automotive related uses once permitted by right in the B-1 Highway Business District, like auto repair businesses, truck stops, and auto sales now require a special use permit since some of these businesses may not be compatible with other existing uses in the former C-3 areas (like Eastland Mall).

New development in the B-1 General Commercial District now requires a legislative site plan review, a requirement carried over from the C-3 District. The American Planning Association published Zoning Practice Issue 11.07 *Why do Site Plan Review*¹, which summarizes that the site plan review process allows communities to ensure new and infill developments are context

¹ Pollock, Leslie S. FAICP, and Arista Strungys, AICP. (2007, November) Why do site plan review? *Zoning Practice*. Retrieved from <https://www.planning.org/publications/document/9027789/>.

sensitive or compatible with the surrounding architecture, setbacks, neighborhood character, a component not addressed in the zoning ordinance. For example, a property in the B-1 District is not required to locate close to the street with parking behind the building by the zoning ordinance. However, it is in the City's interest to encourage properties zoned B-1 near downtown that are redeveloped to locate near the street to promote a walkable neighborhoods and corridors. The site plan review process allows the City to make these considerations. Chapter 44 Division 17-9 outlines the requirements and review process. To streamline application processing, the site plan review is also used to address special uses, variances and commercial PUDs. These separate processes can be handled concurrent with the 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.

ANALYSIS

Submittals

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

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

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

Site Area	34,412.4 square feet (0.79 acres)		
Building Area	5800 square feet		
Requirement	Allowed/Required	Provided	Deviance
Floor Area Ratio (FAR)	0.8	0.16	Compliant
Front yard setbacks	0ft	108ft	Compliant
Side yard building setbacks	5ft	31ft	Compliant
Rear yard building setbacks	5ft	20ft	Compliant
Parking spaces	3 per bay (6 spaces)	17 (1 ADA)	Exceeds maximum parking by 10 spaces
Bicycle parking	0	0	0
Minimum aisle widths	24ft	28ft	+4ft
Minimum parking stall dimensions (width/length)	8.5/17	9/20	+0.5/+3
Parking lot perimeter landscaping (front/sides/rear)	12ft/6ft/6ft	18/10ft/10ft	+6ft/+4/+4ft
Building Foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	Required	Provided	Provide
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.	Lot flow to the GE Road retention basin serves a regional basin for this site. A fee in lieu may be required.	Compliant

Trip Generations: According to the January 2019 *Parking Generation Manual* from the Institute of Transpiration Engineers, the following uses will have Monday through Friday parking demands outlined below:

Use	Peak Period	Avg parking rate/1000 sqft GFA
Clinics	9 am to 3 pm	3.89 spaces/1000 sqft
Shopping Centers (not December)	12 pm to 6 pm	1.95 spaces/1000 sqft
Auto parts and service	10 am to 4 pm	1.69 spaces / 1000 sqft
General office building	9 am to 3 pm	2.39 spaces/ 1000 sqft

The table illustrates comparable uses permitted by right in the B-1 District. The proposed special use is yielding a comparable trip generation amount. The Table also indicates that the surrounding uses may need on-street parking, so allowing the proposed use to add additional parking will not take away on-street parking used by the surrounding offices and clinics.

Property physical constraints: An access easement for Cybernautic Web Design, south of the property, runs on the east side of the lot.

The applicant requested the following variances/special uses in their application:

1). Exceed maximum parking requirements by 10 spaces

The ordinance requires a minimum parking amount of three spaces per bay for vehicle service and repair businesses. The building renderings show two bays, so six parking spaces are required. The ordinance allows for up to 25% additional parking, or two additional spaces for this development. The applicant is proposing 17 spaces, including one ADA space. Staff supports exceeding the maximum amount of parking since the additional parking will provide employees with parking, prevent people from parking on the street, as well as patrons dropping off and picking up vehicles. The applicant is proposing adequate landscaping and screening to account for the additional parking. The parking lot is required to be paved and the applicant will need to comply with storm water management regulations.

2.). Special Use to allow an auto-repair facility

The applicant would like to develop the property to be used as an auto repair facility. The proposed use is not adjacent to residential and is consistent with surrounding commercial and office uses.

Compliance with the Comprehensive Plan 2035

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

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

Tier 1 Infill Redevelopment priority.

Findings of Fact:

For concurrent site plan and special use applications, the Planning Commission shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Planning Commission for approval unless the Commission finds:

1. **that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare**
The proposed use is consistent with the surrounding commercial uses. **The standard is met.**
2. **that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;** The proposed building is consistent in mass, height, and has design elements like a stone façade that make it compatible with surrounding properties. **The standard is met.**
3. **that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;** The amount of traffic related to the proposed special use is consistent with other commercial uses. **The standard is met.**
4. **that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;** The lot has adequate roads and utilities, and the development will need to meet the storm water management requires. The GE Road retention basin serves this property. **The standard is met.**
5. **that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;** The site plan provides adequate circulation. **The standard is met.**
6. **that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Planning Commission.** (Ordinance No. 2006-137). **The standard is met.**

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 building placement is compatible with surrounding buildings. The building façade is also compatible with surrounding developments. **The standard is met.**
- B. *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.* The proposed use is compatible with the surrounding uses. The lighting plan provided and landscaping plans provided show adequate lighting and landscaping that exceeds requirements. The landscaping will help soften the appearance of the building and provide barriers for any noise that may be generated by the use. **The standard is met.**
- C. *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The street system is adequate for the proposed development. **The 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 building sitting is compatible with the surrounding area. The use is consistent with the business and commercial uses. **The standard is met.**

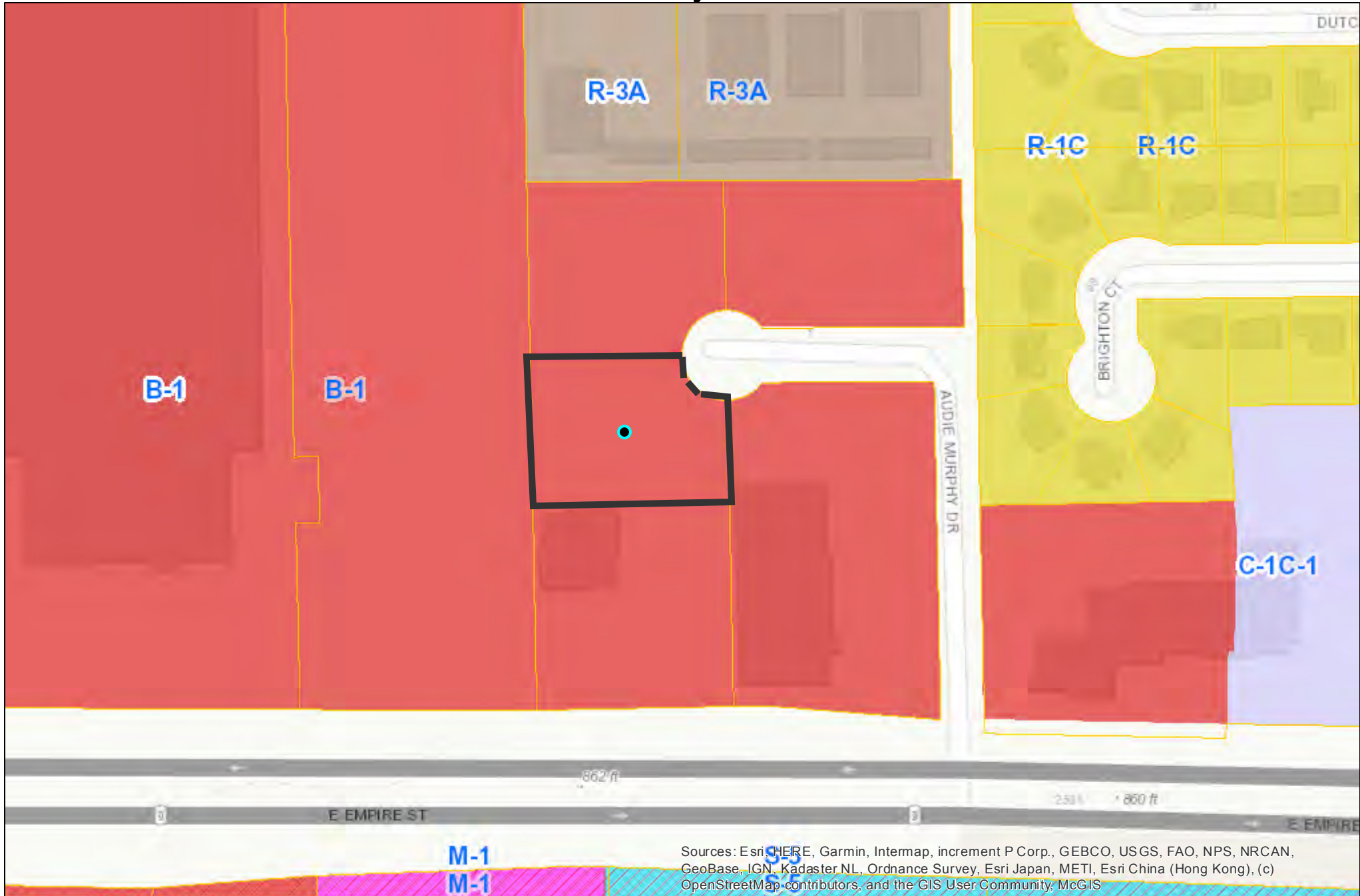
STAFF RECOMMENDATION:

That the Planning Commission recommend that the City Council approve the Site Plan and special use permit for an auto repair business at 1 Audie Murphy Drive, case PR-03-19.

Respectfully submitted,
Planning Staff

Attachments:

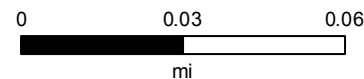
1. Draft Ordinance
2. Exhibit A-“Legal Description”
3. Exhibit B- Site Plan
4. Petition for site plan review
5. Zoning Map
6. Aerial Map
7. Newspaper publication and neighborhood notice



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

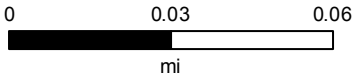


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DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 11, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Tyson Mohr; Mr. Thomas Kreiger; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. Mark Muehleck; Mr. Eric Penn; Ms. Megan McCann.

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

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:18 PM. Mr. Mahrt called roll. With six members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: Review the minutes of the November 13, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyd made a motion to approve. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

REGULAR AGENDA:

- A. PR-03-19** Public Hearing, review and action on a site plan review application submitted by SSB Properties LLC requesting a site plan review for the property located at 1 Audie Murphy Drive in Bloomington, IL (Ward 5).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval for an auto body shop at 1 Audie Murphy Drive. The curb cut is on the private drive leading to the cul-de-sac of Audie Murphy Drive. There is one variance requesting to exceed the maximum allowed parking to accommodate employees. The project is compliant with the comprehensive plan. Scott Martin, President of Bloomington Collision Repair, owner of third body shop looking forward to expanding and being a part of the community. Paul Scharnett is the architect of the project. Mr. Scharnett asked for a variance in the height restriction. The height needs to be 26 feet to accommodate box trucks to enter the bay and allow for the 14 feet door height to be tall enough, so the height variance would be for an increase in the total building height by 6 feet.

Standards for the variance shall not be granted by the Commission unless and until findings of fact are submitted demonstrating all the following factors are met:

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult. In order to increase the door height on the bay to accommodate box bed trucks, they need to increase the overall building height.

That the variance would be the minimum action necessary to afford relief to the applicant. In order to accommodate and service a large vehicle adjusting the building height would be the minimum action necessary to afford relief.

That the special conditions and circumstances were not created by any action of the applicant.

That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties. The 6 feet increase would not be detrimental to the neighborhood or adjoining properties.

Chair Headan asked whether there was anyone who wants to speak in favor or opposition to the petition, no one replied. Mr. Boyd made a motion to approve staff findings and the site plan, special use permit allowing for an auto body shop, variance to exceed the maximum allowed parking spaces, and a variance allowing an increased building height by 6 feet. Seconded by Mr. John Protzman. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

- B. Z-11-19** Public Hearing, review and action on a petition submitted by, Robert J. Lenz on behalf of Trust 2315, to rezone property in the seventh addition to Southgate Commercial Plaza Subdivision from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home (Ward 2).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval of the rezoning of the property near the SE corner of Southgate Drive and S. Main Street from B-1 General Commercial District to B-2 Local Commercial District. Mr. Robert Luntz, attorney representing the petitioner, was sworn in and spoke for the approval of the petition. Mr. Lutz said the seven acre parcel has not been developed in twenty-five years. The B-2 zoning may allow for the parcel to be developed.

Mr. Boyd made a motion to approve the staff findings and approve the petition for recommendation to City Council. Mr. Protzman seconded the motion. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

OLD BUSINESS: None

NEW BUSINESS: Mr. Mohr suggested staff take a look at the 20 feet height restriction in the B-1 District because of the variance issued for 1 Audie Murphy Drive. Mr. Bob Mahrt made note that the principal purpose of the meeting was to issue the special use permit and decide whether the use was compatible to the neighborhood. Chair Headean made the comment that most auto body shops are located in the M-1 District which would allow for the increased height of the building. Mr. Mohr agreed to wait to see if there is a pattern of variances for increased height before exploring changes to the City Code.

ADJOURNMENT: The meeting was adjourned at 5:03 pm by voice vote, motioned by Mr. Boyd and seconded by Mr. Protzman.

Respectfully submitted,
Casey Weeks
Assistant City Planner



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

November 25, 2019

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on December 11, 2019 at 4 pm in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by SSB Properties LLC (141 Wolf Crossing Dr., Morton, IL.) requesting a site plan review for the property located at 1 Audie Murphy Drive in Bloomington, IL., owned by McLean County Land Trust H-282 (1111 Trinity Ln, Ste 111 Bloomington, IL.) The Site Plan Review process intends to facilitate comprehensive development of an area by reducing impacts or conflicts on surrounding properties and is regulated by Division 17-9 of the Zoning Ordinance.

The subject property is legally described as follows:

LEGAL DESCRIPTION: (EMPIRE CENTER LOT 3)
PIN: 14-36-376-028

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

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

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

Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

Legal Inside

65544
**CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE**
Planning Commission –
December 11, 2019

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on December 11, 2019 at 4 pm in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on an application submitted by SSB Properties LLC (141 Wolf Crossing Dr., Morton, IL) for a site plan review at property located at 1 Audie Murphy Dr., Bloomington, IL., owned by McLean County Land Trust H-282 (111 Trinity Ln, Ste 111 Bloomington, IL 61704).

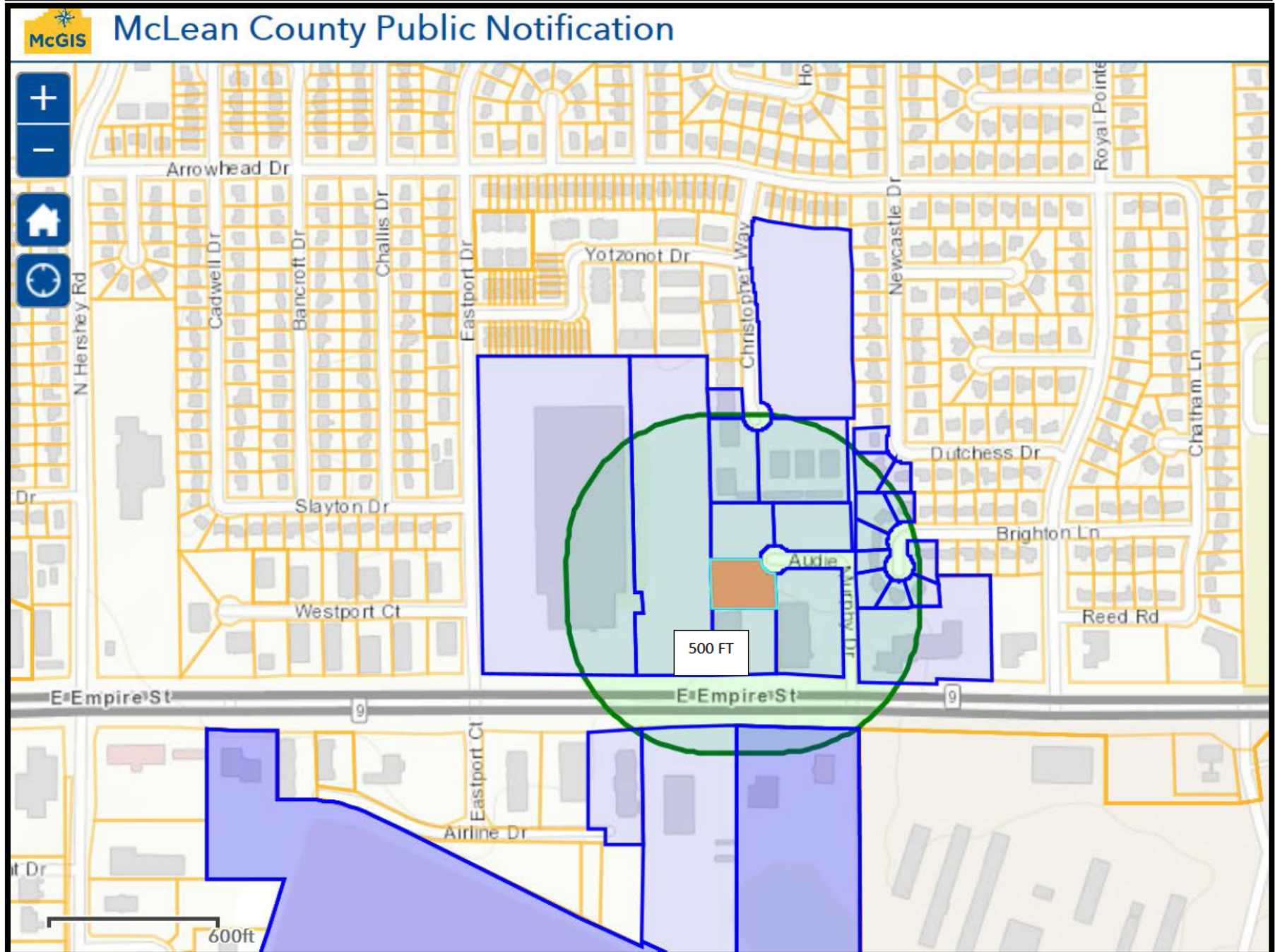
PIN: 14-36-376-028
LEGAL DESCRIPTION: (EM-
PIRE CENTER LOT 3)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The application is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

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

Published: November 25, 2019

PUBLIC HEARING ON DECEMBER 11, 2019 FOR A SITE PLAN REVIEW – 1 AUDIE MURPHY DR.



ANTHONY DUSTMAN



ADAM DOUBET



YOUNG AMERICA REALTY



NORMAL, IL 61761

ERICA TURNER



PHIL & MARY KARNs



RANDY & GLENDA COURTNEY



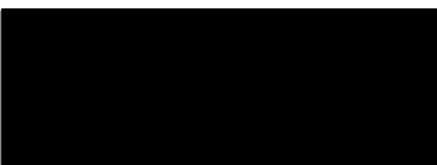
YOUNG AMERICA REALTY



CENTRAL ILLINOIS REGIONAL AIRPORT



PUBLIC BUILDING COMMISSION



GARY K KAESTNER

SATELLITE MANAGEMENT COMPANY



YOUNG AMERICA REALTY



PATRICIA IANNONE



JEFFREY & KATHRYN L LOPEZ



DYKE W & SHERYL G DAUGHERTY



JONNA FRICKE



SEP BLOOMINGTON MOB LLC



CHRISTINE DAVIS CD PRYZ LLC



DEAN CARLSON



MCLEAN COUNTY ORTHOPEDICS



111 TRINITY

CMD REAL ESTATE LLC



KIMBERLY GRUBB



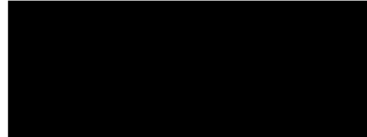
JEFFREY & LAURA BEAL



JSC HOTELS LLC



ROBERT REWERTS



FEDERAL EXPRESS CORP





CONSENT AGENDA ITEM NO. 7.G

FOR COUNCIL: January 13, 2020

SPONSOR: Community Development Department

WARD IMPACTED: Ward 2

SUBJECT: Consideration and action on an Ordinance Approving a Zoning Map Amendment for Southgate Commercial, Approximately 7.14 acres, from B-1 General Commercial District to B-2 Local 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 is located south of Greyhound Road and Southgate Drive, just east of Main Street/US 51. The property consists of multiple deep parcels, under common ownership, with frontage on Main Street/US 51. The tract, which the applicant intends to plat as one lot, is approximately 7.14 acres of land. The land is currently underutilized and vacant. The applicant is requesting to amend the zoning from B-1 General Commercial District, to B-2, Local Commercial District. The property abuts a mobile home park, zoned R4, on its east border. Just southeast of the site is a single-family neighborhood zoned R-1H. The existing B-1 zoning allows for heavier auto-centered uses and higher volumes of traffic. This zoning is appropriate on arterial roads and larger streets, like Main Street/US 51, but can have negative impacts, like noise and pollution, on surrounding residential uses, such as the adjacent mobile home park and single-family homes east of the subject property. The B-2, Local Commercial District, allows for commercial uses that have a smaller foot-print, are less auto-focused, and are more compatible with residential uses.

The applicant's request to amend the zoning encourages the redevelopment of vacant, underutilized land, and provides a transitional buffer between the auto heavy uses along Main Street/US 51 and the residential districts. The proposed zoning allows the property owner to continue to develop the land for commercial purposes that align with the trend in development and the contemplated zoning in the Comprehensive Plan.

The Planning Commission held a public hearing on the application on December 11, 2019. The Commission determined that the zoning amendment is appropriate and in agreement with the Comprehensive Plan, and promotes the public's health, safety, and welfare. The Commission unanimously recommended approval of the map amendment, 6-0.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: The Planning Commission held a public hearing on the application on Wednesday, December 11, 2019. The City published notice of the meeting in *The Pantagraph* on November 25, 2019. The City also mailed notices

to 35 property owners within 500 feet of the subject property and placed a large metal notification sign on the site. No one outside of the applicant spoke in favor of the application. No one spoke against the application. The Planning Commission unanimously recommended approval, 6-0, of the zoning map amendment. The recommendation is consistent with the staff's recommendation.

FINANCIAL IMPACT: The property retains a commercial zoning designation and amending the zoning will encourage redevelopment of the property which can result in increased property values and revenues for the City.

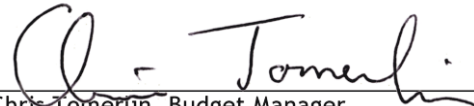
COMMUNITY DEVELOPMENT IMPACT: Tier 1 Infill Redevelopment Priority.

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 Tomerlin, Budget Manager
1/2/2020	1/2/2020

	
Jan Scherff, Administrative Assistant	Tara Henry, Legislative Assistant
1/8/2020	1/9/2020

Recommended by:


Tim Gleason, City Manager

Attachments:

- CD 1B Ordinance 2020 - 2_Southgate Map Amendment
- CD 1C Petition Zoning Map Southgate Commercial
- CD 1D Business District Regulations
- CD 1E Staff Report_Zoning Map Southgate Commercial
- CD 1F Aerial Map Southgate Map Amendment
- CD 1G Zoning Map
- CD 1H Draft Planning Commission Minutes_12.11.19
- CD 1I Notices_Zoning Map Southgate Commercial_redacted

ORDINANCE NO. 2020 - 2

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR SOUTHGATE COMMERCIAL, APPROXIMATELY 7.14 ACRES, FROM B-1 GENERAL COMMERCIAL DISTRICT TO B-2 LOCAL COMMERCIAL DISTRICT

WHEREAS, there was heretofore filed with the Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting to rezone the property commonly described as Southgate Commercial, legally described in Exhibit A and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said petition to rezone the Property from B-1 General Commercial District to B-2 Local Commercial District and adopted findings of fact set forth in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, based upon said findings, the Planning Commission recommended that the City Council approve rezoning of the Property and zoning map amendment to B-2 Local Commercial District; and

WHEREAS, the City Council of said City is authorized to adopt this Ordinance and approve the petition to rezone said Property.

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

- 1) That the above recitals are incorporated into and made a part of this ordinance as though fully set forth herein.
- 2) That the City Council adopts the findings of fact set forth in Exhibit B attached to this ordinance and further finds, based upon said findings, that the rezoning of the Property is in the best interest of the public and of the City of Bloomington.
- 3) That the petition to rezone the Property, commonly described as Southgate Commercial, and hereinafter legally described in Exhibit A, is hereby approved and the Property is rezoned from B-1, General Commercial District, to B-2, Local Commercial District.
- 4) This ordinance shall take effect upon its passage and approval.

PASSED this 13th day of January, 2020.

APPROVED this _____ day of January, 2020.

CITY OF BLOOMINGTON

ATTEST

Tari Renner, Mayor

Leslie Yocum, City Clerk

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 2 AND 3 IN THE SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MCLEAN COUNTY, ILLINOIS ON NOVEMBER 17, 2006 AS DOCUMENT NO. 2006-32000 IN THE MCLEAN COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF LOT 12 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, IN OTWNSHIP 23 NOTHER, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST OF SAID LOT 12, 16 WHICH POINT IS ALSO THE NOTHERWEST CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED MAY 4, 2001 AS DOCUMEMNT NO. 2007-00011252 IN SAID COUNTY, AND RUNNING: THENCE NORHT 87'-00'-43' WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF LAST MENTIONED DOCUMENT, 387.12 FEET: THENCE NORTH 00'-02'-53' WEST, ALONG A SOUTHWARD EXTENSION OF AN EXISTING FENCE AND ALONG SAID FENCE, 230.92 EXTENSION OF SAID FENCE, 105.39 FEET: THEN NORTH 87'-00'-43' WEST, PARALLEL WITH NORTH LINE OF LOT 12, 178.44 FEET" THEN NORTH 01-'-34'-07 EAST, ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 2 IN SAID SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISON, 20/.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 87'-00'-43' EAST, ALONG WTH SOUTHLINE OF SAID LOTS 2 AND 3 IN SAID SEVENTH ADDITION, BEING ALSO THE SAID NORTH LINE OF LOT 12, 427.13 FEET TO A POINT 145.41 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00'-49'-31' EAST 19.89 FEET: THENCE SOUTH 87'-13'-57' EAST 145.53 FEET TO SAID EAST LINE OF LOT 12; AND THENCE SOUTH 01'-18'-24' WEST, ALONG SAID EASTSIDE OF LOT 12, 527.19 FEET TO THE POINT OF THE BEGIINING. CONTAINING 7.14 ACRES MORE OR LESS ADJACENT.

PIN: LOT 2 - 111 SOUTHGATE DR (21-16-405-002)

PIN: LOT 3 - 201 SOUTHGATE DR (21-16-405-003)

PIN: PART OF BACK PORTION LOT 12 (21-16-451-024) (21-16-451-025)

PIN: SOUTH OF LOT 2 & 3 (21-16-451-027)

EXHIBIT B

FINDINGS OF FACT

The Zoning Ordinance has “Zoning Map Amendment Guidelines” and by states, “In making its legislative determination to zone or rezone property to a B-2 Local Commercial zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. The suitability of the subject property for uses authorized by the existing zoning; The property has been undeveloped for 25 years and without street frontage along the major commercial corridor on S. Main Street, it is not suitable for a high intensity commercial use. The standard is not met.
2. The length of time the property has remained vacant as zoned considered in the context of land development in the area; The land was annexed in 1977. This property has not been developed in over 25 years. The standard is met.
3. The suitability of the subject property for uses authorized by the proposed zoning; The intention of the B-2 is to promote a mix of land uses and protect surrounding residential properties from adverse impact, thus protecting the residences to the east from adverse impact. The standard is met.
4. The existing land uses and zoning of nearby property; The existing zoning around the intersection is commercial. The subject property does not have access to road frontage on S. Main Street making a high intensity B-1 commercial use unlikely. The standard is met.
5. Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; B-2 zoning encourages redevelopment of vacant land, and redevelopment of a Tier 1 infill redevelopment priority. Retaining the B-1 zoning could deprive residents and the City of a potential redevelopment opportunity by not allowing less intensive use of the property more compatible with the adjacent residential. The standard is met.
6. The extent to which adequate streets are connected to the arterial street system and are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification; The subject property does not have road frontage along the commercial corridor on S. Main Street. Access to the site is served by Southgate Drive a minor arterial that gives access to residences. The standard is met.
7. The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area; The Business District requires new development to comply with storm water management requirements. The standard is met.
8. The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be

reasonable supplied to serve the uses permitted in the proposed zoning classification; Existing water mains and sanitary sewer are available for connection. Existing residential properties and businesses already establish the need for police and fire protection. The standard is met.

9. The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein; Existing zoning provides for an intensive commercial use which may not be compatible with the adjacent residential properties. Amending the zoning would allow infill development to meet the public interest given the intention of the Code. It also provides a buffer between the residential and commercial districts. No change is expected with the zoning amendment. The standard is met.

10. The extent to which property values are diminished by the particular zoning restriction; the B-1 Commercial District does not allow for a mix of land uses to the extent that B-2 allows. B-2 zoning allows for more variation in residential, providing for a more transitional use from the businesses to the adjacent residential that exists to the east. The standard is met.

11. The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; Amending the zoning can positively impact the property values of nearby residents since surrounding compatible investment may be more likely to occur. The standard is met.

12. Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it; This lot lies in Tier 1 of development priorities on Land Use Priorities in the Comprehensive Plan. Tier 1 includes vacant and underutilized land for infill development or redevelopment with the City, unincorporated land surrounded by incorporated areas, and areas platted for future development of existing subdivisions but not yet built out to completion. The standard is met.

13. And whether the City needs the proposed use; The future land use map identifies this as commercial. The B-2 zoning continues to promote commercial development and support the areas trend in development. B-2 zoning will allow this land to be developed with a lower intensity use than the B-1 zoning. The property is more likely to be developed if zoning is amended. The standard is met.

PETITION FOR ZONING MAP AMENDMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF MCLEAN)

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF
BLOOMINGTON, MC LEAN COUNTY, ILLINOIS

Now comes ROBERT J. LENZ, Trustee under a Trust Agreement dated June 17, 1994, and known as Trust Number 2315, hereinafter referred to as your petitioner, respectfully representing and requesting as follows:

1. That your petitioner is the owner of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of B-1 General Commercial District under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner hereby requests that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B-2 Local Commercial District zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner by the present zoning of said premises.

NOV 12 2019

WHEREFORE, your petitioner respectfully prays that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from B-1 General Commercial District to B-2 Local Commercial District.

Respectfully submitted,


Robert J. Lenz, Trustee under a
Trust Agreement dated June 17, 1994 and
Known as Trust Number 2315

Robert J. Lenz
Meyer Capel, A Professional Corporation
202 North Center Street, Suite 2
Bloomington, IL 61701



Comments in Support of the Petition for Zoning Map Amendment

City Code §44-1706E(2), et seq.

- a. The subject property is not suitable for uses authorized by the existing zoning of B-1 General Commercial District because it does not have frontage on, good access to, or visibility from Main Street.
- b. The subject property has remained vacant as presently zoned for more than twenty-five (25) years with informal, but appropriate marketing efforts.
- c. The subject property is suitable for uses authorized by B-2 Local Commercial District as provided in Division 5 Business District Regulation at 5-1B.
- d. The subject property is bounded on the East and South by Southgate Estates Mobile Home Park, and by commercial areas on the North and West.
- e. The relative gain by the public greatly outweighs the hardship to the owner by providing an opportunity for needed affordable housing in contrast to the present use as a storage lot for campers, recreational vehicles, etc.
- f. There are adequate streets to connect to the arterial street system. Southgate Drive connects directly to Main Street and Greyhound Drive which in turn connects to Hamilton Road, all of which can easily serve the uses permitted in the B-2 District.
- g. The proposed zoning amendment is not inconsistent with the need to minimize flood damage. The development on this site for permitted uses will not have a substantial detrimental effect on the drainage patterns in the area.
- h. Adequate services are available for fire, police protection, schools, water supply, and sewage disposal for the uses permitted in the B-2 District.
- i. The proposed amendment is consistent with the public interest and the purposes of the Zoning Articles of the City Code.
- j. The existing zoning does not permit the highest and best use of the subject property in contrast to B-2 zoning district.
- k. To have seven (7) acres of vacant land remain undeveloped for more than a quarter century contributes to a negative perception of the area and is detrimental to the general welfare of the public.
- l. This proposed amendment is in harmony with the Comprehensive Plan.
- m. The proposed use will meet an important need for the City of Bloomington as evidenced by the reports of the Regional Housing Advisory Committee. There is a general consensus that the City of Bloomington needs more affordable housing which is an intended use for the subject property. In addition, the proposed use would be an "in-fill" land development rather than a development that would require annexation on the outer edges of the corporate City limits, which is consistent with the City's long-range plans.

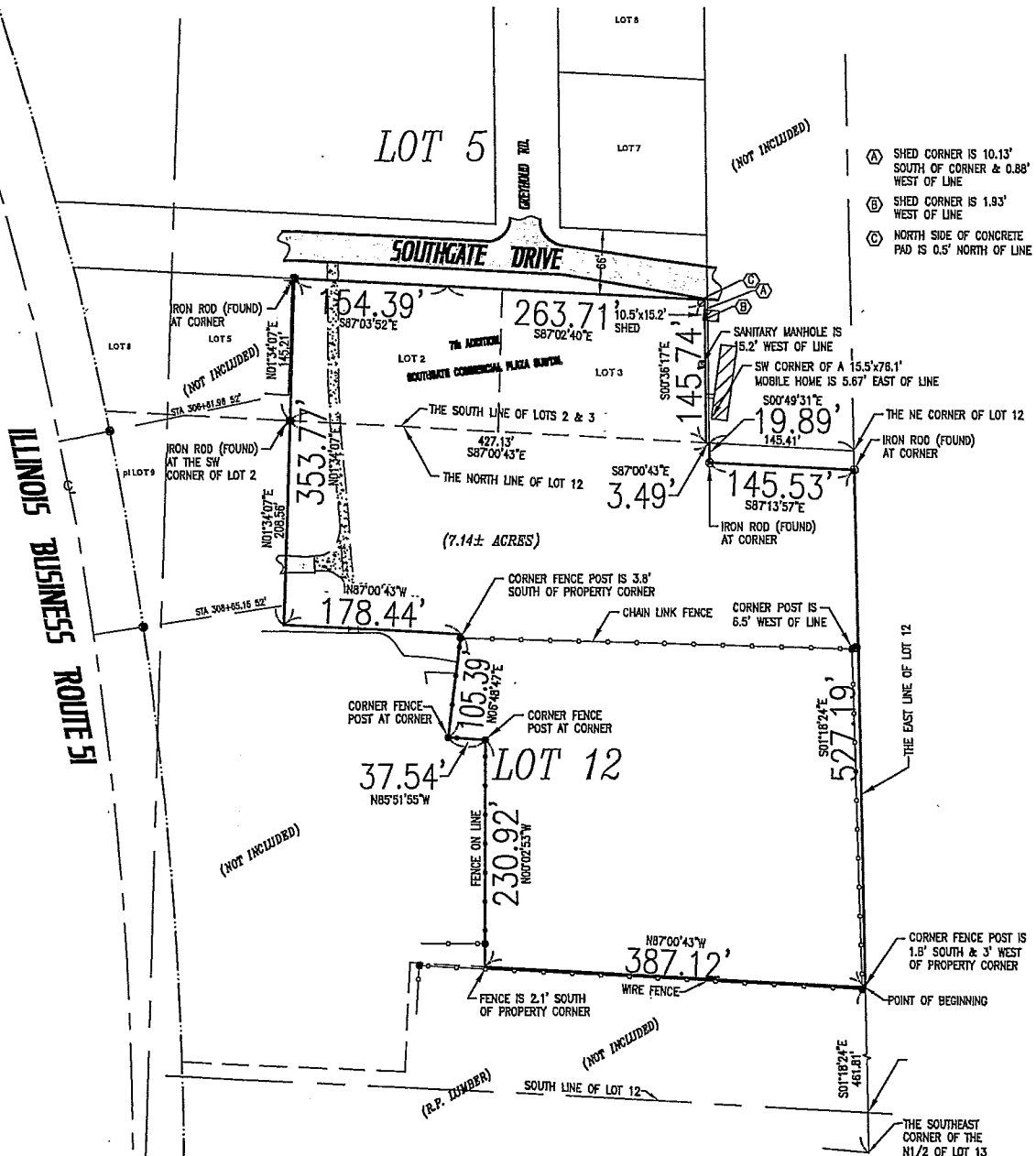
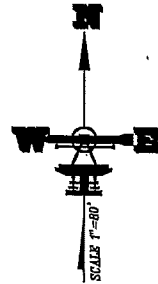


Know what's below.
Call before you dig.

Plat of Survey

of

LOS 2 AND 3 IN THE SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MCLEAN COUNTY, ILLINOIS ON NOVEMBER 17, 2006 AS DOCUMENT NO. 2006-32000 IN MCLEAN COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF LOT 12 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 12, WHICH POINT IS 461.81 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 13 IN SAID SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, AND RUNNING; THENCE NORTH 87°-00'-43" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF LAST MENTIONED DOCUMENT, 387.12 FEET; THENCE NORTH 00°-02'-53" WEST, ALONG A SOUTHWARD EXTENSION OF AN EXISTING FENCE AND ALONG SAID FENCE, 230.92 FEET; THENCE NORTH 85°-51'-55" WEST, ALONG AN EXISTING FENCE, 37.54 FEET; THENCE NORTH 06°-48'-47" EAST, ALONG AN EXISTING FENCE AND A NORTHWARD EXTENSION OF SAID FENCE, 105.39 FEET; THENCE NORTH 87°-00'-43" WEST, PARALLEL WITH SAID NORTH LINE OF LOT 12, 178.44 FEET; THENCE NORTH 01°-34'-07" EAST, ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 2 IN SAID SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION, 208.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 87°-00'-43" EAST, ALONG THE SOUTH LINE OF SAID LOTS 2 AND 3 IN SAID SEVENTH ADDITION, BEING ALSO THE SAID NORTH LINE OF LOT 12, 427.13 FEET TO A POINT 145.41 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00°-49'-31" EAST 19.89 FEET; THENCE SOUTH 87°-13'-57" EAST 145.53 FEET TO SAID EAST LINE OF LOT 12; AND THENCE SOUTH 01°-18'-24" EAST, ALONG SAID EAST LINE OF LOT 12, 527.19 FEET TO THE POINT OF BEGINNING. CONTAINING 7.14 ACRES, MORE OR LESS.



STATE OF ILLINOIS
COUNTY OF LIVINGSTON SS

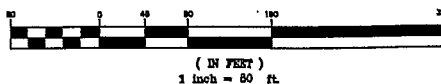
I, CARL J. KRAUSE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREBY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

CULLOM, ILLINOIS OCTOBER 23, 2019

Carl J. Krause
ILLINOIS PROFESSIONAL LAND SURVEYOR #1750
LICENSE EXPIRES NOVEMBER 30, 2020

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
 2. NO TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE AGENT.
 3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. COMPARE ALL POINTS BEFORE BUILDING BY SALE AND REPORT ANY DISCREPANCY AT ONCE.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT, FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

GRAPHIC SCALE



BEARINGS AND DISTANCES ON THIS SURVEY ARE GRID. DATUM IS ILLINOIS EAST SP. M.D. 83 (2011). PREVIOUS DOCUMENTATION MAY HAVE ASSUMED DATA. THE RELATIONSHIP BETWEEN GRID AND ASSUMED, ONE TO THE OTHER, REMAIN THE SAME.

KRAUSE SURVEYING INC.
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DISTANCES ARE MARKED IN FEET AND DECIMALS
ORDER NO.: 191011
ORDERED BY: JOHN CAPODICE

BLOOMINGTON ZONING ORDINANCE – DIVISION 5

DIVISION 5. BUSINESS DISTRICT REGULATIONS

5-1 – Purpose and Intent

5-2 – Permitted Uses

5-3 – Business District Bulk and Site Standards

5-4 – General Standards

5-5 – Development Standards Applicable to Business Districts

5-1 – PURPOSE AND INTENT

A. B-1 General Commercial District

The intent of this B-1 General Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and structural types.

B. B-2 Local Commercial District

The intent of this B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

C. C-1 Office District

The intent of this C-1 Office District is to accommodate office buildings primarily. Related retail, service, institution, and multiple family uses commonly associated with office uses are allowed to a limited extent. This district may be applied as a transitional use buffer between residential uses and uses which would be incompatible with residential districts. The prime characteristics of this district are the low intensity of land coverage and the absence of such nuisance factors as noise, air pollutant emission, and glare.

D. D-1 Central Business District

The intent of this D-1 Central Business District is to provide for a variety of retail, office, service, residential and cultural amenities in the central business area of the City. This area has historically served as Bloomington's major retail and community center and will continue in this capacity moving forward. In addition to commercial and governmental functions, arts and establishments supporting the arts are emphasized. Residential uses, particularly mixed-use or multi-family residential development at a high density, are recognized as essential to the vitality of the district. While visitors are likely to access the D-1 district by vehicle, pedestrian access and circulation is prioritized in the downtown core. Recognizing the essential importance of building proximity to the public sidewalk and adjoining structures, provisions are made for the development of collective off-street parking facilities by public and private interests.

E. D-2 Downtown Transitional District

The intent of this D-2 Downtown Transitional District is to complement and support the uses located in the D-1 Central Business District. Office, service and civic uses, as well as residential apartments and multi-family dwelling units, are appropriate in this district. Due to its transitional location between the central business district and outlying residential areas, the D-2 District permits development at a lower intensity and density than the downtown core. Pedestrian circulation is prioritized. To this end, buildings should be located close to the sidewalk with on-site parking located to the rear of the parcel and accessed from secondary roadways or alleys, though modest setbacks for courtyards, gardens and other similar amenities may be provided.

F. D-3 Downtown Warehouse and Arts District

The intent of this D-3 Downtown and Arts District is to facilitate entrepreneurship and innovation by accommodating mixed uses that complement the downtown and support various parts of the value-added chain. Uses permitted in this district support Bloomington's artist community and small scale "craftsman" industries with little to no noxious by-products. Although not the focus of this district, live-work studios, multi-family residential buildings, and loft-type residences above the first floor, are permitted. Due to the intended use of this district, the urban form may include buildings with larger footprints and greater setback distances than would be acceptable in the central business district. Pedestrian safety is emphasized in the context of increased truck and other vehicular traffic that may be present in the area.

5-2 – PERMITTED USES

Refer to Division 17 Definitions for clarity on the uses listed.

A. Land Uses. Uses are allowed in the Business Districts in accordance with Table 5-2(A). The following key is to be used in conjunction with the Use Table.

1. Permitted Uses. A “P” indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
2. Special Uses. An “S” indicates that a use is permitted, though its approval requires review by the City Council as required in Division 17, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the city.
3. Uses Not Permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
4. Use Regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Division 17.
5. Unlisted Uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Division 17 to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

TABLE 5-2(A): BUSINESS DISTRICTS – PERMITTED AND SPECIAL USES							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P ²		P ¹	
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		10-19
Agency-Operated Family Homes			S	P ²	P		10-19
Agency-Operated Group Homes			S	P ²	P	P ¹	10-19
Convents, Monasteries			P				10-19
Dormitories			S		S		10-19
Group Homes for Parolees			S	S	S	S	10-19
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S ²		P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		10-19
Other Institutional, Cultural							
Clubs and Lodges	P	P	P	S	P		10-12
Food Pantry	P	P	P		P		10-18
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				10-16
Community Center			P	P	P	S	10-13
Fairgrounds, Agricultural Exhibits	S						10-17
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				10-32
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ³	S					10-9
Farm Machinery Sales and Service	P ³						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						10-34
Vehicle Rental Service	P ³						
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S			10-15
Community Reception Establishments					S		10-14
Entertainment and Exhibition Venues	P ³				S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P ⁵						
Sports and Fitness Establishments	P	P	P	P	S	S	10-13
Theaters and Auditoriums	P			P		S	
Lodging							
Bed & Breakfast Establishments		P	P ⁶	P	P		10-7
Boarding and Rooming Houses		P		P	S		10-19
Camp and Camping Establishments	S						10-8
Hotel or Motel	P			P	S	S	10-21
Offices							
Financial Services	P	P	P	P	P		

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		10-24
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P ⁷	P	P	P	
Kennels, with no outdoor exercise areas	P ³	P ³	P ³			P ³	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P ⁷	P	P	P	
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		10-35
Day Care Centers	P	P	P		S		
Retail and Service							
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ³	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ³	P ³	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ³	P ³					
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						10-23
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	10-27
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						10-26
Parking Lot, Commercial	S	S	S	S		S	
Transportation							

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Bus and Taxi Passenger Terminals	S			S			
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	10-31
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	10-31
Private Wind Energy Conversion Facilities	P	P					10-36
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	10-37

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is forty-five (45) feet or three (3) stories, whichever is lower.
4. A Special Use is required when the use adjoins a Residential District boundary line.
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than one-thousand (1,000) feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day Care Center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.
6. The use is allowed in that zoning district only as an accessory use occupying not more than forty percent (40%) of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than twenty-five percent (25%) of the floor area of any story within an Office or Residential Building or combination thereof;

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING
COMMISSION DECEMBER 11, 2019**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
Z-11-19	Southgate and S. Main Street Near the southeast Intersection of Southgate Drive and S. Main Street	Rezone	Planning Staff
PETITIONER’S REQUEST:	Rezone the above referenced properties from B-1, General Commercial District to B-2, Local Commercial District.		
Staff finds that the petitions meet the Zoning Ordinance’s map amendment guidelines for the B-2, Local Commercial District.			

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

- A. That Planning Commission **recommend approval** of the rezoning of parcels near the southeast intersection of Southgate Drive and S. Main Street from B-1 to B-2, case Z-11-19.



Figure 1 The property boundaries are marked with a blue line.

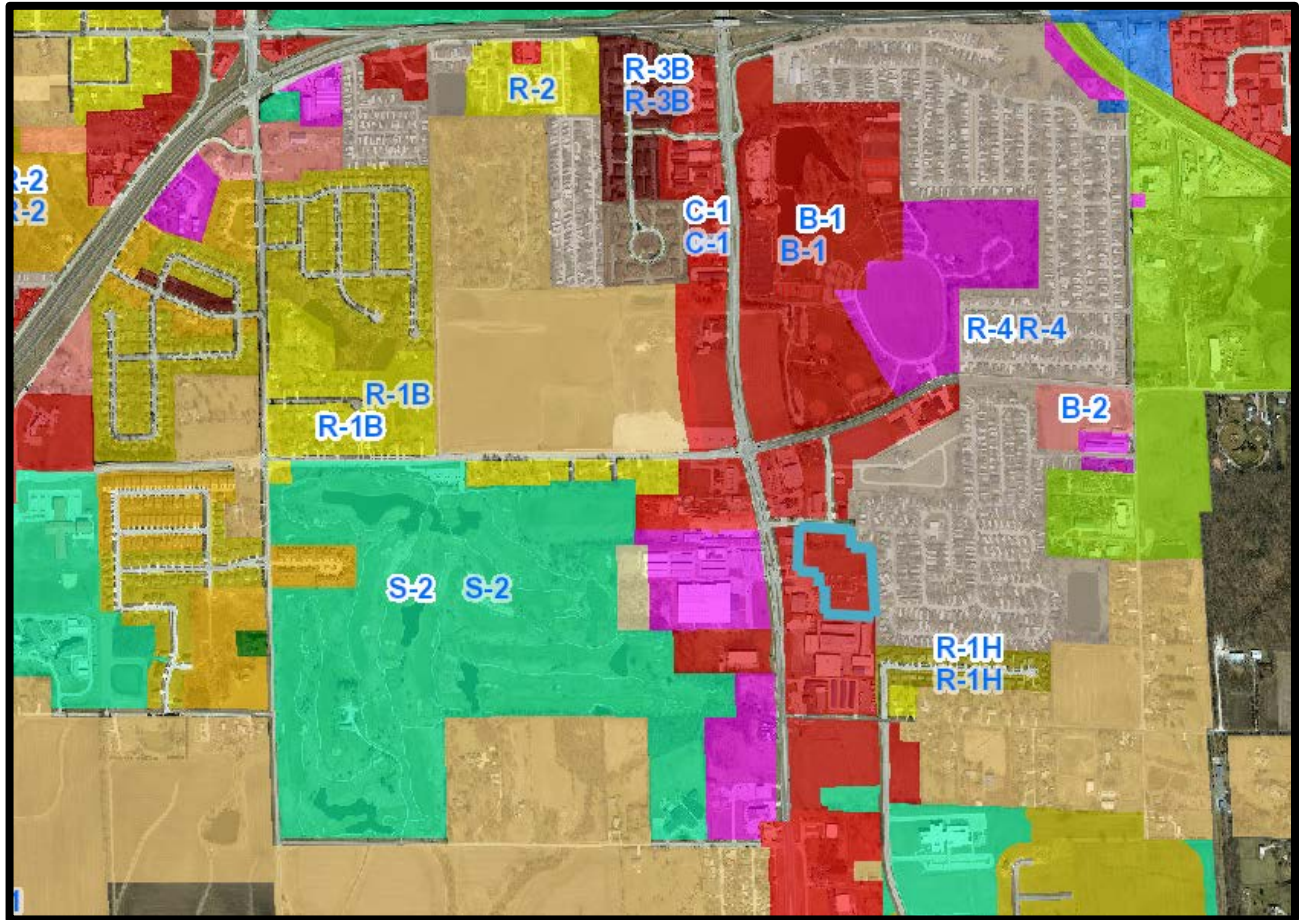


Figure 2 The location of the property is outlined in blue showing the existing zoning nearby.

NOTICE

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on November 25, 2019.

GENERAL INFORMATION

Owner and Applicant: John Capodice

PROPERTY INFORMATION

Near the southeast intersection of Southgate Drive and S. Main Street

Lot 2- 111 Southgate Drive (21-16-405-002), Lot 3 – 201 Southgate Drive (21-16-405-003), Part of back portion Lot 12 (21-16-451-024) (21-16-451-025), South of Lot 2 & 3 (21-16-451-027) (See attached legal description)

Existing Zoning: **B-1, General Commercial District**
Existing Land Use: **Storage/vacant**

Property size: **7.14 Acres**

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
North: R-4 Manufactured Home Park District
East: R-4 Manufactured Home Park District
South: B-1 General Commercial District
West: B-1 General Commercial District
West: M-1 Restricted Manufacturing District

Land Uses

North: Screen printing business
North: Septic cleaning business
East: Mobile home park
South: Lumber company
West: Trailer dealer
West: HVAC parts center

Analysis

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

1. Petition for Zoning Map Amendment
2. Aerial photographs
3. Zoning Map
4. Site visit

PROJECT DESCRIPTION

Background: The subject property is located on the southern end of the City near the intersection of Southgate Drive and S. Main Street. The property is currently used for storage and is zoned B-1 General Commercial District. The subject properties have been zoned B-1 due to their proximity to the commercial corridor on S. Main Street, also known as Illinois State Highway Business 51. The properties were annexed in 1977 (Ordinance #1977-100). The applicant intends to subdivide and combine the back portions of the multiple parcels listed. The frontage would remain B-1 and the new 7.14 acre lot would be zoned B-2. The property is approximately 7.14 acres located at the intersection of a major corridor and a collector street. The traffic counts taken from the IDOT map show 14,200 vehicles traveling daily along S. Main Street in 2017. Constitution Trail is accessible from Southgate Drive north on Greyhound Road and across Hamilton Road a total distance of 0.2 miles. The bus line also runs on Southgate Drive and Greyhound Road.

Aside from having streets and trail access, the subject property also has access to a 18-inch public storm sewer installed in 1970 and an 8-inch public water main installed in 1998 located on the south side of Southgate Drive. Public sanitary sewer was extended north of the property in 1970. The subject property has access to all utilities.

The property is adjacent to a mobile home park to the east. Commercial property exists to the west and south along the S. Main Street commercial corridor. The trend in development for the area is towards business and residential.

Purpose and Intent

B-1 General Commercial District

The intent of this B-1 Commercial District is to facilitate the development of community and regional commercial areas. Customers in this district will generally use a motor vehicle to reach a desired establishment. The development contemplated in this district has such distinguishing characteristics as unified site planning and development that promotes a safe and conducive atmosphere for large volumes of shoppers; site accessibility such that the high volumes of traffic generated create minimal congestion and adverse impact upon surrounding land use; and unified architectural treatment of buildings rather than an assemblage of separate, conflicting store and

structural types.

This district contemplates uses ranging from offices, restaurants and retail to trade and construction services, personal and professional services, hotels, and other entertainment and hospitality uses, and utilities like commercial solar, and private solar and wind facilities. Uses like a truck stop, truck wash, vehicle services, and mini warehouse storage are only permitted with a special use permit.

New development in this district requires a legislative site plan review and approval by City Council. The purpose of the review is to ensure the new development is compatible in mass, scale, and use with surrounding development and will not negatively impact adjacent property owners.

B-2-Local Commercial District

The intent of this B-2 Local Commercial District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

This district primarily allows two-family and multiple-family residential units with a Special Use when adjoining a Residential District boundary line. New development in this district requires a legislative site plan review and approval by City Council. The purpose of the review is to ensure the new development is compatible in mass, scale, and use with surrounding development and will not negatively impact adjacent property owners.

Project Description:

The intent of the current zoning district, B-1 General Commercial District, is to allow for the establishment of auto-oriented businesses and align intensity commercial to serve the residents on the south side of the city. The property is on the City's southern edge near the southeast intersection of Southgate Drive and S. Main Street. Since the subject property does not have road frontage along the main commercial corridor on S. Main Street, it would be difficult to promote this property with a high intensity commercial use. The property is currently being used to store recreational vehicles and portions are also vacant.

B-2 Local Commercial District zoning would allow for a better transitional use between the R-4 Manufactured Home Park and the businesses on S. Main Street. B-2 zoning encourages a mix of land uses and infill development. The protection of surrounding residential properties from adverse impacts is a primary focus of this district. The only road frontage to the property is on Southgate Drive a collector street which leads into the residential area.

Link to Comprehensive Plan:

The Comprehensive Plan's goals for economic development support mixed use developments and exploring land opportunities for other retail and commercial uses. Goal ED-4.2 proposed

finding retail locations within residential areas within appropriate densities. ED-4.3 proposes to find buffer areas between residential and industrial uses to continue to promote less intense businesses and opportunity for economic development. The Infill redevelopment map identifies this tract as a Tier 1 development priority since it is located adjacent to city utilities and already annexed into the corporate limits. The Future Land Use map shows the area as regional commercial.

FINDINGS OF FACT

The Zoning Ordinance has “*Zoning Map Amendment Guidelines*” and by states, “*In making its legislative determination to zone or rezone property to a B-2 Local Commercial zoning classification, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:*

1. *The suitability of the subject property for uses authorized by the existing zoning;* The property has been undeveloped for 25 years and without street frontage along the major commercial corridor on S. Main Street, it is not suitable for a high intensity commercial use. **The standard is not met.**
2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;* The land was annexed in 1977. This property has not been developed in over 25 years. **The standard is met.**
3. *The suitability of the subject property for uses authorized by the proposed zoning;* The intention of the B-2 is to promote a mix of land uses and protect surrounding residential properties from adverse impact, thus protecting the residences to the east from adverse impact. **The standard is met.**
4. *The existing land uses and zoning of nearby property;* The existing zoning around the intersection is commercial. The subject property does not have access to road frontage on S. Main Street making a high intensity B-1 commercial use unlikely. **The standard is met.**
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;* B-2 zoning encourages redevelopment of vacant land, and redevelopment of a Tier 1 infill redevelopment priority. Retaining the B-1 zoning could deprive residents and the City of a potential redevelopment opportunity by not allowing less intensive use of the property more compatible with the adjacent residential. **The standard is met.**
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonable supplied to serve the uses permitted in the proposed zoning classification;* The subject property does not have road frontage along the commercial corridor on S. Main Street. Access to the site is served by Southgate Drive a minor arterial that gives access to residences. **The standard is met.**
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage patterns in the area;* The Business District requires new development to comply

Agenda Items: 5B. Z-11-19 Rezoning from B-1 to B-2 with storm water management requirements. **The standard is met.**

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;* Existing water mains and sanitary sewer are available for connection. Existing residential properties and businesses already establish the need for police and fire protection. **The standard is met.**
9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Code as set forth in 17-1 herein;* Existing zoning provides for an intensive commercial use which may not be compatible with the adjacent residential properties. Amending the zoning would allow infill development to meet the public interest given the intention of the Code. It also provides a buffer between the residential and commercial districts. No change is expected with the zoning amendment. **The standard is met.**
10. *The extent to which property values are diminished by the particular zoning restriction;* the B-1 Commercial District does not allow for a mix of land uses to the extent that B-2 allows. B-2 zoning allows for more variation in residential, providing for a more transitional use from the businesses to the adjacent residential that exists to the east. **The standard is met.**
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public;* Amending the zoning can positively impact the property values of nearby residents since surrounding compatible investment may be more likely to occur. **The standard is met.**
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it;* This lot lies in Tier 1 of development priorities on Land Use Priorities in the Comprehensive Plan. Tier 1 includes vacant and underutilized land for infill development or redevelopment with the City, unincorporated land surrounded by incorporated areas, and areas platted for future development of existing subdivisions but not yet built out to completion. **The standard is met.**
13. *And whether the City needs the proposed use;* The future land use map identifies this as commercial. The B-2 zoning continues to promote commercial development and support the areas trend in development. B-2 zoning will allow this land to be developed with a lower intensity use than the B-1 zoning. The property is more likely to be developed if zoning is amended. **The standard is met.**

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending: That Planning Commission **recommend approving** the rezoning of **Southgate Commercial** from B-1 to B-2, case Z-11-19.

Respectfully submitted,

Community Development Staff

Attachments:

- Draft Ordinance
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-1 and B-2 Districts
- Aerial Map
- Zoning Map
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List



Figure 3 Looking southeast from Greyhound Road across Southgate Drive.



Figure 4 Looking south from Greyhound Road across Southgate Drive.



Figure 5 Looking southwest from Greyhound Road across Southgate Drive.



Figure 6 Looking west on Southgate Drive towards S. Main Street.



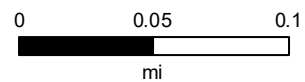
Figure 7 Looking east on Southgate Drive from Greyhound Road.

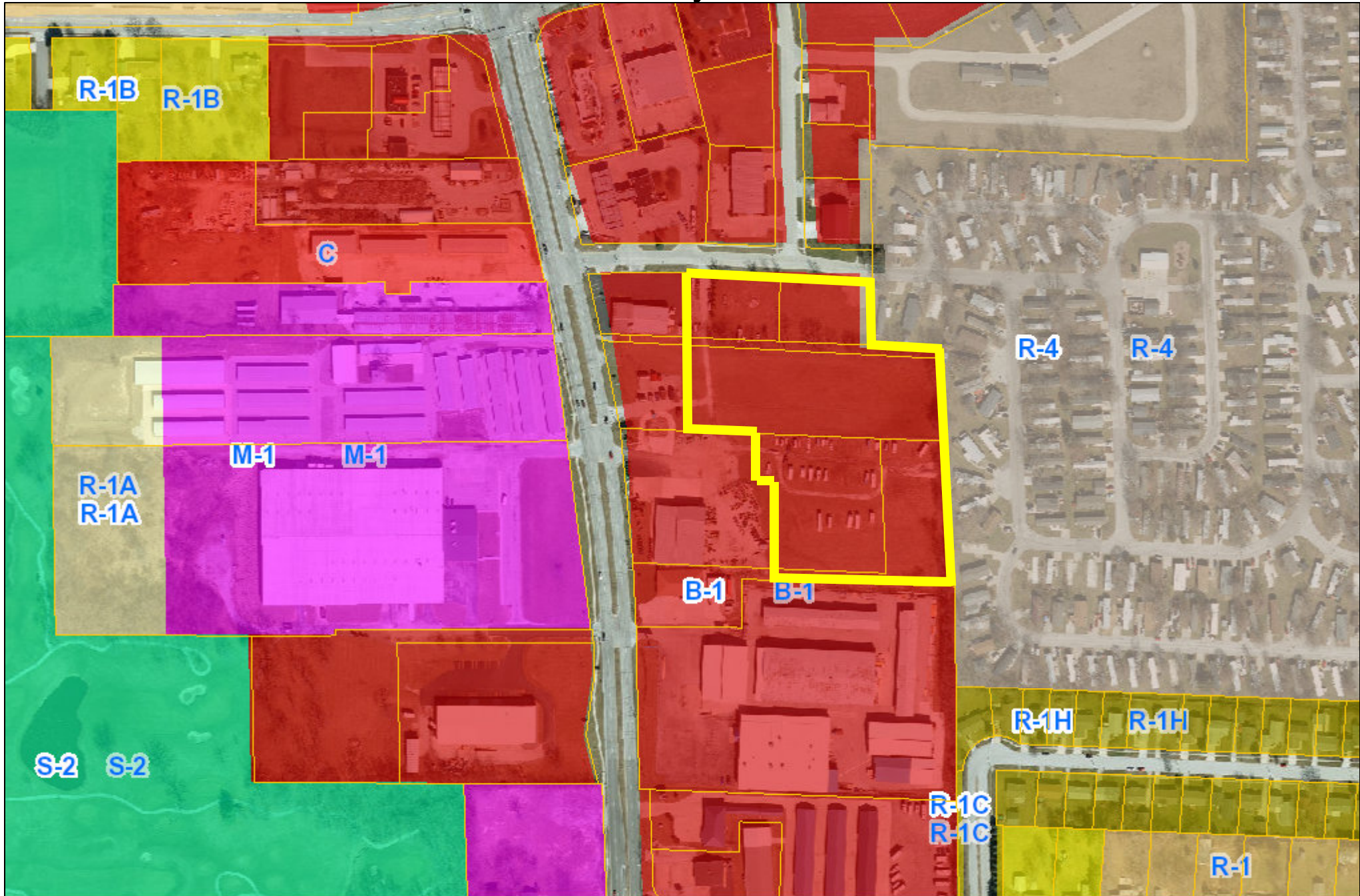


Figure 8 Looking south from Southgate Drive onto lots 2 and 3.

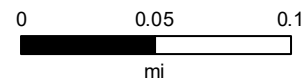


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DRAFT
MINUTES
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, DECEMBER 11, 2019 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE STREET
BLOOMINGTON, ILLINOIS

MEMBERS PRESENT: Mr. David Stanczak; Mr. John Protzman; Mr. Justin Boyd; Mr. Tyson Mohr; Mr. Thomas Kreiger; Chairperson Megan Headean.

MEMBERS ABSENT: Mr. Kevin Suess; Mr. Mark Muehleck; Mr. Eric Penn; Ms. Megan McCann.

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

CALL TO ORDER: Chairperson Headean called the meeting to order at 4:18 PM. Mr. Mahrt called roll. With six members present, the Commission established a quorum.

PUBLIC COMMENT: None

MINUTES: Review the minutes of the November 13, 2019, regular meeting of the Bloomington Planning Commission. Mr. Boyd made a motion to approve. Mr. Stanczak seconded the motion. Approved by voice vote (6-0-0).

REGULAR AGENDA:

- A. PR-03-19** Public Hearing, review and action on a site plan review application submitted by SSB Properties LLC requesting a site plan review for the property located at 1 Audie Murphy Drive in Bloomington, IL (Ward 5).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval for an auto body shop at 1 Audie Murphy Drive. The curb cut is on the private drive leading to the cul-de-sac of Audie Murphy Drive. There is one variance requesting to exceed the maximum allowed parking to accommodate employees. The project is compliant with the comprehensive plan. Scott Martin, President of Bloomington Collision Repair, owner of third body shop looking forward to expanding and being a part of the community. Paul Scharnett is the architect of the project. Mr. Scharnett asked for a variance in the height restriction. The height needs to be 26 feet to accommodate box trucks to enter the bay and allow for the 14 feet door height to be tall enough, so the height variance would be for an increase in the total building height by 6 feet.

Standards for the variance shall not be granted by the Commission unless and until findings of fact are submitted demonstrating all the following factors are met:

That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult. In order to increase the door height on the bay to accommodate box bed trucks, they need to increase the overall building height.

That the variance would be the minimum action necessary to afford relief to the applicant. In order to accommodate and service a large vehicle adjusting the building height would be the minimum action necessary to afford relief.

That the special conditions and circumstances were not created by any action of the applicant.

That granting the variation requested will not give the applicant any special privilege that is denied to others by the Code.

That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use or development of adjoining properties. The 6 feet increase would not be detrimental to the neighborhood or adjoining properties.

Chair Headan asked whether there was anyone who wants to speak in favor or opposition to the petition, no one replied. Mr. Boyd made a motion to approve staff findings and the site plan, special use permit allowing for an auto body shop, variance to exceed the maximum allowed parking spaces, and a variance allowing an increased building height by 6 feet. Seconded by Mr. John Protzman. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

- B. Z-11-19** Public Hearing, review and action on a petition submitted by, Robert J. Lenz on behalf of Trust 2315, to rezone property in the seventh addition to Southgate Commercial Plaza Subdivision from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home (Ward 2).

Ms. Weeks, Assistant City Planner, gave the staff report. Staff recommends approval of the rezoning of the property near the SE corner of Southgate Drive and S. Main Street from B-1 General Commercial District to B-2 Local Commercial District. Mr. Robert Luntz, attorney representing the petitioner, was sworn in and spoke for the approval of the petition. Mr. Lutz said the seven acre parcel has not been developed in twenty-five years. The B-2 zoning may allow for the parcel to be developed.

Mr. Boyd made a motion to approve the staff findings and approve the petition for recommendation to City Council. Mr. Protzman seconded the motion. Approved by roll call vote (6-0-0): Mr. Stanczak - Yes; Mr. Protzman - Yes; Mr. Boyd - Yes; Mr. Mohr - Yes; Mr. Kreiger - Yes; Chairperson Headean – Yes.

OLD BUSINESS: None

NEW BUSINESS: Mr. Mohr suggested staff take a look at the 20 feet height restriction in the B-1 District because of the variance issued for 1 Audie Murphy Drive. Mr. Bob Mahrt made note that the principal purpose of the meeting was to issue the special use permit and decide whether the use was compatible to the neighborhood. Chair Headean made the comment that most auto body shops are located in the M-1 District which would allow for the increased height of the building. Mr. Mohr agreed to wait to see if there is a pattern of variances for increased height before exploring changes to the City Code.

ADJOURNMENT: The meeting was adjourned at 5:03 pm by voice vote, motioned by Mr. Boyd and seconded by Mr. Protzman.

Respectfully submitted,
Casey Weeks
Assistant City Planner

DRAFT

65809
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Planning Commission -
December 11, 2019

Notice is hereby given that the Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on December 11, 2019 at 4 pm in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a petition submitted by Robert J. Lenz on behalf of Trust 2315, to rezone property in the seventh addition to Southgate Commercial Plaza Subdivision from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home Park. It is approximately 7.14 acres and of the following parcels:

PIN 21-16-405-002 (111 Southgate Drive), 21-16-405-003 (201 Southgate Drive), eastern portion of 21-16-451-024 (2430 S Main St), 21-16-451-027, eastern portion of 21-16-451-025 (2434 S Main St), eastern portion part of 21-16-451-009 (2438 S Main St).

The property is legally described as:

LEGAL DESCRIPTION: LOTS 2 AND 3 IN THE SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION TO THE CITY OF BLOOMINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF MCLEAN COUNTY, ILLINOIS ON NOVEMBER 17, 2006 AS DOCUMENT NO. 2006-32000 IN THE MCLEAN

ER WITH THAT PART OF LOT 12 IN THE SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 12, WHICH POINT IS 461.81 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTH HALF OF LOT 13 IN SAID SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, WHICH POINT IS ALSO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED MAY 4, 2007 AS DOCUMENT NO. 2007-00011252 IN SAID COUNTY, AND RUNNING: THENCE NORTH 87°-00'-43" WEST, PARALLEL WITH THE NORTH LINE OF SAID LOT 12 AND ALONG THE NORTH LINE OF LAST MENTIONED DOCUMENT, 387.12 FEET; THENCE NORTH 00°-02'-53" WEST, ALONG A SOUTHWARD EXTENSION OF AN EXISTING FENCE AND ALONG SAID FENCE, 230.92 FEET; THENCE NORTH 85°-51'-55" WEST, ALONG AN EXISTING FENCE, 37.54 FEET; THENCE NORTH 06°-48'-47" EAST, ALONG AN EXISTING FENCE AND A NORTHWARD EXTENSION OF SAID FENCE, 105.39 FEET; THENCE NORTH 87°-00'-43" WEST, PARALLEL WITH SAID NORTH LINE OF LOT 12, 178.44 FEET; THENCE NORTH 01°-34'-07" EAST, ALONG THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 2 IN SAID SEVENTH ADDITION TO SOUTHGATE COMMERCIAL PLAZA SUBDIVISION, 208.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 87°-00'-43" EAST, ALONG WITH SOUTHWARD LINE OF SAID LOTS 2 AND 3 IN SAID SEVENTH ADDITION, BEING ALSO THE SAID NORTH LINE OF LOT 12, 427.13 FEET TO A POINT 145.41 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 12; THENCE SOUTH 00°-49'-31" EAST 19.89 FEET; THENCE SOUTH 87°-13'-57" EAST 145.53 FEET TO SAID EAST LINE OF LOT 12; AND THENCE SOUTH 01°-18'-24" EAST, ALONG SAID EASTLINE OF LOT 12, 527.19 FEET TO THE POINT OF THE BEGINNING, CONTAINING 7.14 ACRES MORE OR LESS ADJACENT.

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701

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

Published: November 25, 2019



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

November 25, 2019

Dear Property Owner or Resident:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on December 11, 2019 at 4 pm in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Robert J. Lenz on behalf of Trust 2315, to rezone property in the seventh addition to Southgate Commercial Plaza Subdivision from B-1 (General Commercial District) to B-2 (Local Commercial District) classification. The property is located south of Southgate Drive and Greyhound Road, east of US51/Main Street, and west of Cardinal Ridge Mobile Home Park. It is approximately 7.14 acres and of the following parcels:

PIN 21-16-405-002 (111 Southgate Drive), 21-16-405-003 (201 Southgate Drive), eastern portion of 21-16-451-024 (2430 S Main St), 21-16-451-027, eastern portion of 21-16-451-025 (2434 S Main St), eastern portion part of 21-16-451-009 (2438 S Main St).

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

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

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. If you desire more information regarding the proposed petition or have any questions you may email me at ksimpson@cityblm.org or call me at (309) 434-2341.

Sincerely,

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

500 ft

McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

TERESA HOLLEY



MARK SHOEMAKER



BAILEY HAMPTON



DOUG HORNICKEL



TAMI MILLER



JESSICA NICOLE MERCER



MATTHEW HARRISON



ANN HODGSON



WELLS FARGO BANK NA



SMITH RON PRINTING CO



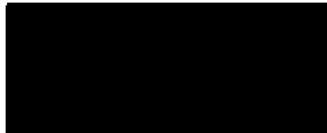
RICK & PATRICIA PENN



REBECCA FERRELL



RP LUMBER



DEANNE M POTTER DZR ENTERPRISES
LLC



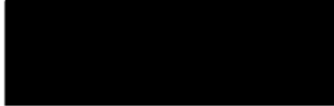
MARTIN & BAYLEY INC



PRAIRIEVIEW DEVELOPMENT, LLC



VOG INC



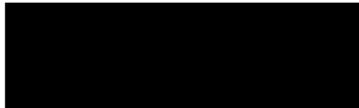
ZESCHKE SEPTIC CLEANING



ROGER POPE FLOORING STORE INC



ROBERT REWERTS



CHARLES M & MICHAEL D. MOORE
STEVENS



ROBERT LENZ



MACS CONVENIENCE STORES LLC



ENGINEERED DIMENSIONS



MARTIN MULCAHEY



MISSION PEAK CAPITAL



JOHN CAPODICE



FRONTIER COMMUNICATIONS



LEXINGTON SCHOOL DISTRICT



JANN RESTAURANTS, INC DBA
MCDONALDS



JOHN CAPODICE



MCLEAN COUNTY LAND TRUST



ROBERT J LENZ-TRUSTEE MCLEAN
COUNTY LAND TRUST #2315



MORRISSEY DRIVE SELF STORAGE



SMITH RON PRINTING CO INC



REGULAR AGENDA



REGULAR AGENDA ITEM NO. 8.A

FOR COUNCIL: January 13, 2020

SPONSOR: Administration Department

WARD IMPACTED: City-Wide Impact, Ward 2

SUBJECT: Consideration and action on an Agreement between the City of Bloomington and Luther Oaks Inc. for an expansion of the Luther Oaks Campus and Improvements to Lutz Road, as requested by the Administration Department.

RECOMMENDED MOTION: The proposed Agreement be approved.

STRATEGIC PLAN LINK:

- Goal 5. Great Place - Livable, Sustainable City
- Goal 4. Strong Neighborhoods
- Goal 3. Grow the Local Economy
- Goal 2. Upgrade City Infrastructure and Facilities
- Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

- Objective 5e. More attractive city: commercial areas and neighborhoods
- Objective 4e. Strong partnership with residents and neighborhood associations
- Objective 4d. Improved neighborhood infrastructure
- Objective 2a. Better quality roads and sidewalks
- Objective 1a. Budget with adequate resources to support defined services and level of services

BACKGROUND: This agreement if approved would facilitate the \$1.5 million expansion of the Luther Oaks campus while hopefully addressing long-standing questions about improving Lutz Road. It would also expand publicly-available facilities and education programs, will most likely lead to an increase in senior continuing care living units in the city and support improved access to outpatient physical and occupational therapy.

The City re-engaged in conversations with Luther Oaks leadership last year about future Luther Oaks plans and whether there was a way to move forward with Lutz Road improvements to help make those plans feasible. This agreement would call for the City to improve Lutz Road from the Luther Oaks entrance to Morris Avenue as has been discussed at a cost of up to \$980,000 including contingencies. Luther Oaks would agree to provide a minimum investment of \$1.5 million to expand its campus within the next 5 years or repay the cost.

It is not uncommon for cities to agree to provide infrastructure improvements in support of community or economic development projects when there is public benefit to do so. The expansion will include but not be limited to new resident common areas, including additional wellness and fitness amenities and a fine arts center/chapel suitable for accommodating host presentations, entertainment, and cultural events open to both Luther

Oaks residents and the public. Luther Oaks also currently provides outpatient physical and occupational therapy to both residents and the public and say that the road improvements will help better serve users.

Road plans have already been completed and work to obtain required easements and to begin necessary utility relocation will commence immediately as weather permits. Procurement of the project will be pursued through the City Procurement Process of formal solicitation. Improvements would be completed by June 1, 2021.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: Agreement reached in partnership with Luther Oaks Inc. Potential improvements to Lutz Rd. have been the subject of numerous public meetings and discussions, including informational meetings with residents of Luther Oaks and prior meetings of the Bloomington City Council.

FINANCIAL IMPACT: Project cost estimates of \$980,000 which includes a 15% contingency.

COMMUNITY DEVELOPMENT IMPACT: N/A TAQ-1.1 Maintenance and development of a continuous network of arterial, collector and local streets that provides for safe and efficient movement of people, goods and services between existing and proposed residential areas and major activity centers, maximizes walkability, and provides multimodal linkages to the state and interstate highway system. TAQ-1.6 A transportation network that facilitates prompt emergency response and management.

FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:
Routine maintenance as per schedules.

Respectfully submitted for Council consideration.

Prepared by: Billy Tyus, Deputy City Manager

Reviewed by:



Chris Tomerlin, Budget Manager

1/9/2020



Jeffrey R. Jurgens, Corporation Counsel

1/9/2020



Tara Henry, Legislative Assistant

1/9/2020

Recommended by:

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

Tim Gleason, City Manager

Attachments:

- ADM 1B Lutz Road Improvement Agreement FINAL COPY FOR EXECUTION - 1.9.19

ROAD IMPROVEMENT & DEVELOPMENT AGREEMENT

This Road Improvement & Development Agreement (“Agreement”) is entered into as of this ____ day of January, 2020, by and among **City of Bloomington, Illinois**, an Illinois municipal corporation (“City”) and **Luther Oaks, Inc.**, an Illinois not-for-profit corporation (“Luther Oaks”).

Recitals

WHEREAS, City and Trinity Lutheran Church entered into an annexation agreement on September 26, 2000, for the annexation of and certain infrastructure improvements adjacent to the property now under lease by Luther Oaks, a continuing care retirement community located at 601 Lutz Road, Bloomington, Illinois;

WHEREAS, Luther Oaks desires the expansion and improvement of a portion of Lutz Road from the Luther Oaks entrance to Morris Ave, at an estimated cost of \$980,000, to help facilitate traffic and the future expansion of Luther Oaks;

WHEREAS, the City has determined that it is in the best interests of the City to improve Lutz Road to facilitate future development in the City, and to support expansion of Luther Oaks facilities in light of the public need for additional senior housing and services; and

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Luther Oaks Obligations. In consideration of the planned improvements to Lutz Road, as set forth in this Agreement, Luther Oaks agrees as follows:

- a) To complete an expansion of its facility, located at 601 Lutz Road in the City of Bloomington, at a total cost no less than \$1,500,000, to include: new resident common areas, including additional wellness and fitness amenities and a fine arts center/chapel suitable for accommodating host presentations, entertainment, and cultural events open to both Luther Oaks residents and the public (hereinafter “Expansion”). Said expansion as defined shall be separate from the planned relocation and expansion of Trinity Lutheran Church, a long-standing community anchor established in Bloomington in 1858. The specific improvements shall be presented to and approved administratively by the City, which approval shall not be unreasonably withheld, prior to initiation of construction.
- b) Luther Oaks fully expects that Expansion shall result in the need for additional living units for seniors and shall make all reasonable efforts to add said units after Expansion subject to organizational or financing covenants.

- c) That the Expansion is subject to and will comply with all zoning, subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at this time.
- d) If the Expansion project is not substantially completed within five (5) years from the date of this Agreement, Luther Oaks upon demand shall repay to the City the entire actual cost of the Lutz Road improvements, minus any payments made under other applicable annexation agreements for improvement of the road.
- e) Substantial completion of the Expansion will be satisfied upon issuance of occupancy certificates for the additional common areas and senior living units as contemplated by this Agreement.

2. City Obligations. In consideration of the further development and expansion of Luther Oaks, as set forth herein, the City agrees as follows:

- a) To improve a portion of Lutz Road, as shown on Exhibit A, as set forth in subsection (b) below.
- b) The improvements shall be generally consistent with the plans attached as Exhibit B, subject to field adjustments and minor deviations as deemed necessary by the City (hereinafter "Improvements").
- c) Work to obtain required easements and to begin necessary utility relocation work will commence as weather permits immediately after this Agreement is fully executed and effective with construction of the Improvements expected to be completed by June 1, 2021.

3. Notices. Any notices to the parties shall be made to the following or to such other person or address as a party may designate in a like manner:

To the City:

City of Bloomington
Attention: City Manager
109 East Olive Street
Bloomington, IL 61701

To Luther Oaks:

Luther Oaks
Attention: President
601 Lutz Road
Bloomington, IL 61704

4. Successors. The covenants and agreements contained in this Agreement shall be deemed to be covenants running with the land during the term of this Agreement and shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties hereto.

5. Time of the Essence. Time is of the essence in the performance of this Agreement.

6. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each and every one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.

7. Non-Waiver. The City shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of the City to exercise at any time any right granted to the City shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the city's right to enforce that right or any other right.

8. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

9. Governing Law. This Agreement shall be governed by and enforced in accordance with the internal laws, but not the conflicts of laws rules, of the State of Illinois.

10. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

11. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes any and all prior agreements and negotiations between the parties, whether written or oral, relating to the subject matter of this Agreement.

12. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each and every provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

13. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all applicable statutory procedures.

14. Authority to Execute. City hereby warrants and represents to Luther Oaks that the persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate authorities. Luther Oaks hereby warrants and represents to City that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken.

15. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that Luther Oaks agrees it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.

16. No Third-Party Beneficiaries. No claim as a third-party beneficiary under this Agreement by any person shall be made, or be valid, against City or Luther Oaks.

17. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement.

EXECUTED and ADOPTED as of the date first written above.

CITY OF BLOOMINGTON

BY: _____
Tari Renner, Mayor

Attest:

By: _____
City Clerk

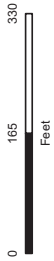
LUTHER OAKS

BY: _____

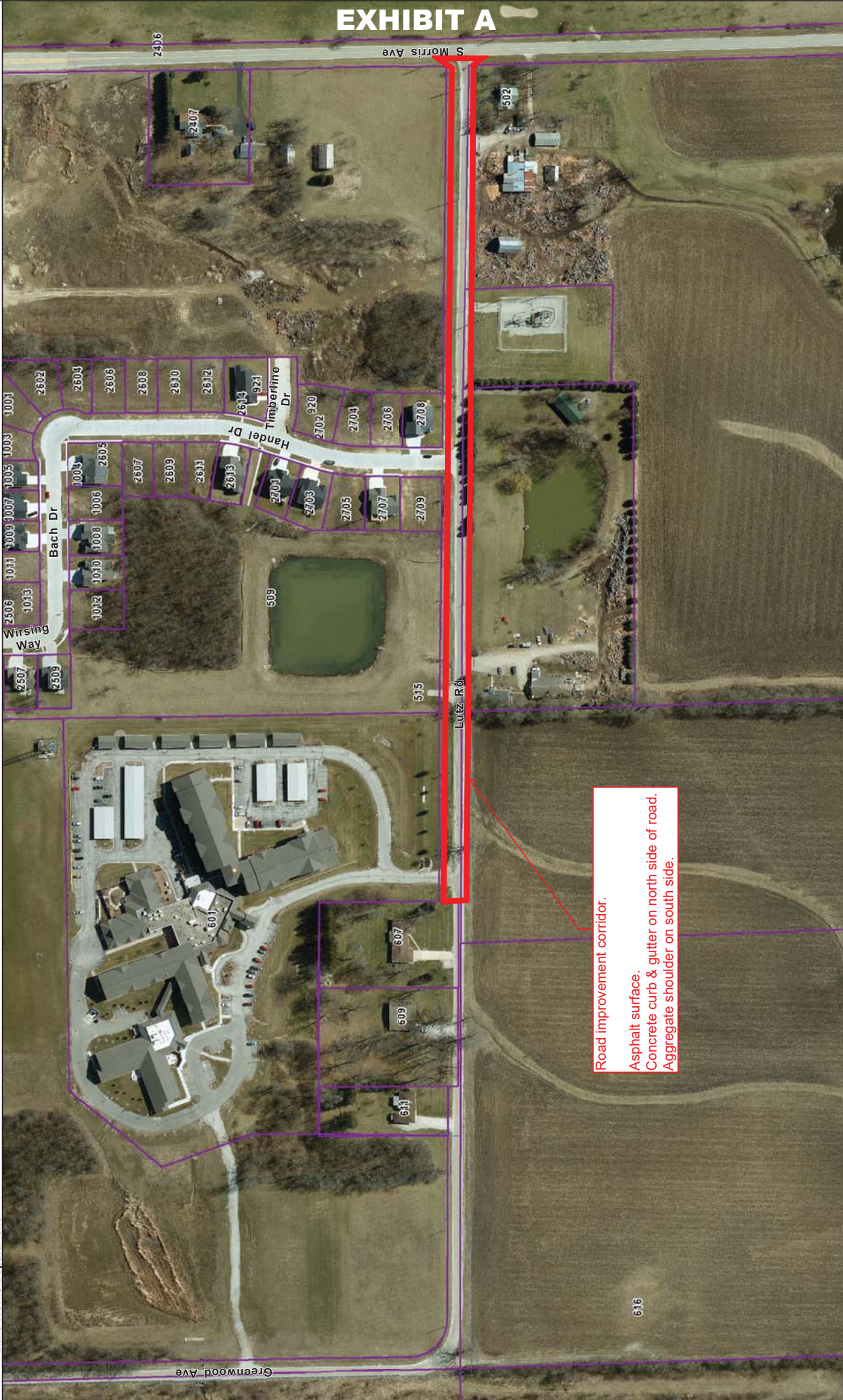
Attest:

By: _____

Lutz Road Improvement Corridor



Date: 12/5/2019



Road improvement corridor.
Asphalt surface.
Concrete curb & gutter on north side of road.
Aggregate shoulder on south side.

SEE SHEET 2 FOR INDEX OF SHEETS AND
HIGHWAY STANDARDS

COUNTY	TOTAL SHEETS	SHEET NO.
MCLEAN	29	1

CITY OF BLOOMINGTON

PLANS FOR PROPOSED LOCAL AGENCY IMPROVEMENT

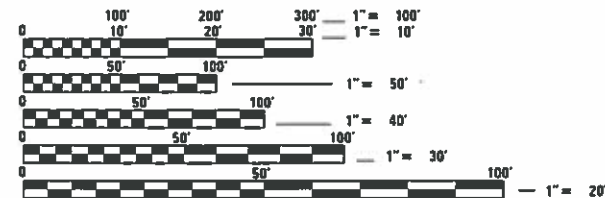
LUTZ ROAD MCLEAN COUNTY

PROPOSED IMPROVEMENT:
THIS PROJECT CONSISTS OF THE CONSTRUCTION
OF 0.32 MILES OF HMA PAVEMENT ALONG LUTZ ROAD. CONSTRUCTION
CONSISTS OF HMA PAVEMENT, PCC SIDEWALK, CURB AND GUTTER, STORM
SEWER, AGGREGATE SHOULDERS, AND EARTHWORK.

IMPROVEMENT BEGINS
STATION 107+65.00

IMPROVEMENT ENDS
STATION 124+79.50

R 2 E 4th PM



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD
ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT
CONFORM TO STANDARD SCALES. IN MAKING MEASUREMENTS
ON REDUCED PLANS, THE ABOVE SCALES MAY BE USED.

J.U.L.I.E.
JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION
1-800-892-0123
OR 811

PROJECT ENGINEER JEFF SPILLER
PROJECT MANAGER RICK ANDERSON

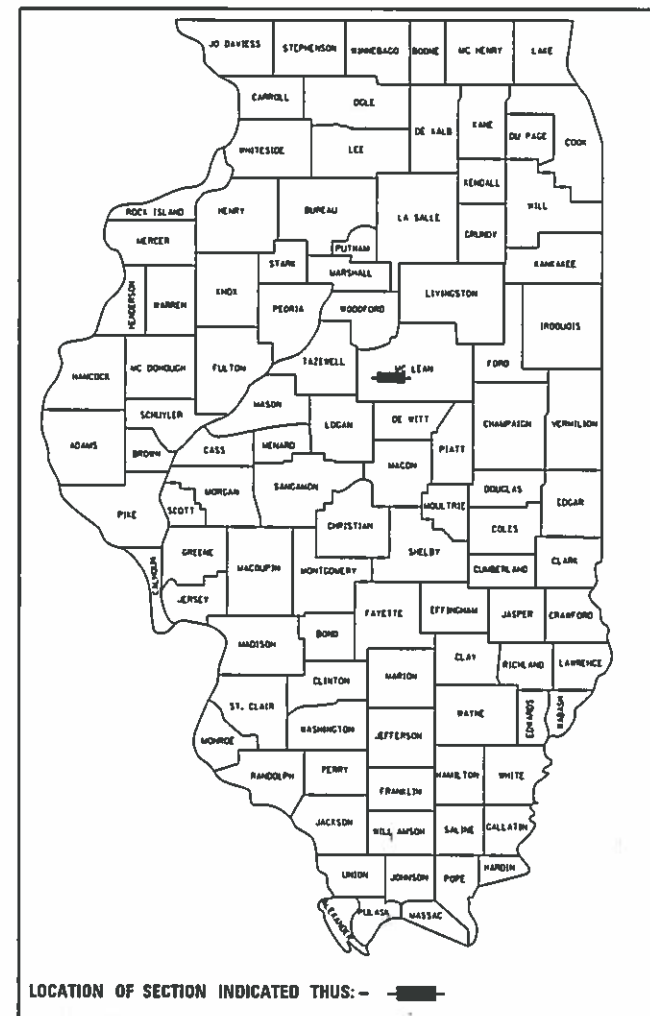
MAURER-STUTZ
ENGINEERS SURVEYORS

3116 DRIES LN STE 100
PEORIA, ILLINOIS 61604
PH. (309) 693-7815
FAX (309) 693-7816
PROFESSIONAL DESIGN FIRM #184-005754

LOCATION MAP

ROADWAY CLASSIFICATION : LOCAL ROAD
ADT (LUTZ RD.) = 140 (2009), 150 (IDOT 2009)
DESIGN SPEED : 30 MPH
DESIGN POLICY : B.L.R. (URBAN AND RURAL)

GROSS LENGTH = 1703.5 FT. = 0.32 MILES
NET LENGTH = 1703.5 FT. = 0.32 MILES
VARIANCES: NONE
COMMITMENTS: NONE



AGENCY RESPONSIBLE FOR LETTING

APPROVED _____ 20 _____

CITY OF BLOOMINGTON

ENGINEER'S SIGNATURE BOX

JEFF D. SPILLER
062-057630
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

SIGNED _____
LISC. EXP. DATE: 11/30/19

FILE NAME = S:\237\2013\23713018\001\utz Rd Bloomington\CAQD Sheets\0513018-sh-t-gen notes.dgn

INDEX OF SHEETS

1	COVER
2	GENERAL NOTES
3	SUMMARY OF QUANTITIES
4-5	SCHEDULE OF QUANTITIES
6	DRAINAGE SCHEDULE
7	TYPICAL SECTIONS
8-9	ALIGNMENT, TIES AND BENCHMARKS
10-11	REMOVAL SHEETS
12-15	PLAN AND PROFILE SHEETS
16-17	EROSION CONTROL SHEETS
18	INTERSECTION DETAIL SHEET
19	INLET TYPE H DETAIL SHEET
20	TYPE 37 GRATE DETAIL SHEET
21-29	CROSS SECTIONS

LIST OF STANDARDS

000001-06	STANDARD SYMBOLS, ABBREVIATIONS AND PATTERNS
001001-02	AREAS OF REINFORCEMENT BARS
001006	DECIMAL OF INCH & FOOT
280001-07	TEMPORARY EROSION CONTROL SYSTEMS
542401-03	METAL FLARED END SECTION FOR PIPE CULVERTS
542406-03	METAL FLARED END SECTIONS FOR PIPE ARCHES
602301-04	INLET-TYPE A
602306-03	INLET-TYPE B
602401-04	PRECAST MANHOLE TYPE A 4' (1.22m) DIAMETER
602411-06	PRECAST MANHOLE TYPE A 7' (2.13m) DIAMETER
602601-05	PRECAST REINFORCED FLAT SLAB TOP
602701-02	MANHOLE STEPS
604001-04	FRAME AND LIDS TYPE 1
606001-07	CONCRETE CURB TYPE B AND CONBINATION CONCRETE CURB AND GUTTER
701301-04	LANE CLOSURE, 2L, 2W SHORT TIME OPERATIONS
701311-03	LANE CLOSURE, 2L, 2W MOVING OPERATIONS-DAY
701501-06	URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED
701901-07	TRAFFIC CONTROL DEVICES
780001-05	TYPICAL PAVEMENT MARKINGS
B.L.R. 22-7	TYPICAL APPLICATION OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION OF RURAL LOCAL HIGHWAYS (TWO-LANE TWO WAY RURAL TRAFFIC)(ROAD CLOSED

GENERAL NOTES

THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," ADOPTED APRIL 6, 2016 AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" CURRENT EDITION SHALL GOVERN THE CONSTRUCTION OF THE PROPOSED WORK EXCEPT AS MODIFIED BY THE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES ON SITE PRIOR TO ANY CONSTRUCTION AND WILL BE HELD RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THEIR FACILITIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL CALL J.U.L.I.E. @ 1-800-892-0123 FOR UTILITY LOCATIONS.

THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS TO ANY UTILITY LINES AND EXISTING IMPROVEMENTS TO REMAIN THAT ARE DAMAGED AS A RESULT OF THE WORK.

ALL EXISTING SURROUNDING AREA AND PROPERTY SHALL BE PROTECTED FROM DAMAGE AND LEFT UNDAMAGED BY THE OPERATION OF THE CONTRACTOR. ANY OF THE SURROUNDING PROPERTY DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED TO AN EQUAL OR BETTER CONDITION THAN WHAT EXISTED PRIOR TO CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.

ADJUSTMENTS OF PROPOSED GRADES TO MATCH EXISTING ENTRANCES OR OTHER FIELD CONDITIONS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCY IMMEDIATELY.

THE SUMMARY OF QUANTITIES HAS BEEN PROVIDED FOR THE CONTRACTOR'S REFERENCE. CONTRACTOR IS ALERTED TO THE FACT THAT THESE NUMBERS ARE ESTIMATES AND IT IS RECOMMENDED THAT THE CONTRACTOR VERIFY QUANTITIES PRIOR TO ORDERING MATERIALS.

THE OWNER RESERVES THE RIGHT TO REDUCE ANY QUANTITY OR DELETE PAY ITEMS FROM THIS CONTRACT. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

EXCESS MATERIAL, IF NOT USED FOR OTHER ON-SITE PURPOSES, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

ACCESS MUST BE MAINTAINED TO ALL EXISTING PROPERTIES DURING CONSTRUCTION PER ARTICLE 107.09 OF THE I.D.O.T. STANDARD SPECIFICATIONS, UNLESS ARRANGEMENTS ARE MADE IN WRITING BY THE CONTRACTOR WITH THE PROPERTY OWNER WITH A COPY TO THE ENGINEER FOR SHORT-TERM CLOSURES.

EXISTING ROAD SIGNS THAT INTERFERE WITH THE CONSTRUCTION WILL BE RELOCATED AS DIRECTED BY THE ENGINEER OR OWNER. AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL REPLACE THE SIGNS AS DIRECTED. SIGN REMOVAL, STORAGE AND RELOCATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL NOT BE PAID FOR SEPARATELY.

THE WORK AREA SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED.

EROSION CONTROL IS A REQUIREMENT OF THIS PROJECT. ANY FINES OR PENALTIES LEVIED AGAINST THIS PROJECT FOR NONCOMPLIANCE WILL BE BORNE SOLELY BY THE CONTRACTOR.

PERIMETER EROSION BARRIER, TEMPORARY DITCH CHECKS, AND OTHER EROSION CONTROL ITEMS SHALL BE INSPECTED BY THE CONTRACTOR AFTER EACH RAIN EVENT AND REPAIRS SHALL BE MADE BY THE CONTRACTOR AS NEEDED.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS

Mixture Uses(s):	1.5" Poly SMA Surface Course	4.5" Binder Course
AC/PG:	PG 76-22	PG 64-22
RAP % (Max):	0% (None)	10.0%
Design Air Voids:	4.0% @ N=80	4.0% @ N=50
Mixture Composition: (gradation Mixture)	IL-9.5	IL-19.0
Friction Aggregate:	MIX D	MIX C
Quality Management Program:	QCQA	QCQA

NOTE:

- Individual lift thickness of each mix type will be no less than 3 times nominal maximum aggregate size and no more than 6 times nominal maximum aggregate size, unless otherwise approved by the Engineer.
- For design purposes, mixture weight for all mixes is determined to be 112.0 lbs/sqyd/in, unless otherwise notes.
- Sublot sizes for PFP and QCP mixes will be 1000 tons, unless otherwise agreed to by the Engineer and paving contractor.

PAVING SURFACE COURSE

CONTINUOUS PAVING OPERATIONS ON THE MAIN ROADWAY SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION OF THE HOT-MIX ASPHALT SURFACE. NO INTERRUPTIONS FOR SIDE ROADS, ENTRANCES, TURN LANES, ETC. WILL BE ALLOWED

PLAN ELEVATIONS

ALL ELEVATIONS SHOWN ON THE PLANS ARE BASED ON N.A.V.D. 88.

STORM SEWERS

STORM SEWERS SHALL USE MATERIALS AND BE INSTALLED IN THE MANNER MEETING OR EXCEEDING THE REQUIREMENTS, STANDARDS, AND SPECIFICATIONS CONTAINED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE CURRENT EDITION AS MODIFIED, SUPPLEMENTED BY THE "MANUAL OF PRACTICE FOR THE DESIGN OF PUBLIC IMPROVEMENTS IN THE CITY OF BLOOMINGTON, ILLINOIS" OR THE DIRECTOR OF ENGINEERING.

STORM SEWER MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHALL CONFORM TO ONE OF THE FOLLOWING:

- REINFORCED CONCRETE ARCH CULVERT, STORM DRAIN AND SEWER PIPE
- REINFORCED CONCRETE CULVERT, STORM DRAIN AND SEWER PIPE
- REINFORCED CONCRETE ELLIPTICAL CULVERT, STORM DRAIN AND SEWER PIPE
- DUCTILE IRON PIPE CLASS 150 CONFORMING TO A.N.S.I./A.W.W.A. C-151/A21.51, WITH SINGLE GASKET JOINTS MEETING A.N.S.I./A.W.W.A.C-111/A21.11, WITH STANDARD CEMENT LINING AS PER A.N.S.I./A.W.W.A. C-104/A21.4 AND WITH BITUMINOUS COATING AS PER SECTION 51-8.1 OF A.N.S.I./A.W.W.A. C-151/A21.51

COMMITMENTS

THERE ARE NO COMMITMENTS.

	USER NAME = bmwegehoft	DESIGNED -	REVISED -		LUTZ ROAD IMPROVEMENTS INDEX, HIGHWAY STANDARDS, GENERAL NOTES			F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	PLOT SCALE = 2.0000' / in.	DRAWN -	REVISED -							MCLEAN	29	2
	PLOT DATE = 3/30/2018 1:45:47 PM	CHECKED -	REVISED -		SCALE:			CONTRACT NO.				
		DATE -	REVISED -		SHEET OF SHEETS STA. TO STA.			ILLINOIS FED. AID PROJECT				

FILE NAME = S:\237\2013\23713018\001Lutz Rd Bloomington\CAQD\CAQD Sheets\0513018-sh1-500.dgn

ITEM CODE	ITEM	UNIT	TOTAL QUANTITY
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	8
20200100	EARTH EXCAVATION	CU YD	2730
20800150	TRENCH BACKFILL	CU YD	41
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1554
21101615	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	4965
25000210	SEEDING, CLASS 2A	ACRE	1.25
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	93
25000500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	93
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	93
25100115	MULCH, METHOD 2	ACRE	1.00
25100630	EROSION CONTROL BLANKET	SQ YD	207
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	515
28000305	TEMPORARY DITCH CHECKS	FOOT	20
28000400	PERIMETER EROSION BARRIER	FOOT	1158
28000500	INLET AND PIPE PROTECTION	EACH	22
28000510	INLET FILTERS	EACH	15
28100105	STONE RIPRAP, CLASS A3	SQ YD	111
28200200	FILTER FABRIC	SQ YD	111
31101000	SUBBASE GRANULAR MATERIAL, TYPE B	TON	1062
35102400	AGGREGATE BASE COURSE, TYPE B 12"	SQ YD	5180

ITEM CODE	ITEM	UNIT	TOTAL QUANTITY
40200800	AGGREGATE SURFACE COURSE, TYPE B	TON	115
40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	9796
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	973
40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	17
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	1097
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	105
42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	176
42400100	PORTLAND CEMENT CONCRETE SIDEWALK 4 INCH	SQ FT	7824
42400800	DETECTABLE WARNINGS	SQ FT	20
44000100	PAVEMENT REMOVAL	SQ YD	3144
48101500	AGGREGATE SHOULDERS, TYPE B 6"	SQ YD	341
50105220	PIPE CULVERT REMOVAL	FOOT	151
54214290	END SECTIONS, EQUIVALENT ROUND-SIZE 15"	EACH	1
54213447	END SECTIONS 12"	EACH	4
54213450	END SECTIONS 15"	EACH	4
550A4015	STORM SEWERS, CLASS A, TYPE 1 EQUIVALENT ROUND-SIZE 15"	FOOT	33
550B0050	STORM SEWERS, CLASS B, TYPE 1 12"	FOOT	1213
550B0070	STORM SEWERS, CLASS B, TYPE 1 15"	FOOT	32
60218300	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	2
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1

ITEM CODE	ITEM	UNIT	TOTAL QUANTITY
60224445	MANHOLES, TYPE A, 7'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	1
60255500	MANHOLES TO BE ADJUSTED	EACH	4
60604400	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	FOOT	1740
67000500	ENGINEER'S FIELD OFFICE, TYPE B	CAL MO	4
67100100	MOBILIZATION	L SUM	1
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	1760
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	18
X0327301	RELOCATE EXISTING MAILBOX	EACH	3
X4060004	POLYMERIZED HOT-MIX ASPHALT SURFACE COURSE, STONE MATRIX ASPHALT, 9.5, N80	TON	363
X6020076	INLETS, SPECIAL, WITH SPECIAL FRAME AND GRATE	EACH	15
X6023508	INLETS, TYPE A, WITH SPECIAL FRAME AND GRATE	EACH	3
X6024502	INLETS, TYPE B, WITH SPECIAL FRAME AND GRATE	EACH	1
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1
Z0004522	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 6"	SQ YD	99
Z0004544	HOT-MIX ASPHALT DRIVEWAY PAVEMENT REMOVAL	SQ YD	125
Z0013798	CONSTRUCTION LAYOUT	L SUM	1
Z0056650	STORM SEWERS, TYPE 1, WATER MAIN QUALITY PIPE, 15"	FOOT	554

FILE NAME = S:\237\2013\23713018\001\utz Rd Bloomington\CAQD Sheets\0513018-sh-t-sched.dgn

20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)			
<u>LOCATION</u>			<u>UNIT</u>	<u>REMARKS</u>
117+74.37	17.23	RT	8.00	
TOTAL			8	

21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION			
<u>LOCATION</u>			<u>SQ YD</u>	<u>REMARKS</u>
ENTIRE PROJECT			1553.95	
TOTAL			1553.9	

21101615	TOPSOIL FURNISH AND PLACE, 4"			
<u>LOCATION</u>			<u>SQ YD</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	19.97	
107+75.00	TO 111+21.16	RT	368.16	
108+21.90	TO 111+64.57	LT	815.74	
111+42.94	TO 112+30.23	RT	59.73	
111+87.63	TO 116+35.83	LT	1072.70	
112+59.45	TO 115+50.80	RT	179.01	
115+66.73	TO 117+87.16	RT	126.57	
116+66.73	TO 124+70.18	LT	1723.27	
118+08.31	TO 119+56.93	RT	62.59	
119+77.02	TO 122+09.33	RT	233.88	
122+26.33	TO 122+78.59	RT	92.99	
123+14.71	TO 124+74.11	RT	210.62	
TOTAL			4965.2	

25000210	SEEDING, CLASS 2A			
<u>LOCATION</u>			<u>ACRE</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	0.00	
107+75.00	TO 111+21.16	RT	0.08	
108+21.90	TO 111+64.57	LT	0.17	
111+42.94	TO 112+30.23	RT	0.01	
111+87.63	TO 116+35.83	LT	0.22	
112+59.45	TO 115+50.80	RT	0.04	
115+66.73	TO 117+87.16	RT	0.03	
116+66.73	TO 124+70.18	LT	0.36	
118+08.31	TO 119+56.93	RT	0.01	
119+77.02	TO 122+09.33	RT	0.05	
122+26.33	TO 122+78.59	RT	0.02	
123+14.71	TO 124+74.11	RT	0.04	
TOTAL			1.03	ROUND TO 1.25

25000400	NITROGEN FERTILIZER NUTRIENT			
<u>LOCATION</u>			<u>POUND</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	0.37	
107+75.00	TO 111+21.16	RT	6.85	
108+21.90	TO 111+64.57	LT	15.17	
111+42.94	TO 112+30.23	RT	1.11	
111+87.63	TO 116+35.83	LT	19.95	
112+59.45	TO 115+50.80	RT	3.33	
115+66.73	TO 117+87.16	RT	2.35	
116+66.73	TO 124+70.18	LT	32.04	
118+08.31	TO 119+56.93	RT	1.16	
119+77.02	TO 122+09.33	RT	4.35	
122+26.33	TO 122+78.59	RT	1.73	
123+14.71	TO 124+74.11	RT	3.92	
TOTAL			92.3	

25000500	PHOSPHORUS FERTILIZER NUTRIENT			
<u>LOCATION</u>			<u>POUND</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	0.37	
107+75.00	TO 111+21.16	RT	6.85	
108+21.90	TO 111+64.57	LT	15.17	
111+42.94	TO 112+30.23	RT	1.11	
111+87.63	TO 116+35.83	LT	19.95	
112+59.45	TO 115+50.80	RT	3.33	
115+66.73	TO 117+87.16	RT	2.35	
116+66.73	TO 124+70.18	LT	32.04	
118+08.31	TO 119+56.93	RT	1.16	
119+77.02	TO 122+09.33	RT	4.35	
122+26.33	TO 122+78.59	RT	1.73	
123+14.71	TO 124+74.11	RT	3.92	
TOTAL			92.3	

25000600	POTASSIUM FERTILIZER NUTRIENT			
<u>LOCATION</u>			<u>POUND</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	0.37	
107+75.00	TO 111+21.16	RT	6.85	
108+21.90	TO 111+64.57	LT	15.17	
111+42.94	TO 112+30.23	RT	1.11	
111+87.63	TO 116+35.83	LT	19.95	
112+59.45	TO 115+50.80	RT	3.33	
115+66.73	TO 117+87.16	RT	2.35	
116+66.73	TO 124+70.18	LT	32.04	
118+08.31	TO 119+56.93	RT	1.16	
119+77.02	TO 122+09.33	RT	4.35	
122+26.33	TO 122+78.59	RT	1.73	
123+14.71	TO 124+74.11	RT	3.92	
TOTAL			92.3	

25100115	MULCH, METHOD 2			
<u>LOCATION</u>			<u>ACRE</u>	<u>REMARKS</u>
107+75.00	TO 107+97.77	LT	0.00	
107+75.00	TO 109+33.80	RT	0.02	
108+21.90	TO 111+64.57	LT	0.17	
111+42.94	TO 112+30.23	RT	0.01	
111+87.63	TO 116+35.83	LT	0.22	
112+59.45	TO 115+50.80	RT	0.04	
115+66.73	TO 117+87.16	RT	0.03	
116+66.73	TO 124+70.18	LT	0.36	
118+08.31	TO 119+56.93	RT	0.01	
119+77.02	TO 122+09.33	RT	0.05	
122+26.33	TO 122+78.59	RT	0.02	
123+14.71	TO 124+74.11	RT	0.04	
TOTAL			0.97	ROUND TO 1.0

25100630	EROSION CONTROL BLANKET			
<u>LOCATION</u>			<u>SQ YD</u>	<u>REMARKS</u>
109+33.80	TO 111+21.16	RT	207.1	ENTIRE DITCH MINUS RIPRAP
TOTAL			207.1	

28000250	TEMPORARY EROSION CONTROL SEEDING			
<u>LOCATION</u>			<u>POUND</u>	<u>REMARKS</u>
ENTIRE PROJECT			515.0	
TOTAL			515.0	

28000305	TEMPORARY DITCH CHECKS			
<u>LOCATION</u>			<u>FOOT</u>	<u>REMARKS</u>
109+50.00		RT	10.00	
110+18.00		RT	10.00	
TOTAL			20.0	

28000400	PERIMETER EROSION BARRIER			
<u>LOCATION</u>			<u>FOOT</u>	<u>REMARKS</u>
107+75.15	TO 109+33.86	RT	159.6	
111+46.51	TO 112+30.13	RT	85.3	
112+59.55	TO 115+50.03	RT	290.9	
115+67.89	TO 117+69.48	RT	205.0	
119+76.81	TO 121+77.29	RT	200.6	
122+26.33	TO 122+78.59	RT	52.2	
123+25.62	TO 124+65.17	RT	164.0	
TOTAL			1157.6	

28000500	INLET AND PIPE PROTECTION			
<u>LOCATION</u>			<u>EACH</u>	<u>REMARKS</u>
109+11.97	13.50	LT	1	
109+73.98	13.50	LT	1	
109+78.32	41.99	LT	1	
110+44.98	13.50	LT	1	
111+35.00	13.50	LT	1	
111+50.00	15.95	RT	1	
112+52.69	62.84	LT	1	
112+25.00	13.50	LT	1	
113+00.00	13.50	LT	1	
114+30.99	13.50	LT	1	
116+12.95	13.50	LT	1	
116+89.62	13.50	LT	1	
117+63.20	13.50	LT	1	
117+87.55	43.92	LT	1	
118+12.65	15.00	RT	1	
118+87.18	13.50	LT	1	
121+35.00	13.50	LT	1	
121+80.62	13.50	LT	1	
122+08.58	45.47	LT	1	
123+75.00	13.50	LT	1	
124+32.58	18.41	LT	1	
124+66.41	56.96	LT	1	
TOTAL			22	

28000510	INLET FILTERS			
<u>LOCATION</u>			<u>EACH</u>	<u>REMARKS</u>
109+11.97	13.50	LT	1	
109+73.98	13.50	LT	1	
110+44.98	13.50	LT	1	
111+35.00	13.50	LT	1	
112+25.00	13.50	LT	1	
113+00.00	13.50	LT	1	
114+30.99	13.50	LT	1	
116+12.95	13.50	LT	1	
116+89.62	13.50	LT	1	
117+63.20	13.50	LT	1	
118+87.18	13.50	LT	1	
121+35.00	13.50	LT	1	
121+80.62	13.50	LT	1	
123+75.00	13.50	LT	1	
124+32.58	18.41	LT	1	
TOTAL			15	



USER NAME = bmwagehoft	DESIGNED -	REVISED -
	DRAWN -	REVISED -
PLOT SCALE = 2.0000 ' / in.	CHECKED -	REVISED -
PLOT DATE = 3/30/2018 1:46:07 PM	DATE -	REVISED -



LUTZ ROAD IMPROVEMENTS
SCHEDULE OF QUANTITIES

SCALE: SHEET 1 OF 2 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	4
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

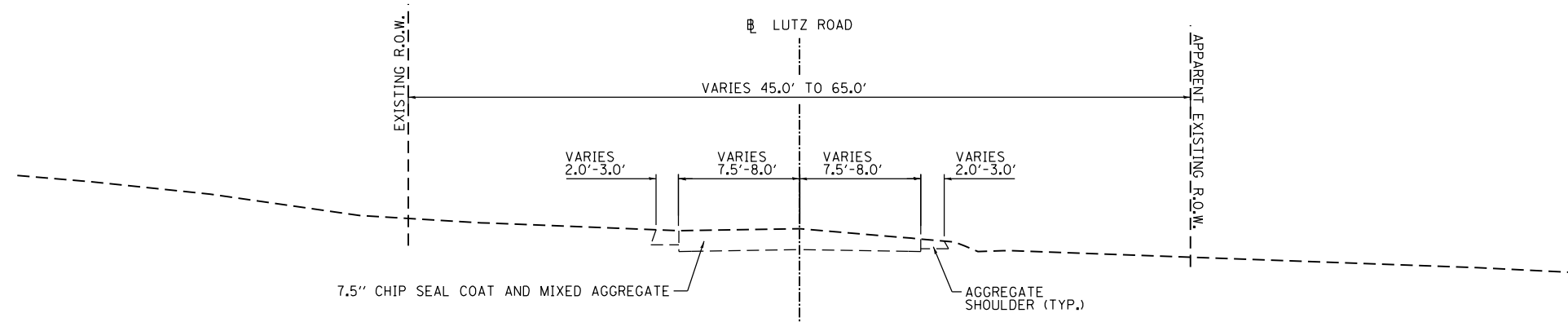
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DRAINAGE STRUCTURE SCHEDULE																				
STRUCTURE NUMBER				60218300	60218400	60224445	X6020076	X6023508	X6024502	54214290	54213447	54213450	CONTROL ELEVATION	FLOWLINE ELEVATION	INVERT ELEVATIONS				NOTE	STRUCTURE NUMBER
	STATION		OFFSET	MAN TA 4 DIA T1F OL	MAN TA 4 DIA T1F CL	MAN TA 7 DIA T1F OL	INLETS, SPL W/SPL F&G	INLETS TA W/SPL F&G	INLETS TB W/SPL F&G	END SEC EQV R-S 15	END SECTIONS 12	END SECTIONS 15			N	E	S	W		
				EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH	EACH			EACH	EACH				
S1	109+11.97	LT	13.5				1						816.27	813.98		813.98				1
S2	109+73.98	LT	13.5				1						815.85	813.57	813.67	813.67	813.57	813.67		2
S4	110+44.98	LT	13.5				1						816.28	814.10		814.20		814.10		4
S5	111+35.00	LT	13.5				1						817.28	814.65				814.65		5
S6	109+78.32	LT	42.0						1				817.95	814.07			814.07			6
S7	109+73.98	RT	18.6							1			813.25	813.25	813.25					7
S8	112+52.69	LT	62.8			1							823.50	816.87				816.87		8
S9	111+01.15	RT	18.3									3	814.30	814.30		814.30				9
S10	111+13.08	RT	17.9								1		814.40	814.40		814.40				10
S11	111+50.00	RT	16.0					1					816.87	814.70		814.80		814.70		11
S12	112+25.00	LT	13.5				1						818.46	815.60		815.70		815.60		12
S13	113+00.00	LT	13.5				1						819.98	816.45		816.55		816.45		13
S14	114+30.99	LT	13.5				1						823.92	819.17				819.17		14
S15	116+12.95	LT	13.5				1						827.09	823.32		823.32				15
S16	116+89.62	LT	13.5				1						825.95	822.85		822.85		822.95		16
S18	117+63.20	LT	13.5				1						825.52	822.05	822.40	822.40	822.05	822.40		18
S19	118+87.18	LT	13.5				1						826.40	823.01				823.01		19
S20	117+87.55	LT	43.9	1									825.17	822.83			822.83			20
S21	117+74.48	RT	14.5									1	821.75	821.75	821.75					21
S22	117+79.28	RT	15.0								1		822.00	822.00		822.00				22
S23	118+12.65	RT	15.0					1					825.00	822.71				822.71		23
S24	121+35.00	LT	13.5				1						831.79	829.84		829.84				24
S26	121+80.62	LT	13.5				1						831.63	829.43	829.53		829.43	829.53		26
S27	122+08.58	LT	45.5	1									832.28	829.86			829.86			27
S28	121+80.78	RT	17.9								1		829.00	829.00	829.00					28
S29	123+75.00	LT	13.5				1						832.79	828.25		828.25				29
S31	124+32.58	LT	18.4				1						832.87	827.80		827.80		827.90		31
S32	124+68.98	RT	17.6		1								829.90	827.45	827.55		827.45	827.55		32
S33	124+66.41	LT	57.0					1					833.37	829.04			829.04			33
S34	124+70.00	RT	47.0								1		827.30	827.30	827.30					34
			TOTALS	2	1	1	15	3	1	1	4	4								

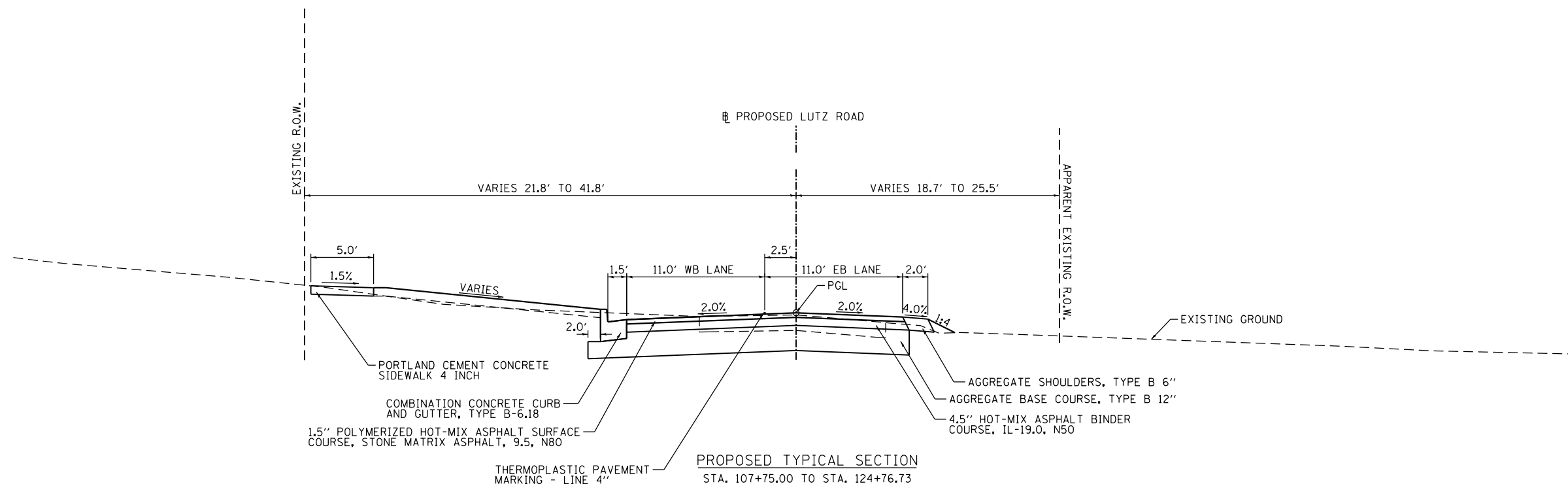
PIPE SCHEDULE									
PIPE INFORMATION				STORM SEWERS CLASS A	STORM SEWERS CLASS B		STORM SEWERS WATER MAIN QUALITY	TRENCH BACKFILL	NOTE
PIPE Number	US STRUCTURE	DS STRUCTURE	SLOPE	TYPE 1	TYPE 1		TYPE 1	20800150 CU YD	
				550A4015	550B0050	550B0070	Z0056650		
				ERS 15"	12"	15"	15"		
				FOOT	FOOT	FOOT	FOOT		
P1	S1	S2	0.5%		62.0			-3.0	
P2	S2	S7	1.0%	32.1				-1.8	1
P4	S4	S2	0.6%		71.0			-3.9	
P5	S5	S4	0.5%		90.0			-3.6	
P6	S6	S2	1.4%		28.8				
P8	S8	S9	1.5%				515.7		2
P11	S11	S10	0.8%		37.0				
P12	S12	S11	1.0%		80.0			-1.5	
P13	S13	S12	1.0%		75.0			3.4	
P14	S14	S13	2.0%		131.0			18.0	
P15	S15	S16	0.5%		76.7			5.2	
P16	S16	S18	0.6%		73.6			3.1	
P18	S18	S21	1.0%			31.1		2.0	
P19	S19	S18	0.5%		124.0			6.9	
P20	S20	S18	1.1%				37.5	0.2	
P23	S23	S22	2.1%		33.4				
P24	S24	S26	0.7%		45.6			-2.7	
P26	S26	S28	1.4%		31.4			-0.8	
P27	S27	S26	0.8%		41.1			-1.6	
P29	S29	S31	0.6%		57.1			11.3	
P31	S31	S32	0.5%		51.2			5.0	
P32	S32	S34	0.5%		29.4			-0.4	
P33	S33	S32	2.0%		74.6			4.8	
TOTAL				32.1	1212.9	31.1	553.2	40.5	

NOTE

- 1
- Arch pipe with ERS size of 15"
- 2
- 3 Pipes together in 1 trench with room to compact bedding material between pipes (171.9' individual run length)



EXISTING TYPICAL SECTION
STA. 107+65.00 TO STA. 124+76.73



PROPOSED TYPICAL SECTION
STA. 107+75.00 TO STA. 124+76.73

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USER NAME = bmwagehoft	DESIGNED -	REVISED -
	DRAWN -	REVISED -
PLOT SCALE = 20.0000' / in.	CHECKED -	REVISED -
PLOT DATE = 3/30/2018 1:46:23 PM	DATE -	REVISED -



LUTZ ROAD IMPROVEMENTS TYPICAL SECTIONS				
SCALE:	SHEET	OF	SHEETS	STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	7
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

FILE NAME = S:\237\2013\23713018\001Lutz Rd Bloomington\CAQD\CADD Sheets\0513018-shr-ATB.dgn



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	DRAWN -	REVISED -
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PLOT DATE = 3/30/2018 1:46:24 PM	DATE -	REVISED -



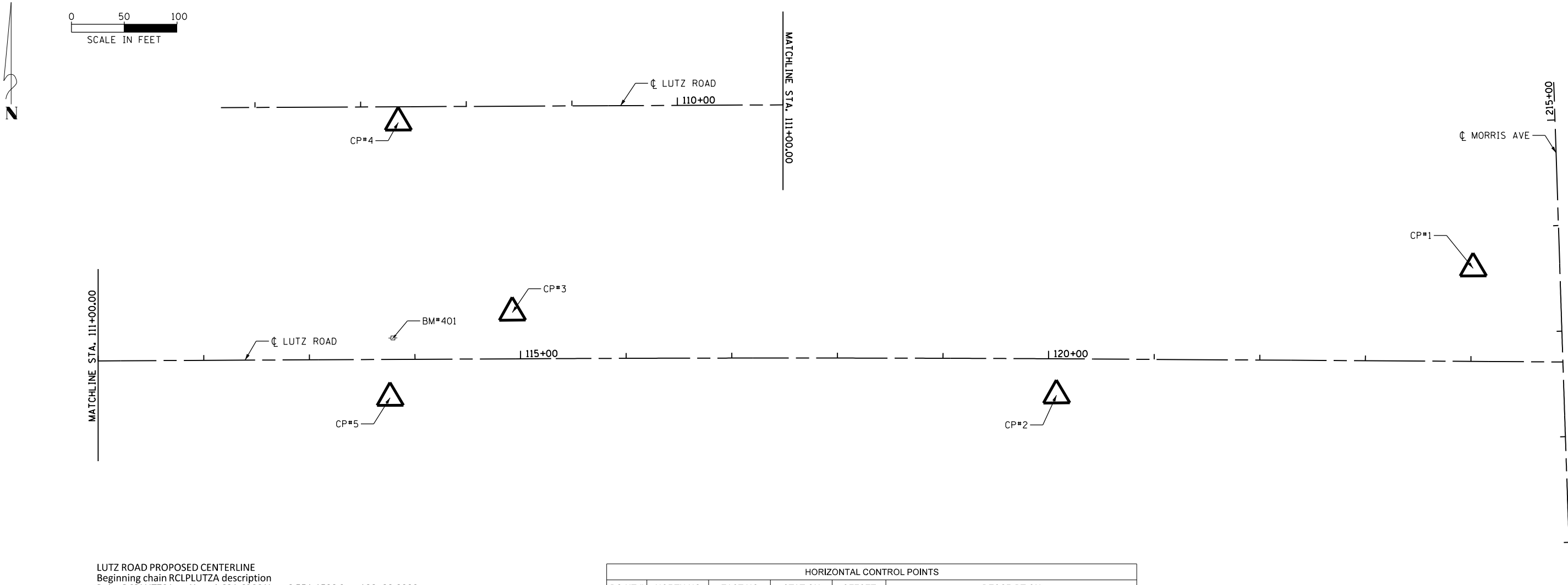
LUTZ ROAD IMPROVEMENTS ALIGNMENT, TIES AND BENCHMARKS			
SCALE:	SHEET	OF	SHEETS
STA.	TO	STA.	

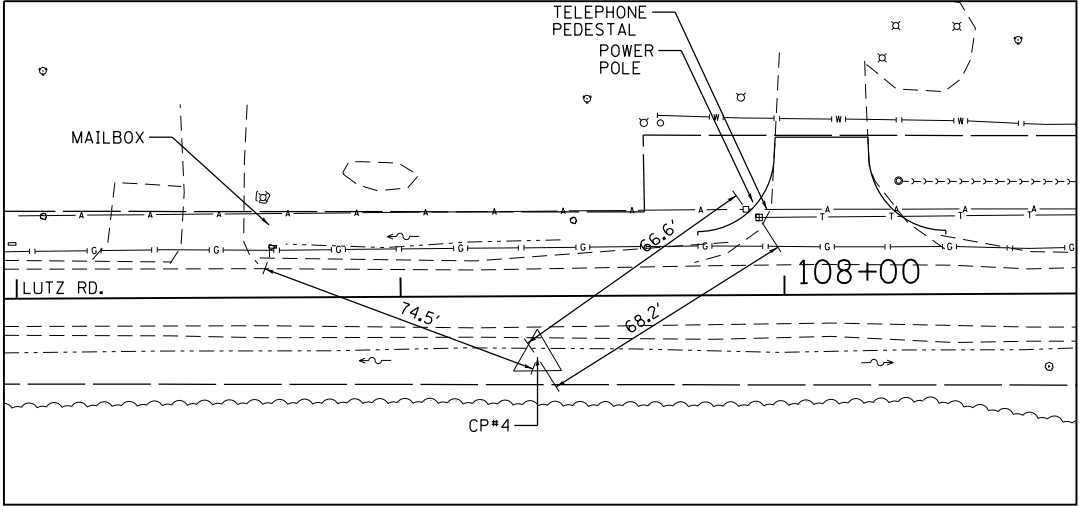
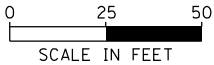
F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	8
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

LUTZ ROAD PROPOSED CENTERLINE
Beginning chain RCLPLUTZA description
Point RCPLUTZ01 X 4,691.6388 Y 6,551.1532 Sta 100+00.0000
Course from RCPLUTZ01 to PC RCPLUTZ01 90° 16' 08.9646" Dist 1,533.3200
Curve Data
Curve RCPLUTZ01
P.I. Station 117+87.9495 X 6,479.5687 Y 6,542.7540
Delta = 0° 38' 54.2464" (RT)
Degree = 0° 07' 38.3662"
Tangent = 254.6295
Length = 509.2536
Radius = 45,000.0000
External = 0.7204
Long Chord = 509.2509
Mid. Ord. = 0.7204
P.C. Station 115+33.3200 X 6,224.9420 Y 6,543.9502
P.T. Station 120+42.5736 X 6,734.1655 Y 6,538.6765
C.C. X 6,013.5475 Y -38,455.5533
Back = 90° 16' 08.9646"
Ahead = 90° 55' 03.2110"
Chord Bear = 90° 35' 36.0878"
Course from PT RCPLUTZ01 to RCPLUTZ02 90° 55' 03.2110" Dist 444.4613
Point RCPLUTZ02 X 7,178.5698 Y 6,531.5590 Sta 124+87.0349
Ending chain RCLPLUTZA description

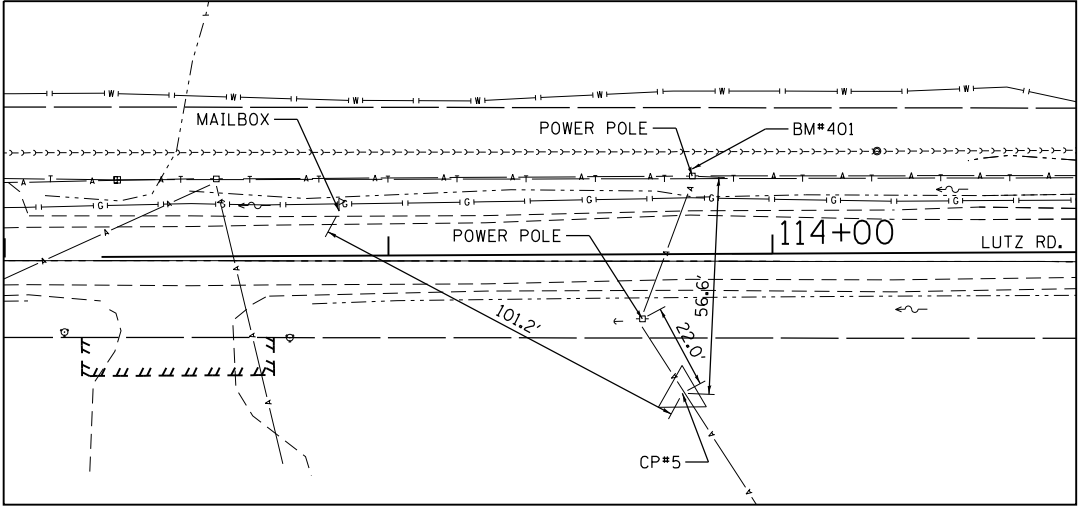
HORIZONTAL CONTROL POINTS					
POINT #	NORTHING	EASTING	STATION	OFFSET	DESCRIPTION
1	6621.078	7094.473	124+01.52	88.16' LT	5/8 IR NW QUAD MORRIS/LUTZ
2	6504.708	6698.790	120+07.72	34.52' RT	5/8 IR +/- 30' S. OF AMEREN STATION
3	6588.030	6184.285	114+92.46	43.89' LT	MH NAIL +/- 30' N OF ROAD
4	6531.820	5427.093	107+35.54	15.88' RT	MH NAIL 5' SOUTH OF EOP W. OF LUTHER OAKS ENT
5	6508.464	6067.771	113+76.32	36.22' RT	MH NAIL 20' SOUTH OF EOP

BENCHMARK				
POINT #	STATION	OFFSET	ELEVATION	DESCRIPTION
401	113+78.82	19.6' LT	822.91	RAILROAD SPIKE SOUTH FACE OF FIFTH POWERPOLE WEST OF MORRIS AVE ON THE NORTH SIDE OF LUTZ ROAD

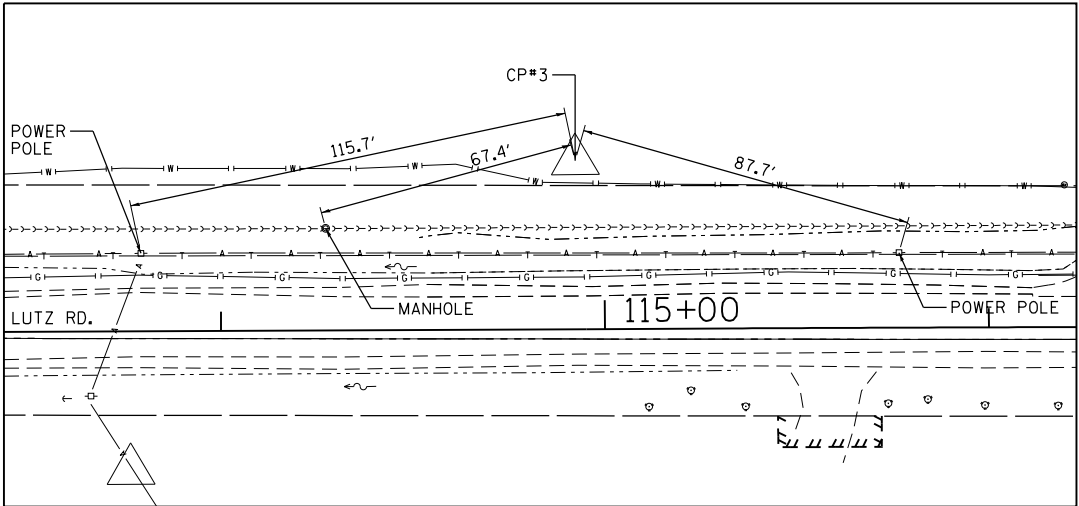




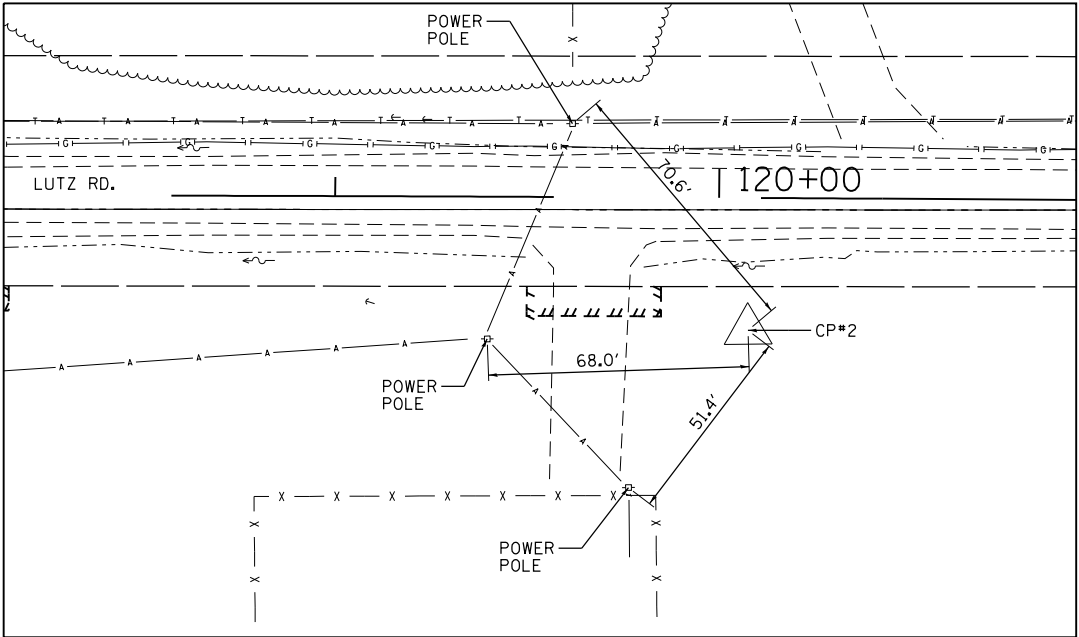
CONTROL POINT #4



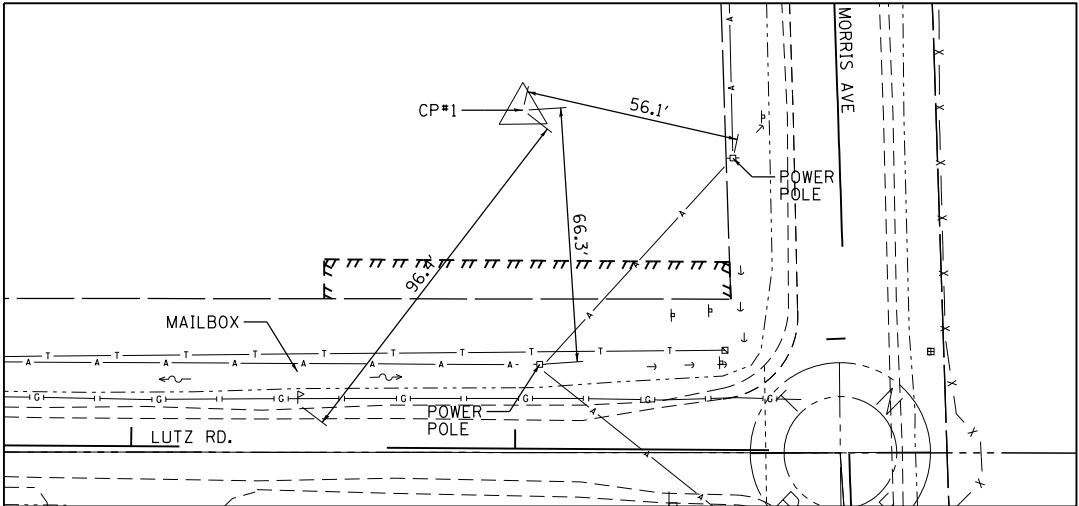
CONTROL POINT #5



CONTROL POINT #3



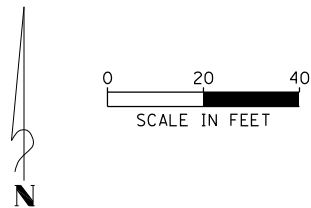
CONTROL POINT #2



CONTROL POINT #1

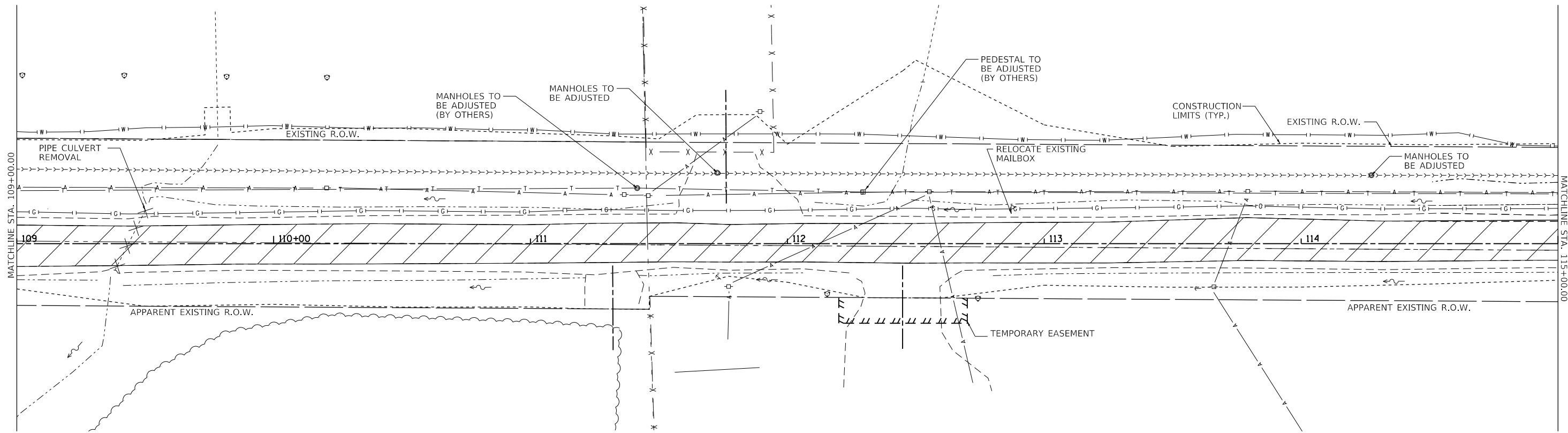
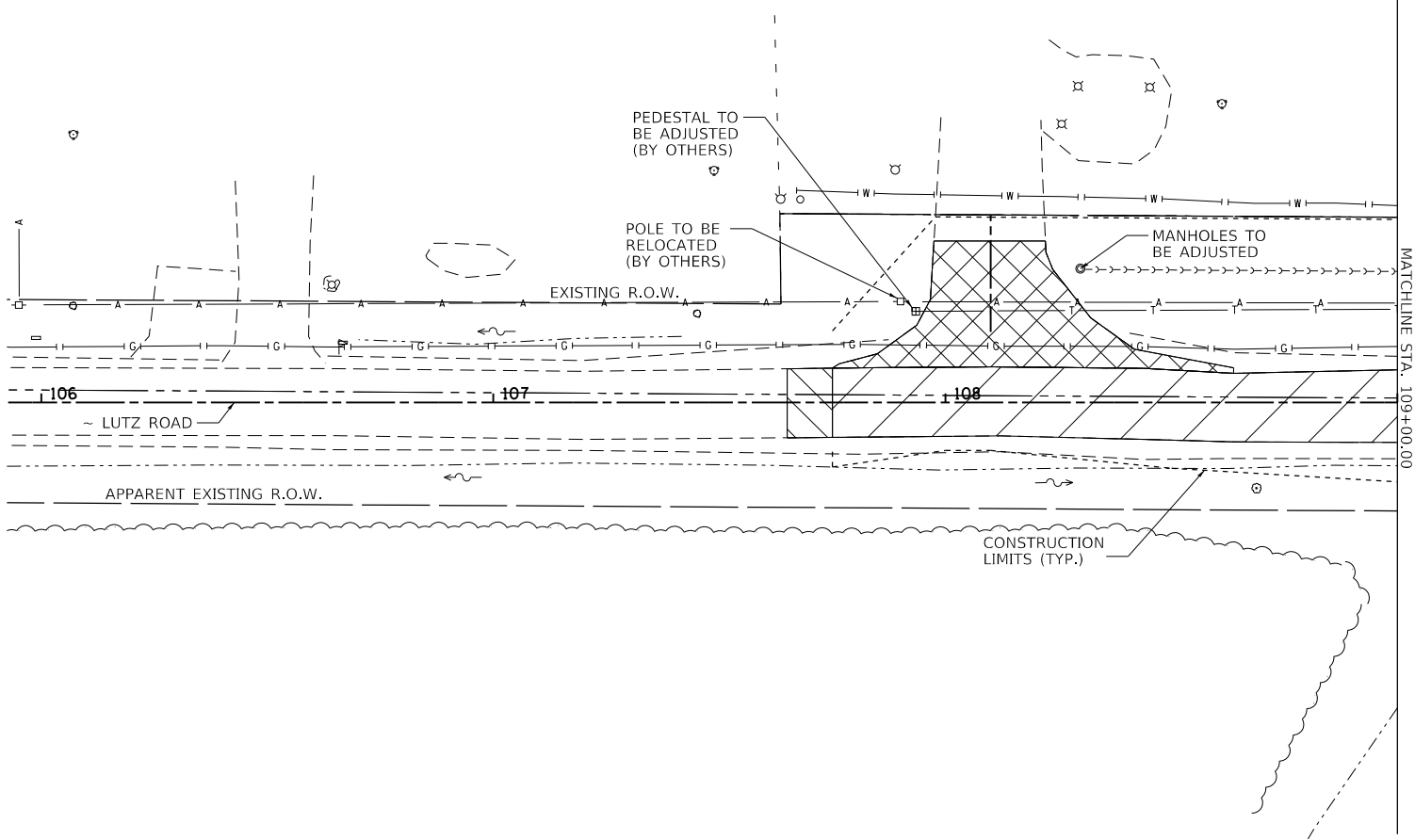
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	PLOT SCALE = 100.0000' / in.	DRAWN -	REVISED -								MCLEAN	29	9
	PLOT DATE = 3/30/2018 1:46:25 PM	CHECKED -	REVISED -			CONTRACT NO.							
		DATE -	REVISED -			SCALE:	SHEET	OF	SHEETS	STA.	TO	STA.	ILLINOIS FED. AID PROJECT



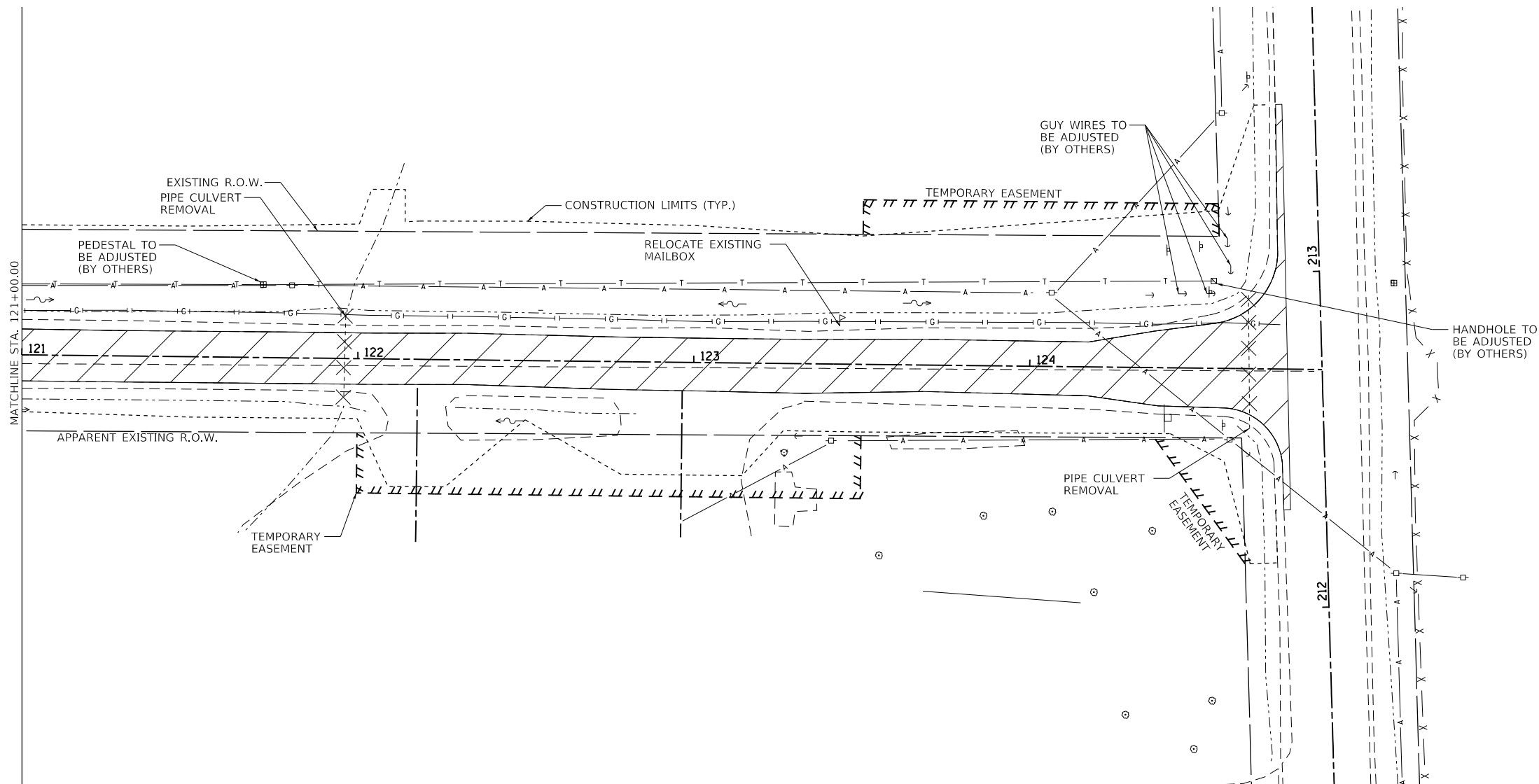
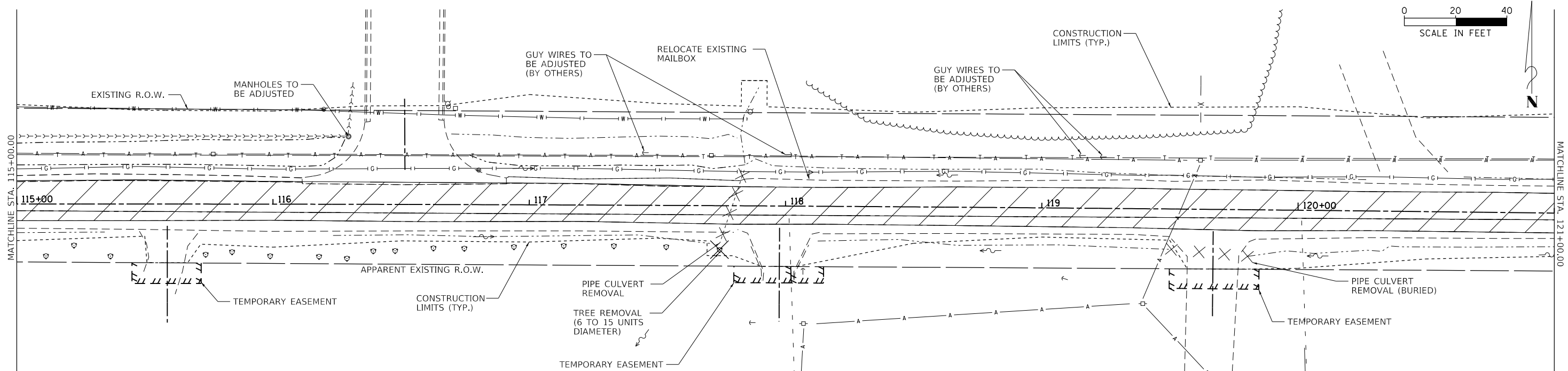
LEGEND

- PAVEMENT REMOVAL
- ENTRANCE REMOVAL
- BUTT JOINT
- TREE REMOVAL

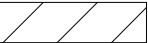


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	PLOT SCALE = 40.0000 ' / in.		DRAWN -	REVISED -							MCLEAN	29	10	
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			DATE -	REVISED -		ILLINOIS FED. AID PROJECT								
SCALE:		SHEET 1 OF 2 SHEETS		STA.		TO STA.								



LEGEND

 PAVEMENT REMOVAL

 TREE REMOVAL

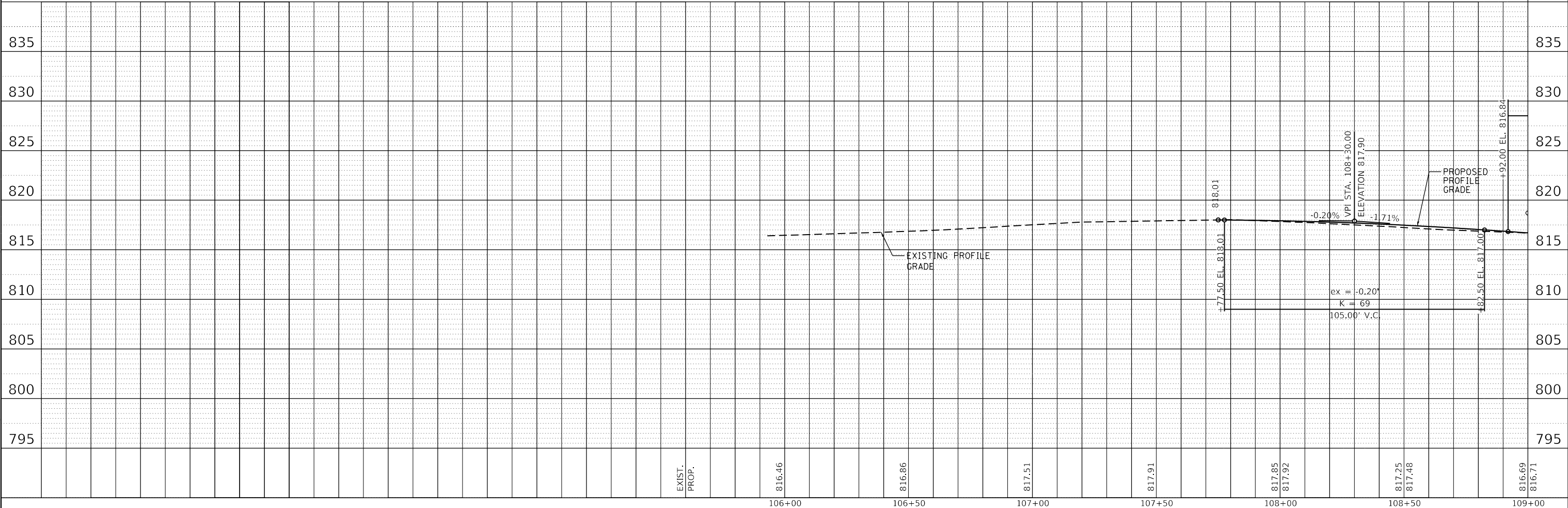
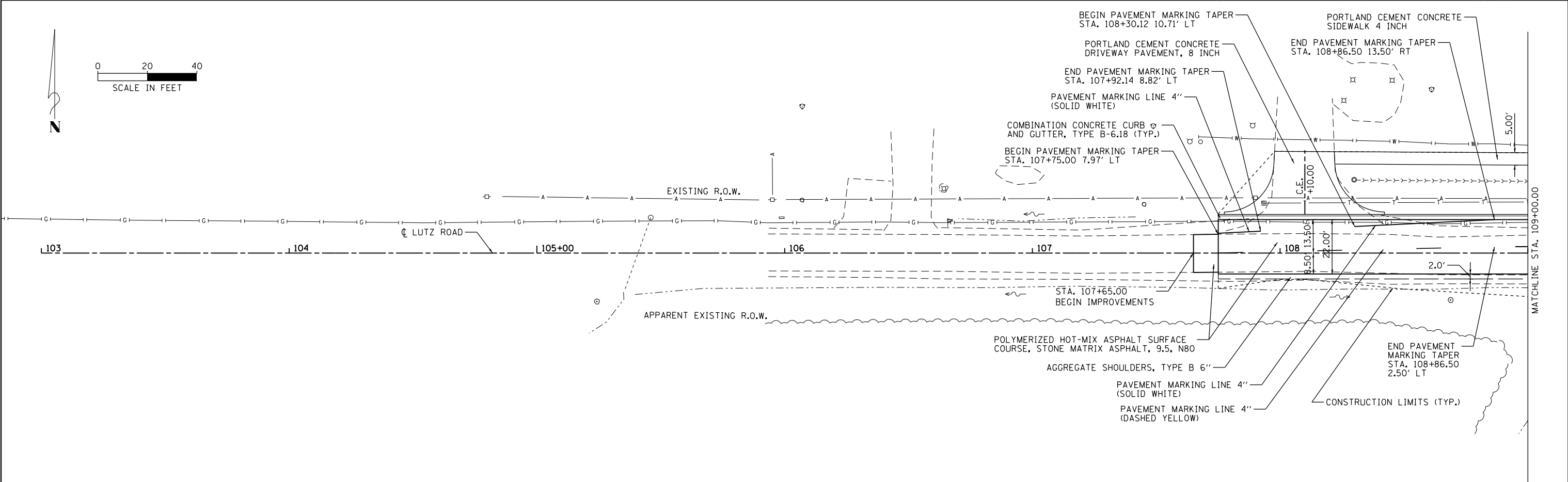
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	USER NAME = bmwagehoft	DESIGNED -	REVISED -		LUTZ ROAD IMPROVEMENTS REMOVAL SHEET					F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		DRAWN -	REVISED -									MCLEAN	29	11
	PLOT SCALE = 40.0000' / in.	CHECKED -	REVISED -							CONTRACT NO.				
	PLOT DATE = 3/30/2018 1:46:26 PM	DATE -	REVISED -							ILLINOIS FED. AID PROJECT				
					SCALE:	SHEET 2	OF 2	SHEETS	STA.	TO STA.				

PLAN	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	ALIGNED		
	CADD FILE NAME		

PROFILE	SURVEYED	BY	DATE
NOTE BOOK NO.	GRADES CHECKED		
	STRUCTURE NOTATIONS CHKD		

FILE NAME = S:\237\2013\23713015.00\Lutz Rd Bloomington\CA00\CA00 Sheets\0513018-shr-pln-prf.dgn



USER NAME = bmwagehoft

DESIGNED -

REVISD -

DRAWN -

REVISD -

CHECKED -

REVISD -

DATE -

REVISD -

LUTZ ROAD IMPROVEMENTS

PLAN AND PROFILE - LUTZ ROAD

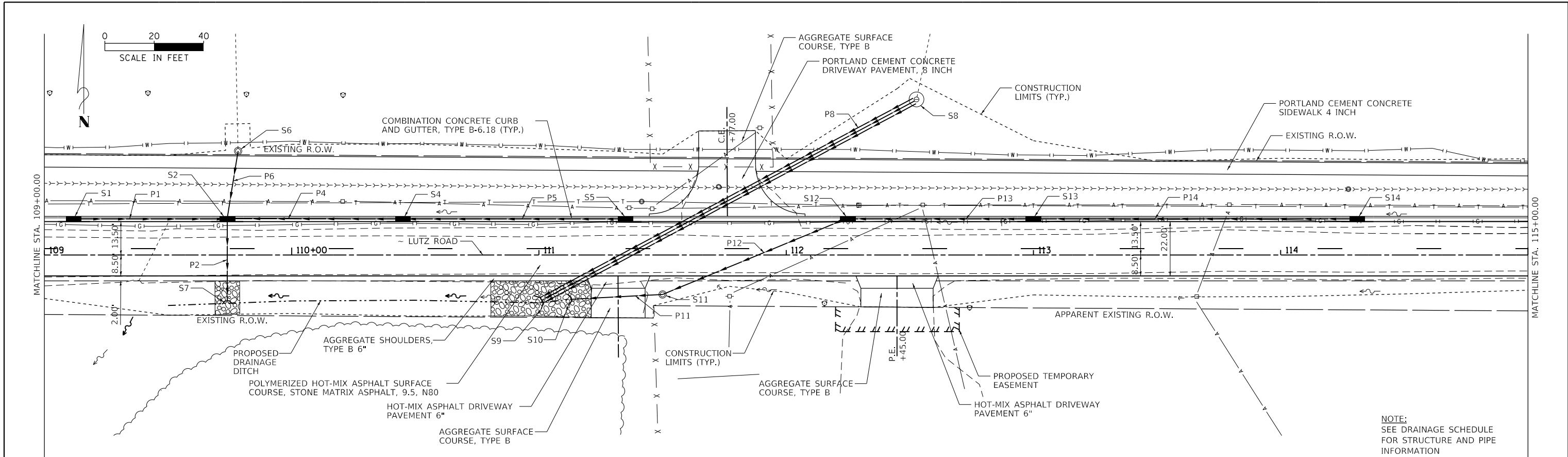
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F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	12
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

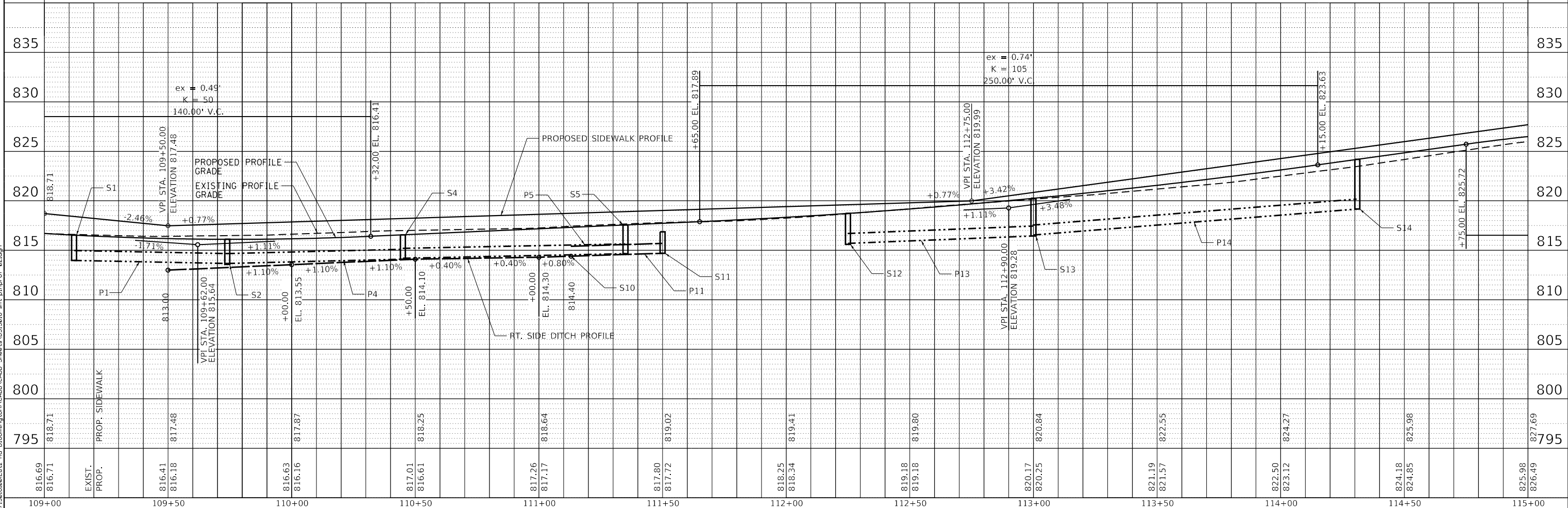
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NO.	FILE NAME		
NOTE BOOK	ALIGNED		
	CADD FILE NAME		

PROFILE	SURVEYED	BY	DATE
NO.	FILE NAME		
NOTE BOOK	GRADES CHECKED		
	STRUCTURE NOTATIONS CHKD		

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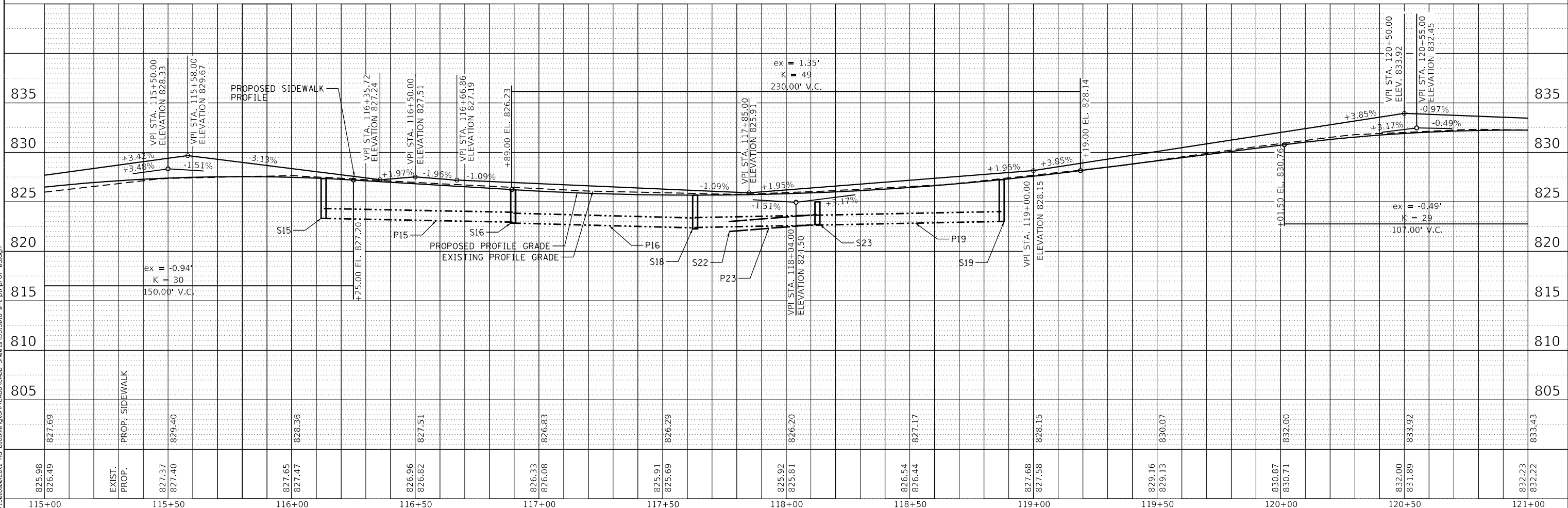


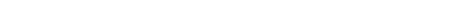
NOTE:
SEE DRAINAGE SCHEDULE
FOR STRUCTURE AND PIPE
INFORMATION



MAURER-STUTZ ENGINEERS SURVEYORS	USER NAME = bmgwehloft	DESIGNED -	REVISED -		LUTZ ROAD IMPROVEMENTS PLAN AND PROFILE - LUTZ ROAD		F.A. RTÉ.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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	PLOT DATE = 3/30/2018 1:46:28 PM	CHECKED -	REVISED -								
		DATE -	REVISED -								
					SCALE:	SHEET 2 OF 4 SHEETS	STA.	TO STA.	ILLINOIS FED. AID PROJECT		

PROFILE	SURVEYED _____	BY _____	DATE _____
	PLOTTED _____		
NOTE BOOK	GRADES CHECKED _____		
	B.M. NOTED _____		
NO. _____	STRUCTURE NOTAT'NS CH'KD _____		

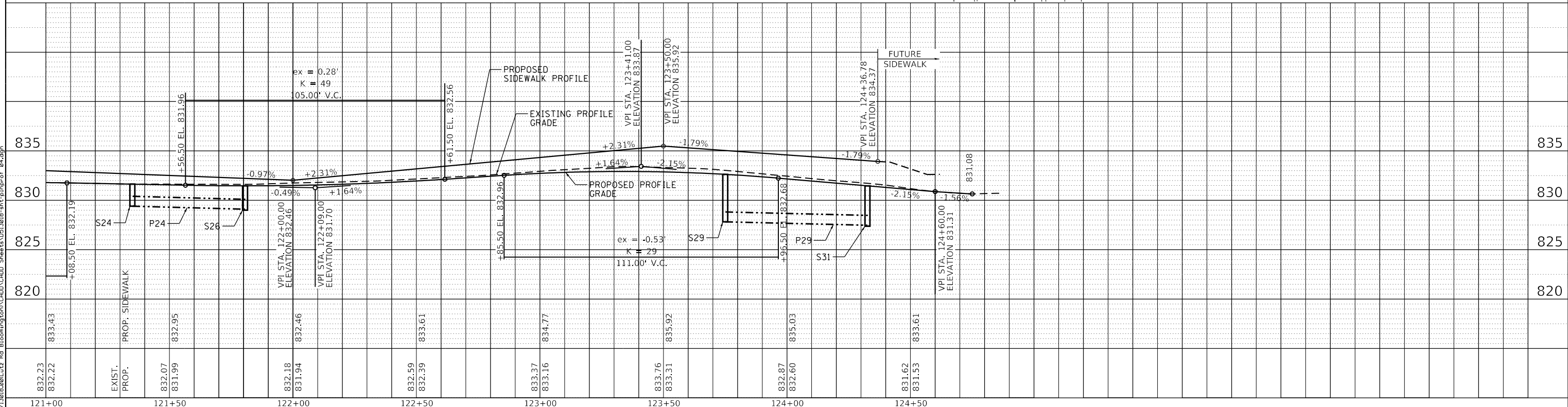


 MAURER-STUTZ ENGINEERS SURVEYORS	USER NAME = bmwagehoft	DESIGNED -	REVISED -		LOTZ ROAD IMPROVEMENTS PLAN AND PROFILE – LOTZ ROAD					F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
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	PLOT DATE = 3/30/2018 1:46:29 PM	CHECKED -	REVISED -		CONTRACT NO.									
		DATE -	REVISED -		SCALE:	SHEET 3	OF 4	SHEETS	STA.	TO STA.	ILLINOIS	FED. AID	PROJECT	

PLAN	SURVEYED	BY	DATE
NOTE BOOK NO.	PLOTTED		
	ALIGNED		
	CHECKED		
	FILE NAME		

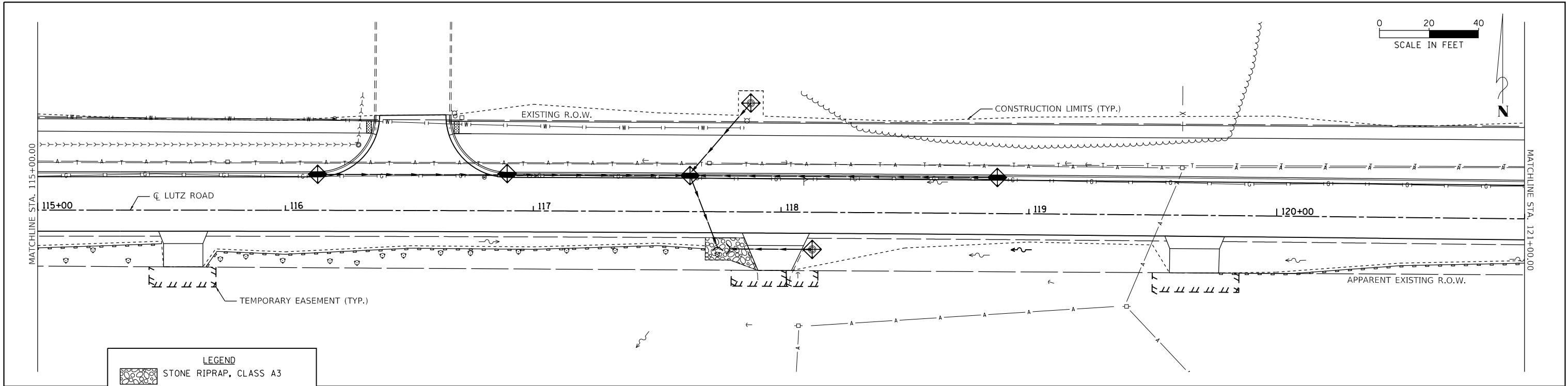
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NOTE BOOK NO.	GRADES CHECKED		
	STRUCTURE NOTATIONS CHKD		

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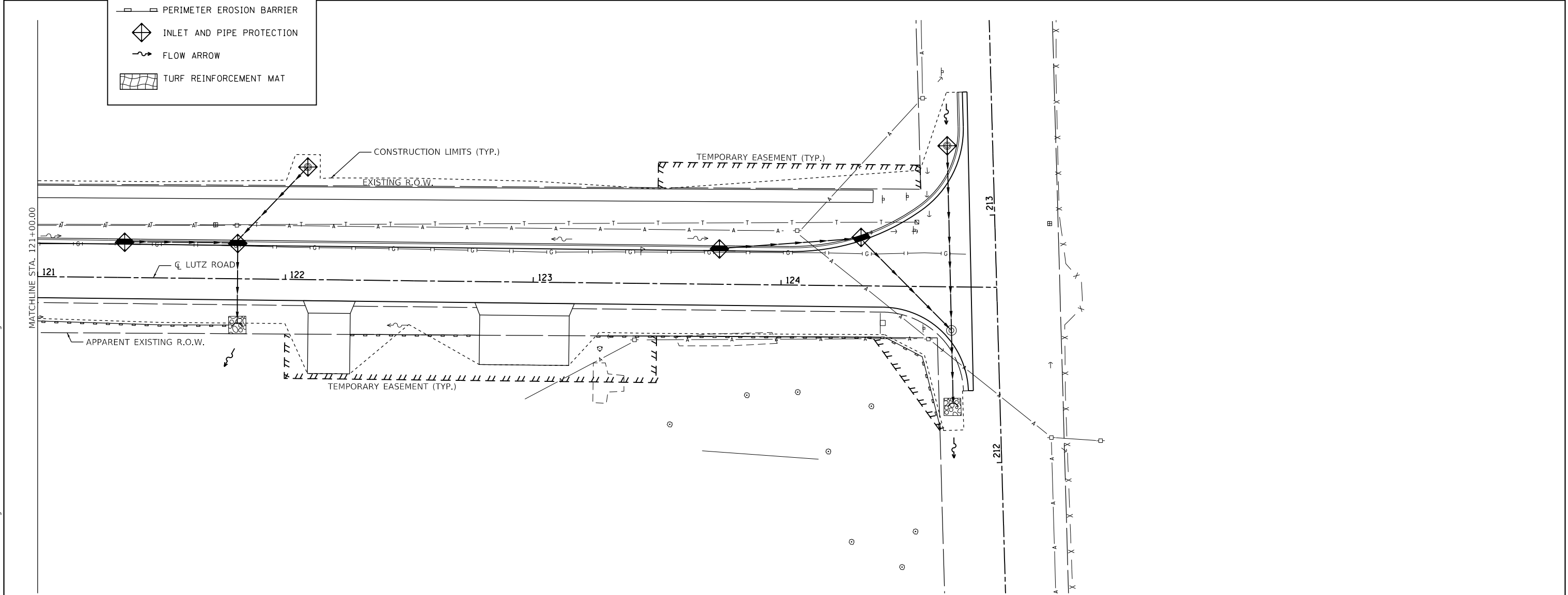


MAURER-STUTZ ENGINEERS SURVEYORS				DESIGNED - DRAWN - CHECKED - DATE -				REVISED - REVISED - REVISED - REVISED -								LUTZ ROAD IMPROVEMENTS PLAN AND PROFILE - LUTZ ROAD				F.A. RTE. SECTION COUNTY TOTAL SHEETS SHEET NO.			
PLOT SCALE = 40.0000' / IN.				PLOT DATE = 3/30/2018 1:46:30 PM				SCALE: SHEET 4 OF 4 SHEETS STA. TO STA.				MCLEAN CONTRACT NO.				ILLINOIS FED. AID PROJECT							

FILE NAME = S:\237\2013\23713018\001\Lutz Rd Bloomington\CAQD\CAQD Sheets\0513018-shr-erosion control.dgn



LEGEND	
	STONE RIPRAP, CLASS A3
	PERIMETER EROSION BARRIER
	INLET AND PIPE PROTECTION
	FLOW ARROW
	TURF REINFORCEMENT MAT

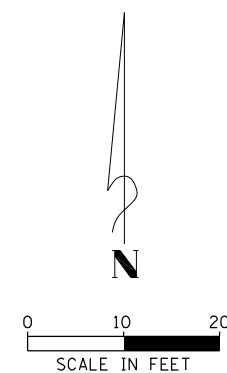
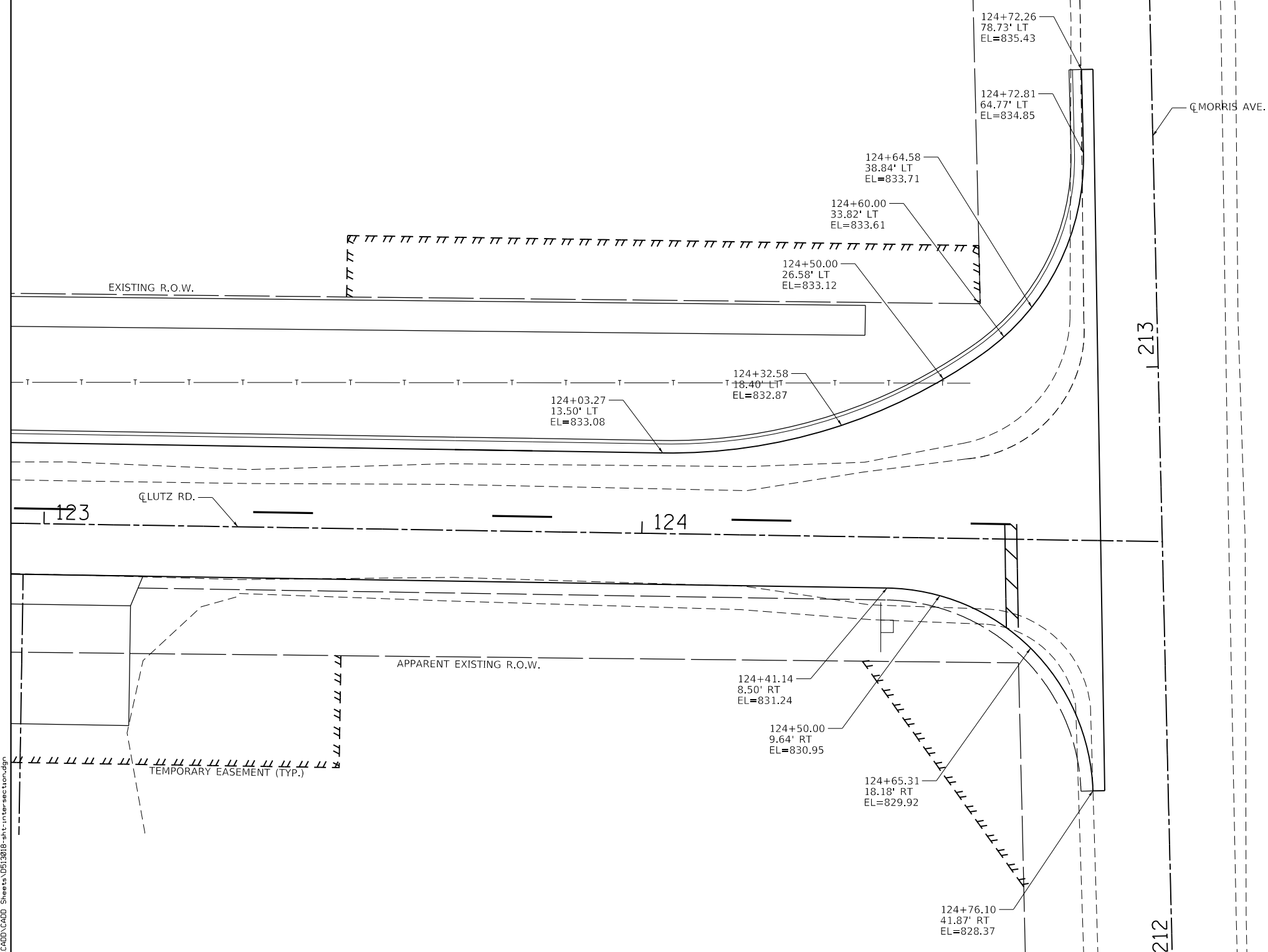


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	PLOT SCALE = 40.0000' / in.	DRAWN -	REVISED -
	PLOT DATE = 3/30/2018 1:46:32 PM	CHECKED -	REVISED -
		DATE -	REVISED -



LUTZ ROAD IMPROVEMENTS EROSION CONTROL SHEET			
SCALE:	SHEET 2	OF 2	SHEETS
STA.	TO STA.		

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	17
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				



NOTE:

1. LEFT LANE CROSS SLOPE TRANSITION
STA. 122+60.00 TO STA. 123+09.00
TRANSITION -2.0% TO 0%
STA. 123+09.00 TO STA. 123+55.00
TRANSITION 0.0% TO +2.0%
STA. 123+55.00 TO STA. 124+50.00
TRANSITION +2.0% TO +6.0%

2. RIGHT LANE CROSS SLOPE TRANSITION
STA 123+53.00 TO STA. 124+50.00
TRANSITION -2.0% TO -6.0%

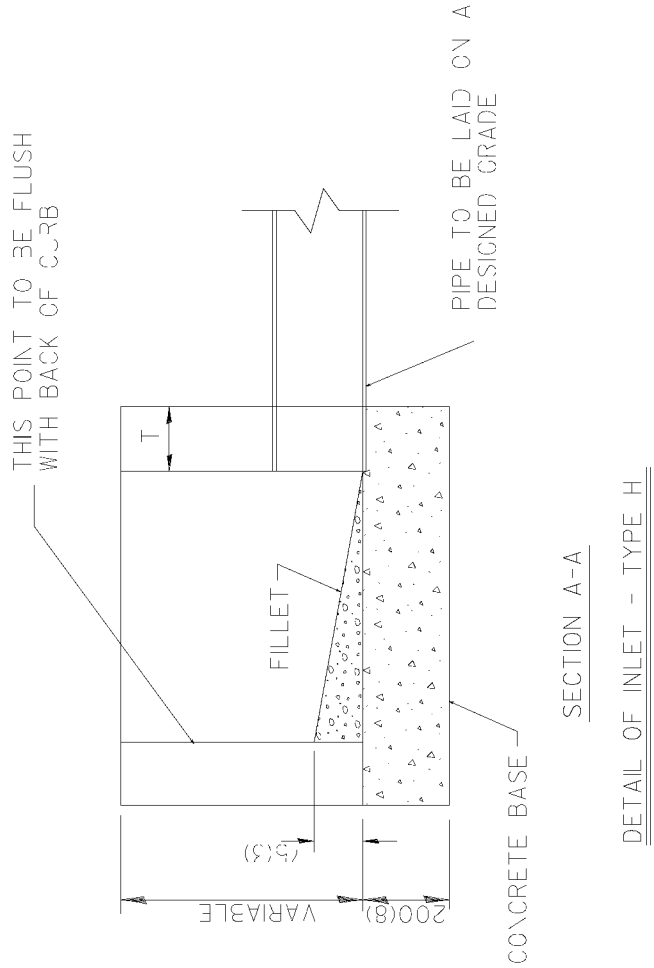
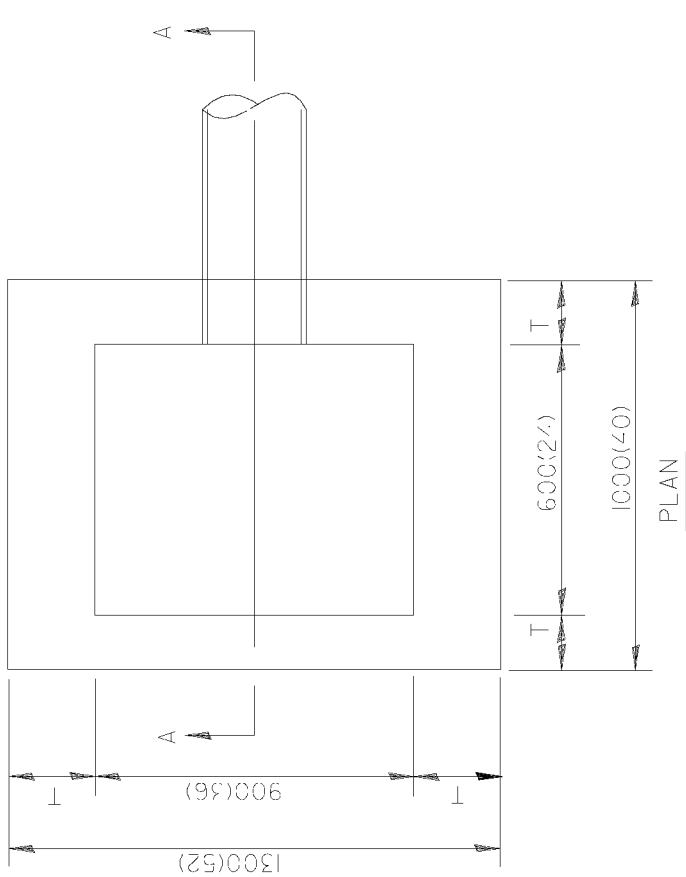


USER NAME = bmwagehoft	DESIGNED -	REVISED -
	DRAWN -	REVISED -
PLOT SCALE = 2.0000' / in.	CHECKED -	REVISED -
PLOT DATE = 3/30/2018 1:46:34 PM	DATE -	REVISED -



LUTZ ROAD IMPROVEMENTS			
INLET TYPE H DETAIL SHEET			
SCALE:	SHEET	OF	SHEETS
	STA.		TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	19
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				



DETAIL OF INLET - TYPE H

MATERIALS PERMITTED FOR INLETS	T
PRECAST REINFORCED CONCRETE SECTIONS	75(3)
CAST-IN-PLACE CONCRETE	150(6)

BRICKS AND MORTAR SHALL BE USED ONLY FOR ADJUSTMENTS

BICYCLE SAFE
TYPE 50 - FRAME AND GRATE
NEENAH NO. R-3067 WITH TYPE A CRATE

All dimensions are in millimeters (inches) unless otherwise shown.

SHEET
1 OF 1

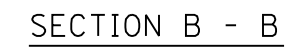
DESIGNED BY G. GROVESTEER
INLET TYPES TYPE H

REVIS
DATE :



CITY OF BLOOMINGTON
ENGINEERING DEPARTMENT

STANDARD 6.07D



1. MATERIAL - Cast Gray Iron
Weight 209 lbs (95 kg)

01-01-97	RENUM. B-10.02, NEW REVISION BOX	T.P.				STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION NOT TO SCALE	TYPE 37 GRATE CADD STD. 604301-D4	F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
10-16-06	REVISED TO 2007 SPEC.	M.A.								MCLEAN	29	20
										CONTRACT NO.		
										FED. ROAD DIST. NO.	ILLINOIS FED. AID PROJECT	

FINL	SURVEY	BY	DATE
NO.	NO.	NO.	NO.
NO.	NO.	NO.	NO.

ORIGINAL	SURVEY	BY	DATE
NO.	NO.	NO.	NO.
NO.	NO.	NO.	NO.

FILE NAME =



USER NAME = bmwagehoft
PLOT SCALE = 20.0000' / in.
PLOT DATE = 3/30/2018 1:46:46 PM

DESIGNED -
DRAWN -
CHECKED -
DATE -

REVISED -
REVISED -
REVISED -
REVISED -



LU TZ ROAD IMPROVEMENTS
CROSS SECTIONS - LU TZ ROAD

SCALE: SHEET OF SHEETS STA. 111+32.0000 TO STA. 112+45.0000

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		MCLEAN	29	23
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

