



**AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, JANUARY 8, 2020 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the December 11, 2019, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
 - A. PR-01-20** Public Hearing, review and action on a site plan review application submitted by Hardees 1500579 and Hardees 0579 Tristar Ventures, LLC, for construction of a new car wash at 2702 E. Oakland Ave. Bloomington, IL (Ward 1).
 - B. PS-01-20** Public Hearing, review and action on a preliminary plan submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for the Bloomington Commons Subdivision commonly located at 1701 E. Empire Street Bloomington IL (Ward 5).
 - C. PR-02-20** Public Hearing, review and action on a site plan review application submitted by Core Bloomington Commons, LLC and Southern Centers at Hialeah for new construction of a restaurant at 1701 E. Empire Street Bloomington IL (Ward 5).
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

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 Lutz, 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

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

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

STAFF RECOMMENDATION: Approval

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



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

NOTICE

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

GENERAL INFORMATION

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

PROPERTY INFORMATION

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

Surrounding Zoning and Land Uses

Zoning

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

Land Uses

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

PROJECT DESCRIPTION

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

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

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

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

ANALYSIS

Submittals

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

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

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

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

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

Requested Variances:

Building height, 5.4’ increase:

The applicant is also requesting a variance in the building height. Chapter 44, Division 10-9, C. restricts height to 20 feet or one story. The applicant is requesting an increase in building height by five feet and four inches for a total height of 25’-4”. Staff supports the request. The height restriction is to discourage taller/bigger vehicles, like semi-trucks and recreational vehicles. However the applicant is requesting the deviation from the height of the decorative parapet, not the bay. The parapet will help hide mechanical equipment.

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

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

Compliance with the Comprehensive Plan 2035

ED 1.2 Leverage community assets in attracting business.

Tier 1 Infill Redevelopment Priority.

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

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

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

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

STAFF RECOMMENDATION:

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

Attachments:

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



Figure 2 Looking east down Eldorado Road.



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



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

DRAFT
ORDINANCE NO 2020-_____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY HARDEES 1500579 AND HARDEES 0579 TRISTAR VENTURES, LLC REQUESTING APPROVAL OF A SITE PLAN FOR A CAR WASH AT THE PROPERTY LOCATED AT 2702 E. OAKLAND AVE BLOOMINGTON, IL 61701

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

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

WHEREAS, the Planning Commission found the site plan application to align with the goals of the Comprehensive Plan;

WHEREAS, the Planning Commission, after finding the property to have physical hardship that make strict adherence to the ordinance difficult, recommended approval of a variance increasing the allowed height from 20’ to 25.4’; and,

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

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

1. That the site plan represented in Exhibit “B” is hereby approved.
2. A variance increase the height from 20ft to 25.4ft is approved
3. A variance to exceed the maximum amount of parking on Lots 4 and Lots 5.
4. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of _____, 20_____.

Approved on this _____ day of _____, 20_____.

APPROVED:

ATTEST:

Mayor Tari Renner

City Clerk Leslie Yocum

DRAFT

Exhibit "A"

Legal Description

2702 E. Oakland Ave

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

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

TRACT NO. 1:

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

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

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

AND

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

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

TRACT NO. 2:

VACATED ELDORADO ROAD LYING WEST OF AND ADJACENT TO SAID LOT 1 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236, IN MCLEAN COUNTY, ILLINOIS AS VACATED BY ORDINANCE NO. 1979-18 ADOPTED NOVEMBER 13, 1979 AND RECORDED NOVEMBER 30, 1979 AS DOCUMENT NO. 79-15477.

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

DRAFT

Exhibit B

Site Plan

Photometric Plan

Landscape Plan

Building Renderings

SITE PLAN

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

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

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

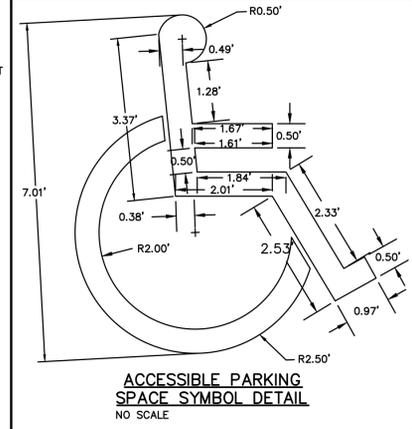
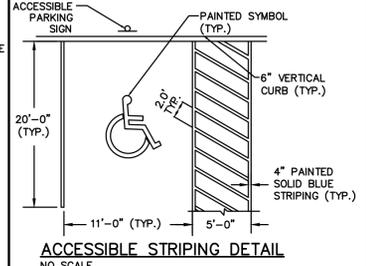
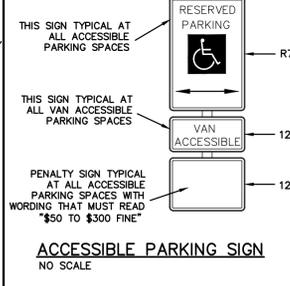
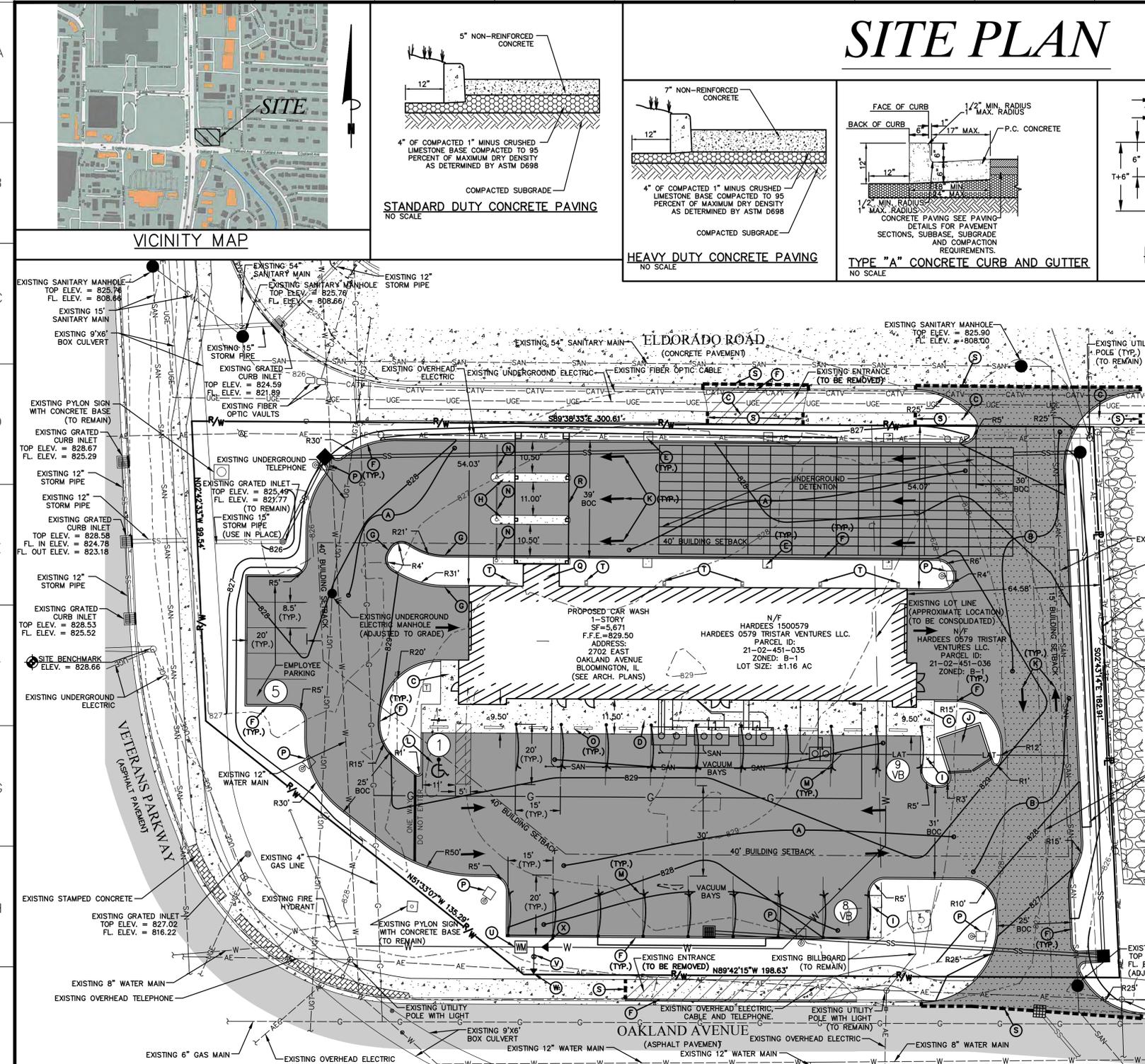
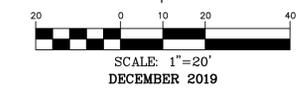
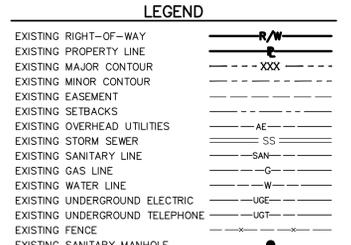
FLOOR AREA RATIO = 0.939

VACUUM STATIONS PROVIDED = 17 VACUUM STATIONS

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

SITE LEGEND

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



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

LEGAL DESCRIPTION

TRACT NO. 1:
 LOTS 1 AND 24 EXCEPT THE EAST 175 FEET OF LOT 24 IN BLOCK 2 IN FIRST SUBDIVISION OF OAKLAND SUBURBAN HEIGHTS, MCLEAN COUNTY, ILLINOIS PER PLAT RECORDED MAY 3, 1955 IN BOOK 13 OF PLATS AT PAGE 236.

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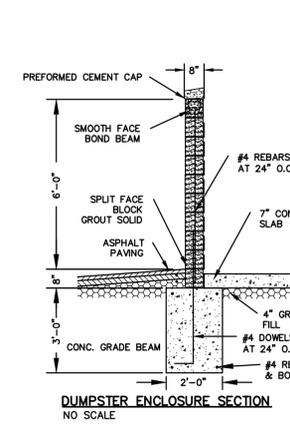
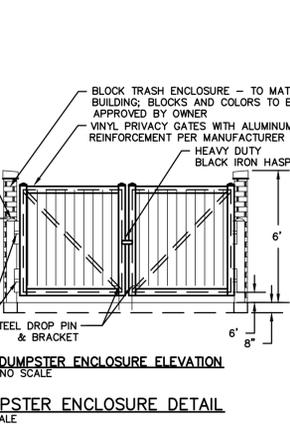
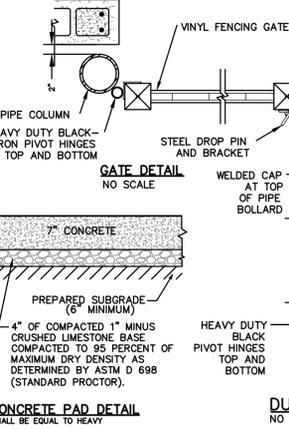
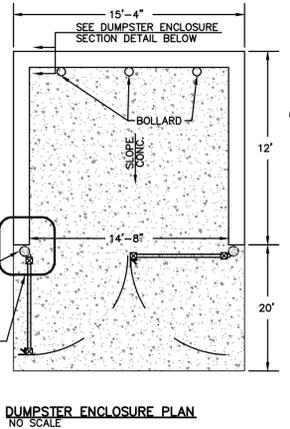
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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST, ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 81.12 FEET; THENCE NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 13.03 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING NORTH 39 DEGREES 29 MINUTES 10 SECONDS WEST 122.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 02 DEGREES 44 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 52.03 FEET; THENCE SOUTH 51 DEGREES 33 MINUTES 07 SECONDS EAST 67.65 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS EAST 122.33 FEET TO THE TRUE POINT OF BEGINNING.

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



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

OWNER:
 HARDEES 0579 TRISTAR
 VENTURES LLC
 7490 CLUBHOUSE RD 2ND FL.
 BOULDER, CO

DEVELOPER:
 TERC, LLC
 1213 OLD HWY 63, STE 101
 COLUMBIA, MO

636-332-4574 (Tel.)
 636-327-0760 (Fax)
 www.cochranengineering.com

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

Illinois State Certificate of Authority Number: 184.005554-0002

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

All OSHA rules & regulations and construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.).

ERIC S. KIRCHNER
 LICENSED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS
 062.057067

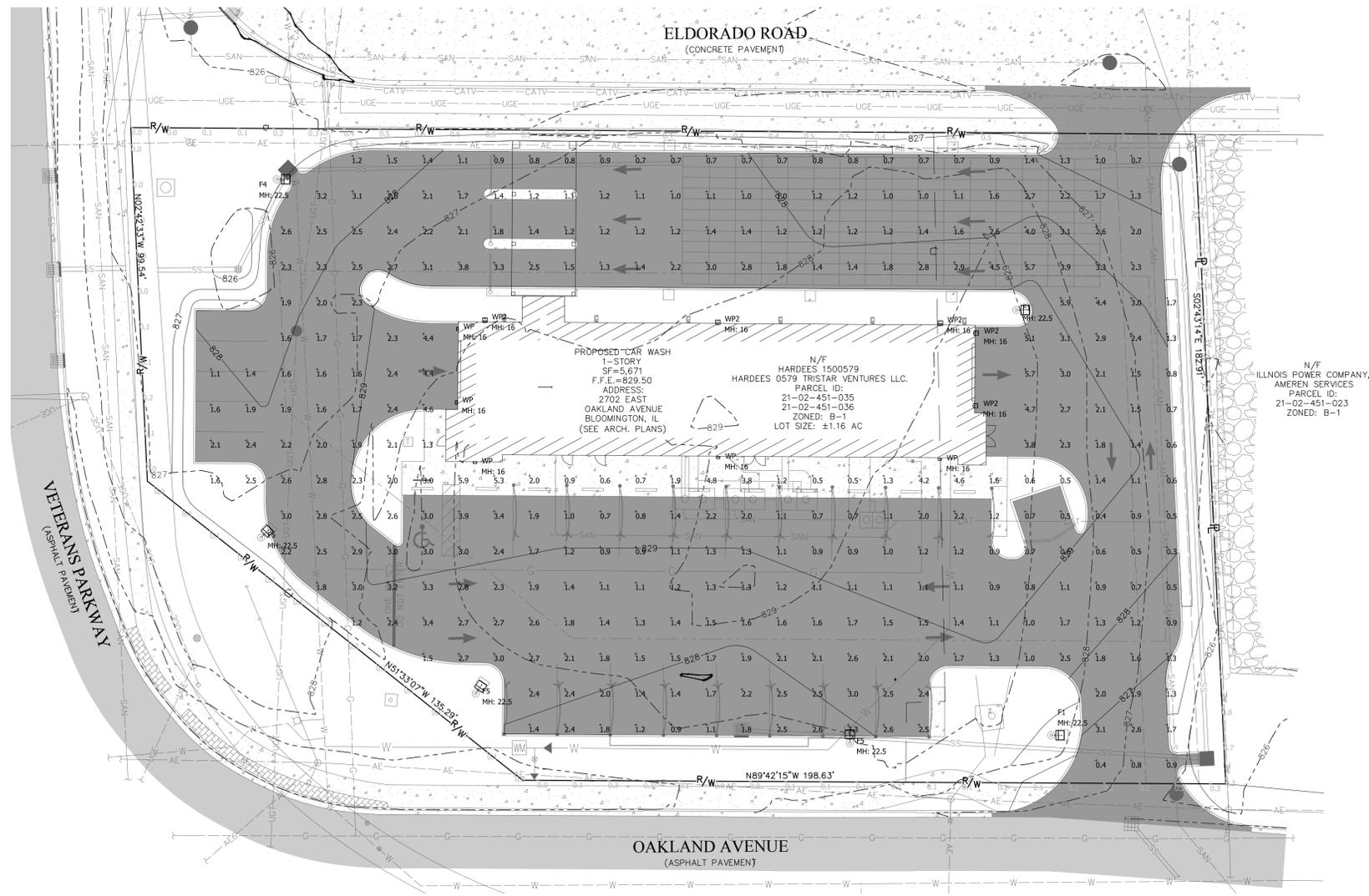
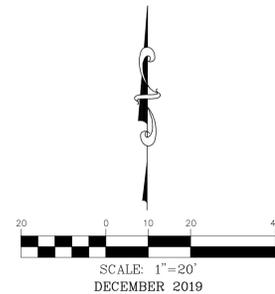
SITE PLAN
CLUB CARWASH
BLOOMINGTON, IL

DATE: MKH
 APPROVED: ESK
 DEC. 2019

SCALE: 1:20
 PROJ NO: M19-7760C
 SHEET NO: 1 OF 3

JULIE Your Illinois One-Call System
 Celebrating 45 Years!

PHOTOMETRIC PLAN

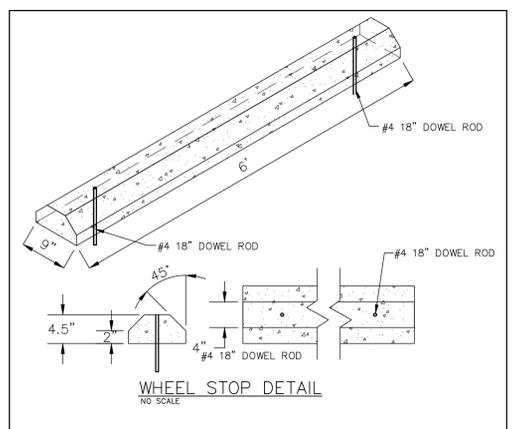


POLE FIXTURES MOUNTED ON 20' POLE & 2.5' BASE
LIGHT LEVEL CALCULATED ON THE GROUND

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

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Watts	Total Watts	LLF	Description
	2	F1	SINGLE	59	118	1.000	GLEON-AF-01-LED-E1-SLL
	1	F4	SINGLE	59	59	1.000	GLEON-AF-01-LED-E1-SLR
	3	F5	SINGLE	113	339	1.000	GLEON-AF-02-LED-E1-SL4-HSS
	5	WP	SINGLE	25.5	127.5	1.000	XTOR38-W
	5	WP2	SINGLE	59	295	1.000	GWC-AF-01-LED-E1-T4FT

DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST. ANY CHANGES IN EXISTING FIELD CONDITIONS, LIGHT FIXTURES, LAMP TYPES, AND EXISTING FIELD CONDITIONS THAT AFFECT ANY OF THE PREVIOUSLY MENTIONED WILL VOID CURRENT LAYOUT AND REQUIRE A POWER REQUEST AND RECALCULATION.



DEVELOPER: TERC, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO	OWNER: HARDEES 0579 TRISTAR VENTURES LLC 7490 CLUBHOUSE RD 2ND FL. BOULDER, CO	OWNER: HARDEES 1500579 2702 EAST OAKLAND AVE. BLOOMINGTON, IL
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PHOTOMETRIC PLAN
DATE: DEC. 2019
SCALE: 1:20
PROJ. NO.: M19-7760C
DRAW. NO.: 2 OF 3

SITE PLAN
CLUB CARWASH
BLOOMINGTON, IL



North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
www.timberlakeeng.com

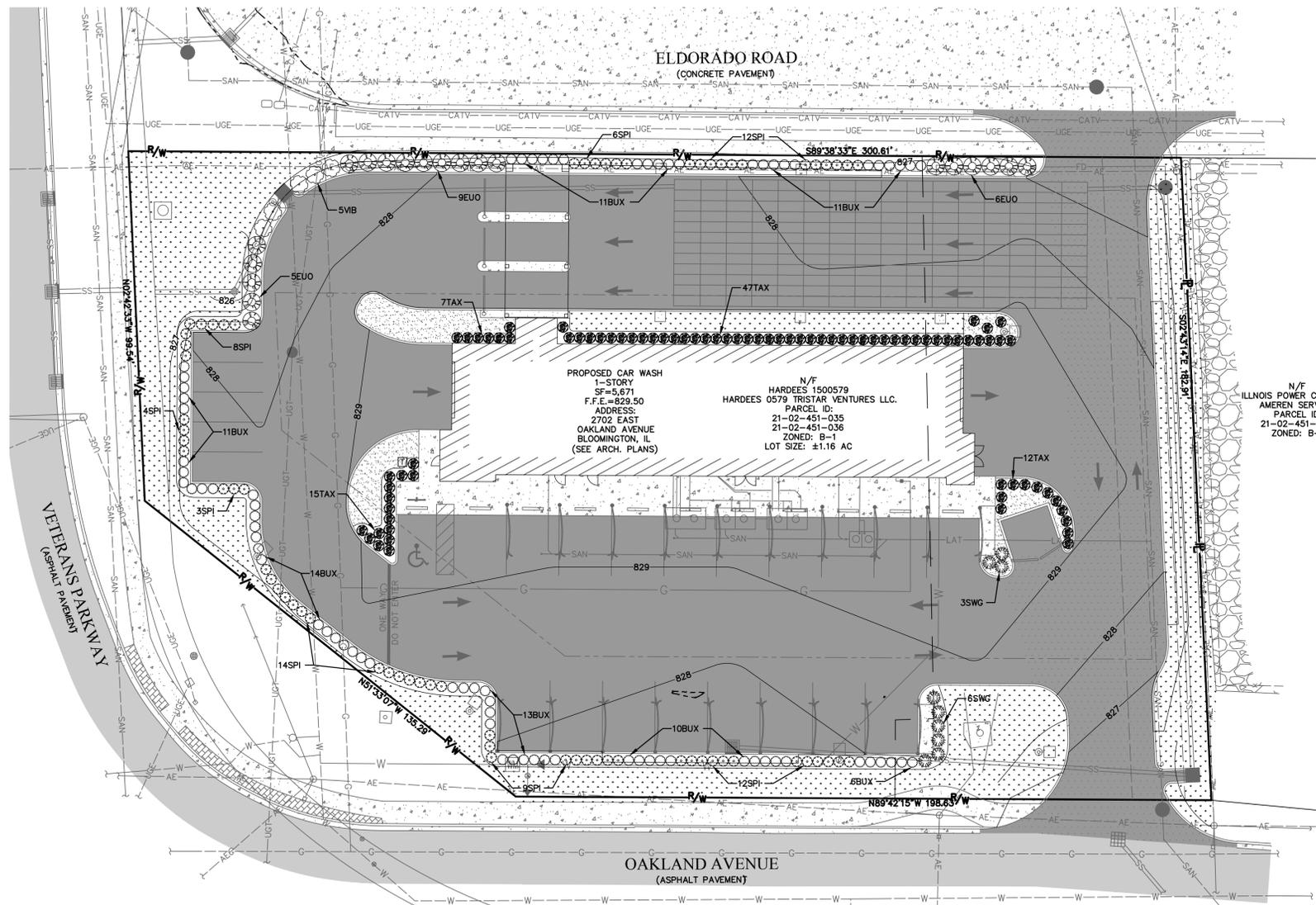
CHORAN
Civil Engineering
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General Consulting
Master Planning

Illinois State Certificate
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for utility location information.

All OSHA rules & regulations
and applicable local codes
construction required by these
plans shall be strictly followed
(e.g. trenching, blasting, etc.)

LANDSCAPE PLAN



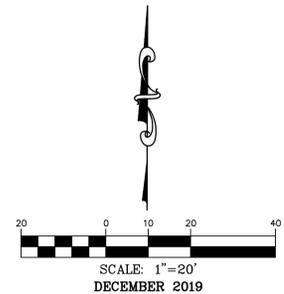
NOTE:
LANDSCAPE ROCK SHALL BE 2" TO 3"
RIVER ROCK.

NOTE:
ALL MULCH SHALL BE BLACK IN COLOR.

NOTE:
ALL SOD TO BE TALL FESCUE.

LANDSCAPE REQUIREMENTS:

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



LANDSCAPE LEGEND

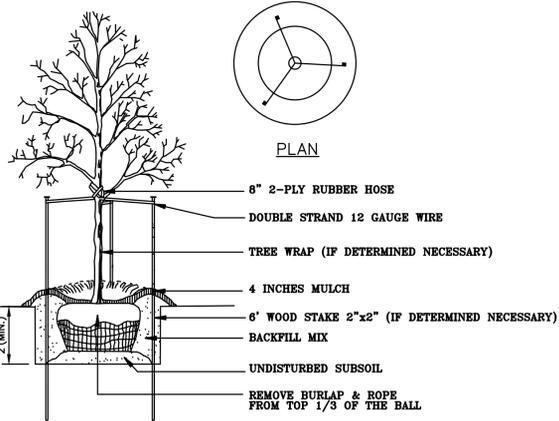
	- BURNING BUSH "EUO"
	- ARROWWOOD "VIB"
	- JAPANESE BOXWOOD "BUX"
	- SWITCH GRASS "SWG"
	- BROWNII "TAX"
	- JAPANESE MEADOWSWEET "SPI"
	- AREAS TO BE SODDED

LANDSCAPE INSTALLATION NOTES:

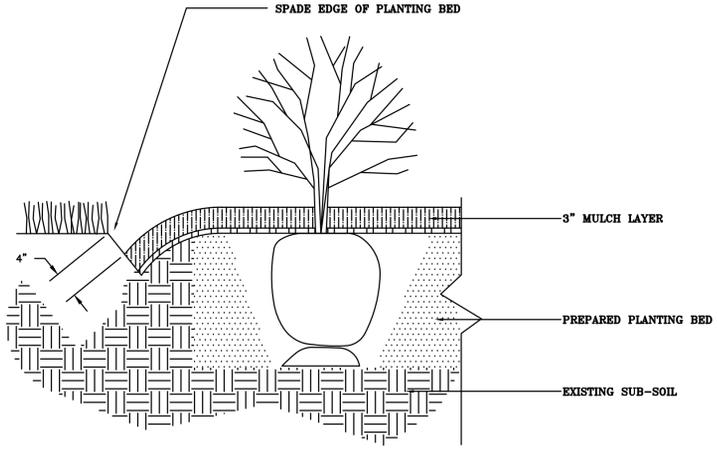
- GENERAL:**
- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
 - Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
 - All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
 - Quantities of material shown on plan take precedence over the specification list or legend.
 - If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
- PLANTING:**
- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
 - All plant tags should be removed from material by landscape contractor.
 - All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
 - Edge all beds with a spade cut edge unless otherwise noted.
 - All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
 - All wire baskets and stakes should be removed during planting.
 - Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
 - All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

PLANT SCHEDULE

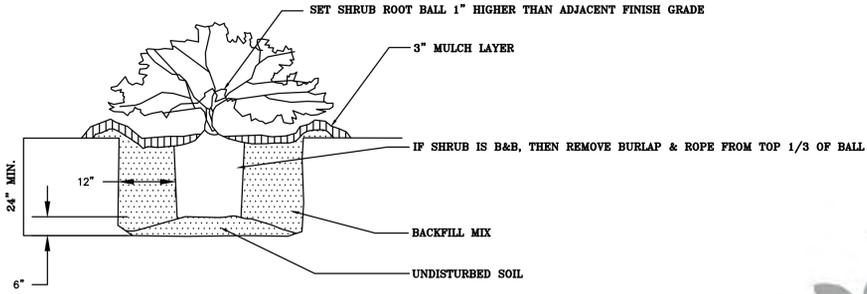
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
BUX	96	Buxus microphylla var. japonica "Japanese Boxwood"	18"
SPI	68	Spiraea japonica "Japanese Meadowsweet"	18"
EUO	20	Euonymus alatus compactus "Burning Bush"	36"
VIB	5	Viburnum carlesii "Arrowwood"	36"
TAX	81	Taxus x media "Brownii"	36"
GRASSES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
SWG	9	SWITCH GRASS Panicum Virgatum	3'-6"



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



SPADE-CUT EDGE DETAIL
N.T.S.



SHRUB PLANTING
N.T.S.

DEVELOPER: TERC, LLC 1213 OLD HWY 63, STE 101 COLUMBIA, MO	OWNER: HARDEES 0579 TRISTAR VENTURES LLC 7490 CLUBHOUSE RD 2ND FL. BOULDER, CO	OWNER: HARDEES 1500579 2702 EAST OAKLAND AVE. BLOOMINGTON, IL
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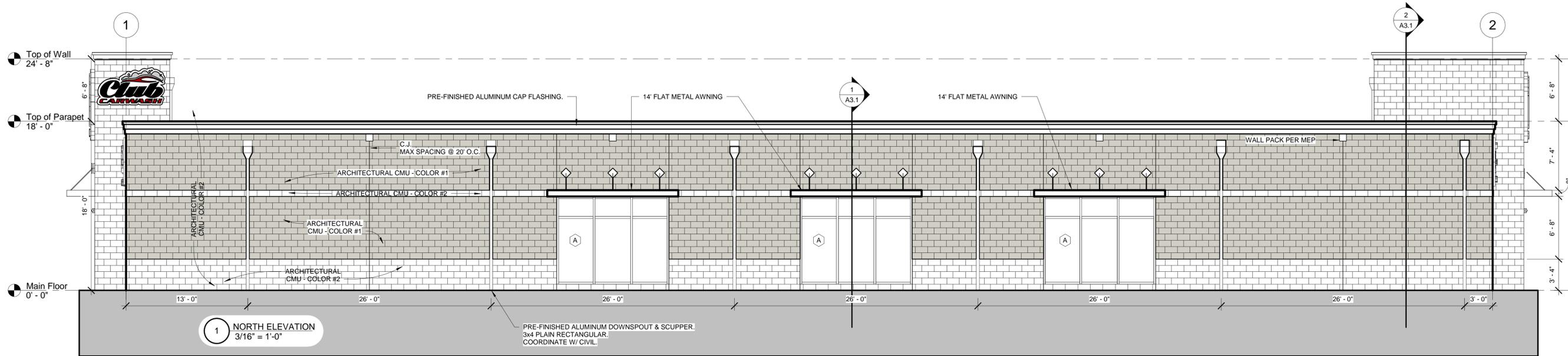
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LICENSED PROFESSIONAL ENGINEER
 ERIC S. KIRCHNER
 042-957067
 STATE OF ILLINOIS
 ERIC S. KIRCHNER
 062.057067

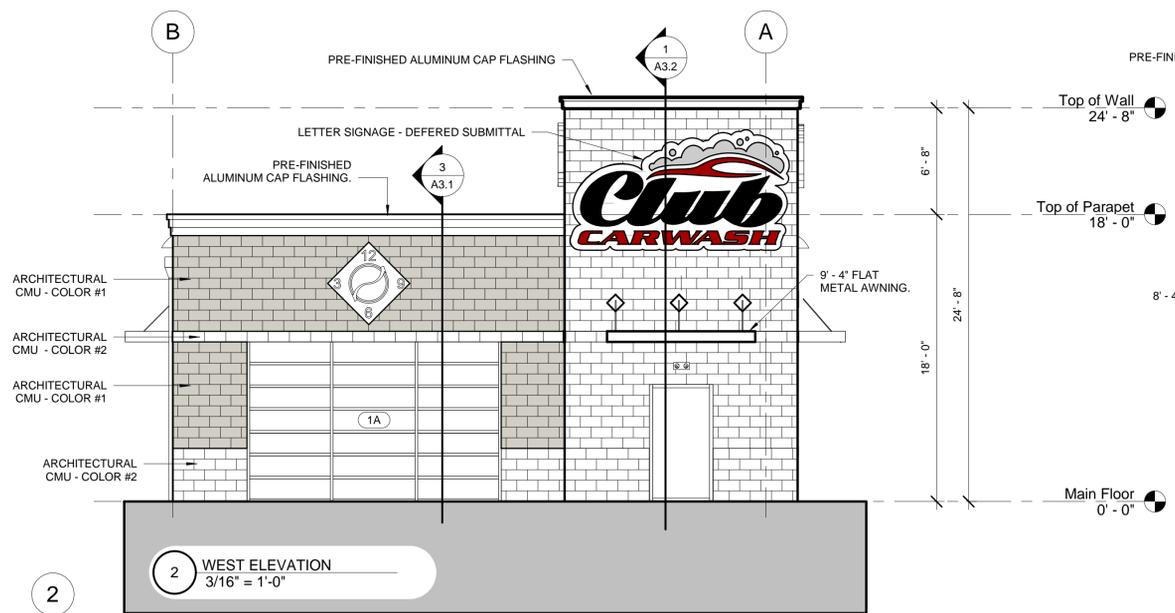
SITE PLAN
CLUB CARWASH
BLOOMINGTON, IL

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 MKH
 DATE: DEC. 2019
 SCALE: 1:20
 PROJ. NO.: M19-7760C
 DWG. NO.:

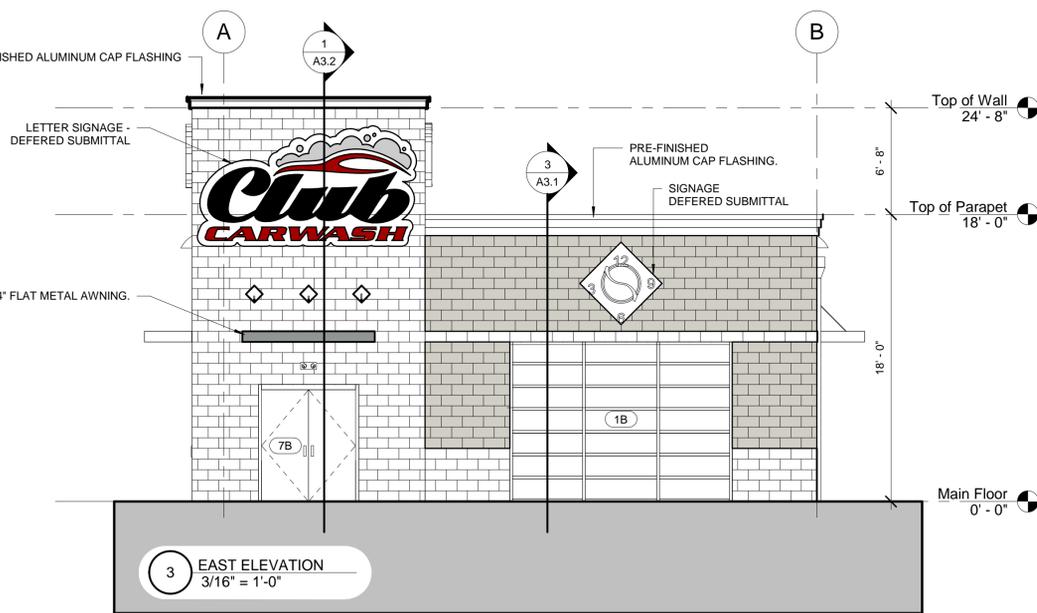
LANDSCAPE PLAN
3 OF 3



1 NORTH ELEVATION
3/16" = 1'-0"

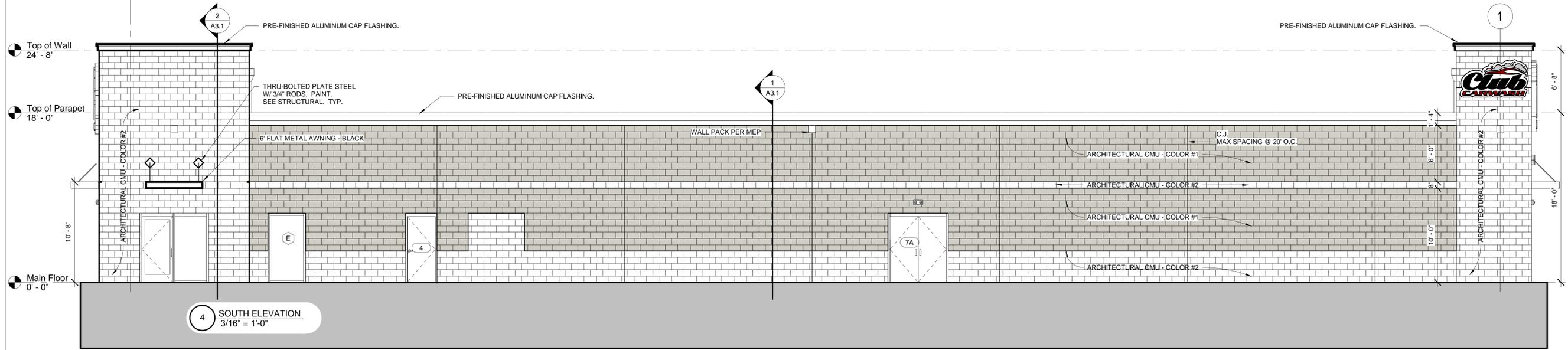


2 WEST ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"

MASONRY FINISH SPECS:
 COLOR #1:
 ARCHITECTURAL CMU
 SMOOTH FACE
 TERRA COTTA
 COLOR #2:
 ARCHITECTURAL CMU
 SMOOTH FACE
 AUTUMN



4 SOUTH ELEVATION
3/16" = 1'-0"

CLUB CAR WASH

OAKLAND AVE.
 MCLEAN COUNTY
 BLOOMINGTON, IL

Revision Schedule	
Revision Number	Revision Date

ISSUE DATE: 09-06-2019
 PROJECT NUMBER: 19-394

RIMILLER ARCHITECTS
 Rimiller Architects LLC
 Missouri Certificate of Authority # A-200730694
 Matthew James Rimiller - Architect
 #024 A-2007319225

A2.1

BUILDING ELEVATIONS

T. (673) 761-5600
 F. (673) 761-5605



1 MASSING MODEL



2 MASSING MODEL



3 MASSING MODEL



4 MASSING MODEL



5 MASSING MODEL



6 MASSING MODEL



7 MASSING MODEL

CLUB CAR WASH

OAKLAND AVE
MCLEAN COUNTY
BLOOMINGTON IL

Revision Schedule	
Revision Number	Revision Date

RIMILLER ARCHITECTS	ISSUE DATE: 09-06-2019
	PROJECT NUMBER: 19-394
	<small>Rimiller Architects LLC Missouri Certificate of Authority # A-2007030694 Matthew James Rimiller - Architect #024 A-2007031929</small>
A2.2	1630 WEST McCARTY STREET JEFFERSON CITY, MISSOURI 65109
	T: (973) 761-5600 F: (973) 761-5605
	PERSPECTIVES

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



To the City of Bloomington:

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

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

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

3. **The property has the following common address:**
2702 E. Oakland

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

5. **The approximate size of the property is as follows:**
183' (feet wide) 300' (feet long)

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

Hardees 1500579
(First & Last Name)

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

2702 E. Oakland Ave.
(Street Address)

7490 Clubhouse Rd.
(Street Address)

Bloomington, IL 61704
(City & Zip Code)

Boulder, CO 80301
(City & Zip Code)

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

7. The site plan provided includes the following information:

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

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

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

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

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

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

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

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

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

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

Anita Brock
(Print Name)

Greg Brock
(Print Name)

(Signature)

(Signature)

12-6-2019
(Date)

12-6-2019
(Date)

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

**EXHIBIT A
LEGAL DESCRIPTION**

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

TRACT NO. 1:

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

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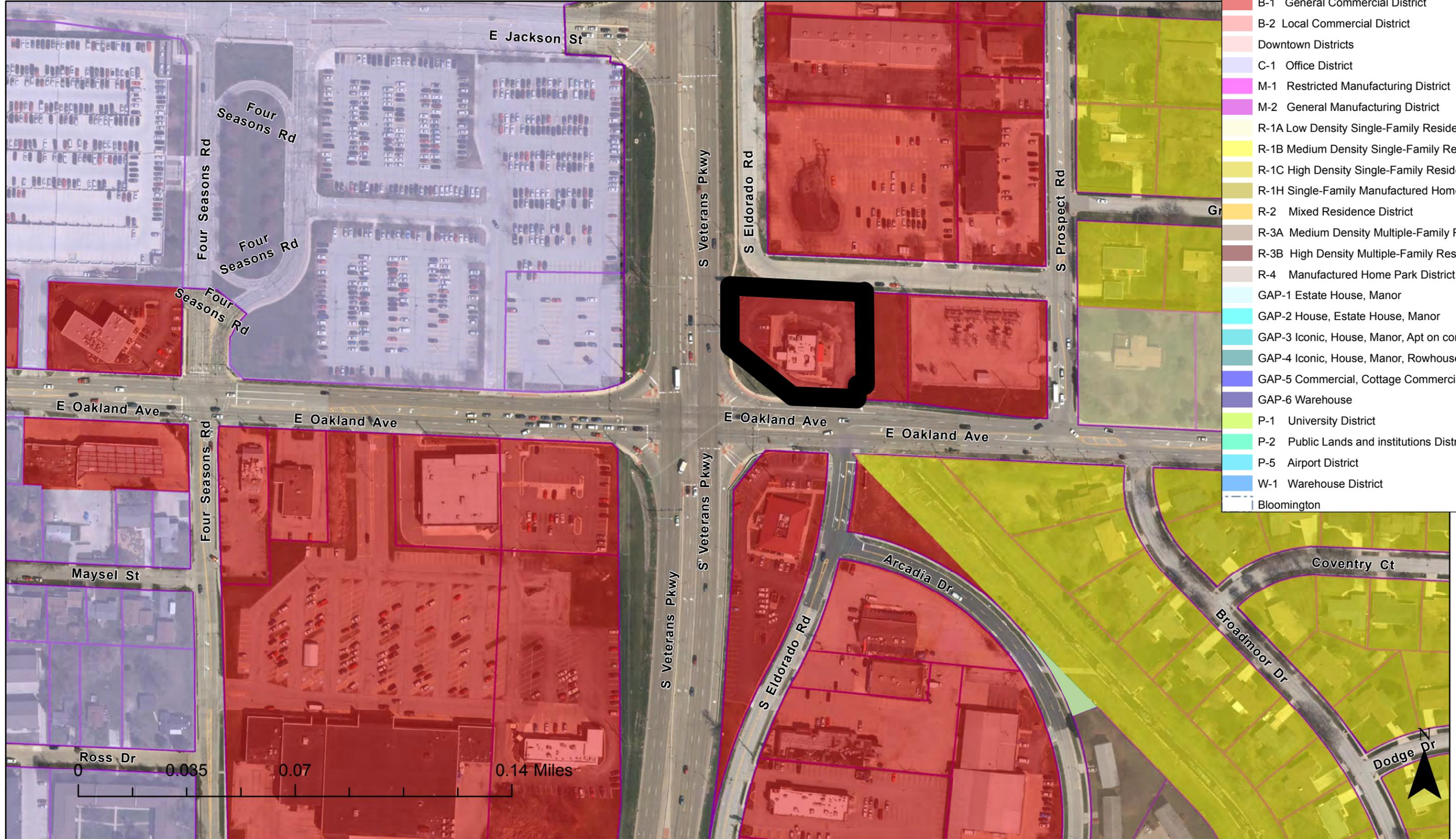
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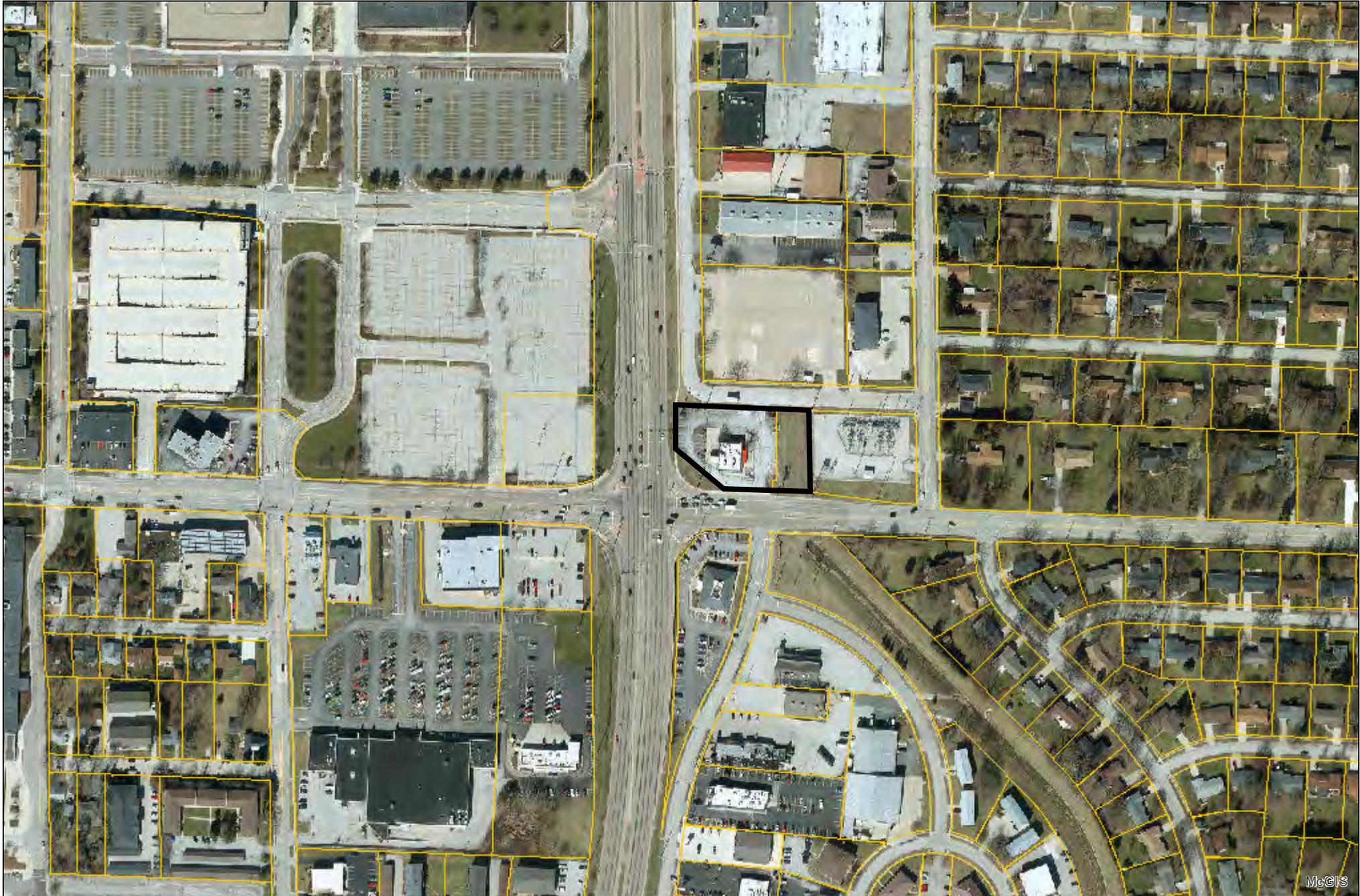
EXCEPTING THEREFROM THE ABOVE TRACTS THE PART OF THE LAND TAKEN BY THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION IN CASE NO. 2000 ED 03.

Zoning Map 2702 E Oakland Ave



Legend

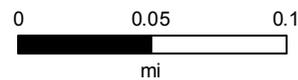
- Public Interest Districts
- A Agricultural
- B-1 General Commercial District
- B-2 Local Commercial District
- Downtown Districts
- C-1 Office District
- M-1 Restricted Manufacturing District
- M-2 General Manufacturing District
- R-1A Low Density Single-Family Residence District
- R-1B Medium Density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



McGIS



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



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

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

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

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

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

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

Published: December 23, 2019



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

December 19, 2019

Dear Property Owner or Occupant:

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

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

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

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

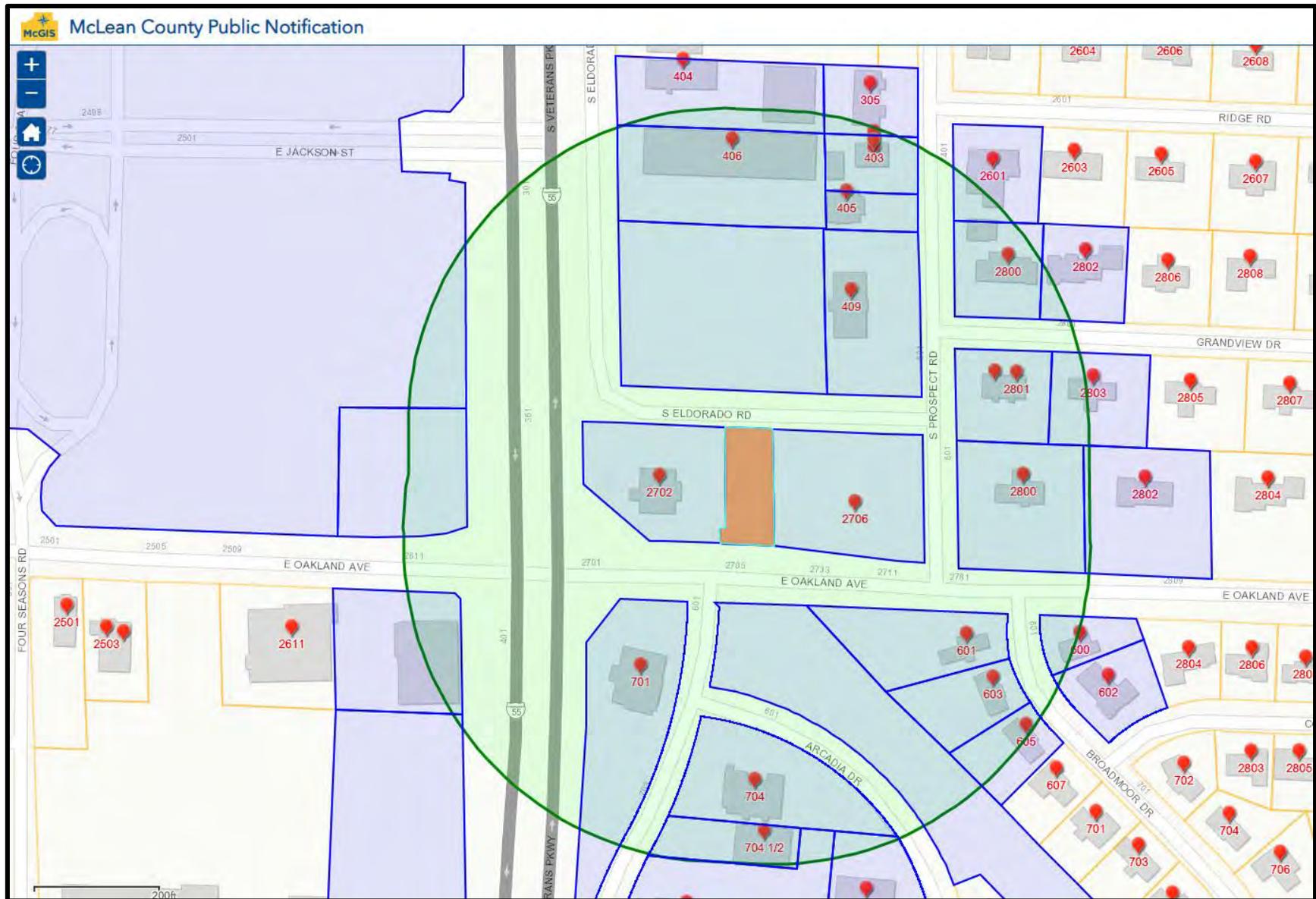
Sincerely,

Planning Division Staff

Attachments:

Map of notified properties within 500 ft of subject property

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



LOCAL 99 UNITED ASSOCIATION OF
PLUMBERS & PIPEFITTERS
406 ELDORADO RD
BLOOMINGTON, IL 61704

HARDEES 0579 TRISTAR VENTURES LLC
7490 CLUBHOUSE RD 2ND FL
BOULDER, CO 80301

MARK OWENS
2601 RIDGE RD
BLOOMINGTON, IL 61704

HARDEES 1500579
2702 E OAKLAND AVE
BLOOMINGTON, IL 61704

KEYUR PATEL
5 CYGNET XING
BLOOMINGTON, IL 61704

CRESCENT REALTY CORPORATION
7750 DUNLEITH DRIVE
EAST DUBUQUE, IL 61025

DOMINICK G & CARMEN M CICCUI
602 BROADMOOR DR
BLOOMINGTON, IL 61704

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

DUFF & PHELPS
P O BOX 2629
ADDISON, TX 75001

JAMES BISHOP
2800 E OAKLAND AVE
BLOOMINGTON, IL 61704

RICHARD MCLEAN
409 S PROSPECT ROAD
BLOOMINGTON, IL 61704

RACHEL CRAIG
600 BROADMOOR DR
BLOOMINGTON, IL 61704

OM HARIOM CORPORATION
5 CYGNET XING
BLOOMINGTON, IL 61704

LAWRENCE WELLER
605 BROADMOOR DR
BLOOMINGTON, IL 61704

L WILLIAM BENSON BENSONS
404 ELDORADO RD
BLOOMINGTON, IL 61704

DONALD W & MARY ELLEN WINSTEAD
2802 E OAKLAND AVE
BLOOMINGTON, IL 61704

JEANETTE SEGGEBRUCH
311 S MAIN ST
NORMAL, IL 61761

YUN HUA XIAO
706 S ELDORADO RD
BLOOMINGTON, IL 61704

CARL SELLMYER
2803 GRANDVIEW DR
BLOOMINGTON, IL 61704

STATE FARM MUTUAL AUTO INS
1 STATE FARM PLAZA
BLOOMINGTON, IL 61701

GREGORY COMFORT
2307 E WASHINGTON ST
BLOOMINGTON, IL 61704

AMEREN SERVICES ILLINOIS POWER CO
1901 CHOUTEAU AVE PO BOX 66149
SAINT LOUIS, MO 63166

RITA KAMISCHKE
2800 GRANDVIEW DR
BLOOMINGTON, IL 61704

JANN RESTAURANTS, INC DBA
MCDONALDS
MMJ ENTERPRISES INC DBA
MCDONALDS 301 S PROSPECT STE 5

HORENKAMP HOLDINGS LLC
9 OXFORD CT
BLOOMINGTON, IL 61704

CHRISTOPHER ANDERSON
601 BROADMOOR DR
BLOOMINGTON, IL 61704

ROBERT M & SUSAN BLOCK
603 BROADMOOR DR
BLOOMINGTON, IL 61704

ROBERT & CONSTANCE REV LIV TR
HORENKAMP
9 OXFORD CT
BLOOMINGTON, IL 61704

DONNA MAAKS-BRUNO
601 LUTZ ROAD #2207
BLOOMINGTON, IL 61704

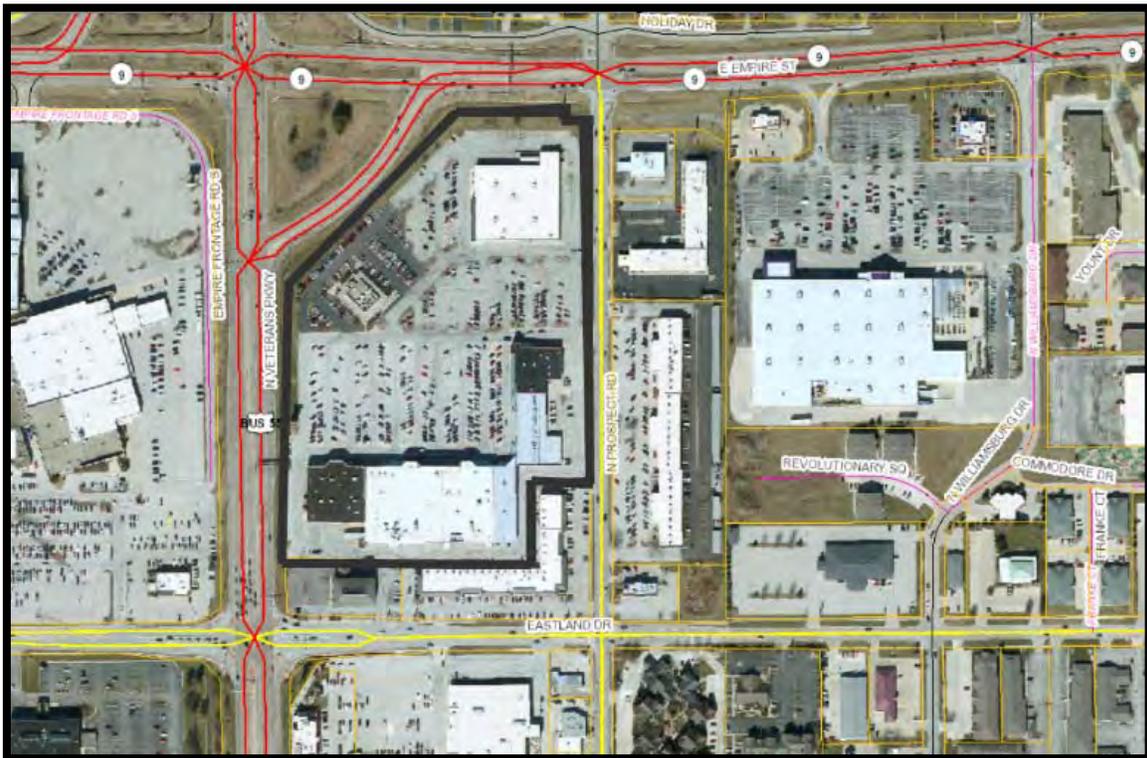
**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
January 8, 2019**

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

STAFF RECOMMENDATION: Approval

Staff recommends the Planning Commission pass the following motions recommending:

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



NOTICE

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

GENERAL INFORMATION

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

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District w/P-3 Airport Noise Impact Overlay
Existing Land Use: Retail/Entertainment
Proposed Use: Retail/Entertainment
Legal Description: PT NW NE - BEG NW COR BELTLINE SUB 5TH ADD, N396.53',
NE311.3', NE628.85', E305.65', S42', E TO W LN PROSPECT RD, S921.54', W145',
S200', W TO POB (EX PT FOR RD AS IN 97/2858) 2-23-2E.
APPROX. 17.96 ACRES
PIN: 21-02-201-002

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District, w P-3
North: R-1C Single Family Residential w/P-3
South: B-1 General Commercial District w/P-3
East: B-1 General Commercial District w/P-3
East: B-2, Local Commercial District w/P-3
West: B-1 General Commercial District w/P-3
Southwest: C-1 Office District

Land Uses

North: Auto Repair, Offices
North: Single family homes
South: Bank, Retail
East: Retail, Restaurants
East: Retail, Offices, Apartments
West: Retail
Southwest: Hospital

PROJECT DESCRIPTION

Background:

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

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

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

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

Project Summary:

PS-01-20 Preliminary Plan

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

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

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

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

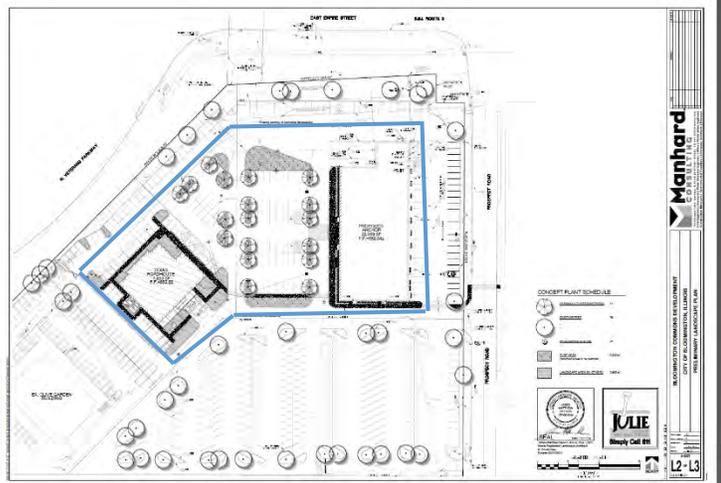
PR-02-20 Site Plan Review

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

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

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

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



ANALYSIS

Submittals

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

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

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

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

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

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

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

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

Requested variances:

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

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

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

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

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

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

Compliance with the Comprehensive Plan 2035

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

Findings of Fact:

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass the following motions recommending:

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

Attachments:

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

Staff Comments
1701 E. Emerson
Subdivision

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

DRAFT
ORDINANCE NO 2020-_____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY CORE
BLOOMINGTON COMMONS, LLC AND SOUTHERN CENTERS AT HIALEAH
REQUESTING APPROVAL OF A PRELIMINARY PLAN AND SITE PLAN FOR THE
BLOOMINGTON COMMONS SUBDIVISION COMMONLY LOCATED AT 1701 E.
EMPIRE STREET BLOOMINGTON, IL 61701

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

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

WHEREAS, the Planning Commission found the preliminary plan and site plan application to align with the goals of the Comprehensive Plan;

WHEREAS, the Planning Commission, after finding the property to have physical hardship that make strict adherence to the ordinance difficult, recommended approval of a variance increasing the allowed height from 20' to 26' and allowing for 10 parking spaces beyond the maximum amount; and,

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

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

1. That the preliminary plan for Bloomington Commons Subdivision represented in Exhibit "B" is hereby approved.
2. That the site plan represented in Exhibit "C" is hereby approved.
3. A variance To allow existing parking lot design for a portion of the redeveloped property, Lots 4 and Lots 5, and not require a landscaping island every 10 spaces, provided that proposed improvements will not increase the net impervious area.
4. A variance to exceed the maximum amount of parking on Lots 4 and Lots 5.

5. That this Ordinance shall be in full force and effective as the time of its passage.

Passed on this _____ day of _____, 20____.

Approved on this _____ day of _____, 20____.

APPROVED:

ATTEST:

Mayor Tari Renner

City Clerk Leslie Yocum

DRAFT

Exhibit "A"

Legal Description

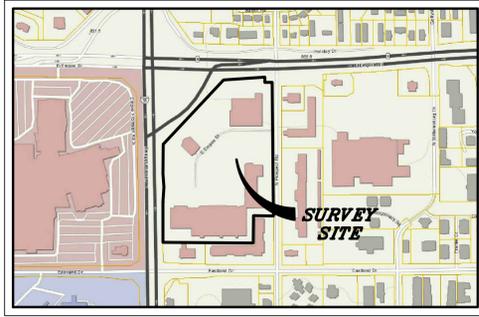
1701 E Empire St. PIN: 21-02-201-002

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

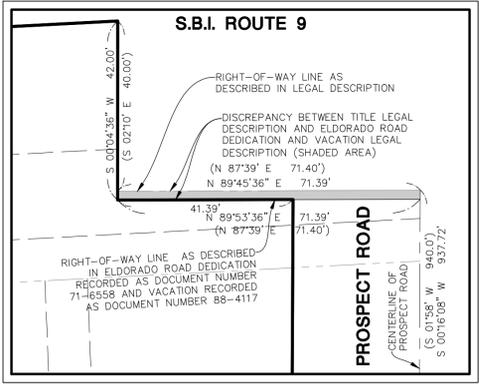
DRAFT

Exhibit B
Preliminary Plan

PRELIMINARY PLAT OF BLOOMINGTON COMMONS SUBDIVISION



LOCATION MAP
NOT TO SCALE



DETAIL
SCALE 1"=20'

SURVEYORS LEGAL DESCRIPTION

PARCEL 1:
A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 66 (I.A. ROUTE 5) SAID POINT BEING 1,405.17 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 AS MEASURED ALONG SAID EAST RIGHT-OF-WAY LINE FROM SAID POINT OF BEGINNING THENCE NORTH 2 DEGREES 45 MINUTES WEST 306.53 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 2 DEGREES 21 MINUTES 31.3 FEET; THENCE NORTH 42 DEGREES 36 MINUTES EAST 628.85 FEET; THENCE NORTH 84 DEGREES 47 SECONDS EAST 305.65 FEET; THENCE SOUTH 2 DEGREES 10 MINUTES EAST 42 FEET; THENCE NORTH 87 DEGREES 31 MINUTES EAST 71.4 FEET TO A POINT WHICH IS 329.3 FEET WEST OF THE WEST LINE OF LOT 2 IN THE NORTHEAST QUARTER OF SECTION 2 IN THE ESTATE OF JAMES STEELE AS SHOWN BY PLAT IN CHANCERY RECORDED 33 AT PAGE 381, MCLEAN COUNTY, ILLINOIS; THENCE SOUTH 1 DEGREE 58 MINUTES EAST 937.72 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 02 MINUTES WEST 175 FEET; THENCE SOUTH 01 DEGREE 58 MINUTES EAST 200 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 88 DEGREES 37 MINUTES WEST 661.62 FEET TO THE POINT OF BEGINNING, IN MCLEAN COUNTY, ILLINOIS.

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

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

PROPERTY AREA

797,627 SQUARE FEET (18.311 ACRES)

PROPERTY ADDRESS

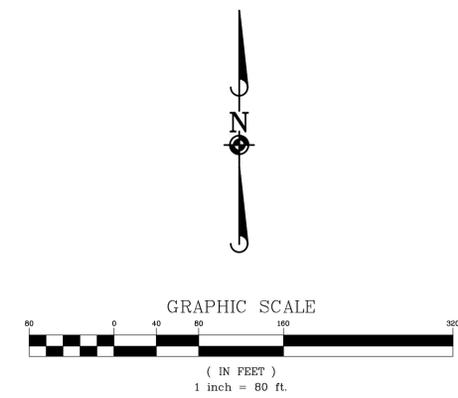
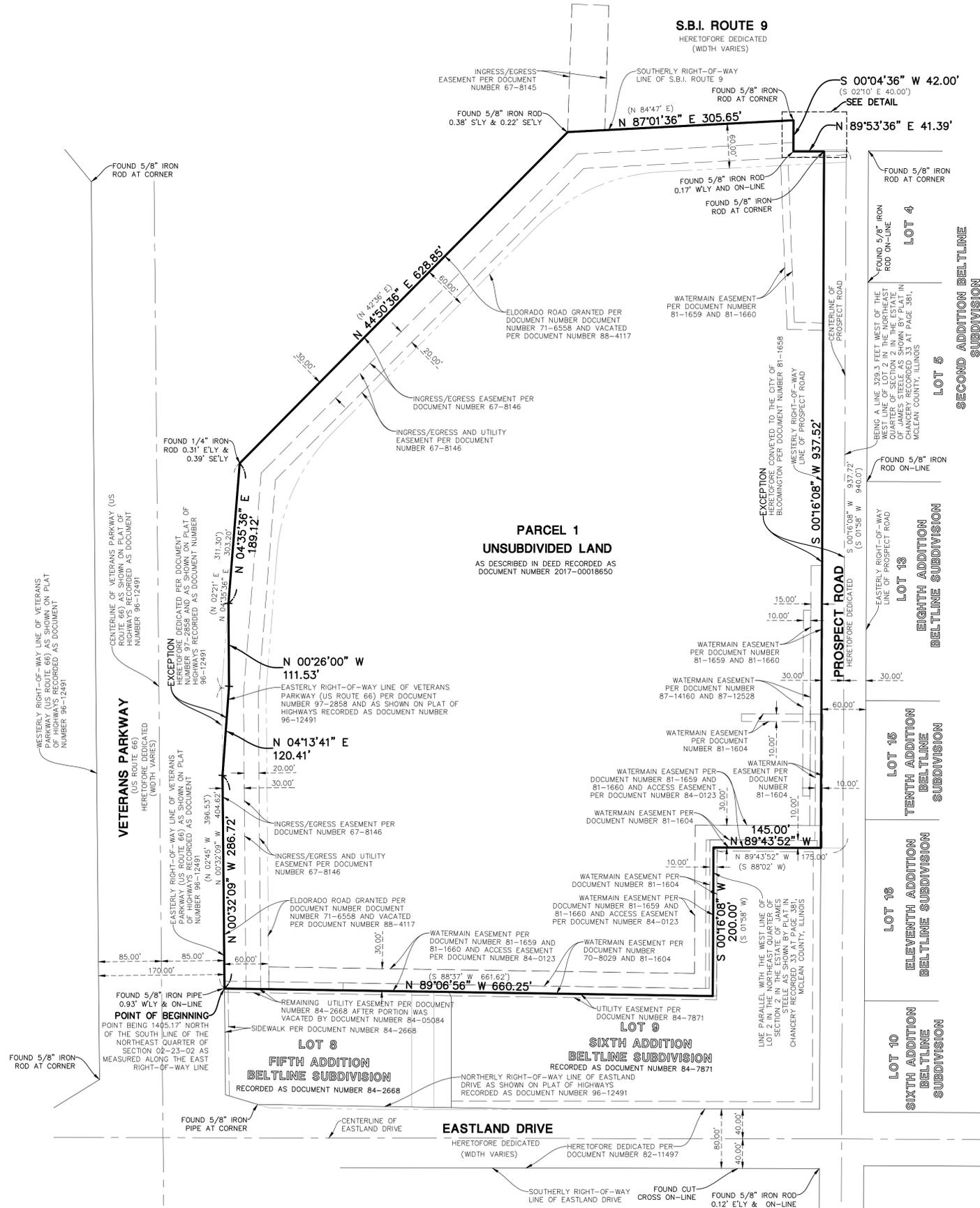
1701 EAST EMPIRE STREET

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.)
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

SHEET INDEX

SHEET 1:	EXISTING BOUNDARY, LEGAL DESCRIPTION, FEMA INFORMATION AND ZONING MAP
SHEET 2:	PROPOSED LOT DIVISION



SURVEY PREPARED FOR THE OWNER/DEVELOPER

CORE ACQUISITIONS
200 S WACKER DRIVE, SUITE 1325
CHICAGO, ILLINOIS 60606

ATTORNEY

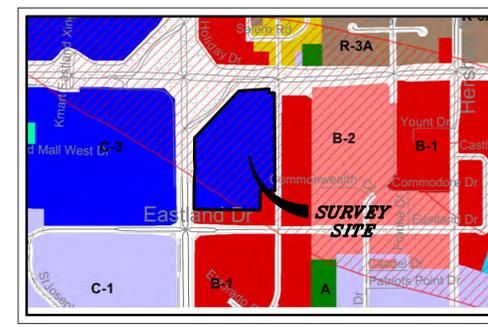
MARC S. JOSEPH
LEVENFELD PEARLSTEIN, LLC
2 LASALLE STREET, SUITE 1300
CHICAGO, ILLINOIS 60602

BASIS OF BEARINGS

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

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1713C0502E WITH AN EFFECTIVE DATE OF JULY 16, 2008 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE Z (UNSHADED). ZONE Z (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.



ZONING MAP
NOT TO SCALE

THE SURVEYED PROPERTY IS LOCATED IN BLOOMINGTON "C-3" ZONING DISTRICT. "C-3" ZONING DISTRICT IS DEFINED AS COMMUNITY/REGIONAL SHOPPING DISTRICT.
C-3: COMMUNITY/REGIONAL SHOPPING DISTRICT
B-1: HIGHWAY BUSINESS DISTRICT

ERIC R. VESELY
ILLINOIS PROFESSIONAL SURVEYOR
NO. 3855
LINCOLNSHIRE, ILLINOIS

December 11, 2019
EXPIRES: 11/30/20

DATE	
REVISIONS	

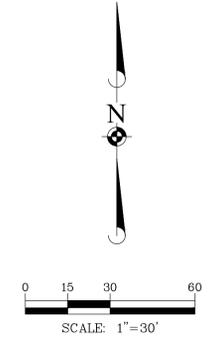
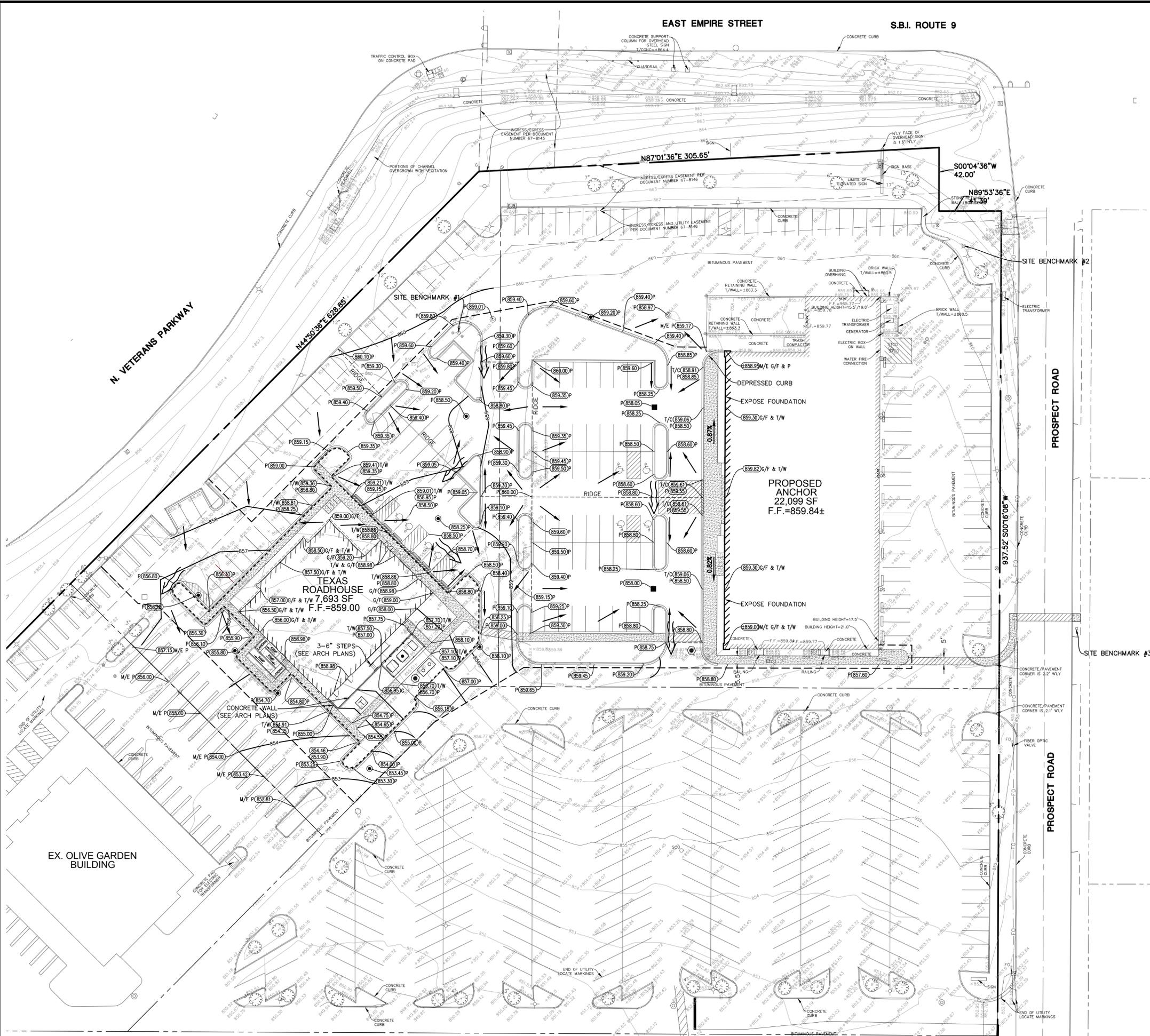
Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Wetland & Wetland Assessment Engineers • Wetland & Wetland Assessment Planners • Environmental Scientists • Landscape Architects • Planners

BLOOMINGTON COMMONS SUBDIVISION
1701 EAST EMPIRE STREET IN BLOOMINGTON, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JP
PROJ. ASSOC.: ERV
DRAWN BY: ERV/AAS
DATE: 12/11/19
SCALE: 1"=80'

SHEET
1 OF **2**
CAQBTL01

Exhibit C
Site Plan
Renderings
Landscaping Plan
Photometric Plan



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

GRADING PLAN LEGEND

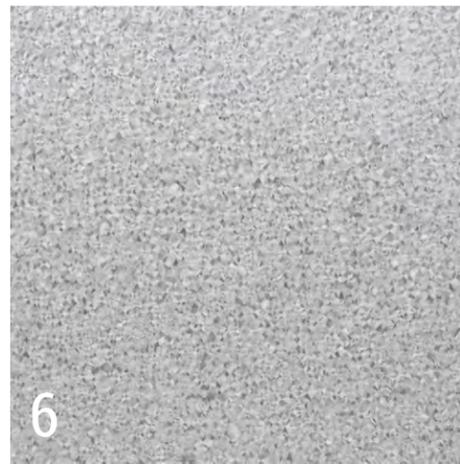
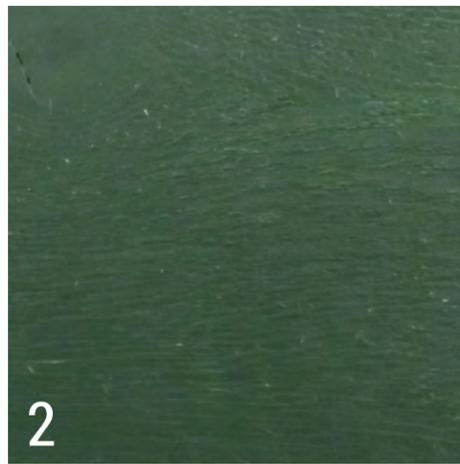
	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	RETAINING WALL
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

DATE	
REVISIONS	

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

BLOOMINGTON COMMONS DEVELOPMENT
 CITY OF BLOOMINGTON, ILLINOIS
 PRELIMINARY GRADING PLAN

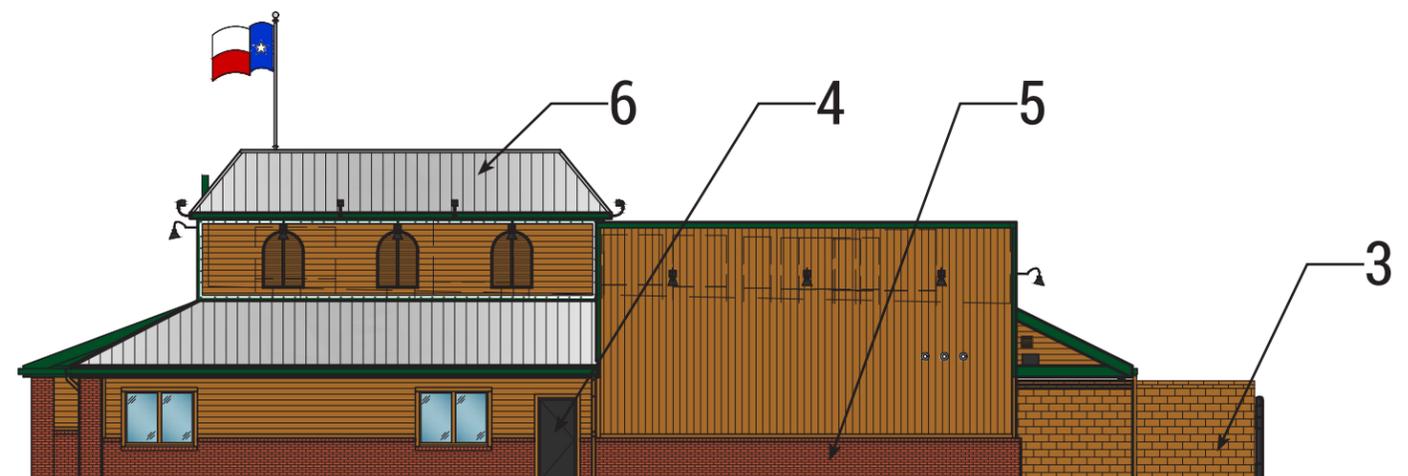
PROJ. MGR.:	JSP
PROJ. ASSOC.:	JCM
DRAWN BY:	REH
DATE:	12-11-19
SCALE:	1"=30'
SHEET	4 OF 5
CAQ.BTL01	



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



FRONT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



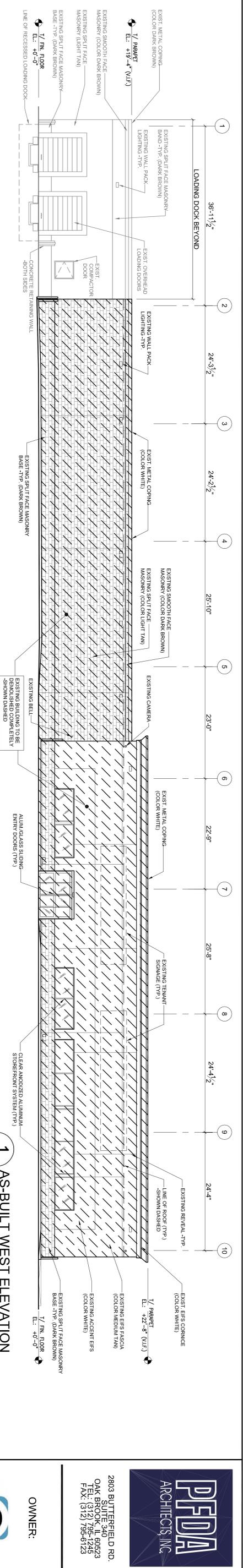
REAR ELEVATION



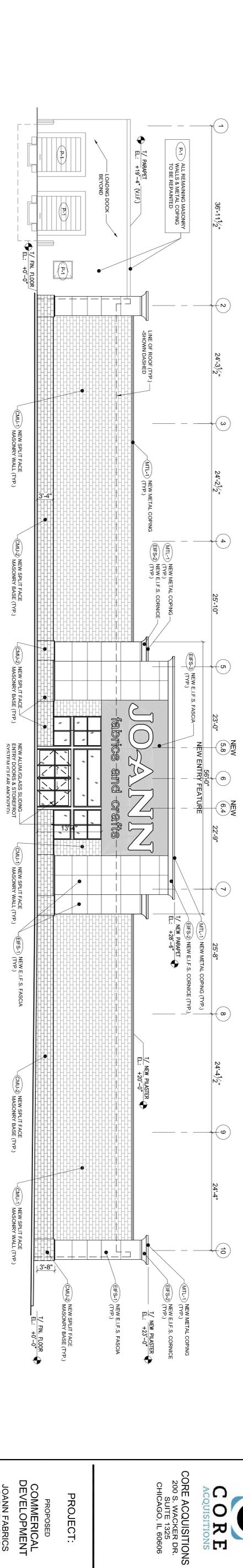
LEFT ELEVATION

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

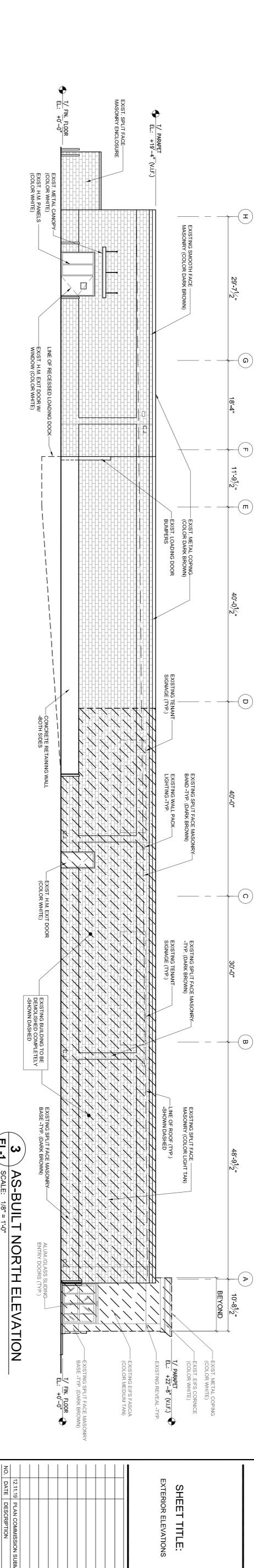
DISCLAIMER NOTE:
THE COLORS DEPICTED ON THESE ELEVATIONS ARE FOR GRAPHIC REPRESENTATION PURPOSES ONLY.
PLEASE REFER TO MATERIAL BOARD FOR ACTUAL SAMPLE OF COLORS AND TEXTURES



1 AS-BUILT WEST ELEVATION
 EL-1 SCALE: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
 EL-1 SCALE: 1/8" = 1'-0"



3 AS-BUILT NORTH ELEVATION
 EL-1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
(CM1)	8" CONCRETE BLOCK TEXTURE: SPLITFACE	ARCON BRICK & BLOCK
(CM2)	8" CONCRETE BLOCK TEXTURE: CHESTNUT	ARCON BRICK & BLOCK
(EF1)	EXTERIOR INSULATION AND FINISH SYSTEM TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EF2)	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: SANDBLAST FINISH	DRYVIT CORP.
(EF3)	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: TO MATCH SHERWIN WILLIAMS (SW6148) WOOD SKEN	DRYVIT CORP.
(MT1)	PREFINISHED METAL COPING COLOR: TO MATCH SHERWIN WILLIAMS (SW6148) WOOD SKEN	PETERSEN ALUMINUM CORP. OR EQUAL
(P1)	NEW PAINT AT REMAINING MASONRY WALLS & COPING COLOR: TO MATCH SHERWIN WILLIAMS (SW6148) WOOD SKEN	SHERWIN WILLIAMS

GENERAL NOTE:
 GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.



2803 BUTTERFIELD RD.
 SUITE 340
 OAK BROOK, IL 60523
 TEL: (312) 785-4125
 FAX: (312) 785-4125

OWNER:



CORE ACQUISITIONS
 200 S. WACKER DR.
 SUITE 1325
 CHICAGO, IL 60606

PROJECT:

PROPOSED
 COMMERCIAL
 DEVELOPMENT
 JOANN FABRICS
 SHELL BUILDING
 1701 E. EMPIRE STREET
 BLOOMINGTON, IL

SHEET TITLE:
 EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
12/11/19		PLAN COMMISSION SUBM.

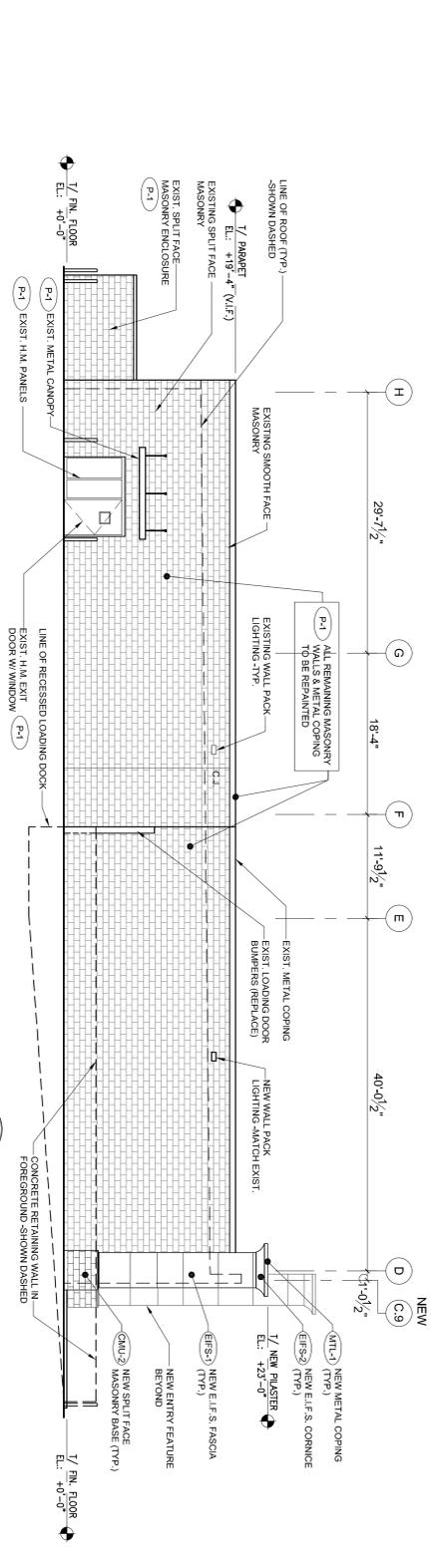
OWNER: PFDA, INCORPORATED
 ALL DRAWING AND WRITTEN INFORMATION
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 AND IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, WITHOUT WRITTEN CONSENT.
 DRAWN BY: CHECKED BY:

SHEET

EL-1

JOB NO. 19120

4 PROPOSED NORTH ELEVATION
 EL-1 SCALE: 1/8" = 1'-0"



OWNER:



CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
CHICAGO, IL 60606

PROJECT:

PROPOSED
COMMERCIAL
DEVELOPMENT
JOANN FABRICS
SHELL BUILDING
1701 E. EMPIRE STREET
BLOOMINGTON, IL

SHEET TITLE:
EXTERIOR ELEVATIONS

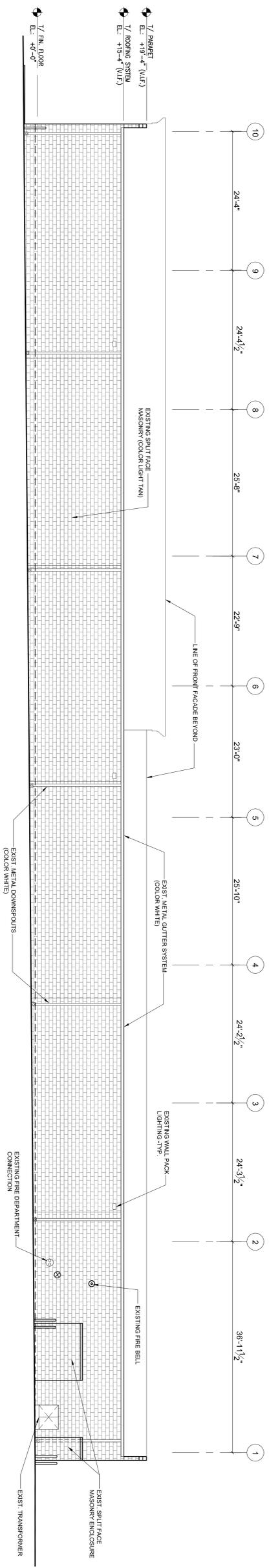
NO.	DATE	DESCRIPTION
12/11/19		PLAN COMMISSION SUBM.

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ALL BRAND AND WRITTEN INFORMATION
HEREIN SHALL NOT BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, WITHOUT WRITTEN CONSENT.
DRAWN BY: _____
CHECKED BY: _____

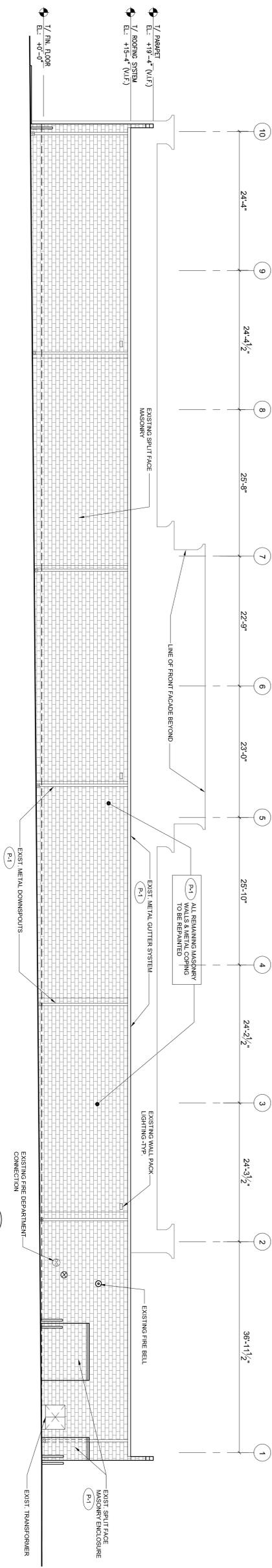
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EL-2

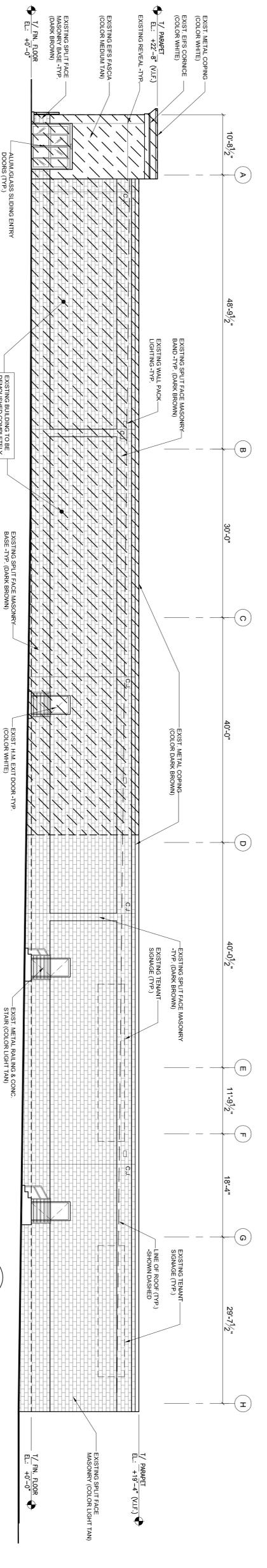
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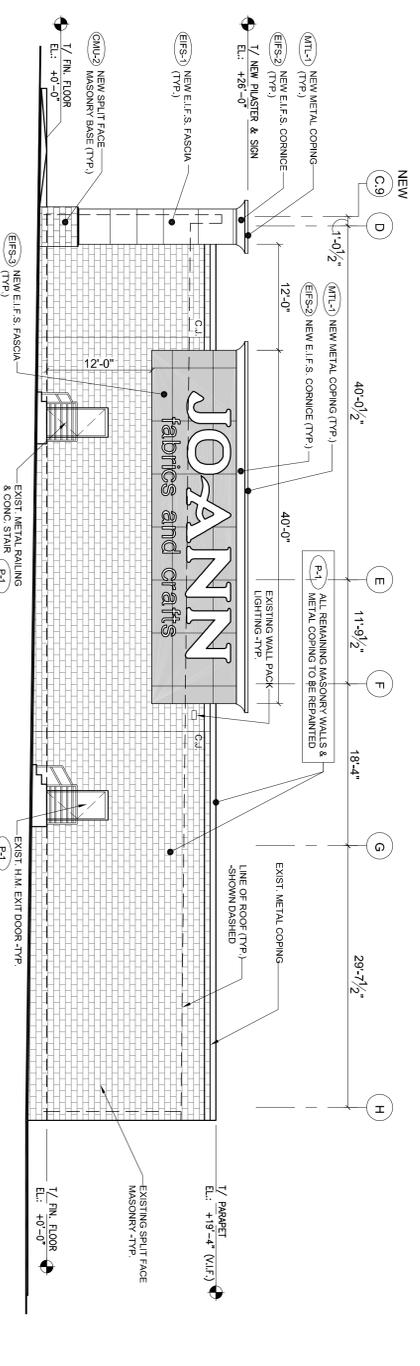
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EL-2 SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
EL-2 SCALE: 1/8" = 1'-0"



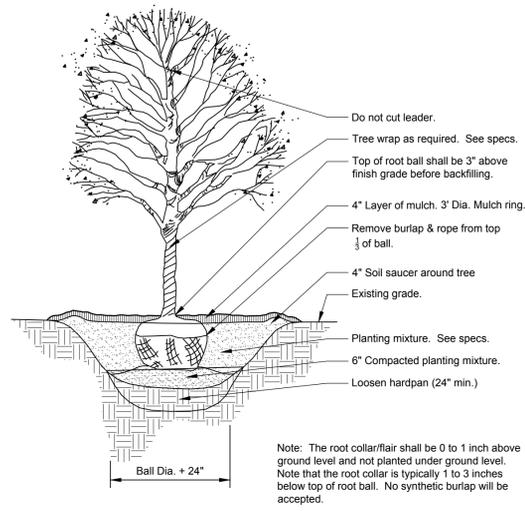
3 AS-BUILT SOUTH ELEVATION
EL-2 SCALE: 1/8" = 1'-0"



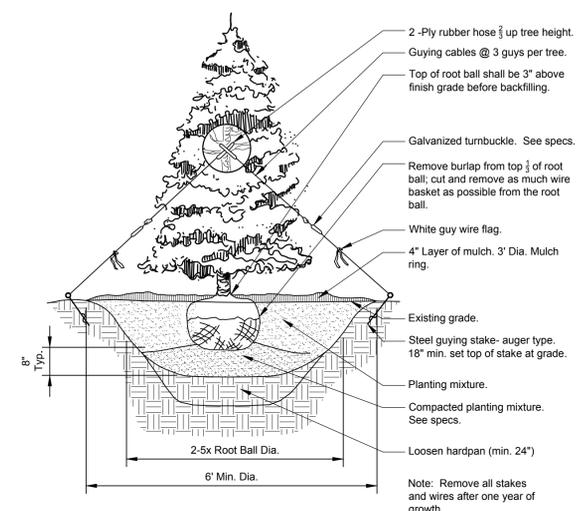
4 PROPOSED SOUTH ELEVATION
EL-2 SCALE: 1/8" = 1'-0"

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
(CM1-1)	8" CONCRETE BLOCK TEXTURE: SPLITFACE	ARCONI BRICK & BLOCK
(CM1-2)	8" CONCRETE BLOCK COLOR: CHERRY TAN TEXTURE: SPLITFACE	ARCONI BRICK & BLOCK
(EFS-1)	EXTERIOR INSULATION AND FINISH SYSTEM TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-2)	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: IVACATIVE TEXTURE: SANDBLAST FINISH	DRYVIT CORP.
(EFS-3)	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: TO MATCH SHERWIN WILLIAMS (JOANN GREEN)	DRYVIT CORP.
(MTL-1)	PREFINISHED METAL COPING COLOR: TO MATCH SHERWIN WILLIAMS (WOOD SKEN)	PETERSEN ALUMINUM CORP. OR EQUAL
(P-1)	NEW PAINT AT REMAINING MASONRY WALLS & COPING COLOR: TO MATCH SHERWIN WILLIAMS (SWM148) WOOD SKEN	SHERWIN WILLIAMS

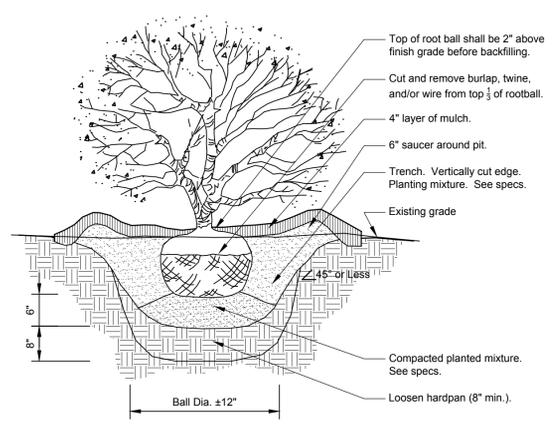
GENERAL NOTE:
GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES, COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.



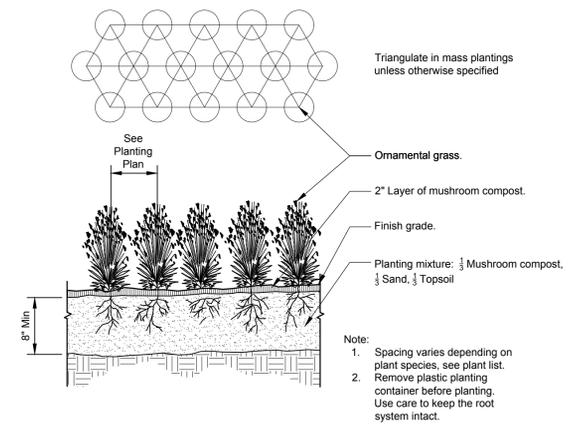
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



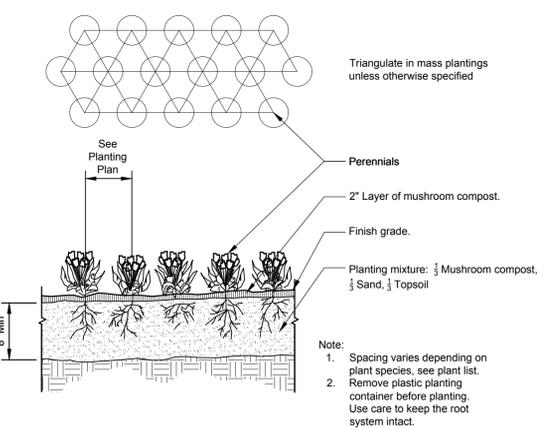
2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01



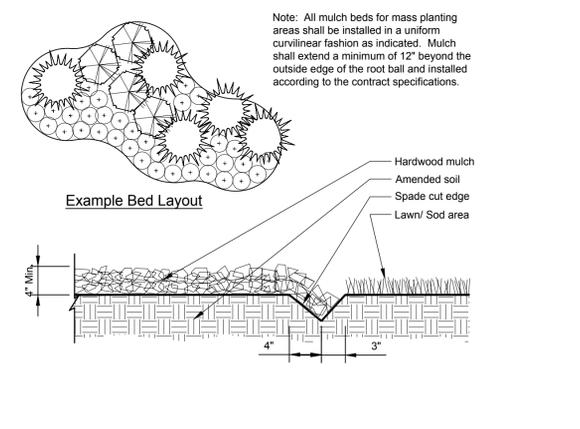
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05



4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01

City of Bloomington Required Landscaping

FOUNDATION PLANTING REQUIREMENT
Requirement: Foundation plantings shall be installed across 60% of the length of the facade of the building. A minimum 4' wide hedge row shall be planted w/ 1 shrub every 3' O.C.

298 LF West and South, 373 LF North and East
North and East Existing conditions, only West and South Calculated

298 LF Foundation / 60 = 179 LF required
179 LF Foundation / 3 = 60 shrubs required

Required- 179 LF & 60 Shrubs
On Plan - 236 LF & 79 Shrubs

Note-Texas Roadhouse Planting Plan to be provided by others

TRANSITION YARD REQUIREMENT
Not Required

PARKING LOT PERIMETER LANDSCAPING
Requirement: Edge of parking lot shall have a 6' landscape bed for interior areas and 12' bed adjoining a ROW. One shrub shall be planted for every 3' of landscape area length.

On Plan - Not Applicable, Existing perimeter undisturbed

PARKING LOT INTERIOR LANDSCAPING
Requirement: One island between every 10 parking spaces and terminating rows. One shade tree per island and two per double island. 75% of every island shall be planted with salt tolerant turf or live groundcover

Total New Parking Lot Islands =22 Trees Required
Existing Islands to maintain existing trees.

Required - 22 trees
On Plan - 22 trees

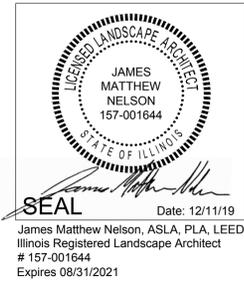
SCREENING AREA REQUIREMENTS
Requirement: Loading Docks, service areas, trash collection areas shall be screened from off-site view. Loading docks shall be screened from view of public ROW's with a screening wall, opaque fence or combination of plantings equal to 50 plant units per 100' of screening area. Trash collection areas shall be screened with a 6' ht enclosure on all sides.

CONCEPT PLANT SCHEDULE

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

Landscape Notes:

- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas.
- Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.



December 10, 2019 - 09:28 Doc Name: P:\Cadd\01\Drawings\Bloomington\01-PRJ\01-LANDSCAPE.dwg, Updated by: khelton

Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148 ph:630.691.8800 fx: 630.691.8885 manhard.com
 Environmental Scientists | Environmental Engineers | Environmental Planners
 Construction Managers | Landscape Architects | Landscapers

BLOOMINGTON COMMONS DEVELOPMENT
 CITY OF BLOOMINGTON, ILLINOIS
 LANDSCAPE SUMMARY

PROJ. MGR:	JSP
PROJ. ASSOC:	MN
DRAWN BY:	MN
DATE:	12-11-19
SCALE:	AS NOTED

SHEET
L1 OF **L3**
 CAQ.BTL01

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

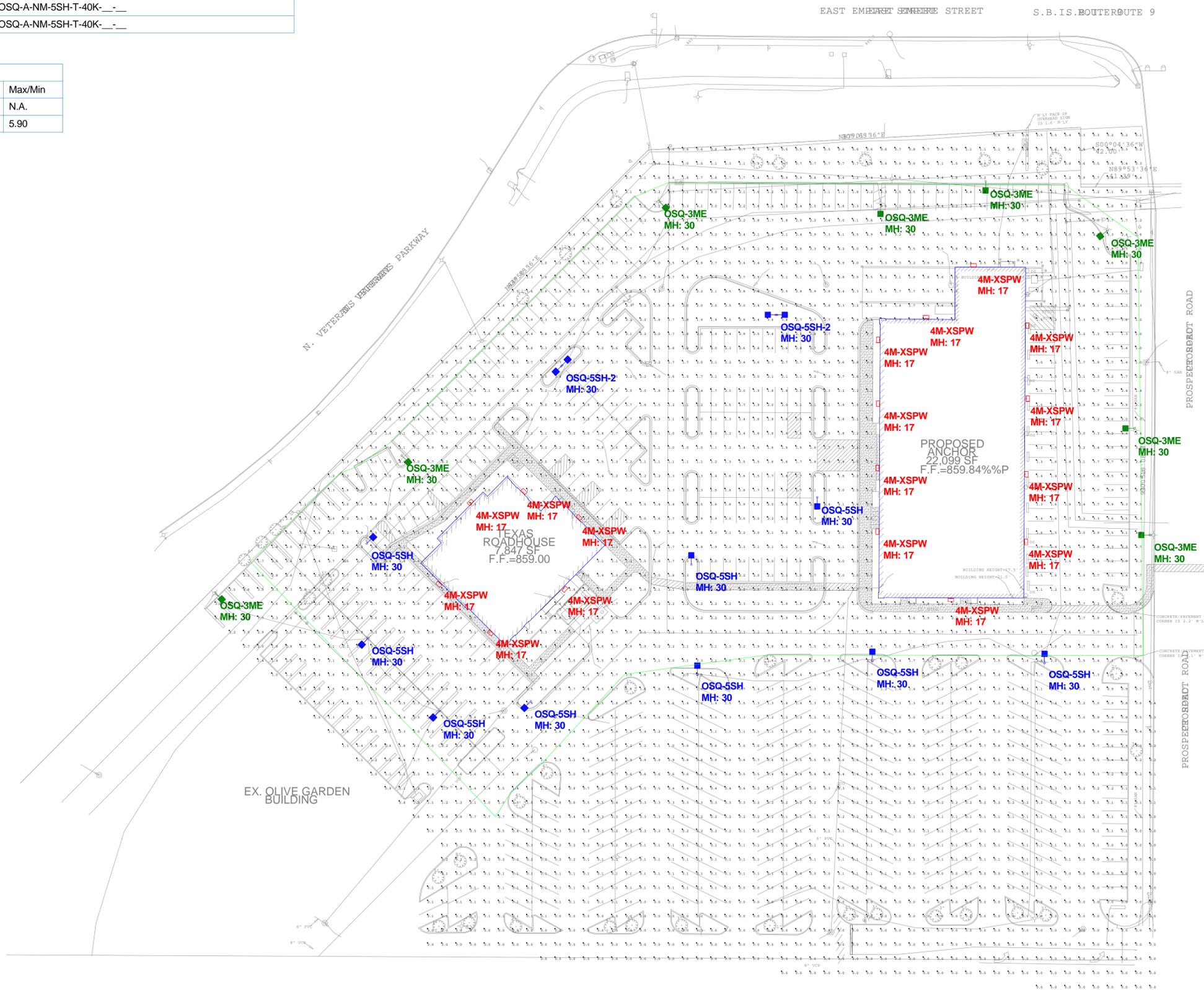
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	1.50	5.9	0.0	N.A.	N.A.
LOT	Fc	2.27	5.9	1.0	2.27	5.90

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

Proposed poles meet 120MPH sustained winds.

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

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



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

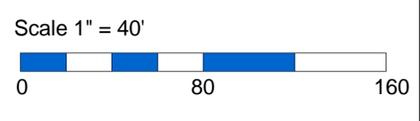
Project Name: Bloomington Commons Development -1703 E. Empire Street, Bloomington ,IL 61704

SR-39810

Footcandles calculated at grade

Filename: 191206MH1ALC.AGI

Layout By:
 Angel Cortez
 Date:12/11/2019



PETITION FOR APPROVAL OF PRELIMINARY PLAN FOR A SUBDIVISION

State of Illinois)
)ss.
County of McLean)

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

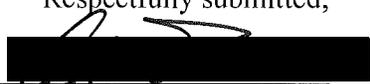
Now come(s) Core Bloomington Commons, LLC and Southern Centers at Hialeah as Tenants in Common (TIC)
hereinafter referred to as your Petitioner(s) respectfully representing and requesting as follows:

1. That your petitioner(s) is (are) interested as OWNER in the premises hereinafter in Exhibit(s) A attached hereto and made a part hereof to be known by this reference;

2. That your Petitioner(s) seek(s) approval of the Preliminary Plan for a subdivision of said premises to be known and described as BLOOMINGTON COMMONS which Preliminary Plan is attached hereto and made a part hereof;

3. That your Petitioner(s) also seek(s) approval of the following exemptions or variations from the provisions of Chapter 24, of the Bloomington City Code:

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

Respectfully submitted,


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

ORDINANCE NO _____

AN ORDINANCE APPROVING THE PRELIMINARY PLAN OF THE
BLOOMINGTON COMMONS SUBDIVISION

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition for approval of the Preliminary Plan of BLOOMINGTON COMMONS Subdivision, legally described in Exhibit(s) A attached hereto and made a part hereof by this reference;

WHEREAS, said Petition requests the following exemptions or variations from the provisions of the Bloomington City Code, 1960, as amended:

_____ and;

WHEREAS, said Petition is valid and sufficient and conforms to the requirements of the statutes in such cases made and the Preliminary Plan attached to said Petition was prepared in compliance with the requirements of the Bloomington City Code except for said requested exemptions and/or variations; and

WHEREFORE, said exemptions and/or variations are reasonable and in keeping with the intent of the Land Subdivision code, Chapter 24 of the Bloomington City Code, 1960, as amended.

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

1. That the Preliminary Plan of the BLOOMINGTON COMMONS Subdivision and any and all requested exemptions and/or variations be, and the same is hereby approved.
2. That this Ordinance shall be in full force and effective as the time of its passage on this _____ day of _____, 20_____.

APPROVED:

Mayor

ATTEST:

City Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

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

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

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

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

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

APPLICANT REQUESTS EXISTING PARKING LOT ISLAND LANDSCAPING REQUIREMENTS BE

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

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

THE NET IMPERVIOUS AREA.

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

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

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

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

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

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

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

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

12/3/19
(Date) (Date)

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

**EXHIBIT A
LEGAL DESCRIPTION**

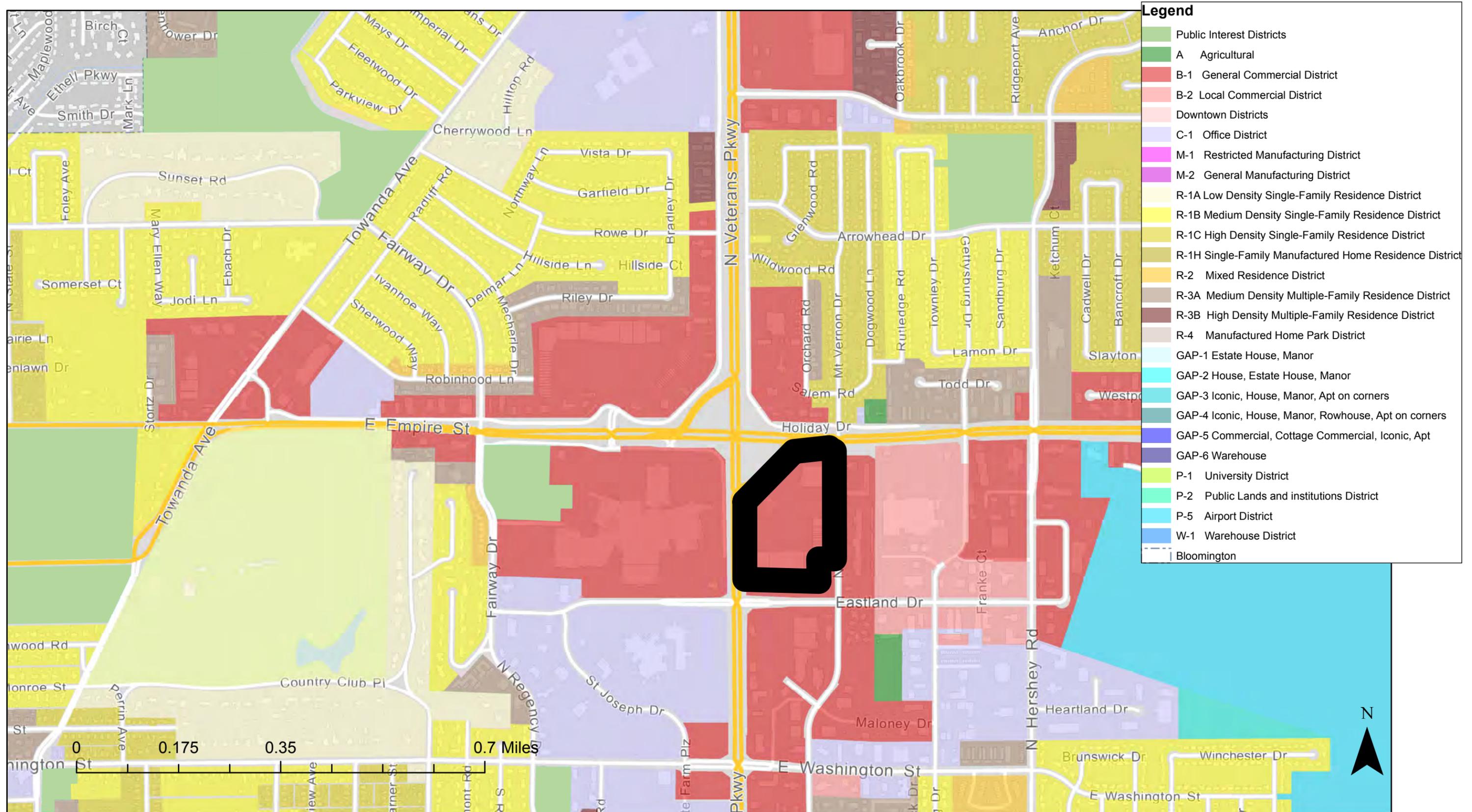
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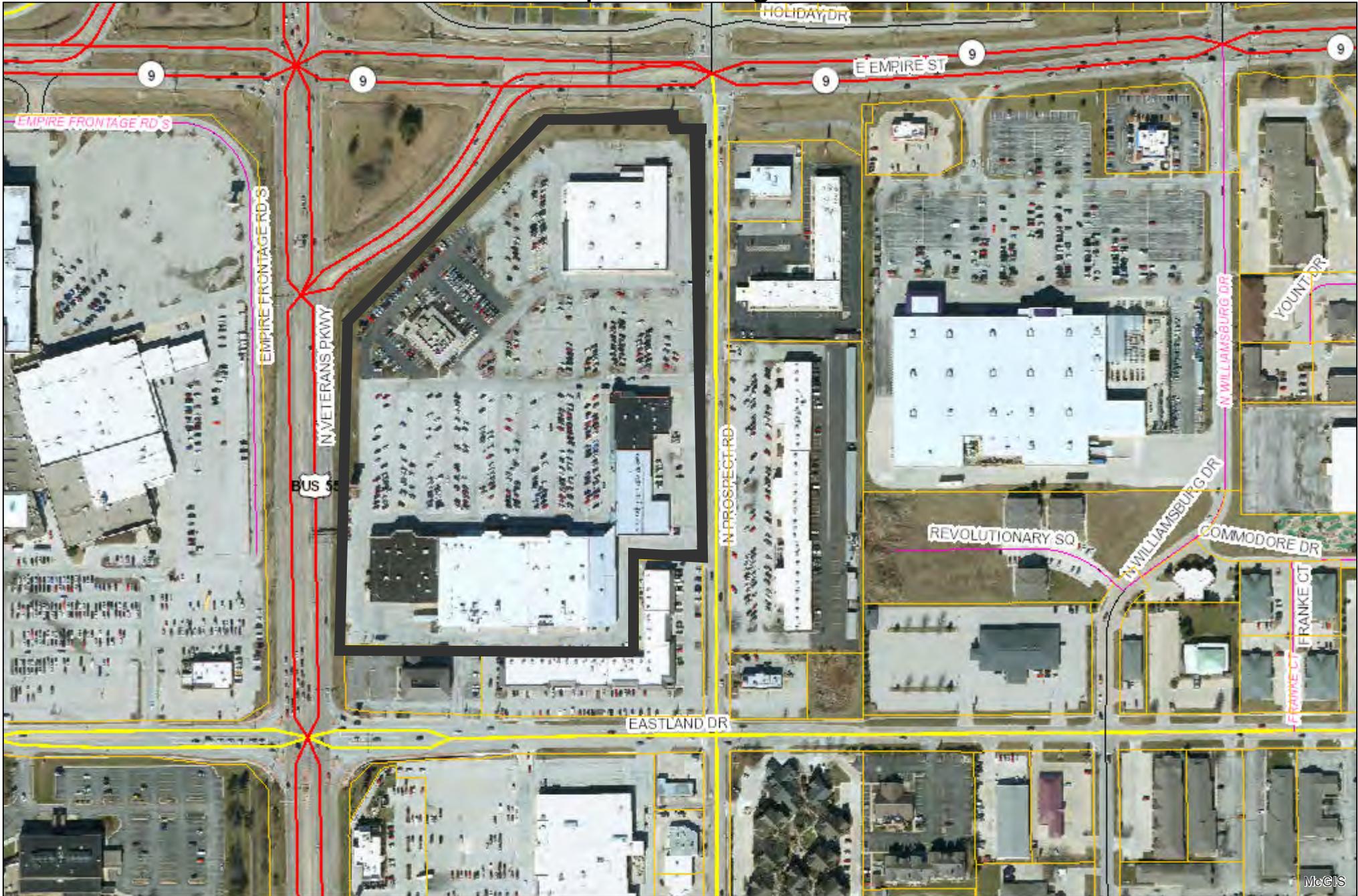
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Zoning Map Bloomington Commons 1701 E Empire St



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

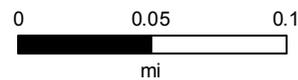
Aerial Map Bloomington Commons



McGIS



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



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

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

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

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

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

Published: December 23, 2019



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

December 19, 2019

Dear Property Owner or Occupant:

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

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

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

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

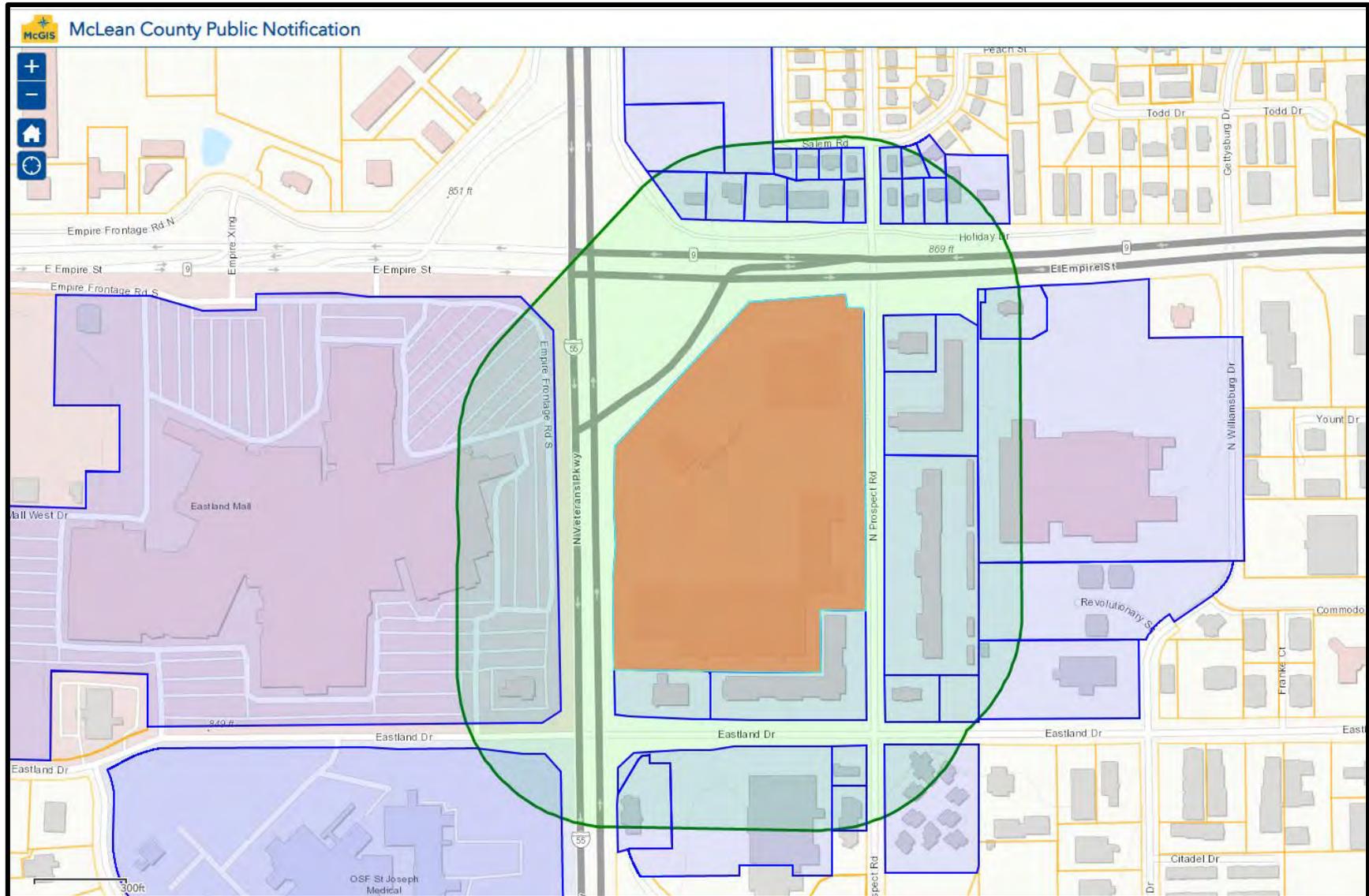
Sincerely,

Planning Division staff

Attachments:

Map of notified properties within 500 ft of subject property

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



JAMES CORKILL 1104 MOUNT VERNON DR BLOOMINGTON, IL 61704	HARISH PATEL 1804 WOODBINE RD BLOOMINGTON, IL 61704	TAX DEPARTMENT US BANK 2800 EASTLAKE MINNEAPOLIS, MN 55406
TIMOHTY FLYNN 11 Northcrest Ct BLOOMINGTON, IL 61701	SNYDER PROPERTIES TRUST 1 BRICKYARD DR BLOOMINGTON, IL 61701	SCOTT WELLER PO BOX 4 BLOOMINGTON, IL 61702
JING LIN 3209 KIRKWOOD RD BLOOMINGTON, IL 61704	CIBM BANK 1930 W Bluemound Rd Ste D Waukesha, WI 53186	CINDY WALDEN 1205 DOGWOOD LN BLOOMINGTON, IL 61704
LARRY MULCAHEY 6 ANN ARBOR CT BLOOMINGTON, IL 61705	EUNICE SPENCER 1703 SALEM RD BLOOMINGTON, IL 61704	BROWN ENTERPRISES 2205 JESSAMINE RD BLOOMINGTON, IL 61704
VALENTIN JOAQUIN CASTANEDA 1804 E EMPIRE BLOOMINGTON, IL 61701	SCOTT WELLER PO BOX 4 BLOOMINGTON, IL 61702	DONALD WOOD 204 N BEECH ST NORMAL, IL 61761
SNYDER ENTITIES, LLC 1 BRICKYARD DR BLOOMINGTON, IL 61701	ARC CAFEUSA001 LLC KFC 082086 2325 E CAMELBACK RD STE 1100 PHOENIX, AZ 85016	TRUST PBB-140 STEPHEN SNYDER 1 BRICKYARD DR BLOOMINGTON, IL 61701
3-T PROPERTIES LLC 6 FOX CREEK RD TOWANDA, IL 61776	ATTN: REAL ESTATE DEPARTMENT OSF HEALTHCARE SYSTEM 800 NE GLEN OAK AVE PEORIA, IL 61603	BING JING & YUN HUA XIAO LIN 3209 KIRKWOOD RD BLOOMINGTON, IL 61704
LOWES HOME CENTERS PROPERTY TAX DEPT 1000 LOWES BOULEVARD MOORESVILLE, NC 28117	ATTN: AMID DHANANI HZ PROPS RE LTD 4415 HIGHWAY 6 SUGAR LAND, TX 77478	CORE BLOOMINGTON COMMONS LLC P O BOX 1243 NORTHBROOK, IL 60065
EMPIRE INVESTMENTS LLC GREG YOUNT 26 BAY PIONTE BLOOMINGTON, IL 61704	PAUL PARK NASAN CORPORATION 2807 W WINDFLOWER CT PEORIA, IL 61615	EASTLAND ANIMAL HOSPITAL 1704 E EMPIRE ST BLOOMINGTON, IL 61704
THACKER FAMILY PROPERTIES 1806 E EMPIRE ST BLOOMINGTON, IL 61704	LEO D & JOHN P HERMES 205 S LEE ST BLOOMINGTON, IL 61701	R&H INVESMENTS LLC CORE 3 PROPERTY MGT 1716 RT DUNN DR STE 4 BLOOMINGTON, IL 61701

SNYDER ENTITIES, LLC
1 BRICKYARD DR
BLOOMINGTON, IL 61701

ATTN DEAN KOOIMA PIZZA RANCH RE 1
LLC
204 19TH ST SE
ORANGE CITY, IA 51041

B-N DEVELOPMENTS INC
3120 N KANDY LN
DECATUR, IL 62526

CARMAX AUTO SUPERSTORES
12800 TUCKAHOE CREEK PKWY
RICHMOND, VA 23238

MICHAEL C BELL MANGER BELL
FAMILY LLC
41 COUNTRY CLUB PLACE
BLOOMINGTON, IL 61701