



AGENDA
BLOOMINGTON PLANNING COMMISSION
REGULAR MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, MARCH 25, 2020 4:00 P.M.
LIVE STREAM
ONLINE AT
[HTTPS://WWW.CITYBLM.ORG/LIVE](https://www.cityblm.org/live)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the March 11, 2020, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
 - A. PR-03-20** Public Hearing, review and action on a petition submitted by Red Bud Development LLC requesting a site plan approval for a new restaurant/entertainment facility at 1101 Airport Road, Bloomington, IL 61701, in the B-1 General Commercial District.
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF
THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
WEDNESDAY, MARCH 11, 2020, 4:00 P.M.**

Roll Call

The Planning Commission convened in Regular Session in the City Council Chambers, City Hall Building, 109 E. Olive Street at 4:00 p.m., Wednesday, March 11, 2019. The Meeting was called to order by Chairperson Megan Headean.

Attendee Name	Title	Status
Ms. Megan Headean	Chair	Present
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Absent
Ms. Megan McCann	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. John Protzman	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. Kevin Suess	Commissioner	Present
Mr. George Boyle	Assistant Corporate Council	Present
Mr. Bob Mahrt	Community Development Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Casey Weeks	Assistant City Planner	Absent

Public Comment

Chairperson Headean opened the floor for public comment and the following people came forward: None.

Minutes

The Commission reviewed the minutes from the February 26, 2020 regular meeting of the Bloomington Planning Commission.

Vice chair Mohr made a motion, seconded by Commissioner McCann, that the Minutes from the February 26, 2020 minutes be approved as presented:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

Motion carried

Regular Agenda

CASE Z-03-20 Public hearing, review and action on a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of

Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions.

Chairperson Headean opened the public hearing. Ms. Simpson provided the staff report and staff's positive recommendation. Ms. Simpson explained that the subject property, Sunnyside Park, is a 16-acre, city owned park created in 1960 by demolishing a number of homes and vacating a portion of Iowa Street. She shared photos of the subject property, an aerial view, a zoning map and photos of the surrounding and adjacent properties and uses. She explained that subject property has two zoning designations: R-1C Single Family Residential and P-2, Public Lands and Institutions. The portion of the property currently zoned, R-1C Single Family Residential District, is inappropriate and that the propose zoning, P-2 Public Lands and Institutions, is consistent with the zoning on the rest of the property. She explained that the R-1C zoning is a remnant of the single-family neighborhood that was raised in 1960 when Sunnyside Park was established. Ms. Simpson denoted that the petitioner, the Boys and Girls Club, operate in the neighborhood and have entered into a purchase agreement for 3.4 acres with the City of Bloomington. She stated that the petition is proposing to construct a new facility on the 3.4 acres and the zoning map amendment facilitates this reinvestment in vacant property. Ms. Simpson provided staff's analysis and concluded that the application meets the standards for a zoning map amendment.

Mr. Neil Finlen, Farnworth Group, spoke on behalf of the petitioner and the petition. He explained that he is the engineer working with the Boys and Girls Club on their new project. He introduced Tony Morstatter, Director of the Boys and Girls Club. Mr. Finlen described the location of the proposed parking lot and facility to the adjacent dwelling units.

No one, outside of the petitioner spoke in favor of the petition. No one spoke against the petition. Chairperson Headean closed the public hearing at 4:15 p.m.

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the map amendment was in the public interested and that the Commission adopt the finding of fact as presented by staff, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, to recommend that the Council approve case Z-03-20, a petition submitted by The Boys and Girls Club (purchaser) requesting a zoning map amendment for a portion of Sunnyside Park (1712-1724 W. Illinois Street) rezoning the property from R-1C, Single Family Residential District to P-2, Public Lands and Institutions, which resulted in the following:

AYES: Suess; Stanczak; Protzman; Muehleck; McCann; Boyd; Mohr; Chairperson Headean

NAYS: none.

Motion carried

OLD BUSINESS

Vice Chair Mohr announced that he was coordinating a Smart Towns Conference for April 14, 2020 at 6:00 pm at Illinois Wesleyan University.

NEW BUSINESS

None.

ADJOURNMENT

Commissioner Boyd made a motion, seconded by Commissioner Stanczak, that the meeting be adjourned.

Motion carried (viva voce)

The meeting adjourned at 4:16 p.m.

CITY OF BLOOMINGTON

ATTEST

Chair Megan Headean

Katie Simpson, City Planner

DRAFT

**CITY OF BLOOMINGTON
REPORT FOR THE PLANNING COMMISSION
MARCH 25, 2020**

CASE NUMBER:	SUBJECT PROPERTY:	TYPE:	SUBMITTED BY:
PR-03-20	1101 Airport Rd.	Legislative Site Plan Review	Planning Division
PETITIONER'S REQUEST:	Site plan review for new construction of restaurant/entertainment facility		
<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



Figure 1 The subject property, 1101 Airport Road, Bloomington IL 61701

NOTICE

The application has been filed in conformance with applicable procedural requirements. Notice of the hearing was published in *The Pantagraph* on Tuesday, March 10, 2020.

GENERAL INFORMATION

Owner and Applicant: Red Bud Development LLC

PROPERTY INFORMATION

Existing Zoning: B-1 General Commercial District
Existing Land Use: Vacant
Proposed Use: Restaurant/entertainment establishment
Legal Description: Lot 20 in Empire Business Park Tenth Addition
PIN: Part of PIN: 15-31-351-013

Surrounding Zoning and Land Uses

Zoning

North: B-1 General Commercial District
South: B-1 General Commercial District
East: B-1 General Commercial District
West: P-2 Public Lands and Institutions

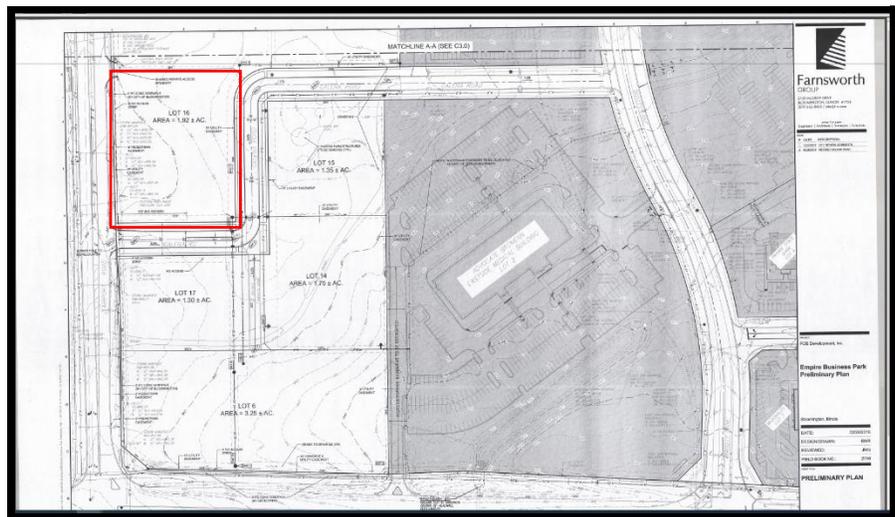
Land Uses

North: Dr. Office
South: Restaurant
East: Medical Facilities
West: Cemetery

PROJECT DESCRIPTION

1101 Airport Road, the subject property, is located in the Empire Business Park Subdivision north of Route 9 and Galena Road, east of Airport Road and East Lawn Memorial Cemetery, south of Cornelius Drive, and west of Trinity Lane. The property is currently undeveloped land. The Planning Commission approved an amended preliminary plan for this area in 2018, and the City Council recently approved a final plat for the subject property. The southern lots of the subdivision were improved in 2019 with two new restaurants, and the lots north of the subject property (not shown in Figure 1) were also developed in 2019 with medical offices/vision center. The property is zoned B-1, General Commercial District. The property is approximately 79, 819 square feet or 1.8 acres.

Figure 1. Preliminary plan for Empire Business Park, approved in 2018. Subject property is shown as Lot 16



The applicant is requesting a building permit for a new restaurant with outdoor entertainment/sports area. The proposed restaurant building is approximately 3,580 square feet

and includes a drive-thru facility. The site plan also shows an approximate 3,000 square foot outdoor seating area, and 8,949 square foot recreational area with volleyball and bocce ball courts. The site shares an ingress/egress onto Airport Road with the property owner to the north. An additional two-way ingress/egress access is proposed on the eastern portion Galena Road and a one-way exist from the drive thru lane is proposed onto Galena Road on the south side of the property. On-site stormwater detention is provided on the west side of the property. A sidewalk is proposed on the west side of the property along Airport Road. Typically, the sidewalks are constructed in the right-of-way, however, since Airport Road was widened, the right-of-way is not wide enough to accommodate a sidewalk safely. Therefore, the property agreed to allow the sidewalk on their property, and the city agreed to allow the sidewalk to encroach into the required setbacks. A variance facilitating the encroachment was approved for the norther lots as well as the southern lots in this subdivision.

The proposed building is approximately eighteen feet tall, at its highest point, with a brick and cement façade. The building has metal storefront windows and metal awnings. The building is occupied by multiple tenants and designed to function like a food-court with common seating. A single stall drive-thru land wraps round the west side of the building.

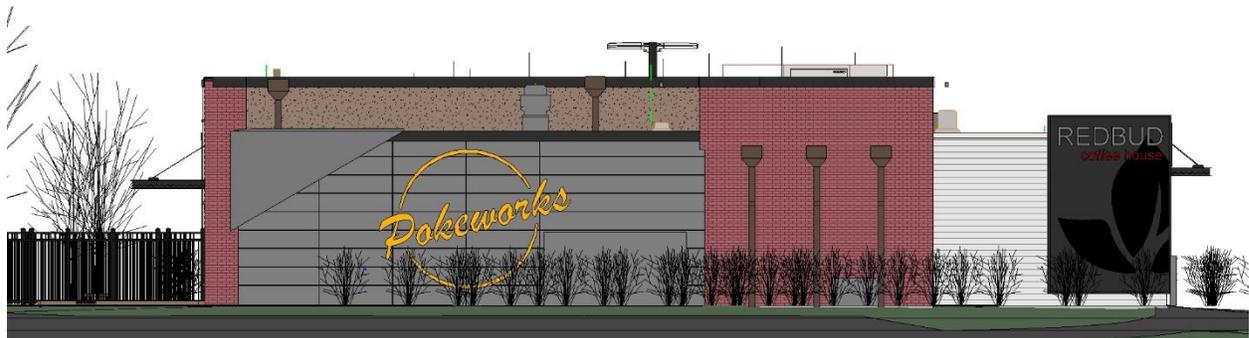


Figure 2. Elevation from Airport Road

Included with the application are a site plan, landscaping plan, photometric plan, utility plan, grading plan, and erosion control plan. The applicant is requesting two variances:

1. To exempt the development from providing a 10ft bypass lane for the drive-thru (Chapter 44.12-7)
2. To allow a reduction in the landscaping setback to accommodate a 5' sidewalk (Chapter 44.13-7).

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.

<i>Site Area</i>	79,819 square feet		
<i>Building Area</i>	5,565 square feet (building 3,416; patio 2,149)		
<i>Requirement</i>	<i>Allowed/Required</i>	<i>Provided</i>	<i>Deviance</i>
Max. FAR	0.8	0.07	Compliant
Min. Lot Width	-	-	NA
Min. Lot Area	-	-	NA
Front yard setbacks	-	25' (south); 45' (west); 12' (east)	Compliant
Side yard building setbacks	NA	NA	NA
Rear yard building setbacks	5ft	242	Compliant
Building Height	NA	18ft	Compliant
Parking spaces	43	43 (2 ADA)	Compliant
Bicycle Parking	3	5	Compliant
Queuing	10	17	Compliant
Minimum aisle widths	24ft	24ft	Compliant
Minimum parking stall dimensions (width/length)	8.5ft/18	8.5ft/18	Compliant
Parking lot perimeter landscaping (front/sides/rear)	12ft/NA/6ft	12ft/NA/6ft	Compliant
Building Foundation landscaping	Required	Provided	Compliant
Landscaping island required every 10 parking spaces	Compliant	Compliant	Compliant
5ft pedestrian route to sidewalk	Required	Provided	Complaint
5ft pedestrian path through parking lot to entrance	Required	Provided	Compliant
Dumpster screening	Required	Provided	Compliant
Dumpster location	Rear Yard	Rear Yard	Compliant
Transitional yard landscaping	NA	NA	NA
Lighting Plan	Provided	Provided	Compliant
Storm water management	Drainage Plan	provided	Compliant

Requested Variances:

1. To exempt the development from providing a 10ft bypass lane for the drive-thru (Chapter 44.12-7). The queuing standard require a 10ft bypass lane adjacent to the drive-thru lane. This lane allows for emergency vehicles to bypass the drive-thru line. Staff supports the variance request since the building is accessible to emergency vehicles from both Airport Drive and Galena Road. Additionally, the applicant added a second entrance at the northeast corner of the property at Galena Road.

2. To allow a reduction in the landscaping setback to accommodate a 5' sidewalk (Chapter 44.13-7). The City widened Airport Road and reduced the size of the parkway. Additionally, Airport Road was never improved with sidewalk. The property owner and the City have worked out an agreement to allow the sidewalk to encroach into the parking lot landscaping setback in order to ensure that a safe distance of parkway is provided between the sidewalk and the street.

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.* The proposed development is consistent and compatible with surrounding developments and the B-1 General Commercial Zoning classification. 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 development is compatible with adjacent uses and the trend in development for the neighborhood. The architectural appearance will be consistent with surrounding development, and there are opportunities for shared parking. 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 development will encourage the completion of Galena Road, a through-street. The standard is met.
- D. *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The standard is met.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission pass a motion recommending the following:

- * To establish a finding of fact
- * To pass an ordinance approving the site plan and the requested variances.

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

ORDINANCE NO 2020-____

AN ORDINANCE APPROVING AN APPLICATION SUBMITTED BY RED BUD DEVELOPMENT LLC REQUESTING APPROVAL OF A SITE PLAN FOR A RESTAURANT AND ENTERTAINMENT AREA AT 1101 AIRPORT ROAD BLOOMINGTON, IL 61704, ZONED B-1 GENERAL COMMERCIAL DISTRICT

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

WHEREAS, after proper notice, the City of Bloomington Planning Commission held a public hearing and determined said site plan represented in Exhibit "B" 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, and finding the requested variances to not endanger surrounding properties, recommended approval of two variances to allow a 5' reduction in the front yard landscaping setback and to not require a 10ft bypass lane for the drive-thru 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 to allow a 5' reduction in the front yard landscaping setback is approved.
3. A variance from the requirement of a 10ft bypass lane for the drive thru is approved.
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

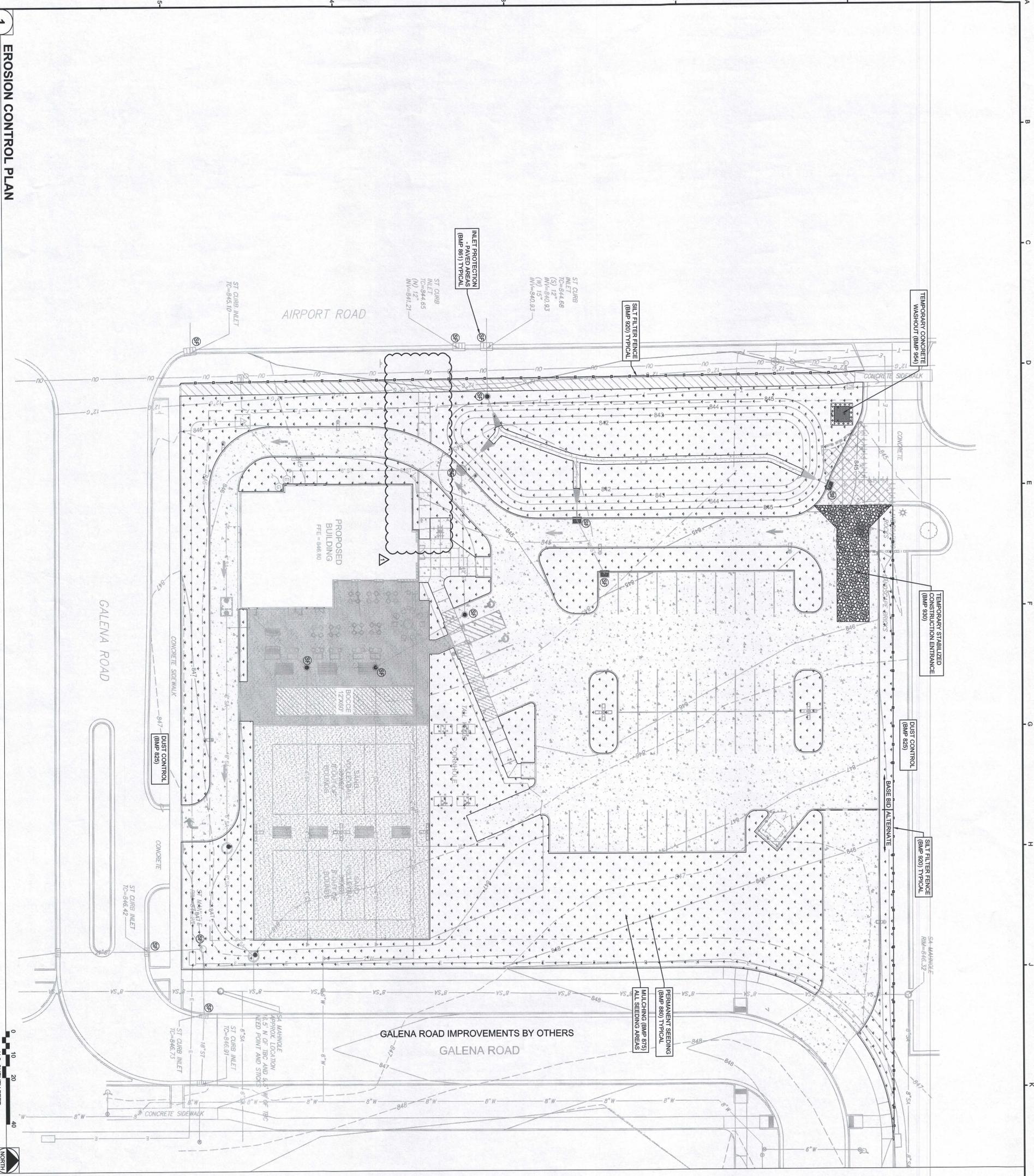
Exhibit "A"

Legal Description

1101 Airport Road

Lot 20 in Empire Business Park Tenth Addition
A portion of PIN: 15-31-351-013

DRAFT



1
SCALE: 1"=20'

EROSION CONTROL PLAN

project 198BX02.400

ISSUED FOR BID AND PERMIT

0 10 20 40
U.S. SURVEY FEET

NORTH

1. TEMPORARY SILTATION OR PERIMETER SILT FENCE SHALL BE CONSTRUCTED AS PER FILTER INLET PROTECTION OR PERIMETER SILT FENCE WHERE INDICATED ON THE PLANS TO PROTECT FROM SILTATION ONTO ADJACENT PROPERTY AND ROADWAYS.

2. PERMANENT STABILIZATION SHALL INCLUDE THE SEEDING OF LAWN AREAS, DISTURBED AND PAVED SURFACE COURSE FOR ROADWAYS AND PARKING. ALL PERMANENT SEEDING SHALL TAKE PLACE IMMEDIATELY FOLLOWING FINAL GRADING OPERATIONS IN ANY COMPLETED AREA WITHIN THE CONSTRUCTION LIMITS.

3. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL TRASH AND CONSTRUCTION DEBRIS WILL BE HAULED TO THE LOCAL MUNICIPAL DUMP AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL SOLID WASTE MANAGEMENT REGULATIONS.

4. THE CONTRACTOR SHALL REQUIRE SOLID WASTE COLLECTION DURING CONSTRUCTION TO MINIMIZE POLLUTION.

5. ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. THE OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE PROCEDURES DURING CONSTRUCTION.

6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, CURRENT EDITION, AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROADWAY BRIDGE CONSTRUCTION, CURRENT EDITION, AND THE ILLINOIS URBAN MANUAL.

7. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE INSTALLED OR RESTORED TO ALL DISTURBED AREAS THAT WILL BE SEEDING.

8. ALL DISTURBED AREAS SHALL BE SEEDING (CLASS 1) AND MULCHED (METHOD 1).

9. FERTILIZER SHALL BE APPLIED AT THE FOLLOWING RATES:
9.1. STARTER FERTILIZER: 18-1-18, 5 LBS PER 1000 SQ.FT.

10. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL SYSTEM AND CORRECT OR ADD TO THE CONTROLS AS MAY BE NECESSARY.

11. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED ON THE FIRST DAY OF CONSTRUCTION ACTIVITIES. ALL BARE SOIL SURFACES NOT IN MAJOR WEATHER AND SOIL CONDITIONS PERMITTING. IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL OF PRACTICE STANDARD 985.

12. AREAS HAVING SLOPES GREATER THAN 25% SHALL BE STABILIZED IN ACCORDANCE WITH ONE OF THE FOLLOWING TWO METHODS:
12.1. SODDING
12.2. EROSION CONTROL BLANKET SHALL BE 100% STRAW WITH LIGHTWEIGHT PHOTODEGRADABLE POLYPROPYLENE THREAD WITH STITCHES 1.5 INCHES ON CENTER. MATERIAL SHALL MEET FHWA PP-03 CATEGORIES, TYPE 2C SHORT TERM (UP TO 12 MONTHS) EQUAL TO 57% AS MANUFACTURED BY EROSION CONTROL SYSTEMS. SEEDING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

EROSION CONTROL PLAN

EMPIRE DEVELOPMENT PROJECT

1101 AIRPORT ROAD

BLOOMINGTON, IL

BLDD ARCHITECTS

Design Firm Registration #184-000723

2709 MCGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-4457 / (309) 663-1571 fax
www.bl-dd.com

Farnsworth GROUP

FGI project 0191193.00

date 02/21/20

revised

drawn by CME

checked by JMG

APPENDIX #01

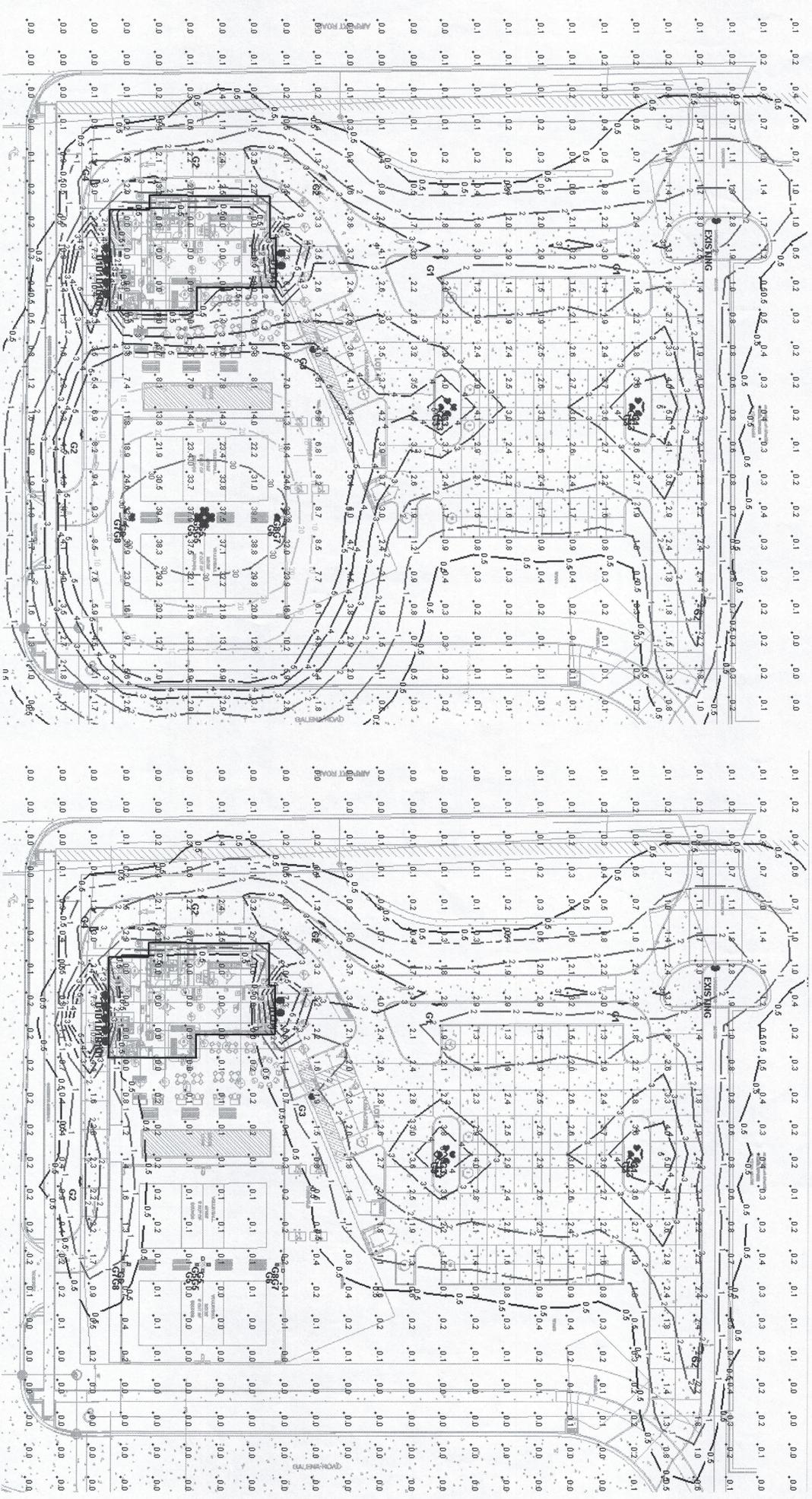
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project 198BX02.400

ISSUED FOR BID AND PERMIT

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1 SITE LIGHTING FOOTCANDLES
1" = 30'-0"

WITH VOLLEYBALL LIGHTS

WITHOUT VOLLEYBALL LIGHTS



SITE LIGHTING FOOTCANDLES
EMPIRE DEVELOPMENT PROJECT
1101 AIRPORT ROAD
BLOOMINGTON, IL 61704

sheet
L101
project 196BX02.400

BLDD ARCHITECTS

Design Firm
Registration
#184-000723

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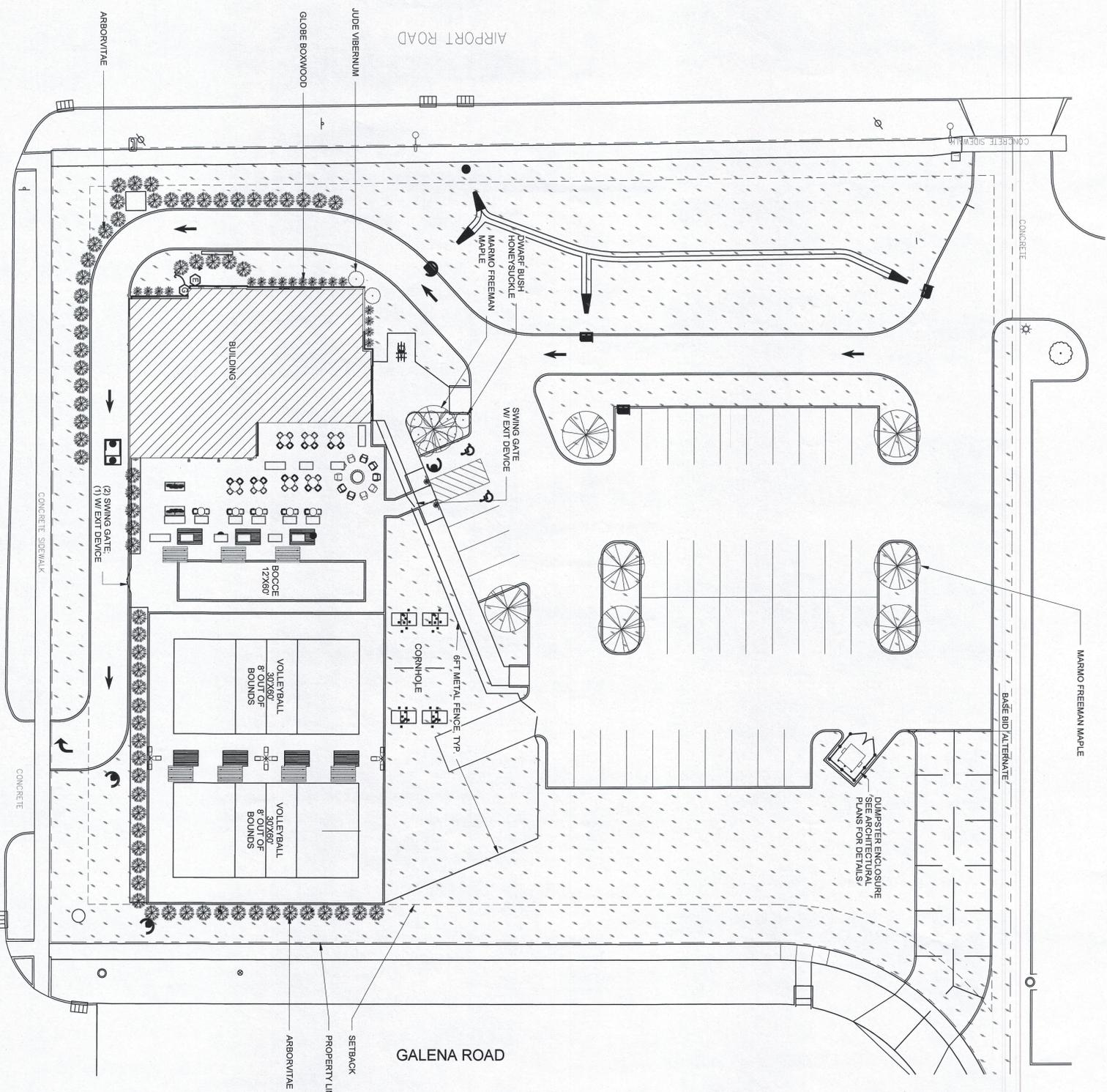
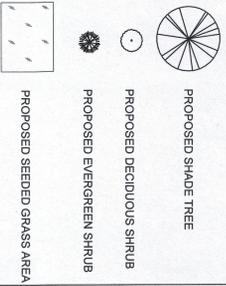
date	03/10/2020
revised	
drawn by	KAH
checked by	ACL

LANDSCAPE PLANTING SCHEDULE					
COMMON NAME	BIO. NAME	QUANTITY	SIZE TO INSTALL	SPACING	REMARKS
SHADE TREES					
MARMO FREEMAN MAPLE	ACOCER X FREEMAN MARMO	8	2" CALIPER	SEE PLAN	
DECIDUOUS SHRUBS					
DWARF BUSH HONEYSUCKLE	DIERVILLA IONICERA	8	#5 GALLON MIN.	SEE PLAN	30" TALL MIN.
JUDE VIBERNUM	VIBERNUM X JUDDI	2	#5 GALLON MIN.	SEE PLAN	30" TALL MIN.
EVERGREEN SHRUBS					
GLOBE BOXWOOD	BUXUS GREEN VELVET	14	2 1/2" DIA HEADS	SEE PLAN	ROUND HEAD
ARBORVITAE	THUJA OCCIDENTALIS	72	72" HEIGHT MIN.	SEE PLAN	

LANDSCAPE NOTES

- GENERAL:**
- (DISCREPANCIES) - IF THERE ARE DISCREPANCIES BETWEEN PLANT QUANTITIES ON THE PLANS AND THE PLANT SCHEDULE USE THE QUANTITIES FROM THE PLANS. ALL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO BUILD WHAT IS SHOWN ON THE PLANS IF THERE ARE ANY DISCREPANCIES IN THE LABELING.
 - (LAYOUT) - SCALE FROM THE DRAWING AND STAKE THE LOCATIONS OF ALL PLANTING. STAKE LOCATIONS FOR ALL TREES AND SHRUBS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANTS AND THE PROCESS APPLIES FOR ALL RELATING PAVING MATERIALS.
- PLANT MATERIAL**
- (SUBSTITUTIONS) - PLANT SUBSTITUTIONS WILL NOT BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DISEIGNER. E.G. (SIMILAR CULTIVARS) ARBTOCRAT PEAR SUBSTITUTED FOR A CHANTICLEER THE CONTRACTOR.
 - (LAYOUT/PACKING) - PLANT SPACING WILL BE SCALED ON PLAN UNLESS NOTED OTHERWISE. SEE PLANT SCHEDULE FOR PLANT SIZE TO BE INSTALLED. ADJUST ALL PLANTINGS AS NECESSARY IN THE FIELD AND REPORT ANY MAJOR NECESSARY ADJUSTMENTS PRIOR TO FINAL INSTALLATION. I.E. A SHADE TREE PROPOSED TOO CLOSE TO EXISTING OR FUTURE OVERHEAD UTILTY WAKES.
 - (PLANT SIZES) - THE SIZES INDICATED IN THE PLANT SCHEDULE ARE THE MINIMUM REQUIRED AT THE TIME OF PLANTING. REFER TO RESPECTIVE LANDSCAPE ZONING CODES IF NECESSARY. FAILURE TO COMPLY WILL RESULT IN MATERIAL REPLACEMENT AT THE EXPENSES OF THE CONTRACTOR.
- MAINTENANCE / OTHER:**
- NOTIFY SNOW/PLOW CONTRACTORS WHERE TO STOCK PILE E SNOW/ ACCUMULATIONS AWAY FROM SIDEWALKS AND LANDSCAPE PLANTING BEDS, SHRUBS AND TREES. REFER TO LANDSCAPE PLAN SNOW/PLOW NOTE AND SUGGESTED STOCK PILE AREA.
 - ALL LANDSCAPING IS TO BE WATERED AS NEEDED UNTIL PLANTS ARE ESTABLISHED.

LANDSCAPE SYMBOL LEGEND



1 LANDSCAPE PLAN
1" = 20'-0"



ISSUED FOR BID AND PERMIT

sheet
L100
project 196BX02.400

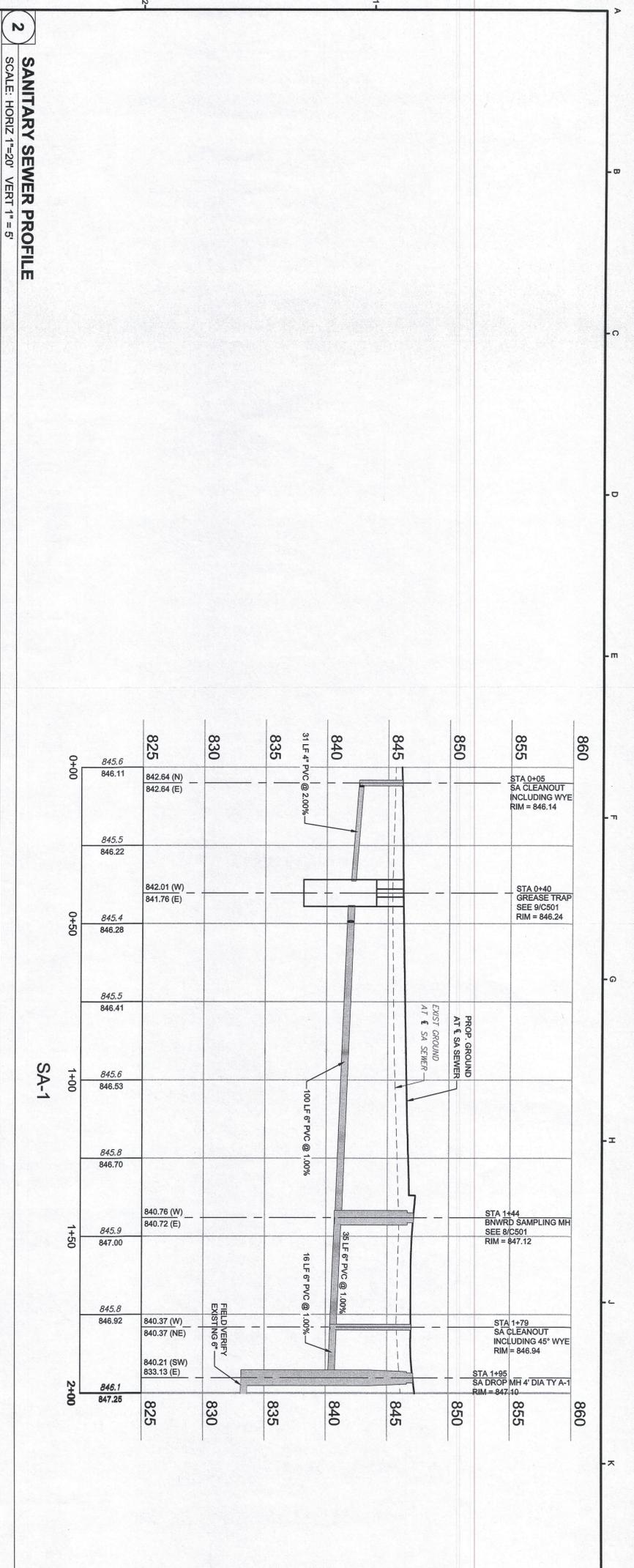
LANDSCAPE PLAN
EMPIRE DEVELOPMENT PROJECT
1101 AIRPORT ROAD
BLOOMINGTON, IL 61704

BLDD ARCHITECTS
Design Firm Registration #184-000723

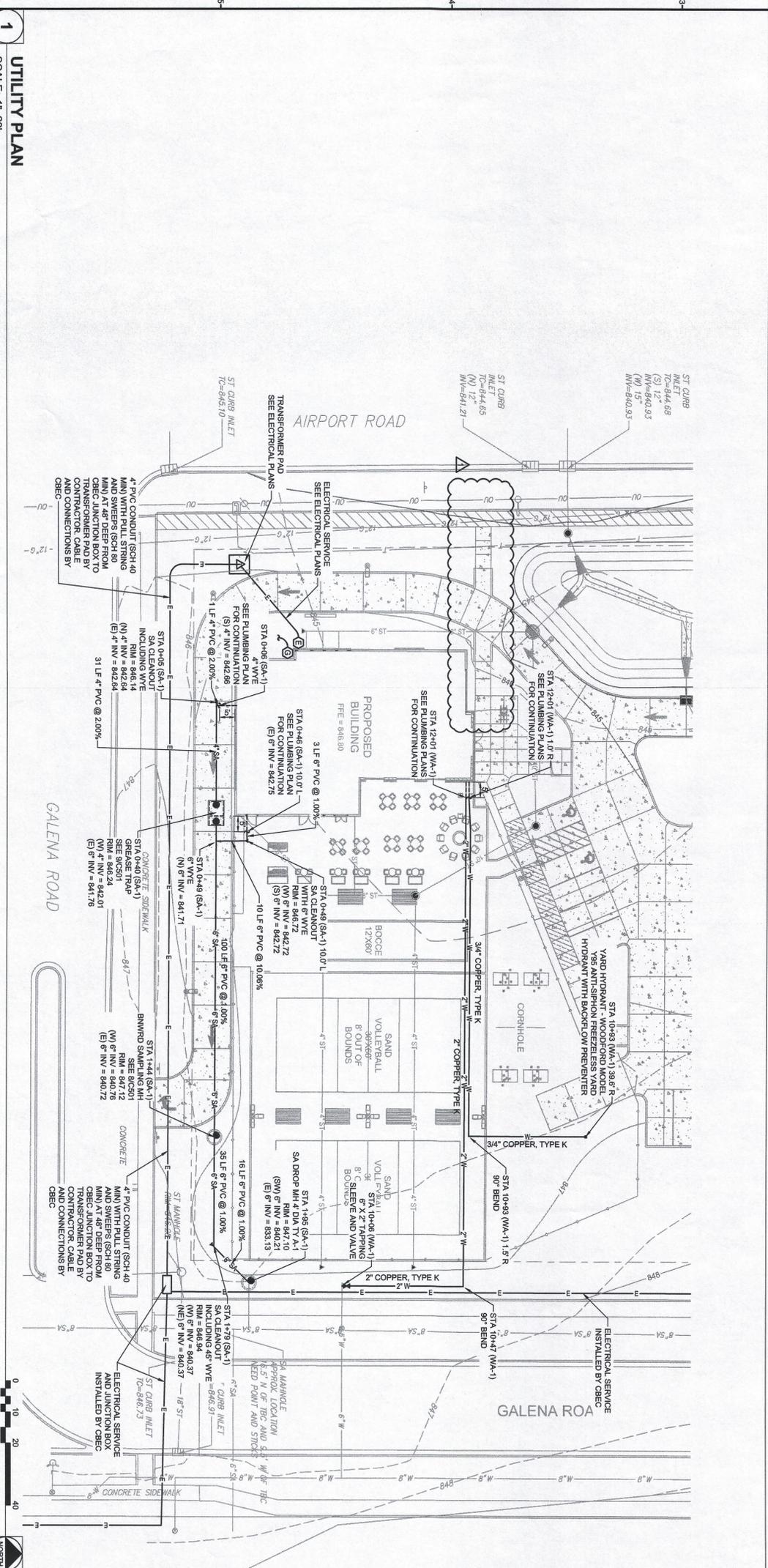
drawn by KAH
checked by ACI

date 03/10/2020
revised

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2 SANITARY SEWER PROFILE
SCALE: HORIZ 1"=20' VERT 1"=5'



1 UTILITY PLAN
SCALE: 1"=20'

- SANITARY SEWER NOTES**
- UNLESS NOTED OTHERWISE, ALL SANITARY SEWER & SERVICES SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
 - POLYVINYL CHLORIDE (PVC) PIPE: ASTM D2241 (SDR-PP) NSF 14.
 - MINIMUM SDR RATING 21 (SDR-21) WITH MINIMUM PRESSURE RATING OF 200 PSI (1380 KPA) AT 23°C.
 - PIPE MARKING NSF 14.
 - PIPE SHALL BE MANUFACTURED BY AMVA, C-110 OR AMVA C-153 WITH GASKET JOINTS.
 - PIPE SHALL BE FULLY FLUSHED.
 - GASKET: ASTM F477 ELASTOMERIC SEAL.
 - JOINT: ASTM D3139.
 - DOT GRADATION CA-7 CRUSHED STONE SHALL BE USED FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO WITHIN 12" OVER THE TOP OF THE PIPE.
 - TESTING AND INSPECTION OF SANITARY SEWERS FOR ACCEPTABILITY SHALL BE CONDUCTED BY:
 - EXFILTRATION OF AIR UNDER PRESSURE
 - INFILTRATION OF WATER UNDER PRESSURE
 - DEFLECTION FOR FLEXIBLE PIPE (MANDREL)
 - LEAKAGE TESTING OF ALL MANHOLES SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM G124-93, VOL. 4.05.
 - SANITARY SEWER STRUCTURE LABEL DEFINITION:

SA MH 4" DIA. TY A-1	SANITARY SEWER MANHOLE
4" DIA.	DIAMETER OF MANHOLE WITH SIZE INDICATED
TY A-1	MANHOLE TYPE (A, C OR SPECIAL) - CASTING TYPE (AS DEFINED)
 - TYPE 1 SANITARY MANHOLE CASTING SHALL BE NEEHAN R-1772 WITH TYPE B LID & TYPE F CONDENSED PICKPOLE ALL AS ILLUSTRATED ON DETAIL SHEET 0802.
- DOMESTIC WATER SERVICE NOTES**
- ALL DOMESTIC WATER SERVICE (2" AND 3/4") SHALL BE COPPER, TYPE K.
 - ALL DOMESTIC SERVICE LINES SHALL BE BEDDED AND BACKFILLED AS INDICATED ON THE STANDARD WATERMAN DETAIL SHEET 0803.
 - A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND DOMESTIC WATER SERVICE LINES. WATER SERVICE LINES SHALL BE REQUIRED TO BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
 - WATER SERVICES SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER UNDER THE SEWER. WATER SERVICE ENCASUREMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER SERVICE QUALITY PIPE.
 - ALL BENDS, TEES, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
 - ALL WATER SERVICES SHALL BE RESTRAINED JOINT PER CITY OF BLOOMINGTON STANDARD WATERMAN NOTE #7 ON STANDARD WATER DETAILS.
 - ALL SITE GRADING SHALL BE PERFORMED PRIOR TO INSTALLATION OF THE WATER SERVICES. NO WATER SERVICE SHALL BE INSTALLED WITH MORE THAN 8' OF COVER WITHOUT WRITTEN APPROVAL OF THE DIRECTOR OF WATER.
 - WATER SERVICES TO BE INSTALLED WITH A MINIMUM OF 4" OF COVER FROM FINISHED GRADE TO TOP OF WATER SERVICE.
 - CONTRACTORS SHALL NOT BE ALLOWED TO CONNECT TO CITY FIRE HYDRANTS TO OBTAIN POTABLE WATER OR FOR ANY OTHER USE, EVEN WITH A BACKFLOW PREVENTION DEVICE. ANY POTABLE WATER REQUIRED FOR THIS PROJECT SHALL BE OBTAINED FROM THE CITY OF BLOOMINGTON POTABLE WATER BULK DISPENSING STATION IS LOCATED AT 603 WEST DIVISION STREET, BLOOMINGTON, ILLINOIS.
 - ALL WATER SERVICES SHALL BE INSTALLED WITH TRACER WIRE - #12 THIN SINGLE STRAND ELECTRICAL CABLE SUITABLE FOR DIRECT BURIAL. CABLE TO BE INSTALLED WITH TRACER WIRE SHALL BE INSTALLED WITH TRACER WIRE. CABLE SHALL EXTEND CONTINUOUSLY UP THROUGH ALL VALVE BOXES TO A POINT 2 FEET MINIMUM ABOVE FINISHED GRADE. NO FIELD SPLICES PERMITTED EXCEPT ABOVE GROUND AT VALVE BOXES.

NOTE:

- THE SITE CONTRACTOR SHALL NOTIFY THE CITY OF BLOOMINGTON PUBLIC WORKS DEPARTMENT AT 308-434-2252 A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO ANY PUBLIC WATER MAINS OR SEWERS.
- ALL SEWER AND WATER UTILITIES SHOWN SHALL BE PRIVATE.

UTILITY PLAN AND PROFILES
EMPIRE DEVELOPMENT PROJECT
1101 AIRPORT ROAD
BLOOMINGTON, IL

C301

project 196BX02.400

BLDD ARCHITECTS

Design Firm Registration #184-000723

2709 MCGRAW HILL
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / (309) 663-1571 Fax
www.bl-dd.com

FGI project 0191193.00

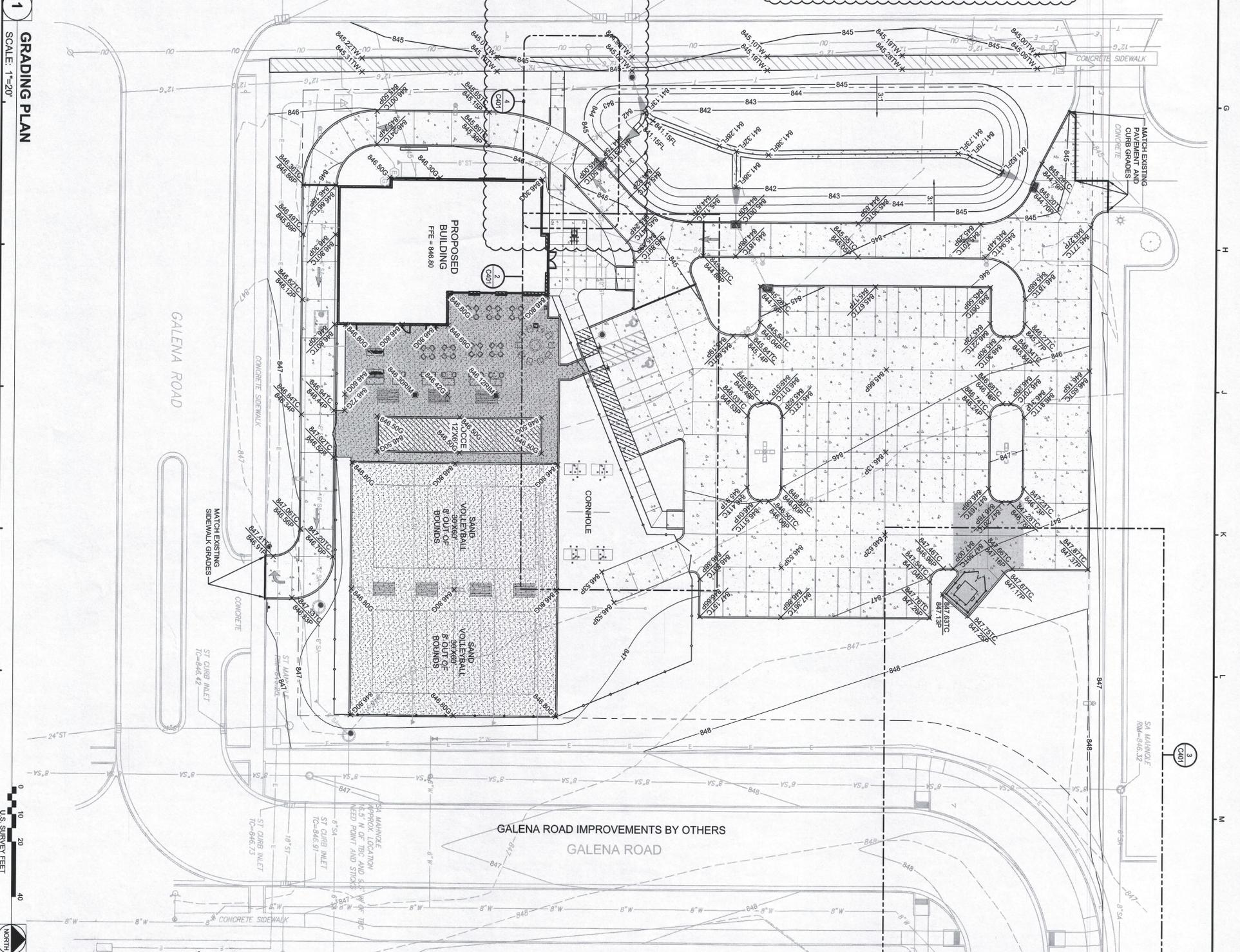
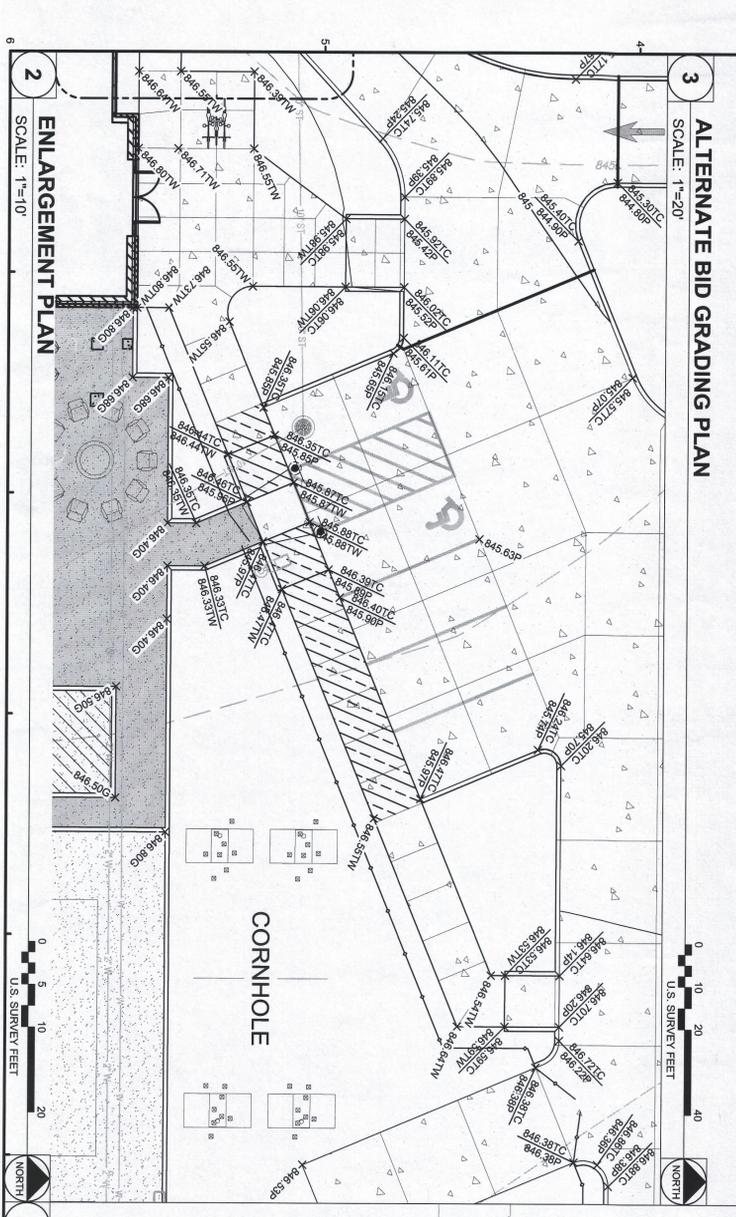
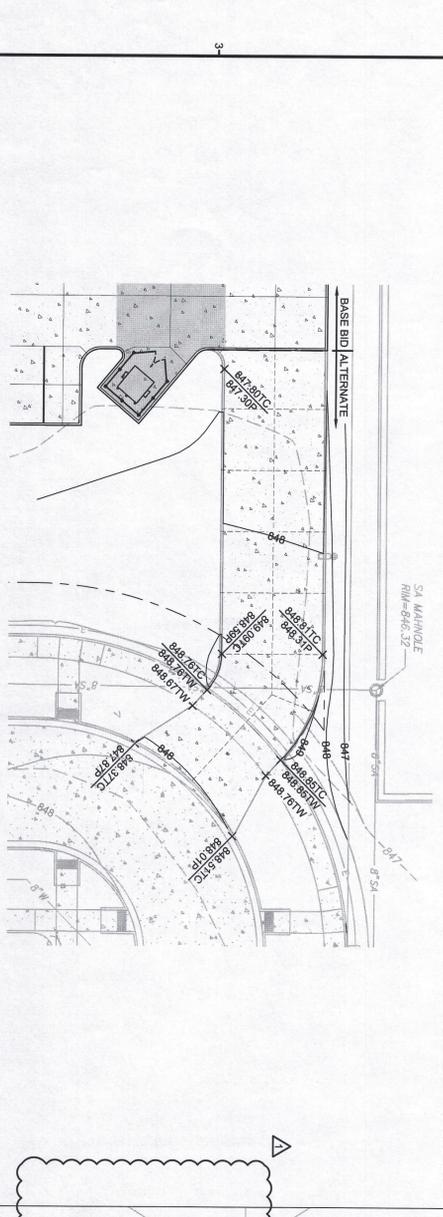
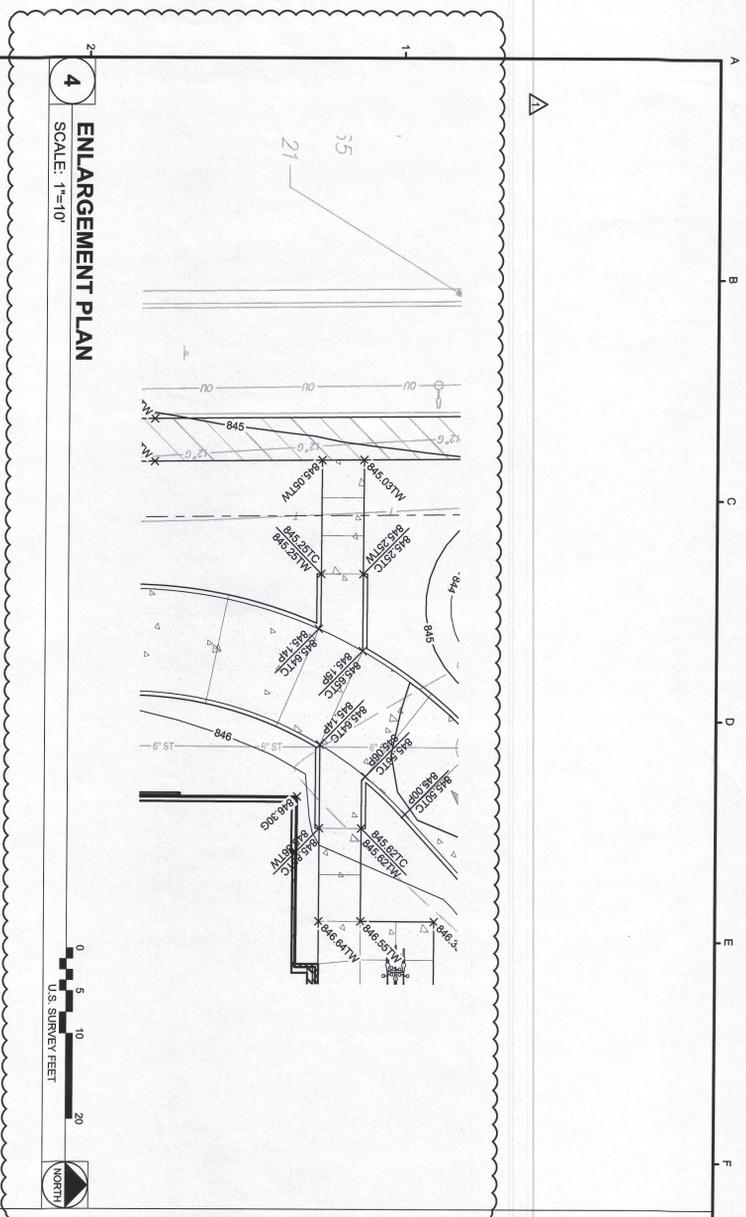
date 02/21/20

revised 03/10/20 - ADDENDUM #01

drawn by CME

checked by JMG

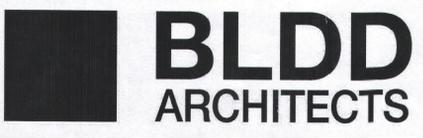
ISSUED FOR BID AND PERMIT



2709 MCKEAN DRIVE
 BLOOMINGTON, ILLINOIS 61704
 (815) 653-8433 / (815) 653-1571 FAX
 WWW.FARNSWORTH.COM

Farnsworth GROUP

FGJ project 0191193.00
 date 02/21/20
 revised 1631020 ADDENDUM #11
 drawn by CME
 checked by JMG



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Design Firm Registration #184-000723

GRADING PLAN
EMPIRE DEVELOPMENT PROJECT
 1101 AIRPORT ROAD
 BLOOMINGTON, IL

sheet
C401
 project 196BX02.400

ISSUED FOR BID AND PERMIT

196BX02.400
 1/20/2018 09:13:30 - Empire Business Park Lot 10/04, Downtown/Office/Club, Center Plan - 02/13/2020 3:13 PM



Dokeworks

REDBUD
coffee house

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):**

Ch. 44, 12-7 - Drive-Through facilities: C.(5) and D.(1)(c) - requires 10 ft bypass lane

Emergency vehicle access to the west and south side of the building is gained from Airport Road to the west and Galena Ave. to the south.

Ch. 44, 13-7 - Parking Lot Landscape Requirements: B.(1)(a) - requires perimeter landscaping within 12 feet along adjoining right of way running full length of parking lot between property line and edge of parking lot.

City of Bloomington to construct 5' wide sidewalk within the required landscape area per Agreement with Empire Business Park land owner.

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):

N/A

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.

R. Carson Durham
(Print Name)

(Print Name)



(Signature)

(Signature)

3.10.2020
(Date)

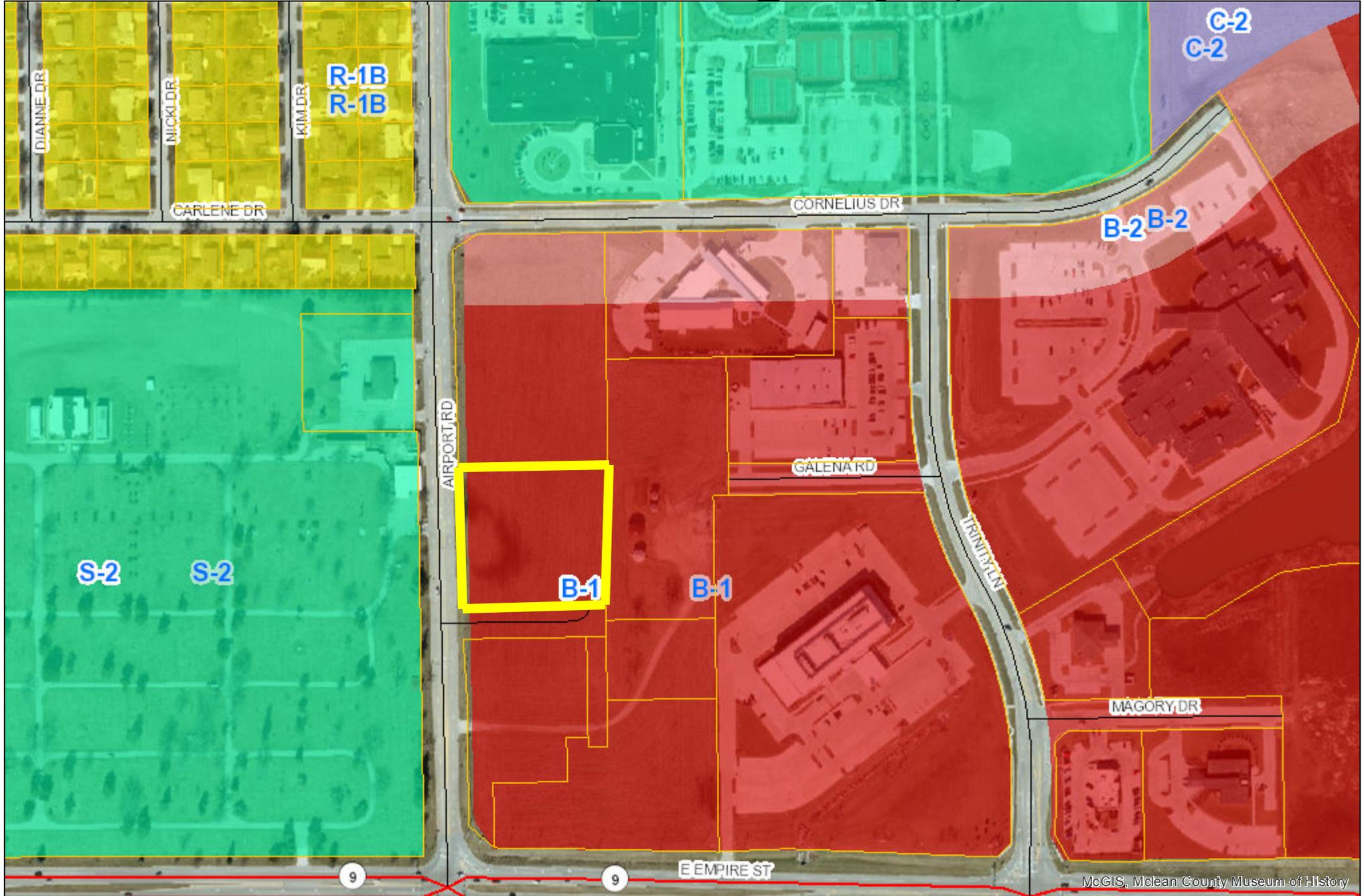
(Date)

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

EXHIBIT A
LEGAL DESCRIPTION

A Part of the Southwest Quarter of Section 31, Township 24 North, Range 3 East of the Third Principal Meridian, in the City of Bloomington, McLean County, Illinois, more particularly described as follows: Beginning at the Northwest Corner of Galena Road as dedicated in Empire Business Park Ninth Addition according to the plat thereof recorded July 3, 2018 as Document No. 2018-10643 in the McLean County Recorder's Office, McLean County, Illinois. From said Point of Beginning, thence east 321.23 feet along the North Line of said Galena Road which forms an angle of $90^{\circ}-41'-15''$ as measured from north to east with the East Line of a tract of land conveyed to the City of Bloomington for a portion of Airport Road recorded as Document No. 2003-40630 in said Recorder's Office; thence north 235.60 feet along a line which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to a Point of Curvature; thence northeast 7.85 feet along a line being the arc of a curve concave to the southeast with a radius of 5.00 feet and the 7.07 foot chord of said arc forms an angle to the right of $225^{\circ}-00'-00''$ with the last described course to a point in the Westerly Extension of the North Line of Lot 2 in Empire Business Park First Addition according to the plat thereof recorded December 21, 2009 as Document No. 2009-38806 in said Recorder's Office; thence east 273.46 feet along said Westerly Extension and along said North Line of Lot 2 which forms an angle to the right of $225^{\circ}-00'-00''$ with the last described chord to the Southwest Corner of Empire Business Park Seventh Addition according to the plat thereof recorded July 29, 2014 as Document No. 2014-12564 in said Recorder's Office; thence north 70.00 feet along the West Line of said Empire Business Park Seventh Addition which forms an angle to the right of $90^{\circ}-00'-00''$ with the last described course to the Southwest Corner of Lot 12 in said Empire Business Park Seventh Addition; thence west 603.42 feet along the Westerly Extension of the South Line of said Lot 12 and the South Line of Lot 15 in said Empire Business Park Ninth Addition to said East Line of Airport Road; thence south 310.63 feet along said East Line to the Point of Beginning.

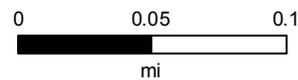
1101 Airport Road Zoning Map



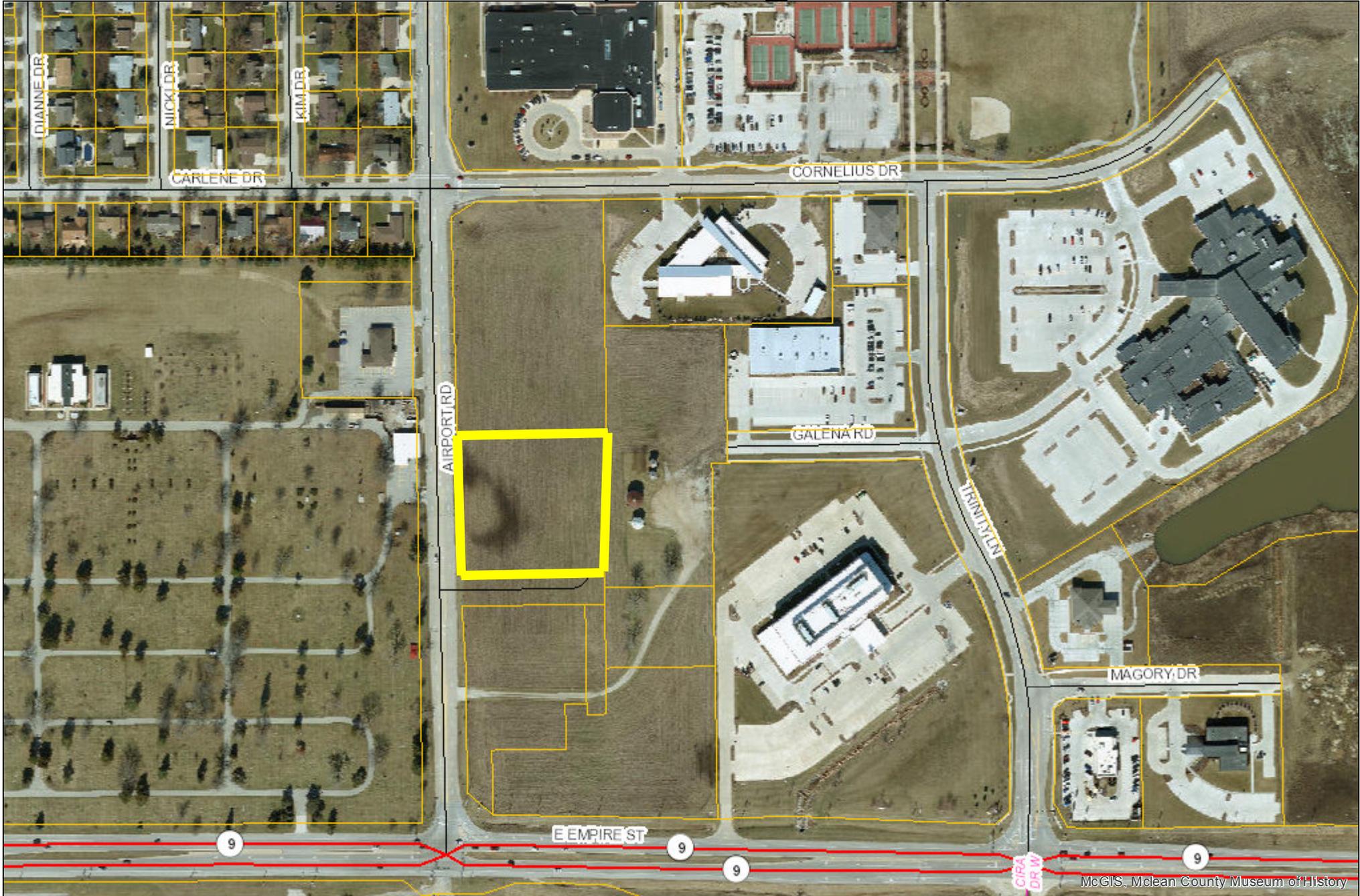
McGIS, Mclean County Museum of History



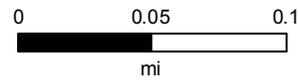
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



1101 Airport Road Aerial Map



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.



Legal Inside

76531

A Public Hearing before the Bloomington Planning Commission will be held on March 25, 2020 at 4 PM, in City Hall, 109 E. Olive St., Bloomington on an application submitted by Redbuds Real Estate, LLC (purchaser) for legislative site plan review for a new restaurant /entertainment establishment at 1101 Airport Road, Bloomington IL 61704 (PIN: A portion of 15-31-351-013, Legal Description: Lot 20 in the Empire Business Park Tenth Addition, approximately 1.83 acres).

The application is available for review at Bloomington Community Development, 115 E Washington, St., Suite 201, Bloomington.

All interested persons have the right to appear at the public hearing and may present evidence and testimony on the petitions.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk.

The City Clerk may be contact-

ted at 109 E. Olive St., ar
Bloomington, (309) 434-2240, #
cityclerk@cityblm.org or TTY at A
(309) 829-5115. N
C

Published: Tuesday, March 10,
2020.



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

March 16, 2020

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on March 25, 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 restaurant for property located at 1101 Airport Road Bloomington, Illinois 61704 (PIN # A portion of 15-31-351-013), (hereinafter, “the subject property”).

The petition was submitted by Redbuds Real Estate, LLC (purchaser). The property owner is Deneen Brothers Farms, Soy Ag Services 6 Heartland Dr. Ste. A Bloomington, IL 61704. 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 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. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org.

Sincerely,

Planning Division staff

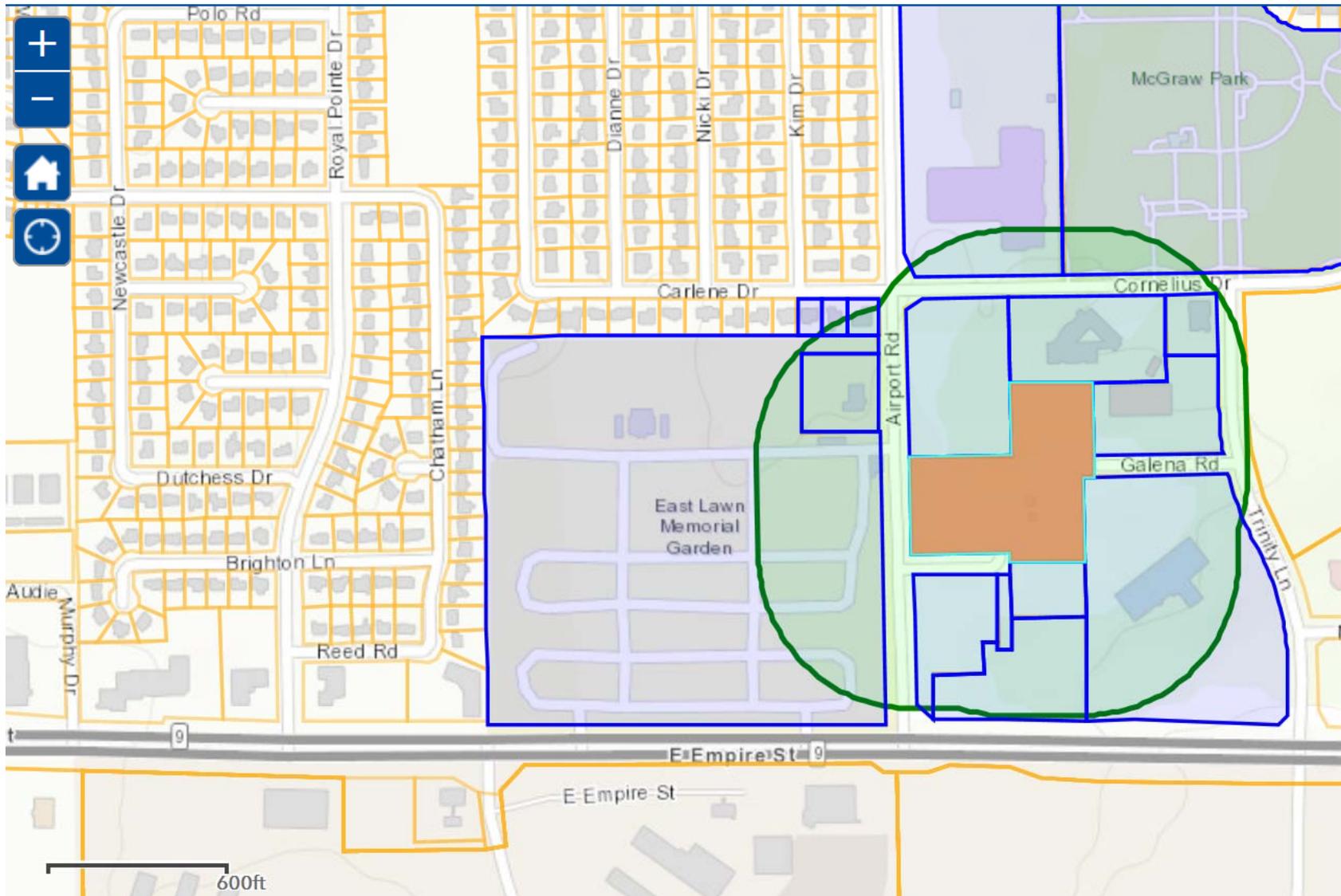
Attachments:

Map of notified properties within 500 ft of subject property

Public Hearing March 25, 2020 – Site Plan Review for 1101 Airport Rd.



McLean County Public Notification



RON & VIVIAN MORRIS
3017 CARLENE DR
BLOOMINGTON, IL 61704

EASTLAWN MEMORIAL PARK
PO BOX 130548 PROP TAX 8 FLOOR
HOUSTON, TX 77219

THOMAS & JUDY REITER
3015 CARLENE DR
BLOOMINGTON, IL 61704

JILL SCOTT
3019 CARLENE DR
BLOOMINGTON, IL 61704

CENTRAL CATHOLIC HIGH SCHOOL
1201 AIRPORT RD
BLOOMINGTON, IL 61704

JAMES SLINKMAN ADVOCATE HEALTH
ATTN LEGAL DEPT
3075 HIGHLAND PARKKWAY
DOWNERS GROVE, IL 60515

PDMC
9 BURGUNDY CT
BLOOMINGTON, IL 61704

JFT PROPERTIES
15 BROMPTON CT
BLOOMINGTON, IL 61704

MORINE II LLC
15716 E 559 NORTH RD
HEYWORTH, IL 61754