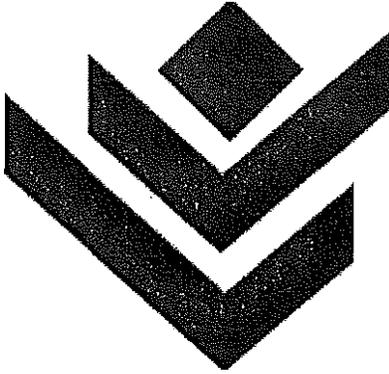




CITY OF  
BLOOMINGTON  
COUNCIL MEETING  
MAY 8, 2017



## **City Logo Design Rationale**

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

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

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

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

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

## Brief Summary of Five Council Priorities

### Five Priorities

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

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

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

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

#### 1. Economic Development

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

#### 2. Infrastructure

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

3. Financial Planning

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

4. Reduced Emergency Response Times

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

5. Downtown Implementation Plan

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

**RESOLUTION NO. 2016 -29**

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

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

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

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

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

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

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

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

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

Vision: A Jewel of Midwest Cities

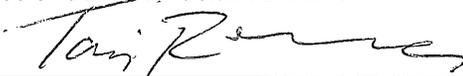
Values: Service-centered, results-driven, inclusive.

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

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

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

CITY OF BLOOMINGTON



Tari Renner, Mayor

ATTEST



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Cherry L. Lawson, City Clerk

# AGENDA



**CITY COUNCIL MEETING AGENDA**

**CITY COUNCIL CHAMBERS**

**109 E. OLIVE STREET, BLOOMINGTON, IL 61701**

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

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

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

## 6. Public Comment

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

## 7. “Consent Agenda”

*(All items under the Consent Agenda are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member, City Manager or Corporation Counsel so requests, in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda, which is Item #8.*

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

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

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

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

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

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

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

## **8. "Regular Agenda"**

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

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

**9. City Manager's Discussion**

**10. Mayor's Discussion**

**11. City Aldermen's Discussion**

**12. Executive Session – *Cite Section***

**13. Adjournment**

**14. Notes**

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# RECOGNITIONS



Council Date: May 8, 2017

## **COUNCIL AGENDA ITEM NO. 5**

### Recognition/Appointments

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

**Proclamation**  
**Recognition**  
**of**  
**Army Sgt. Josh Rodgers**

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

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

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

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

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

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

  
Tari Renner  
Mayor



  
Cherry Lawson  
City Clerk

# ***Proclamation***

## ***Recognition***

### ***of***

## ***Dr. Stephen C. Pilcher***

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

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

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

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

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

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

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

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

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

  
Tari Renner  
Mayor



  
Cherry E. Lawson  
City Clerk

# Midwest Fiber

RECYCLING

www.midwest-fiber.com

Printed on Recycled Paper. 



CONFIDENTIAL ON-SITE  
PAPER SHREDDING



Dear City of Bloomington,

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

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

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

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

Best Regards,

Todd Shumaker

Director of Sales and Procurement

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

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

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

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

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

# RECYCLING SOLUTIONS

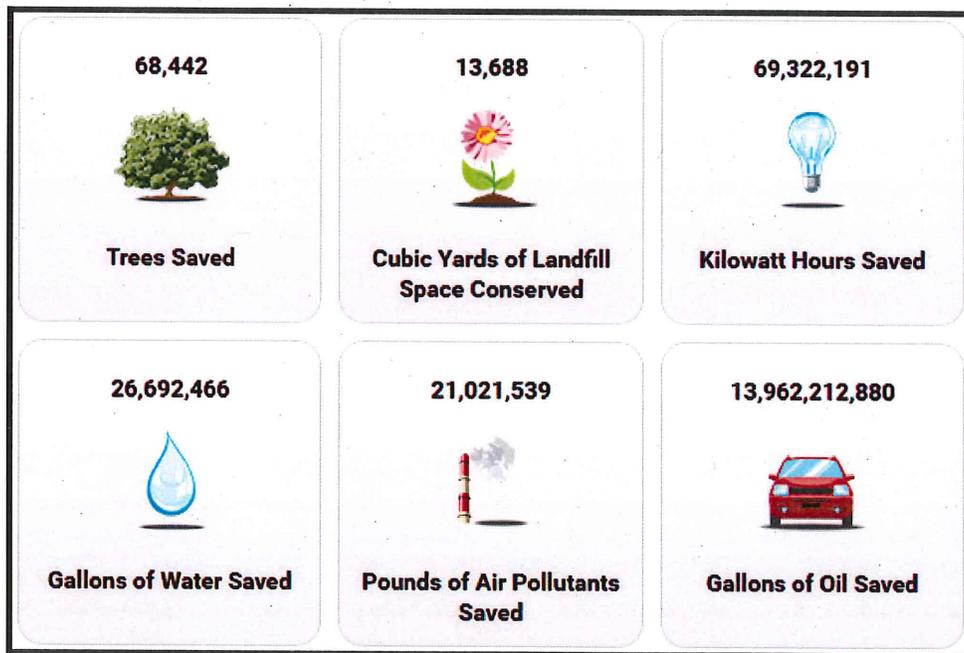
for a brighter future

## Environmental Calculator



### City of Bloomington

Total material recycled in 2016 equals an environmental savings of:



# Green Achievement Award

This certificate is awarded to:



**City of Bloomington**



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

**Midwest**  **Fiber**  
RECYCLING

*Todd Shumaker*

Signature

*4/13/2017*

Date

# **PROCLAMATION**

## **Green Achievement Award**

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

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

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

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

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

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

## **Green Achievement Award Presented to the City of Bloomington**



Tari Renner  
Mayor



Cherry Lawson  
City Clerk

# **PROCLAMATION**

## ***Declaring May 15-21, 2017 Public Works Week***

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

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

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

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

*WHEREAS, a proclamation shines light upon these efforts; and*

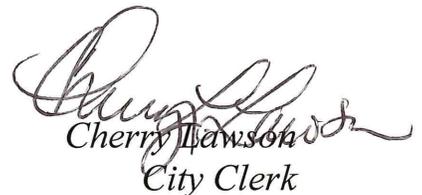
*WHEREAS, May 15 through May 21st marks national Public Works Week sponsored by the American Public Works Association,*

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

### ***Public Works Week In the City of Bloomington, IL***



Tari Renner  
Mayor



Cherry Dawson  
City Clerk

# **PROCLAMATION**

## ***National Bike to Work Day***

***May 19, 2017***

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

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

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

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

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

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

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

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

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

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

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



Tari Renner  
Mayor



Cherry Lawson  
City Clerk

# **PROCLAMATION**

## **Declaring May 21-27, 2017 Emergency Medical Services Week**

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

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

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

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

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

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

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

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

### **EMERGENCY MEDICAL SERVICES WEEK**

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

  
Tari Renner  
Mayor



  
Cherry Lawson  
City Clerk

# CONSENT AGENDA



**CONSENT AGENDA ITEM NO: 7A**

FOR COUNCIL: May 8, 2017

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

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

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

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

**BACKGROUND:** The minutes of the meetings provided have been reviewed and certified as correct and complete by the City Clerk.

In compliance with the Open Meetings Act, Council Proceedings must be approved within thirty (30) days after the meeting or at the Council's second subsequent regular meeting whichever is later.

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

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Not applicable.

**FINANCIAL IMPACT:** Not applicable

Respectfully submitted for Council consideration.

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

Recommended by:

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

David A. Hales  
City Manager

**Attachments:**

- April 24, 2017 Regular City Council Meeting Minutes
-

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

**1. Call to Order**

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

**2. Pledge of Allegiance to the Flag**

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

**3. Remain Standing for a Moment of Silent Prayer**

**4. Roll Call**

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

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

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

**5. Recognition/Appointments**

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

**6. Public Comment**

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

## 7. Consent Agenda

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

The following was presented:

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

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

RESOLUTION NO. 2017 - 12

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

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

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

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

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

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

RESOLUTION NO. 2017 -13

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

The following was presented:

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

RESOLUTION NO. 2017 – 14

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

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

The following was presented:

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

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

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

RESOLUTION NO. 2017-15

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

RESOLUTION NO. 2017-16

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

The following was presented:

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

RESOLUTION NO. 2017-17

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

The following was presented:

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

The following was presented:

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

ORDINANCE NO. 2017-27

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

The following was presented:

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

The following was presented:

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

ORDINANCE 2017 - 28

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

The following was presented:

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

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

ORDINANCE NUMBER 2017-29

AN ORDINANCE ESTABLISHING THE SALARY FOR THE CITY MANAGER

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

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

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

**Nays: Alderman Lower.**

**Motion carried.**

The following was presented:

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

ORDINANCE NO. 2017 – 30

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

The following was presented:

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

The following was presented:

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

**8. “Regular Agenda”**

The following was presented:

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

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

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

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

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

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

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

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

#### ORDINANCE NO. 2017 - 31

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

Alderman Buragas asked about the graft that was presented.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

Item 8C: Consideration of Approving:

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

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

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

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

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

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

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

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

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

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

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

#### ORDINANCE 2017 - 32

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

ORDINANCE NO. 2017 – 33

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

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

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

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

**Nays: None.**

**Motion carried.**

The following was presented:

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

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

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

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

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

#### RESOLUTION NO. 2017 – 18

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

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

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

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

**Nays: Alderman Lower**

**Motion carried.**

#### **9. City Manager’s Discussion**

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

#### **10. Mayor’s Discussion**

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

**11. City Aldermen’s Discussion**

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

Alderman Sage thanked the staff for what they do.

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

**12. Executive Session – *Cite Section***

**13. Adjournment**

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

**Motion carried (viva voce).**

**CITY OF BLOOMINGTON**

**ATTEST**

---

Tari Renner, Mayor

---

Cherry L. Lawson, City Clerk



**CONSENT AGENDA ITEM: 7B**

FOR COUNCIL: May 8, 2017

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

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

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

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

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

Respectfully submitted for Council consideration.

Prepared by: Frances Watts, Accounts Payable

Reviewed by: Jon C. Johnston, Procurement Manager

Recommended by:

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

David A. Hales  
City Manager

**Attachment:**

- Bills, Payroll, and Electronic Transfers on file in the Clerk's office. Also available at [www.cityblm.org](http://www.cityblm.org).
- Summary Sheet Bills, Payroll, and Electronic Transfers





## CONSENT AGENDA ITEM NO. 7C

**FOR COUNCIL:** May 8, 2017

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

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

**STRATEGIC PLAN LINK:** Goal 4. Strong Neighborhoods.

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

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

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

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

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

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

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

**FINANCIAL IMPACT:** Not applicable.

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

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

Respectfully submitted for Council consideration.

Prepared by: M. Beth Oakley, Executive Assistant

Recommended by:

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

David A. Hales  
City Manager

**Attachments:**

- Roster

## Citizens Beautification Committee

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Re/Appointment Date	Ward	Email	Street	City	Zip				
x		Laurel	Schumacher	04/30/18	2015	05/11/15	9	<a href="mailto:augleschu@gmail.com">augleschu@gmail.com</a>	2004 Ebo Lane	Bloomington	61704				
x	Chair	Robin	VanDermay	04/30/20	2014	03/27/17	3	<a href="mailto:vankir3011@yahoo.com">vankir3011@yahoo.com</a>	3011 Carlene Dr	Bloomington	61704				
x		Patricia	Marton	04/30/20	2014	03/27/17	4	<a href="mailto:pmarton61701@yahoo.com">pmarton61701@yahoo.com</a>	1114 E Grove St	Bloomington	61701				
x		Georgene	Chissell	04/30/19	2016	07/11/16	2	<a href="mailto:gchisse@yahoo.com">gchisse@yahoo.com</a>	109 Urban St, Unit 10	Bloomington	61704				
x		Sue	Floyd	04/30/16	2010	03/24/14	6	<a href="mailto:suefloyd2@aol.com">suefloyd2@aol.com</a>	608 N Lee	Bloomington	61701				
x	resigned 5/19/16	Patricia	Morin	04/30/18	2011	04/13/15	4	<a href="mailto:patricia.morin@comcast.net">patricia.morin@comcast.net</a>	1405 N Clinton Blvd	Bloomington	61701				
x	resigned 3/7/17	Marlene	Gregor	04/30/18	2011	04/13/15	6	<a href="mailto:marlene@gregor.com">marlene@gregor.com</a>	107 W Market St	Bloomington	61701				
x		Amanda	Weissgerber	04/30/19	2016	06/27/16	4	<a href="mailto:AmandaWeissgerber@yahoo.com">AmandaWeissgerber@yahoo.com</a>	1516 E Grove	Bloomington	61701				
x		Valerie	Dumser	04/30/19	2012	06/13/16	7	<a href="mailto:grandmavalerie@gmail.com">grandmavalerie@gmail.com</a>	809 W Washington	Bloomington	61701				
x		Tamika	Matthews	04/30/19	2016	07/11/16	6	<a href="mailto:MikaMatthews@yahoo.com">MikaMatthews@yahoo.com</a>	810 W Jackson, Apt. 12	Bloomington	61701				
x		Erica	Larkin	04/30/17	2013	05/28/13	1	<a href="mailto:ericarlarkin2@gmail.com">ericarlarkin2@gmail.com</a>	909 Snyder Dr	Bloomington	61701				
x		Mark	Larsen	04/30/18	2015	05/11/15	5	<a href="mailto:mlars543@yahoo.com">mlars543@yahoo.com</a>	1424 Ridgeport Ave.	Bloomington	61704				
	Ex-Officio	Jan	Lauderman						4 Oxford Ct	Bloomington	61704				
	Ex-Officio	Stan	Cain												
	Staff	Robert	Moews						Parks & Rec					434-2280	
	Staff	David	Lamb						Parks & Rec					434-2280	

**Details:**

Term: 4 years (3 years as of 5/1/2014)

Term Limit per City Code: 3 terms/9 years

Members: 12 members, 1 ex-officio member

Number of members the Mayor appoints: 12

Type: Internal

City Code:

Required by State Statute: No

Intergovernmental Agreements:

Funding budgeted from COB for FY2014:

Meetings: 4th Thursday of each month at 6:00 pm - BPD Osborn Room

Number of Vacancies: 3

Number of Expired Board Members (Blm Appointments only): 1

Number of Expired Board Members Eligible for Reappointment: 1

**Appointment/Reappointment Notes:**

## Board of Fire &amp; Police Commissioners

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Appointment Date	Ward	Email	Street	City	Zip						
x		Thomas	Whalen	04/30/17	2016	10/10/2016	7	tdw200@hotmail.com	1622 W Chestnut	Bloomington	61701						
x		Dianne	Hollister	04/30/17	2014	4/28/2014	4	happy726@gmail.com	2 Briarwood Ave	Bloomington	61701						
x		James	Jordan	04/30/17	2016	9/26/2016	9	jamesjordan324@yahoo.com	3207 Brennan Lane	Bloomington	61704						
x		Keith	Rich	04/30/17	2008	4/14/2014	8	krich1945@gmail.com	32 Chiswick Cir	Bloomington	61704						
x		"Dean"	Messinger	04/30/20	2011	3/13/2017	9	deanmessinger@comcast.net	2107 Hackberry Rd	Bloomington	61704						
	Staff	Daniel	Esquivel	434-2468													
	Staff	Salina	Grismore														
	Staff	Nicole	Albertson														
	Staff	Angela	Fyans-Jimenez														
	Staff	Brendan	Heffner														
	Staff	Brian	Mohr														

**Details:**

Term: 3 years

Term Limit per City Code: 3 terms/9 years

Members: 5 members

Number of members the Mayor appoints: 5

Type: Internal

City Code:

Required by State Statute: Yes

Intergovernmental Agreements:

Funding budgeted from COB for FY2014:

Meetings: 1st Tuesday of each month at 4:00pm - City Hall Conference Room

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

Number of Vacancies: 0

Number of Expired Board Members (Blm Appointments only): 2

Number of Expired Board Members Eligible for Reappointment: 0

**Appointment/Reappointment Notes**

## Library Board of Trustees

Mayor Appointed	Staff/Chair	First Name	Last Name	Expiration	Year First Appt	Re/Appointment Date	Ward	Email	Street	City	Zip				
x		Alex	Cardona	04/30/20	2015	3/13/17	8	<a href="mailto:alex.g.cardona@gmail.com">alex.g.cardona@gmail.com</a>	3217 Suffolk Way	Bloomington	61704				
x		Alicia	Whitworth	04/30/20	2016	3/27/17	3	<a href="mailto:awhitworth@bgcbrn.org">awhitworth@bgcbrn.org</a>	7 Cygnet Crossing	Bloomington	61704				
x		Van	Miller	04/30/19	2015	4/25/16	7	<a href="mailto:van.c.miller@gmail.com">van.c.miller@gmail.com</a>	5 Ridgewood Ter	Bloomington	61701				
x		Dianne	Hollister	04/30/18	2017	3/27/17	4	<a href="mailto:happy726@gmail.com">happy726@gmail.com</a>	2 Briarwood Avenue	Bloomington	61701				
x		Michael	Raikes	04/30/18	2015	4/13/15	4	<a href="mailto:mike@ibew197.org">mike@ibew197.org</a>	1520 N Clinton Blvd	Bloomington	61701				
x		Julian	Westerhout	04/30/19	2015	3/28/16	4	<a href="mailto:westerhout@gmail.com">westerhout@gmail.com</a>	816 E Monroe	Bloomington	61701				
x	resigned Feb. 2017	Whitney	Roberson	04/30/17	2014	4/14/14	6	<a href="mailto:whitneyroberson@gmail.com">whitneyroberson@gmail.com</a>	1404 W Elm St	Bloomington	61701				
x	resigned April 2017	Robert	Porter	04/30/18	2015	4/27/15	4	<a href="mailto:robertporter@bloomingtonil.org">robertporter@bloomingtonil.org</a>	702 S Moore St.	Bloomington	61701				
x		Alicia	Henry	04/30/19	2016	4/25/16	7	<a href="mailto:aliciahenry228@gmail.com">aliciahenry228@gmail.com</a>	36 Boardwalk Circle	Bloomington	61701				
	Staff	Jeanne	Hamilton					<a href="mailto:jeanneh@bloomingtonilibrary.org">jeanneh@bloomingtonilibrary.org</a>							557-8901

**Details:**

Term: 3 years  
Term Limit per City Code: 3 terms/9 years  
Members: 9 members  
Number of members the Mayor appoints: 9  
Type: Internal  
City Code: Chapter 25, Section 3, Section 7  
Required by State Statute: Yes  
Intergovernmental Agreements:  
Funding budgeted from COB for FY2014:  
Meetings: 3rd Tues of each month at 5:30 pm - William C. Wetzel Reading Room  
Number of Vacancies: 2  
Number of Expired Board Members (Blm Appointments only): 0  
Number of Expired Board Members Eligible for Reappointment: 0

**Appointment/Reappointment Notes:**



## CONSENT AGENDA ITEM NO. 7D

FOR COUNCIL: May 8, 2017

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

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

**STRATEGIC PLAN LINK:** Financially Sound City Providing Quality Basic Services

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** *Not applicable*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

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

Respectfully submitted for Council consideration.

Prepared by: Greg Scott, Assistant Chief

Reviewed by: Brendan Heffner, Chief of Police

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:

David A. Hales  
City Manager

**Attachments:**

- Memorandum of Understanding

CONTRACT NO. \_\_\_\_\_

THE STATE OF Illinois

KNOW ALL BY THESE PRESENT

COUNTY OF McLean

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

**2016 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

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

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

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

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

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

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

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

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

**Section 1.**

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

**Section 2.**

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

**Section 3.**

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

**Section 4.**

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

**Section 5.**

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

**Section 6.**

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

**Section 7.**

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

**CITY OF Bloomington, IL**

\_\_\_\_\_  
Tari Renner  
Mayor, City of Bloomington

ATTEST: APPROVED AS TO FORM:

\_\_\_\_\_  
Cherry Lawson  
City Clerk for City of Bloomington

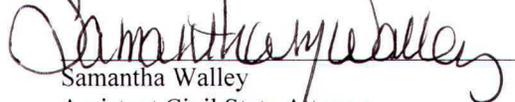
\_\_\_\_\_  
Jeff Jurgens  
City Attorney

**COUNTY OF McLean, IL.**

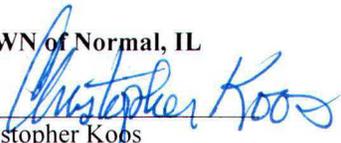
\_\_\_\_\_  
  
John McIntyre  
McLean County Board Chairman

\_\_\_\_\_  
  
Jon Sandage  
McLean County Sheriff

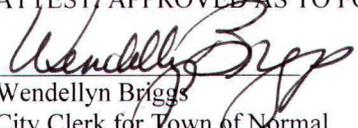
\_\_\_\_\_  
  
Kathy Michael  
McLean County Clerk

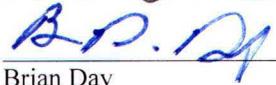
\_\_\_\_\_  
  
Samantha Walley  
Assistant Civil State Attorney

TOWN of Normal, IL

  
Christopher Koo  
Mayor, Town of Normal

ATTEST, APPROVED AS TO FORM:

  
Wendelyn Briggs  
City Clerk for Town of Normal

  
Brian Day  
Corporate Counsel

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



## CONSENT AGENDA ITEM NO. 7E

FOR COUNCIL: May 8, 2017

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

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

**STRATEGIC PLAN LINK:** Goal #3 Grow the Local Economy

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

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

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

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

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

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

Respectfully submitted for Council consideration.

Prepared by:

Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

ORDINANCE 2017 - \_\_\_\_\_

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

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

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

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

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

**SECTION 4.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**SECTION 5.** The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

**SECTION 6.** This ordinance shall be effective immediately after the date of its publication as required by law.

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

PASSED this \_\_\_\_\_ day of May, 2017.

APPROVED this \_\_\_\_\_ day of May, 2017.

APPROVED:

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

ATTEST:

\_\_\_\_\_  
Cherry Lawson, City Clerk

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

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

### PROPERTY INFORMATION

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

### BIDDER INFORMATION

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

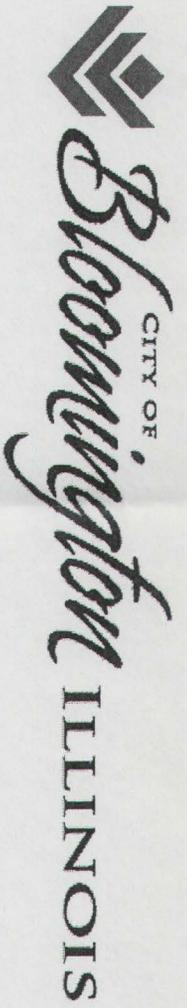
### BID INFORMATION

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

### RETURN BID SHEETS TO:

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

Contact Jennifer Toney at [jtoney@cityblm.org](mailto:jtoney@cityblm.org) or 309-434-2342 with questions.



CITY OF  
**Bloomington**  
ILLINOIS

City Clerk's office  
109 E Olive St  
Bloomington, IL 61701  
PH 309-434-2240  
FAX 309-434-2628

**RECORD OF BID OPENING FOR:**

206 Parrish  
Comm Dev

DATE: Dec 4-19-17 TIME: 2pm

Bidder's Name	Surety	Addendum	Total Bid
Megan Birrax			5000.00

WITNESSES: [Signature]  
[Signature]



## CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: February 27, 2017

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

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

**STRATEGIC PLAN LINK:** Goal #3 Grow the Local Economy

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

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

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

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

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Not Applicable

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

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

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

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

**ORDINANCE 2017 - 15**

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

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

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

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

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

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

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

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

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

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

**SECTION 4.** In the event that any section, clause, provision, or part of this Ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect.

**SECTION 5.** The City Clerk is hereby authorized to publish this ordinance in pamphlet form as provided by law.

**SECTION 6.** This ordinance shall be effective immediately after the date of its publication as required by law.

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

PASSED this 27<sup>th</sup> day of February, 2017.

APPROVED this 28<sup>th</sup> day of February, 2017.

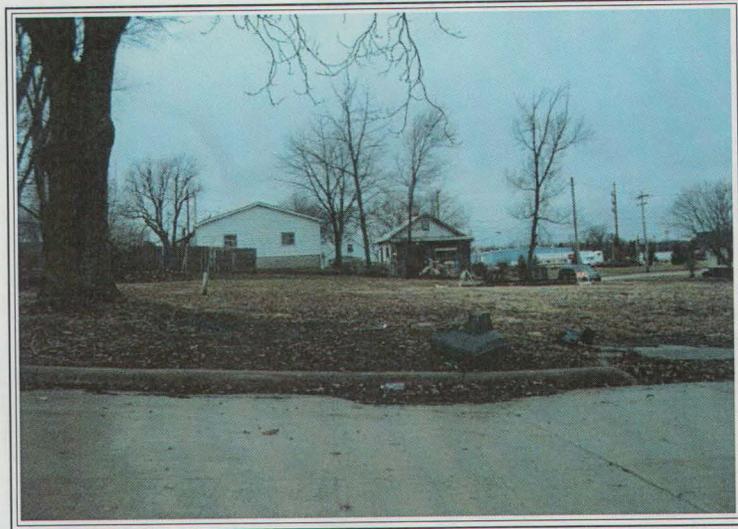
CITY OF BLOOMINGTON:

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

ATTEST:

\_\_\_\_\_  
Cherry L. Lawson, City Clerk

**APPRAISAL OF**



Single Family Residence

**LOCATED AT:**

206 N DARRAH  
Bloomington, IL 61701

**FOR:**

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

**BORROWER:**

Community Development

**AS OF:**

January 10, 2017

**BY:**

Charles G. Cresci  
Certified Real Estate Appraiser

01/12/2017

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

File Number: 206 N DARRAH

Dear Mr. Brown:

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

206 N DARRAH  
Bloomington, IL 61701

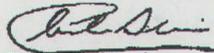
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

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

\$5,000  
Five Thousand Dollars

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

Respectfully submitted,



Charles G. Cresci  
Certified Real Estate Appraiser  
**CRESCI APPRAISAL SERVICES**

LAND APPRAISAL REPORT

206 N DARRAH  
File No. 206 N DARRAH

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

CLIENT AND PROPERTY IDENTIFICATION

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

CONTRACT ANALYSIS

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

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

NEIGHBORHOOD DESCRIPTION

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

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

	Good	Aver.	Fair	Poor		Good	Aver.	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

SITE DESCRIPTION

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

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

UTILITIES	Public	Other	Provider or Description	Off-Site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Ameren</u>	Street Surface	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>NI Gas</u>	Street Type/Influence	<u>Two Lane</u>		
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>City of Bloomington</u>	Curb/Gutter	<u>Concrete</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>City of Bloomington</u>	Sidewalk	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights	<u>Yes</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

LAND APPRAISAL REPORT

206 N DARRAH  
File No. 206 N DARRAH

There are 7 comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ 9,000 to \$ 49,900				
There are 7 comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ 5,000 to \$ 60,000				
COMPARABLE SALES				
FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	206 N DARRAH	1310 W Elm St	1102 W Front St	1302 S Hinshaw St
City/St/Zip	Bloomington, IL 61701	Bloomington, IL 61701	Bloomington, IL 61701	Bloomington, IL 61701
Proximity to Subject		0.64 miles SE	0.45 miles SE	0.97 miles SE
Data Source(s)	BN/MLS	BN/MLS #2160420	BN/MLS #2160969	BN/MLS #2144288
Verification Source(s)	Public Record	PCL #21-08-208-016	PCL #21-05-412-004	PCL #21-08-329-017
Sale Price	\$	\$ 5,000	\$ 5,000	\$ 10,000
Price/	\$ 0.00	\$ 97.28	\$ 62.50	\$ 105.26
Date of Sale (MO/DA/YR)		05/11/2016	03/23/2016	01/07/2015
Days on Market		DOM 94	DOM 8	DOM 10
Financing Type		Conventional	Cash	Cash
Concessions		None	None	None
Location	N;Urban;	N;Urban;	N;Urban;	N;Urban;
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size	50 x 126	51.4 x 117.5	80 x 162/Irreg	95 x 101.5
View	Indust;Comm;Res;	Res;	Comm;Res;	Res;
Topography	Gen Level	Gen Level	Gen Level	Gen Level
Available Utilities	All City Utils	All City Utils	All City Utils	All City Utils
Street Frontage	50'	51'	80'	95'
Street Type	Two Lane	Two Lane	Two Lane	Two Lane
Water Influence	None	None	None	None
Fencing	None	None	None	None
Improvements	None	None	None	2CarDetGarage
				-3,000
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 2,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000
Adjusted sales price of the		Net Adj. 0.0%	Net Adj. 200.0%	Net Adj. 750.1%
Comparable Sales (in \$)		Gross Adj. 0.0% \$ 5,000	Gross Adj. 200.0% \$ 3,000	Gross Adj. 750.1% \$ 5,000
The appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.				
Data Sources: Public Record & BN/MLS				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data Sources: Public Record & BN/MLS				
The appraiser's research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.				
Data Sources: Public Record & BN/MLS				
Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
	\$	\$	\$	\$
	\$	\$	\$	\$
Subject Property Is Currently Listed For Sale? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source:				
Current Listing History	List Date	List Price	Days on Market	Data Source
		\$		
Subject Property has been listed within the last 12 Months? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source:				
12 Month Listing History	List Date	List Price	Days on Market	Data Source
		\$		
		\$		
Comments on Prior Sales/Transfers and Current and Prior Listings: The subject property has not sold in the past 36 months. All previous sales of the comparable properties have been reported. All sales appear to reflect arms length transactions for the period which the sale occurred.				
Summary of the Sales Comparison Approach: All comparables are found in close proximity to the subject property. Comparable #3 is an older sale. However, its sale price still reflects today's market, so no time adjustment is necessary. After adjustments are made the comparables provide a good basis for an estimate of value. Most weight is applied to Comparable #1.				
Reconciliation Comments: The greatest weight is applied to the Sales Comparison Approach. It provides the best indication to market value. The Cost Approach is not developed in a Land Appraisal. The Income Approach was not developed due to the lack of market data.				
This appraisal is made <input checked="" type="checkbox"/> "as is", or <input type="checkbox"/> subject to the following conditions or inspections: The appraisal is made with the subject in "as is" condition. There is no personal property included in the final estimate of value.				
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:				
Opinion of Market Value: \$ 5,000 , as of: 01/10/2017 , which is the date of inspection and the effective date of this appraisal.				

# LAND APPRAISAL REPORT

206 N DARRAH  
File No. 206 N DARRAH

## PRODUCT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No      Unit type(s):  Detached  Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project: \_\_\_\_\_

Total number of phases: \_\_\_\_\_      Total number of units: \_\_\_\_\_      Total number of units sold: \_\_\_\_\_

Total number of units rented: \_\_\_\_\_      Total number of units for sale: \_\_\_\_\_      Data source(s): \_\_\_\_\_

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No      If Yes, date of conversion: \_\_\_\_\_

Does the project contain any multi-dwelling units?  Yes  No      Data Source: \_\_\_\_\_

Are the units, common elements, and recreation facilities complete?  Yes  No      If No, describe the status of completion: \_\_\_\_\_

Describe common elements and recreational facilities: \_\_\_\_\_

## CERTIFICATIONS AND LIMITING CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

LAND APPRAISAL REPORT

206 N DARRAH
File No. 206 N DARRAH

CERTIFICATIONS AND LIMITING CONDITIONS (continued)

- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believed to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent.
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

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

SIGNATURES

APPRAISER

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

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

ADDRESS OF PROPERTY APPRAISED

206 N DARRAH
Bloomington, IL 61701
APPRaised VALUE OF SUBJECT PROPERTY \$ 5,000

LENDER/CLIENT

Name Tony Brown
Company Name CITY OF BLOOMINGTON Community Development
Company Address 115 E Washington Street
Bloomington, IL 61701
Email Address tbrown@cityblm.org

SUBJECT PROPERTY

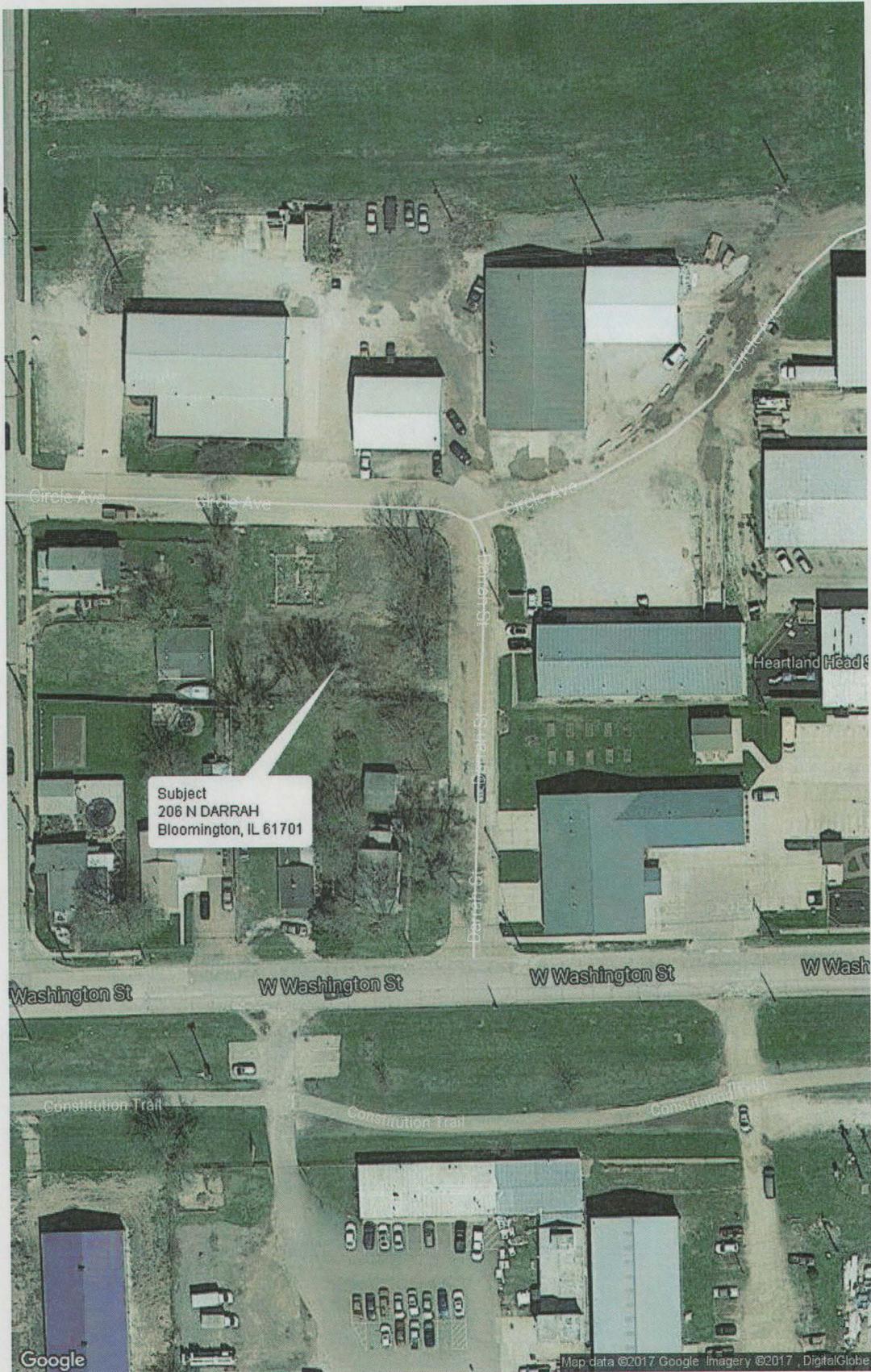
Did not inspect subject property
Did not inspect exterior of subject property from street
Date of Inspection

COMPARABLE SALES

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

AERIAL MAP

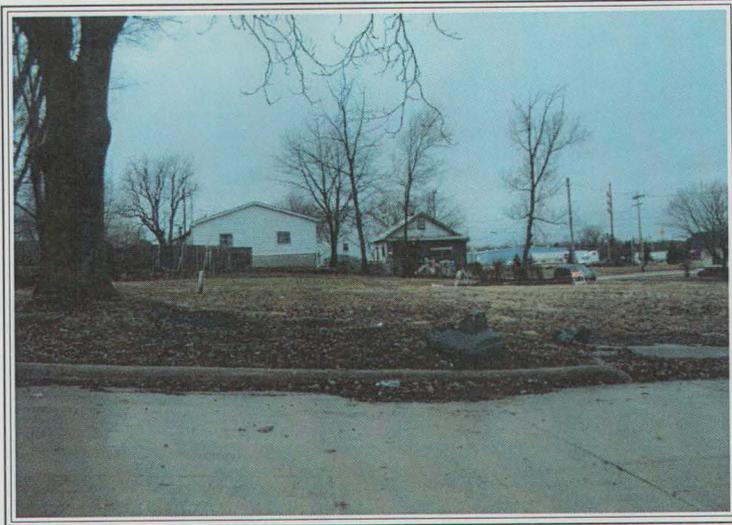
Borrower: Community Development	File No.: 206 N DARRAH
Property Address: 206 N DARRAH	Case No.: 206 N DARRAH
City: Bloomington	State: IL
Lender: CITY OF BLOOMINGTON Community Development	Zip: 61701





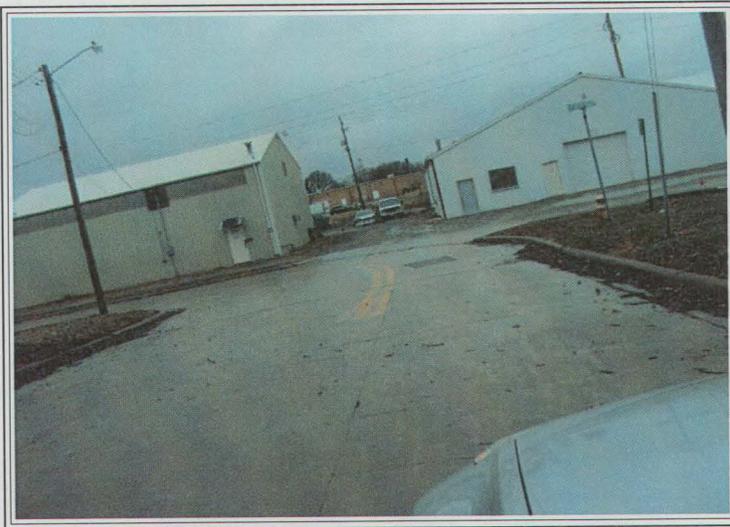
SUBJECT PROPERTY PHOTO ADDENDUM

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

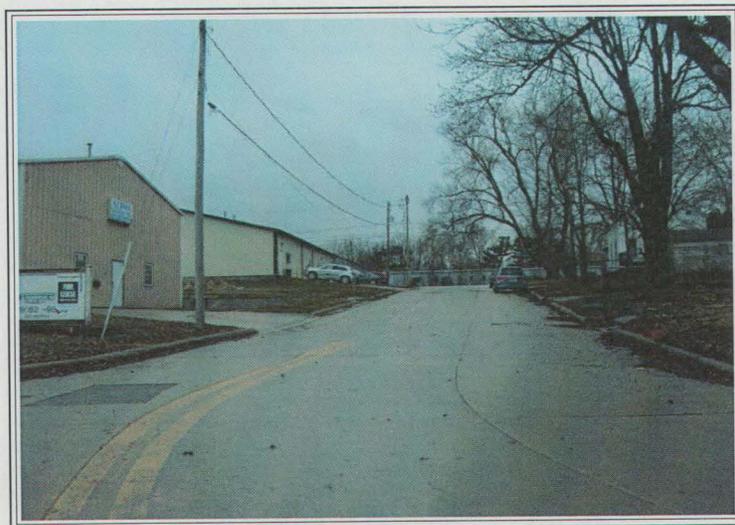


**FRONT VIEW OF  
SUBJECT PROPERTY**

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



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

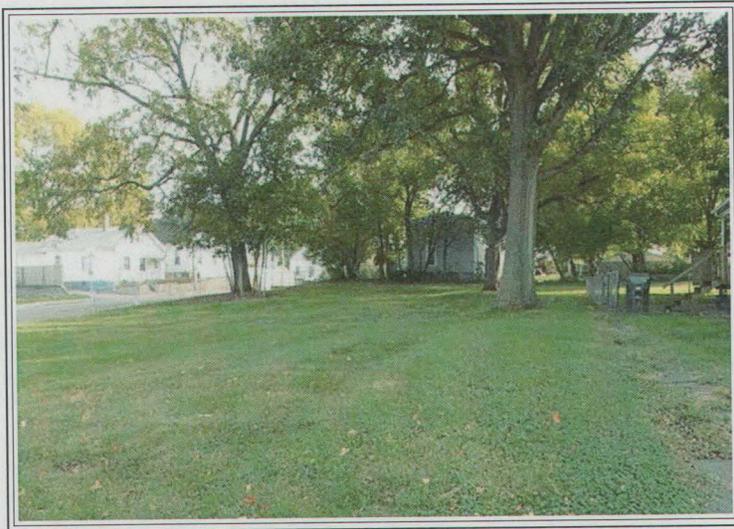
COMPARABLE PROPERTY PHOTO ADDENDUM

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



COMPARABLE SALE #1

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



COMPARABLE SALE #2

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

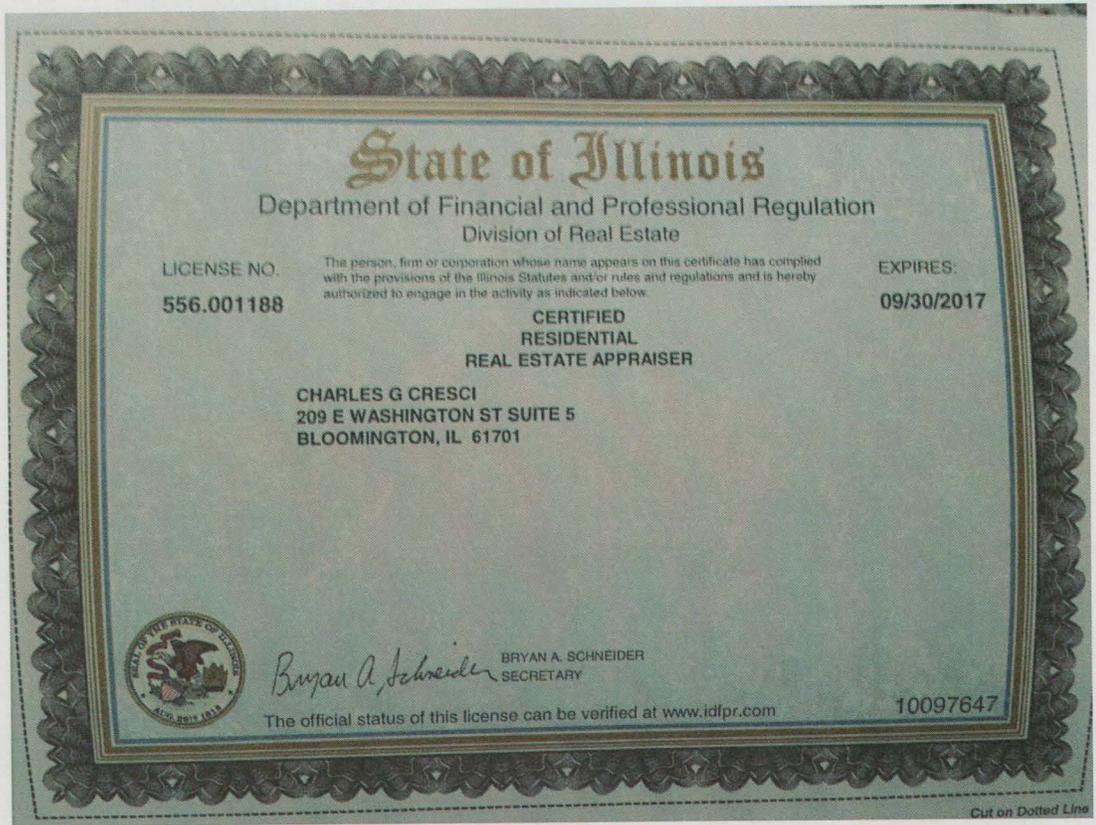


COMPARABLE SALE #3

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

Borrower: Community Development  
Property Address: 206 N DARRAH  
City: Bloomington  
Lender: CITY OF BLOOMINGTON Community Development

File No.: 206 N DARRAH  
Case No.: 206 N DARRAH  
State: IL  
Zip: 61701



\*\*\*\*\* INVOICE \*\*\*\*\*

File Number: 206 N DARRAH

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

Borrower : Community Development

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

LAND 2015 Appraisal

206 N DARRAH  
Bloomington, IL 61701

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

Terms: Please note new address

Please Make Check Payable To:

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

Fed. I.D. #: 30-0008576

Vacant lot offered for sale by the City of Bloomington.

206 Darrah, Bloomington

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

Property is sold AS IS.

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

Contact Jennifer Toney @ 434-2342 or [jtoney@cityblm.org](mailto:jtoney@cityblm.org) for more information.

# Assessment Data

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

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

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

## Reports

# 206 Darrah Overhead Map





## CONSENT AGENDA ITEM NO. 7F

FOR COUNCIL: May 8, 2017

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

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

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

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

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

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

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

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

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:**

Mid Central Community Action  
Bloomington Housing Authority  
PATH

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

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

Respectfully submitted for Council consideration.

Prepared by: Jennifer Toney, Grants Coordinator

Reviewed by: Tom Dabareiner, Community Development Director

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

- Grant Agreement



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
77 W. Jackson Blvd.  
Chicago, IL 60604

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

## **CONTINUUM OF CARE PROGRAM GRANT AGREEMENT**

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

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

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

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

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

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

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

Recipient agrees:

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

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

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

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

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

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

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

By:

*Ray E. Willis*

\_\_\_\_\_  
(Signature)

Ray E. Willis, Director

\_\_\_\_\_  
(Typed Name and Title)

April 11, 2017

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

**RECIPIENT**

City of Bloomington

\_\_\_\_\_  
(Name of Organization)

By:

\_\_\_\_\_  
(Signature of Authorized Official)

\_\_\_\_\_  
(Typed Name and Title of Authorized Official)

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

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

EXHIBIT 1  
SCOPE OF WORK for FY2016 COMPETITION

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

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

Allocated between budget line items as follows:

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

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

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

FEDERALLY RECOGNIZED INDIRECT COST RATE SCHEDULE

<u>Grant No.</u>	<u>Recipient Name</u>	<u>Indirect cost rate</u>	<u>Cost Base</u>
------------------	-----------------------	---------------------------	------------------

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

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

By:

*Ray E. Willis*

\_\_\_\_\_  
(Signature)

Ray E. Willis, Director

\_\_\_\_\_  
(Typed Name and Title)

April 11, 2017

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

**RECIPIENT**

City of Bloomington

\_\_\_\_\_  
(Name of Organization)

By:

\_\_\_\_\_  
(Signature of Authorized Official)

\_\_\_\_\_  
(Typed Name and Title of Authorized Official)

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



**CONSENT AGENDA ITEM NO. 7G**

FOR COUNCIL: May 8, 2017

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

**RECOMMENDATION/MOTION:**

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

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

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

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

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

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

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

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

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

Respectfully submitted for Council consideration.

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

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

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

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

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

Attended By: Andrew Coffey  
 Jeff Raines  
 Ward Snarr

2018 Budget

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

## AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Seal)

ATTEST;

\_\_\_\_\_  
City Clerk

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
City Manager

WITNESS:

CONTRACTOR (Seal)

\_\_\_\_\_

## FY2016 Emergency Utility Repairs Projects

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

## FY2017 Emergency Utility Repairs Projects

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



**CONSENT AGENDA ITEM NO. 7H**

FOR COUNCIL: May 8, 2017

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

**RECOMMENDATION/MOTION:**

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

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

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

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

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

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

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** Not applicable

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

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

Respectfully submitted for Council consideration.

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

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

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

CITY OF BLOOMINGTON  
 FY2018 TRAFFIC SIGNAL MAINTENANCE & EMERGENCY TRAFFIC SIGNAL REPAIR

PROJECT NO. CITY # 50-17-53005-18-00  
 CITY BID NO. 2018-04

2018 Budget

Bid Opening Date: 4/24/2017

Attended By: Andrew Coffey

Bid Opening Time: 1:30 PM

Jeff Raines

PREPARED BY: Ward Snarr

Ward Snarr

LOW BID

**BID TABULATION**

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

## AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Seal)

ATTEST;

\_\_\_\_\_  
City Clerk

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
City Manager

WITNESS:

CONTRACTOR (Seal)

\_\_\_\_\_

## FY2017 Traffic Signal Maintenance & Emergency Repair Projects

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



**CONSENT AGENDA ITEM NO. 7I**

FOR COUNCIL: May 8, 2017

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

**RECOMMENDATION/MOTION:**

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

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

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

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

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

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

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

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** *N/A*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

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

Respectfully submitted for Council consideration.

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

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

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

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

Bid Opening Date: 4/24/2017      Attended By: Andrew Coffey  
 Bid Opening Time: 1:30 PM          Jeff Raines  
 PREPARED BY: Ward Snarr              Ward Snarr

2018 Budget

LOW BID

LABOR / ITEM	2018 Budget		ENGINEERS ESTIMATE		George Gildner, Inc.		Stark Excavating, Inc.		Rowe Construction		Hoerr Construction, Inc.	
	UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
LABORER	HR	650	\$75.00	\$48,750.00	\$72.00	\$46,800.00	\$69.90	\$45,435.00	\$75.00	\$48,750.00	\$88.80	\$57,720.00
OPERATING ENGINEER	HR	500	\$85.00	\$42,500.00	\$78.00	\$39,000.00	\$86.40	\$43,200.00	\$95.00	\$47,500.00	\$89.80	\$44,900.00
TRUCK DRIVER	HR	350	\$65.00	\$22,750.00	\$30.00	\$10,500.00	\$68.00	\$23,800.00	\$75.00	\$26,250.00	\$5.00	\$1,750.00
TOTAL				\$114,000.00		\$96,300.00		\$112,435.00		\$122,500.00		\$104,370.00

## AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Seal)

ATTEST;

\_\_\_\_\_  
City Clerk

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
City Manager

WITNESS:

CONTRACTOR (Seal)

\_\_\_\_\_

## FY2016 Grading & Seeding Projects

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

## FY2017 Grading & Seeding Projects

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



**CONSENT AGENDA ITEM NO. 7J**

FOR COUNCIL: May 8, 2017

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

**RECOMMENDATION/MOTION:**

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

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

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

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

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

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** *N/A*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

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

Respectfully submitted for Council consideration.

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

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

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

CITY OF BLOOMINGTON  
**FY2018 STREET, ALLEY & SIDEWALK MAINTENANCE**

PROJECT NO. CITY # 50-16-53004-18-00  
 CITY BID NO. 2018-06

2018 Budget

Bid Opening Date: 4/24/2017

Bid Opening Time: 1:30 PM

PREPARED BY Ward Snarr

Attended By: Andrew Coffey

Jeff Raines

Ward Snarr

LOW BID

LABOR / ITEM	\$200,000.00		ENGINEERS ESTIMATE		MCLEAN CO ASPHALT		George Gildner, Inc.		ROWE CONSTRUCTION		STARK EXCAVATING	
	UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
CEMENT MASON	HR	200	\$75.00	\$15,000.00	\$67.75	\$13,550.00	\$63.00	\$12,600.00	\$77.00	\$15,400.00	\$71.00	\$14,200.00
LABORER	HR	1000	\$75.00	\$75,000.00	\$65.45	\$65,450.00	\$72.00	\$72,000.00	\$75.00	\$75,000.00	\$70.00	\$70,000.00
OPERATING ENGINEER	HR	1000	\$85.00	\$85,000.00	\$82.28	\$82,280.00	\$80.00	\$80,000.00	\$95.00	\$95,000.00	\$82.50	\$82,500.00
TRUCK DRIVER	HR	200	\$65.00	\$13,000.00	\$65.28	\$13,056.00	\$30.00	\$6,000.00	\$75.00	\$15,000.00	\$68.00	\$13,600.00
				<b>TOTAL</b>								
				\$188,000.00		\$174,336.00		\$170,600.00		\$200,400.00		\$180,300.00

## AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(Seal)

ATTEST;

\_\_\_\_\_  
City Clerk

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
City Manager

WITNESS:

CONTRACTOR (Seal)

\_\_\_\_\_

# FY2017 Street, Alley, & Sidewalk Maintenance Projects

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



## CONSENT AGENDA ITEM NO. 7K

FOR COUNCIL: May 8, 2017

**SUBJECT:** Consideration of:

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

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

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

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

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

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

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

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

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

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

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

\$231,936.58 New Total Contract

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

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

**COMMUNITY DEVELOPMENT IMPACT:** N/A

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

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

Respectfully submitted for Council consideration.

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

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

Financial & budgetary review by: Chris Tomerlin, Budget Analyst

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

**RESOLUTION NO. 2017 -**

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

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

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

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

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

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

ADOPTED this 8<sup>th</sup> day of May, 2017.

APPROVED this \_\_\_\_ day of May, 2017.

APPROVED:

Tari Renner  
Mayor

ATTEST:

Cherry Lawson  
City Clerk



BE IT RESOLVED, by the Council of the  
City of Bloomington of Bloomington Illinois  
City, Town or Village  
Council or President and Board of Trustees

that the following described street(s) be improved under the Illinois Highway Code:

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

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of  
Engineering design of superstructure replacement and partial substructure replacement of the Linden Street  
Bridge over Sugar Creek, new multi-use trail under the bridge including retaining walls, and necessary  
roadway improvements.

and shall be constructed 59' (o-o) wide

and be designated as Section 15-00354-00-BR

2. That there is hereby appropriated the (additional  Yes  No) sum of  
Four thousand five hundred and no/100 Dollars ( 4500 ) for the  
improvement of said section from the municipality's allotment of Motor Fuel Tax funds.

3. That work shall be done by Contract ; and,

Specify Contract or Day Labor

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

Approved
Date
Department of Transportation
Regional Engineer

I, Cherry Lawson Clerk in and for the  
City of Bloomington  
City, Town or Village  
County of McLean , hereby certify the  
foregoing to be a true, perfect and complete copy of a resolution adopted  
by the Council  
Council or President and Board of Trustees  
at a meeting on May 8, 2017  
Date  
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this  
  day of    
(SEAL)  
   
City, Town, or Village Clerk





## CONSENT AGENDA ITEM NO. 7L

FOR COUNCIL: May 8, 2017

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

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

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

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

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

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

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

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

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

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

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

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

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

Ayes: Commissioners Powel, Bataoel and Renner.

Nays: None.

Motion carried.

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

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

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

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

**COMMUNITY DEVELOPMENT IMPACT:** None.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** None.

Respectfully submitted for Council consideration.

Prepared by: Renee Gooderham, Chief Deputy Clerk

Reviewed by: Cherry L. Lawson, City Clerk

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

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

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## LIQUOR LICENSE QUESTIONNAIRE

TO THE APPLICANT:

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

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

### 1. LEGAL REQUIREMENTS:

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

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

2. NATURE OF LICENSE:

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

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

3. **IMPACT OF ESTABLISHMENT:**

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

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

4. **RESPONSIBILITY:**

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

DATED this 10<sup>th</sup> day of March, 2017.

SIGNED: \_\_\_\_\_

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

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City) (State)

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_  
(City) (State)

**LICENSE APPLICATION**  
**For the Sale of Alcoholic Beverages**

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

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

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

A. If an individual: Name \_\_\_\_\_ Age \_\_\_\_\_

Address \_\_\_\_\_

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

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

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

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

Date of incorporation 3-07-2017

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

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

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

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

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

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

3. This application is for renewal of license now held \_\_\_\_\_ or an original application  (Check one)
4. Location and description of the premises or place of business to be operated under this license  
2303 E. Washington St. Bloomington, IL 61704  
A. Trade Name Golden House
5. Is this location within 100 feet of any church, school, hospital, home of aged, or indigent persons, or for War Veterans, their wives, or children? Yes \_\_\_\_\_ No
6. Does the place of business have access to any other portion of the same building or structure which is used for dwelling or lodging purposes, and which is permitted to be used or kept accessible for use by the public? Yes \_\_\_\_\_ No
7. Is it proposed to sell food in this place of business? Yes  No \_\_\_\_\_
8. Is applicant or any partner, officer, director, or majority stockholder engaged in the business of manufacturing or bottling malt vinous beverages or is the agent or any such person or corporation, or is a jobber of malt or vinous beverages? Yes \_\_\_\_\_ No
9. Has applicant, or any partner, officer, director, or majority stockholder ever been convicted of a felony, or of the violation of any law relating to the prohibition of the sale of intoxicating liquors, or any other crime or misdemeanor, (other than minor traffic violations)? Yes \_\_\_\_\_ No  If yes, fully explain.
10. Has any other license issued to individual applicant, or to any partner, officer, director, or majority stockholder, issued for sale of alcoholic beverages, ever been revoked? Yes \_\_\_\_\_ No  If yes, give further details.
11. Has a similar application ever been refused for cause that has been made by any of the foregoing persons? Yes \_\_\_\_\_ No
12. Is the applicant herein, the owner of the premises for which this license is sought? Yes \_\_\_\_\_ No
13. If no, the name of the building owner: Name Schrof Companies, Inc. - Carl Schrof  
Address 2205 Hedgewood Dr. Bloomington, IL 61704  
Term of written lease, from (date) 6-01-17 to 5-31-19  
(Copy of Lease attached)
14. Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code 1960 in connection with the proposed sale of alcoholic beverages?  
Yes \_\_\_\_\_ No

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

Dated this 21<sup>st</sup> day of March, 2017.

A. (Individual)

\_\_\_\_\_  
Individual's signature

B. (Partnership)

\_\_\_\_\_  
Business Name

(All Partners of applicant)

C. (Corporation) Golden House, LLC Bloomington  
(Corporate Name)

\_\_\_\_\_  
(President of Corporation)

Attest: \_\_\_\_\_  
(Secretary)

And the following officers, directors, or majority stockholder:

\_\_\_\_\_  
\_\_\_\_\_

STATE OF ILLINOIS.        )  
  ) SS  
COUNTY OF McLEAN        )

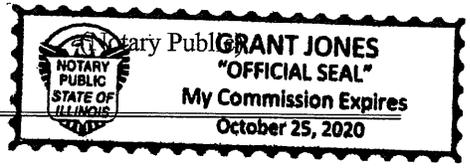
\_\_\_\_\_  
*Hang Dong*  
\_\_\_\_\_

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

Subscribed and Sworn to before me this 21<sup>st</sup> day of March, 2017.

*[Signature]*  
\_\_\_\_\_

My commission expires on October 25<sup>th</sup> 2020.



LICENSE APPLICATION  
FOR SUNDAY SALE OF ALCOHOLIC BEVERAGES

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

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

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

Dated this 21<sup>st</sup> day of March, 2017.

A. (Individual)

\_\_\_\_\_  
(Name)

B. (Partnership)

\_\_\_\_\_  
(Business Name)

All partners of applicant: \_\_\_\_\_



# Illinois BASSET On-Premise SELLER / SERVER CERTIFICATION

**Trainee Name:** Howard Wei

**Date of Completion:** 04/21/2017

**School Name:**

360training.com dba Learn2Serve

I, 

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

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

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



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

2206 E WASHINGTON ST

101 N VETERANS PKWY

2306 E WASHINGTON ST

N VETERANS PKWY

KRISPY KREME DR

N PROSPECT RD

E WASHINGTON ST

2301 E WASHINGTON ST

BUS 55

2303 E WASHINGTON ST

Golden House

2307 E WASHINGTON ST

S VETERANS PKWY

S PROSPECT RD

2302 STERN DR

2304 STERN DR

2306 STERN DR

107 S PROSPECT RD





## CONSENT AGENDA ITEM NO. 7M

FOR COUNCIL: May 8, 2017

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

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

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

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

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

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

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

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

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

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

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

Ayes: Commissioners Powel, Bataoel and Renner.

Nays: None.

Motion carried.

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

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

**COMMUNITY DEVELOPMENT IMPACT:** None.

**FUTURE OPERATIONAL COST ASSOCIATED WITH NEW FACILITY CONSTRUCTION:** None.

Respectfully submitted for Council consideration.

Prepared by: Renee Gooderham, Chief Deputy Clerk

Reviewed by: Cherry L. Lawson, City Clerk

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

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

Recommended by:



David A. Hales  
City Manager

**Attachments:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## LIQUOR LICENSE QUESTIONNAIRE

TO THE APPLICANT:

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

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

### 1. LEGAL REQUIREMENTS:

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

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

2. **NATURE OF LICENSE:**

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

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

3. **IMPACT OF ESTABLISHMENT:**

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

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

4. **RESPONSIBILITY:**

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNED:

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

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City) (State)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City) (State)

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

**LICENSE APPLICATION**  
**For the Sale of Alcoholic Beverages**

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

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

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

A. If an individual: Name \_\_\_\_\_ Age \_\_\_\_\_

Address \_\_\_\_\_

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

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

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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

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

Date of incorporation 1854

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

110 ILCS 675 (Illinois State University law)

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

Name: \_\_\_\_\_ Title or position: \_\_\_\_\_

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

Name: \_\_\_\_\_ Title or position: \_\_\_\_\_

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

Name: \_\_\_\_\_ Title or position: \_\_\_\_\_

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

3. This application is for renewal of license now held \_\_\_ or an original application \_\_\_X(Check one)

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

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

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

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

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

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

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

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

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

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

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

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

Illinois State University  
Foundation, Address

1101 North Main  
Normal, Illinois 61761

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

14. Do you know of any reason whether stated in the above questions or not, that this application does not comply with the laws of the State of Illinois, or the Bloomington City Code 1960 in connection with the proposed sale of alcoholic beverages?  
Yes \_\_\_\_\_ No X

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

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

A. (Individual) \_\_\_\_\_

B. (Partnership) \_\_\_\_\_

(All Partners of applicant)

C. (Corporation) The Board of Trustees of Illinois State University  
(Corporate Name)

Larry H. Dietz, President

Attest: \_\_\_\_\_  
(Secretary)

And the following officers, directors, or majority stockholder:

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

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

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

Laura Gossett  
\_\_\_\_\_



My commission expires on May 18, 2019.

Reviewed and Approved  
as to legal form  
Office of General Counsel

LICENSE APPLICATION  
FOR SUNDAY SALE OF ALCOHOLIC BEVERAGES

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

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

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

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

A. (Individual)

\_\_\_\_\_

B. (Partnership)

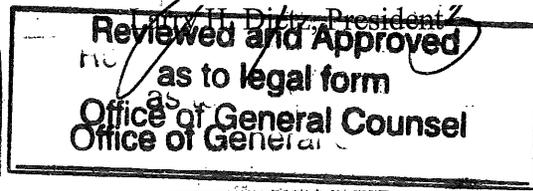
\_\_\_\_\_  
(Business Name)

All partners of applicant

C. (Corporation)

The Board of Trustees of Illinois State University

By:



Attest:

Secretary

And the following officers, directors, or majority stockholders:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

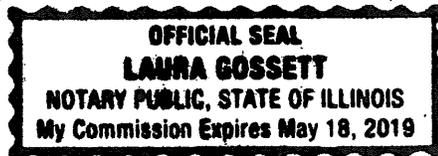
STATE OF ILLINOIS, )  
 ) ss.  
 County of McLean, )

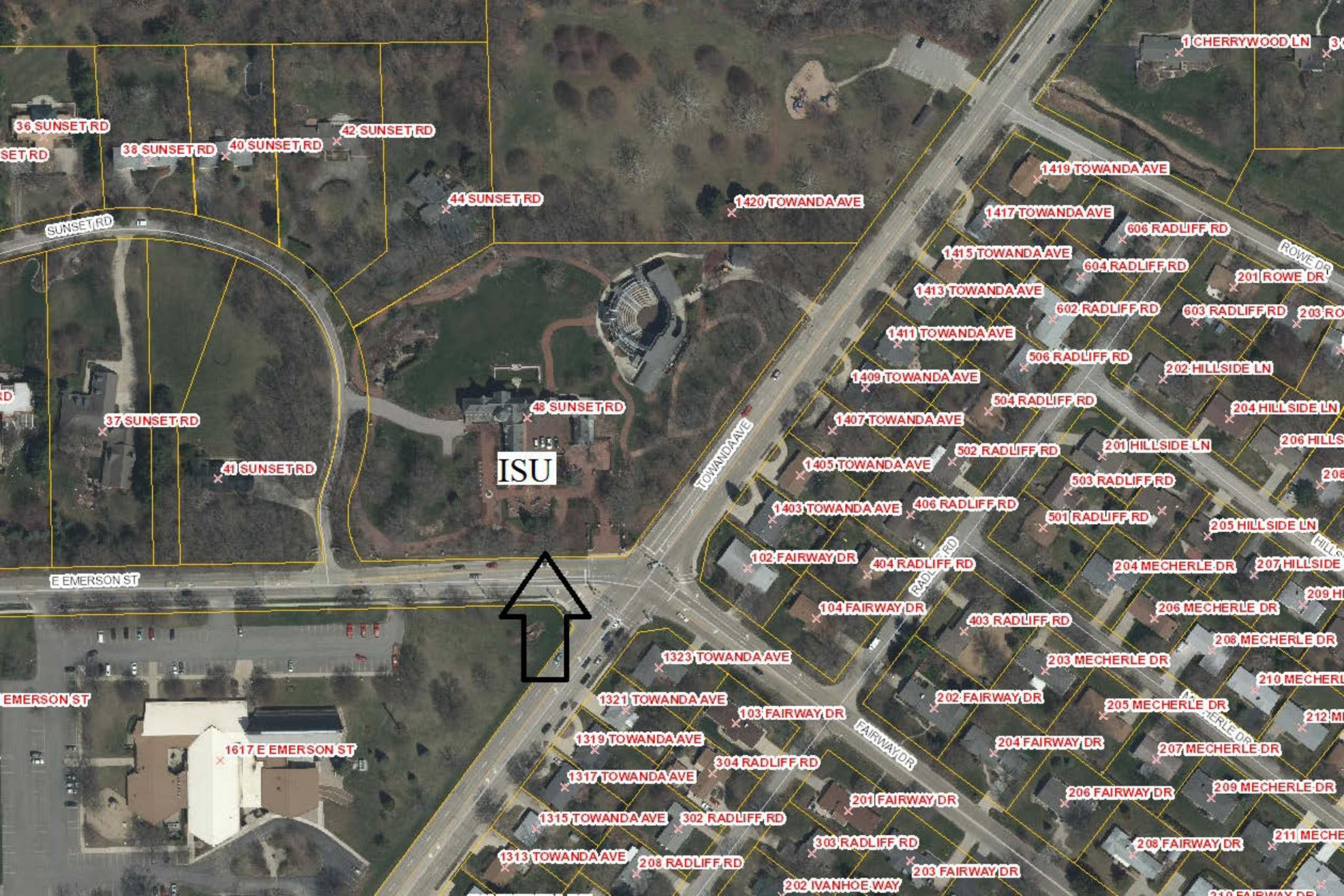
Larry H. Dietz, President, Illinois State University, \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

Laura Gossett  
 Notary Public





ISU



- 36 SUNSET RD
- 38 SUNSET RD
- 40 SUNSET RD
- 42 SUNSET RD
- 44 SUNSET RD
- 48 SUNSET RD
- 37 SUNSET RD
- 41 SUNSET RD
- 1420 TOWANDA AVE
- 1419 TOWANDA AVE
- 1417 TOWANDA AVE
- 1415 TOWANDA AVE
- 1413 TOWANDA AVE
- 1411 TOWANDA AVE
- 1409 TOWANDA AVE
- 1407 TOWANDA AVE
- 1405 TOWANDA AVE
- 1403 TOWANDA AVE
- 1323 TOWANDA AVE
- 1321 TOWANDA AVE
- 1319 TOWANDA AVE
- 1317 TOWANDA AVE
- 1315 TOWANDA AVE
- 1313 TOWANDA AVE
- 606 RADLIFF RD
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- 406 RADLIFF RD
- 404 RADLIFF RD
- 403 RADLIFF RD
- 304 RADLIFF RD
- 302 RADLIFF RD
- 303 RADLIFF RD
- 208 RADLIFF RD
- 201 ROWE DR
- 203 ROWE DR
- 202 HILLSIDE LN
- 204 HILLSIDE LN
- 206 HILLSIDE LN
- 205 HILLSIDE LN
- 207 HILLSIDE LN
- 209 HILLSIDE LN
- 204 MECHERLE DR
- 206 MECHERLE DR
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- 203 FAIRWAY DR
- 202 IVANHOE WAY
- 1617 E EMERSON ST

# REGULAR AGENDA



## REGULAR AGENDA ITEM NO. 8A

FOR COUNCIL: May 8, 2017

**SUBJECT:** Consideration of a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District

**RECOMMENDATION/MOTION:** That a Resolution initiating the rezoning of 204 N. Allin Street, and of 800, 801, 802, 803, 804, and 806 W. Washington Street from R-2, Mixed Residential District, and C-2, Neighborhood Shopping District, to B-2, General Business Service District be passed, and that the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 6. Great Places-Livable, Sustainable City

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

**BACKGROUND:** The Bloomington City Code provides that the rezoning process may be initiated by the City Council (Bloomington City Code Chapter 44.13-2). The proposed resolution would initiate the rezoning process for several properties located at or near the intersection of W. Washington and Allin Street. The subject properties are single-family homes and a mixed use development with second floor apartments. Under the existing zoning designation, C-2, Neighborhood Shopping District, these residential uses are not permitted, but are allowed as non-conforming uses. Non-conforming uses are not favored in our code and create complications for property owners, so that if the properties become vacant for more than one year or are substantially damaged by fire, the non-conforming use of the properties would be eliminated and they could no longer be used as homes or apartments. Rezoning the properties would eliminate their non-conforming status. Council is being asked to consider this resolution in conjunction with a petition that was submitted by the West Bloomington Revitalization Project to rezone 720 & 724 W. Washington Street (the southeast corner of the W. Washington and Allin intersection, formerly the Jesus Coffee House). This holistic approach to the zoning districts in the intersection will reduce spot zoning.

The Bloomington Planning Commission is recommending the Council begin the formal process of rezoning the subject properties to allow for mixed residential/commercial use as envisioned in the Comprehensive Plan and also to eliminate the non-conforming status of these properties.

Staff reached out to the owners of the subject properties by letter and telephone to inform them of the non-conforming status of the properties and the benefits of rezoning. Those who have talked with staff have been supportive. Since the proposed rezoning aligns with the current uses of the property and expands the uses for which the properties may be used, owner opposition is not

anticipated. If the subject resolution is passed, staff will again reach out to inform property owners of the public hearing that will be held as part of the rezoning process.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Public notice for a public hearing, held by the Planning Commission for 724 & 720 W. Washington was published in *the Pantagraph* in accordance with City Code on March 6, 2017. In accordance with the Zoning Code (Ordinance No. 2006-137) courtesy copies of the Public Notice were mailed to approximately 135 property owners within 500 feet. A public notice sign was posted on 724 W Washington Street. The resolution to initiate the rezoning process was discussed at the Planning Commission Meeting of March 22, 2017. No citizens spoke in favor of the recommendation; no one spoke in opposition. The Planning Commission recommended approval by unanimous vote. This recommendation is consistent with staff's position.

**FINANCIAL IMPACT:** None at this time.

**COMMUNITY DEVELOPMENT IMPACT:** (Link to Comprehensive Plan)  
Goal H-2. *Ensure reinvestment in the established older neighborhoods and compact development of the City.*

Goal N-1 Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.

- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Tom Dabareiner, Community Development Director

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

Legal review by: George Boyle, Assistant Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

- Resolution to initiate the Zoning Map Amendments for the northwest and southwest corners of Washington Street and Allin Street.
- Aerial Map of Subject Property
- Zoning Map of Subject Property
- Permitted uses in the B-2 District

**RESOLUTION NO. 2017 -**

**A RESOLUTION INITIATING THE REZONING OF 204 N. ALLIN STREET, AND OF  
800, 801, 802, 803, 804, AND 806 W. WASHINGTON STREET FROM  
R-2, MIXED RESIDENTIAL, AND C-2, NEIGHBORHOOD SHOPPING DISTRICT, TO  
B-2, GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, the premises hereinafter legally described in Exhibit "A" are located within the corporate limits of the City of Bloomington and presently have a zoning classification of R-2 and C-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission has determined that the present zoning classifications on said premises are incompatible with the City of Bloomington Comprehensive Plan and no longer in harmony with the surrounding development and the public welfare; and

WHEREAS, the Bloomington Planning Commission has determined that rezoning said premises to B-2, General Business Service District, would be more compatible with existing uses, adjacent properties and the Comprehensive Plan; and

WHEREAS, the Bloomington Planning Commission has recommended that the City Council pass this resolution to initiate the rezoning of said premises; and

WHEREAS, pursuant to Chapter 44.13-2 of the Bloomington City Code, the City Council has the power to pass this resolution and initiate a rezoning of said premises:

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

1. That the City Council directs City Staff to initiate the process for rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District; and,
2. That the Bloomington Planning Commission shall hold a public hearing, after proper notice is given, on the rezoning of 204 N. Allin Street, 800, 801, 802, 803, 804, and 806 W. Washington Street to B-2, General Business Service District.

PASSED this \_\_\_ day of \_\_\_\_\_, 2017.

APPROVED this \_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

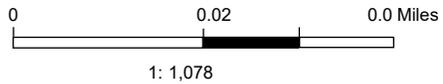
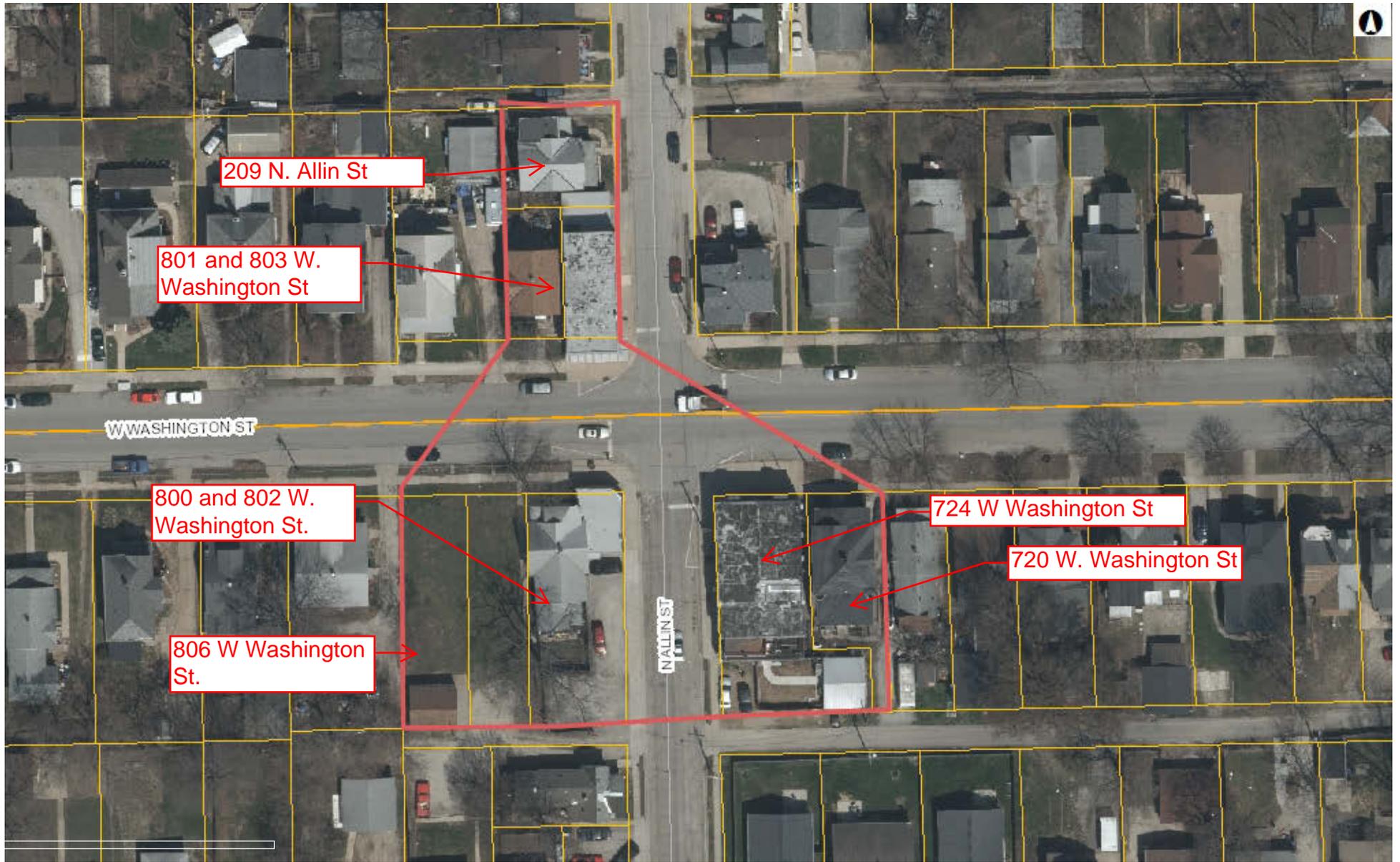
Cherry Lawson  
City Clerk

APPROVED:

Tari Renner  
Mayor

Resolution No. 2017-\_\_\_\_  
 Exhibit A  
 Legal Description

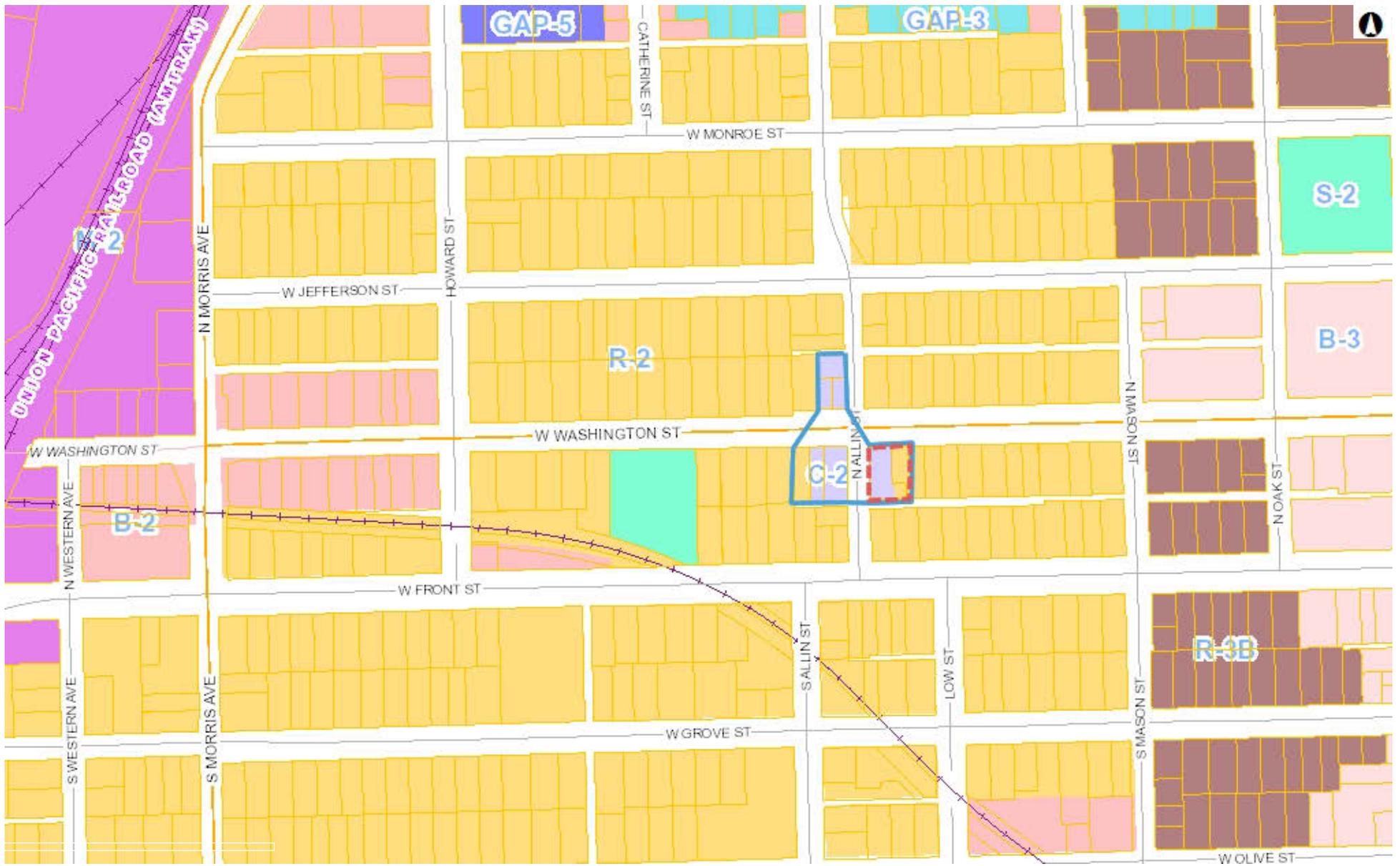
<i>Address</i>	<i>Legal Description</i>	<i>PIN</i>	<i>Current Zoning</i>	<i>Proposed Zoning</i>
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICES ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2



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Notes



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Notes

## Section 44.6-30

### Permitted Uses in the B-2 District

Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

Barber Shops, Beauty Shops	P	Painting, Decorating Services	P
Bars, Taverns, Nightclubs	P	Parking Lot, Commercial	P
Bed & Breakfast Establishments	P	Parking Lot, Noncommercial	P
Billiard Centers, Pool Halls	P	Parks, Playgrounds, Aboretums	P
Birthing Center	P	Penny Arcade	P
Blueprinting and Photocopying	P	Pet Shops	P
Boarding Schools	P	Pharmacy	P
Boat Sales, Service, Rental	P	Photofinishing Services	P
Book, Stationery Stores, Newsstands	P	Photographic Services	P
Bowling Establishments	P	Planetariums	P
Building Construction Services	P	Plumbing, Heating Services	P
Bus Passenger Terminals	P	Police Stations, Fire Stations	P
Bus Sales Service	P	Postal Services	P
Business Management Consulting	P	Post-Surgical Recovery Care Center	P
Business Schools	P	Pottery, Ceramic Products Sales	P
Cabinet making, woodworking, furniture repair	P	Pre-Schools	P
Cameras, Photographic Supplies	P	Printing, Publishing, Allied Uses	P
Camping, Recreational Equipment Sales	P	Professional Clubs, Business Clubs	P
Candle Shops	P	Professional Supply Repair Services	P
Candy Confectionery Sales	P	Radio Broadcasting Studios	P
Car Wash	P	Radio, Television Repair Services	P
Carpentry Services	P	Radio, Television Stations-Towers	P
Catering Services	P	Radio,. Television Stores	P
Childrens Homes, Orphanages	P	Rail Passenger Terminals	P
China, Glassware, Metalware Stores	P	Real Estate Services	P
Churches, Synagogues, Temples	P	Record Shops, Music Stores	P
Cigar, Tobacco Products Sales	P	Refuse Disposal Services	S
Clinics	P	Rehabilitation Schools	P
Collection Services	P	Religious Education Facility	P
College-University Classrooms	P	Research and Testing Services	P
Commercial Printing Services	P	Restaurants, Cafeterias	P
Commodity Contract Brokers	P	Roller Skating Rinks	P
Community Centers	P	Rooming Houses	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Savings and Loan Associations	P
Convenience Establishments	P	Security and Commodity Services	P
Country Clubs, Golf Clubs	P	Service Clubs, Civic Clubs	P
Credit Services	P	Sewage Lift Stations	P
Crematories	S	Sewage Treatment Plants	S
Cultural Activities	P	Sex Shops	5
Currency Exchanges	P	Sexually Oriented Entertainment Business	5
Dairy Products	P	Sheltered Care Homes	P
Dance Studios, Music Studios	P	Shoe Repair Services	P

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		



## REGULAR AGENDA ITEM NO. 8B

FOR COUNCIL: May 8, 2017

**SUBJECT:** Consideration of adopting an ordinance rezoning the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, general business service district and the property located at 720 W. Washington Street from R-2, mixed residential district to B-2, general business service district

**RECOMMENDATION/MOTION:** That the Ordinance be adopted rezoning the property and that the Mayor and City Clerk be authorized to execute the necessary documents.

**STRATEGIC PLAN LINK:** Goal 4. Strong Neighborhoods; Goal 5. Prosperous Downtown Bloomington; Goal 6. Great Places—Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:** 4b. Upgrade quality of older housing stock; 4e. Strong partnerships with residents and neighborhood associations; 5d. Healthy adjacent neighborhoods linked to Downtown; 6b. City decisions consistent with plans and policies.

**BACKGROUND:** The West Bloomington Revitalization Project, the petitioner and a local 501c3 community organization, purchased 720 and 724 W. Washington Street, the subject properties, with the intention of acquiring more space to better accommodate their existing and future programs, including the Tool Library, the Walk In/Bike Out Co-op, the Book Bike, and community meeting space. 720 W. Washington Street, which is vacant, would be used as a community garden space. The petitioner intends to support the purchasing and operational costs of this relocation by renting out the second story apartment at 724 W. Washington Street. Although the property is built as a mixed use building, the current zoning, C-2, does not allow for residential uses by someone other than watchman or caretaker. Additionally, a number of community and social uses, such as library or community center, are prohibited by the C-2 zoning classification.

The Bloomington Comprehensive Plan identifies the importance of partnering with and supporting the West Bloomington Revitalization Project and the Tool Library. The award-winning Plan recognizes W. Washington Street as an important commercial corridor and Regeneration Area. Additionally, the Comprehensive Plan envisions mixed commercial and residential developments at the corners of this intersection. The existing zoning is incompatible with the goals of the Comprehensive Plan. The proposed zoning B-2 allows for very similar commercial uses including some communal uses such as a lending library, and also facilitates the residential component of the development. The Planning Commission recommended approval of the petitions to rezone this corner.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** This case was before the Planning Commission for a public hearing and review on March 22, 2017. Notice of the public

hearing was published in *the Pantagraph* in accordance with City Code on March 6, 2017. In accordance with the Zoning Code (Ordinance No. 2006-137) courtesy copies of the Public Notice were mailed to approximately 135 property owners within 500 feet. A public notice sign was posted on 724 W Washington Street. No citizens, outside of the applicant, spoke in favor of the petition; no one spoke in opposition. The Planning Commission recommended approval by unanimous vote. This recommendation is consistent with staff's position.

**FINANCIAL IMPACT:** Supporting local community organizations helps increase social capital and a sense of community, and improves the overall quality of life for residents. The West Bloomington Revitalization Project and the Tool Library assist residents with home repairs and improvements. As a result, the quality of housing is enhanced and property values are protected. Additionally rezoning the subject properties will reduce the existence of nonconformities which encourage local investment and can reduce financing barriers for future property owners.

**COMMUNITY DEVELOPMENT IMPACT:** (Link to Comprehensive Plan)

- Goal H-1. *Ensure the availability of safe, attractive and high quality housing stock to meet the needs of all current and future residents of Bloomington.*
- Goal H-2. *Ensure reinvestment in the established older neighborhoods and compact development of the City.*
- Goal N-1 Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.

*The proposed rezoning aligns with the following objectives:*

- N-1.2b Continue to implement the WBRP strategic plan adopted in 2010
- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street
- N-1.2j Promote the usage of the Tool Library.
- N-1.2k Develop an expansion plan of the Tool Library recognizing the need for more hours as well as possible expanding locations.

Respectfully submitted for Council consideration.

Prepared by: Katie Simpson, City Planner

Reviewed by: Tom Dabareiner, Community Development Director

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

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

Recommended by:



David A. Hales

City Manager

**Attachments:**

- Ordinance Rezoning 724 & 720 W Washington St from R-2 and C-2 to B-2
- Rezoning Petition 724 W. Washington St
- Rezoning Petition 720 W. Washington St
- Aerial Map of Subject Property
- Zoning Map of Subject Property
- List of permitted uses in the B-2 District
- Mailing Sample and Newspaper Notice
- Mailing List
- Planning Commission Report for 3-22-17
- Planning Commission DRAFT Minutes for 3-22-17

**ORDINANCE NO. 2017 - \_\_**

**AN ORDINANCE REZONING THE PROPERTY LOCATED AT 724 W. WASHINGTON STREET FROM C-2, NEIGHBORHOOD SHOPPING DISTRICT TO B-2, GENERAL BUSINESS SERVICE DISTRICT AND THE PROPERTY LOCATED AT 720 W. WASHINGTON STREET FROM R-2, MIXED RESIDENTIAL DISTRICT TO B-2, GENERAL BUSINESS SERVICE DISTRICT**

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, Petitions for rezoning of certain premises hereinafter described in Exhibit(s) "A"; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petitions; and

WHEREAS, the Bloomington Planning Commission concluded that the current zoning of the subject properties is inappropriate and incompatible with the vision of the Comprehensive Plan and therefore recommended that the City Council pass this ordinance to amending the zoning classification of the subject properties to B-2, General Business Service District; and

WHEREAS, the City Council of said City has the power to pass this ordinance and rezone said premises.

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

1. That the premises commonly referred to as 720 W. Washington Street and 724 W. Washington Street hereinafter described in Exhibit(s) "A" shall be and the same are hereby rezoned from "C-2", Neighborhood Shopping District, and "R-2", Mixed Residential District, respectively, to "B-2", General Business Service District;
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification;
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 8<sup>th</sup> day of May, 2017.

APPROVED this \_\_\_\_ day of \_\_\_\_, 2017.

APPROVED:

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Tari Renner  
Mayor

ATTEST:

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Cherry Lawson  
City Clerk

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Jeffrey R. Jurgens  
Corporate Counsel

EXHIBIT "A"

(Legal Description)

**724 W. Washington Street**

MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5' N78' LOT7 BLK 2  
PIN: 21-04-308-001

**720 W. Washington Street**

MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK  
PIN: 21-04-308-002

**ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)**

Date Received 2/28/17

For Council of 4/24/17

Petitioner: West Bloomington Re-zoning Project

Property Located at: 720 W. Washington

Attorney: Mike O'Donnell Atty. Phone: 309-531-2816

Petitioner/Atty. Address: \_\_\_\_\_

Email: \_\_\_\_\_

DOCUMENTS SUBMITTED:	Yes	No
1. Petition	<u>✓</u>	_____
3. Legal Description	<u>✓</u>	_____
4. \$125 Filing Fee	_____	_____
5. Electronic copies of Pet. Ord. & Legal	_____	_____
5. Date 15 day notice Published _____		Date sent to newspaper _____
6. Publication fee of \$ _____		billed on _____ paid on _____

**PROCESSING OF PETITION:**

1. Documents reviewed by Development Committee: \_\_\_\_\_

2. Public hearing – Planning Commission of: 3/22/17

3. Date of Council Meeting: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

PETITION FOR ZONING MAP AMENDMENT

State of Illinois )
) ss.
County of McLean )

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

Now comes West Bloomington Revitalization Project hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of R-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B-2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from C-2 to B.2.

Respectfully submitted,

By: Michael O'Donnell  
WBIR Board President

Exhibit A

McIntyres Addition E 3 ½' N 78' 7 & (Ex W25' S32') W34 ½' 6 for property commonly located at 720 W. Washington St.

PIN: 21-04-308-002

# Assessment Data

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

ID: **44 21-04-308-002**  
 Name: **JESUS HOUSE**  
 Address 1:  
 Address 2: **724 W WASHINGTON**  
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	720 W WASHINGTON		
Sale Date	4/26/2004	Adjustment	0
Sale Price	269310	Adj. Sales Price	269310
Updated	6/1/2015 2	Adj.Ratio	30.01
Use Code	C 0060	Flag	4
School Dis	087	Financing	1
Tax Code	4001	Sale Use	5
Current Tax Rate	0.0838037	Document	04/17047
Current EAV	3450	Deed	15/8879
NH	38	Previous SD	9/14/2000
Assmt Year	<b>2016 S/A</b>	Previous SP	54000
Land	3450	Previous Ratio	23.58
Farmland	0	Homestead	0
Building	0	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	3450	HIE	N/A 0
Permit Date	3/31/2015	Permit Number	119401
Permit Amount	37210	Permit For	DEMO SINGLE FAMILY RESIDENCE FOR COMMUNITY DEVELOP
Comment	6/1/15-WD.		
Reason for change	EXEMPT TO NON-EXEMPT		
Legal	MC INTYRES ADDN E3 1/2' N78' 7 & (EX W25' S32') W34 1/2' 6 2		

## Reports

Exhibit A  
Legal Description

Tract 3 of 724 W. Washington:

The West  $34\frac{1}{2}$  feet of Lot 6 and the East  $3\frac{1}{2}$  feet of  
Lot 7 in Block 2 in McIntyre's Addition to the City of  
Bloomington, Except the South 32 feet of said Lot 7 and  
Except the South 32 feet of Lot the West 25 feet of Lot 6,  
in McLean County, Illinois

**TRACT 1:**

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

**TRACT 2:**

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

**TRACT 3:**

The West 34 1/2 feet of Lot 6 and the East 3 1/2 feet of Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7 and EXCEPT the South 32 feet of Lot the West 25

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Loan No: 6590108156

**MORTGAGE  
(Continued)**

Page 2

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feet of Lot 6, in McLEAN COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 724 W Washington St, Bloomington, IL 61701. The Real Property tax identification number is 21-04-308-001 (Tracts 1 & 2) AND 21-04-308-002 (Tract 3).

**ROUTE SLIP – ZONING MAP AMENDMENT (REZONING)**

Date Received 2/28/17

For Council of 4/24/17

Petitioner: West Bloomington Revitalization Project

Property Located at: 724 W Washington

Attorney: Mike O'Donnel ~~Atty.~~ Phone: 309-531-2816

Petitioner/Atty. Address: \_\_\_\_\_

Email: \_\_\_\_\_

DOCUMENTS SUBMITTED:	Yes	No
1. Petition	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. \$125 Filing Fee	<input type="checkbox"/>	<input type="checkbox"/>
5. Electronic copies of Pet. Ord. & Legal	<input type="checkbox"/>	<input type="checkbox"/>
5. Date 15 day notice Published _____		Date sent to newspaper _____
6. Publication fee of \$ _____		billed on _____ paid on _____

**PROCESSING OF PETITION:**

1. Documents reviewed by Development Committee: \_\_\_\_\_

2. Public hearing – Planning Commission of: 3/22/17

3. Date of Council Meeting: \_\_\_\_\_

Notes: \_\_\_\_\_

\_\_\_\_\_

PETITION FOR ZONING MAP AMENDMENT

State of Illinois )
) ss.
County of McLean )

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

Now comes West Bloomington Revitalization Project, hereinafter referred to as your petitioner(s), respectfully representing and requesting as follows:

- 1. That your petitioner(s) is (are) the owner(s) of the freehold or lesser estate therein of the premises hereinafter legally described in Exhibit A, which is attached hereto and made a part hereof by this reference, or is (are) a mortgagee or vendee in possession, assignee of rents, receiver, executor (executrix), trustee, lessee or other person, firm or corporation or the duly authorized agents of any of the above persons having proprietary interest in said premises;
2. That said premises legally described in Exhibit "A" presently has a zoning classification of C-2 under the provisions of Chapter 44 of the Bloomington City Code, 1960;
3. That the present zoning on said premises is inappropriate due to error in original zoning, technological changes altering the impact or effect of the existing land uses, or the area in question having changed such that said present zoning is no longer contributing to the public welfare;
4. That your petitioner(s) hereby request that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended to reclassify said premises into the B.2 zoning district classification;
5. That said requested zoning classification is more compatible with existing uses and/or zoning of adjacent property than the present zoning of said premises; and
6. That said requested zoning classification is more suitable for said premises and the benefits realized by the general public in approving this petition will exceed the hardships imposed on your petitioner(s) by the present zoning of said premises.

WHEREFORE, your petitioner(s) respectfully pray(s) that the Official Zoning Map of the City of Bloomington, McLean County, Illinois be amended by changing the zoning classification of the above-described premises from R-2 to B-2.

Respectfully submitted,

By: Michael J. O'Donnell  
WBIRP Board President

Exhibit A

McIntyres Addition W25' S32" Lot 6, S32' Lot 7 and W46 1/2' N 78" 7 2 for property commonly located at 724 W. Washington St.

PIN: 21-04-308-001

# Assessment Data

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

ID: **44 21-04-308-001**  
 Name: **JESUS HOUSE**  
 Address 1:  
 Address 2: **724 W WASHINGTON**  
 City, St., Zip: **BLOOMINGTON , IL , 61701**

Prop. Address	722-724 W WASHINGTON		
Sale Date	9/3/2003	Adjustment	0
Sale Price	80000	Adj. Sales Price	80000
Updated	9/17/2003 1	Adj. Ratio	31.70
Use Code	C 0060	Flag	7
School Dis	087	Financing	1
Tax Code	4001	Sale Use	7
Current Tax Rate	0.0838037	Document	03/45621
Current EAV	30646	Deed	N/A
NH	38	Previous SD	6/8/2001
Assmt Year	<b>2016 S/A</b>	Previous SP	95000
Land	7580	Previous Ratio	24.51
Farmland	0	Homestead	0
Building	23066	Senior	0
Farm Bldg	0	Frozen Amount	0
Total	30646	HIE	N/A 0
Permit Date	11/18/2009	Permit Number	M0902593
Permit Amount	500	Permit For	Remodel living room
Comment	9/17/03 - Grantee is Religious organ.		
Reason for change	COMMERCIAL REVALUATION		
Legal	MC INTYRES ADDN W25' S32' L6, S32' L7 & W46 1/2' N78' 7 2		

## Reports

Exhibit A  
Legal Description

Tracts 1 and 2 of 724 W. Washington:

Lot 7 in Block 2 in McIntyre's Addition to the City of  
Bloomington, except the South 32 feet of said Lot 7, also  
except the East 3 1/2 feet of Lot 7, in McLean County, Illinois

AND

The South 32 feet of Lot 7 and the South 32 feet of the  
West 25 feet of Lot 6, Both in Block 2 in McIntyre's  
Addition to the City of Bloomington, in McLean County,  
Illinois.

**TRACT 1:**

Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7, also EXCEPT the East 3 1/2 feet of Lot 7, in McLEAN COUNTY, ILLINOIS.

**TRACT 2:**

The South 32 feet of Lot 7 and the South 32 feet of the West 25 feet of Lot 6, both in Block 2 in McIntyre's Addition to the City of Bloomington, in McLEAN COUNTY, ILLINOIS.

**TRACT 3:**

The West 34 1/2 feet of Lot 6 and the East 3 1/2 feet of Lot 7 in Block 2 in McIntyre's Addition to the City of Bloomington, EXCEPT the South 32 feet of said Lot 7 and EXCEPT the South 32 feet of Lot the West 25

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**MORTGAGE  
(Continued)**

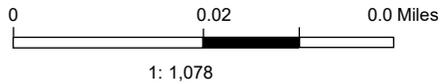
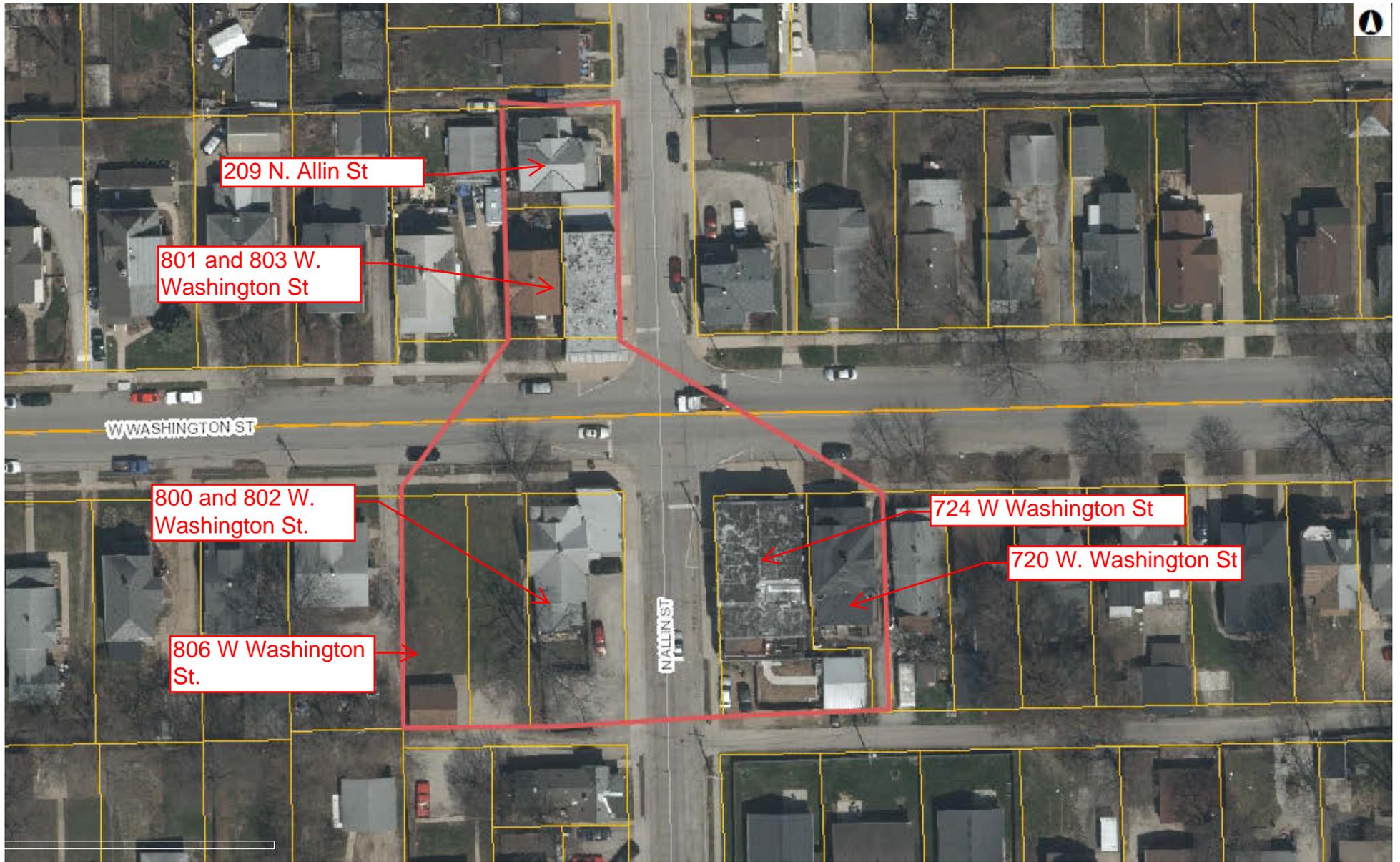
Loan No: 6590108156

Page 2

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feet of Lot 6, in McLEAN COUNTY, ILLINOIS.

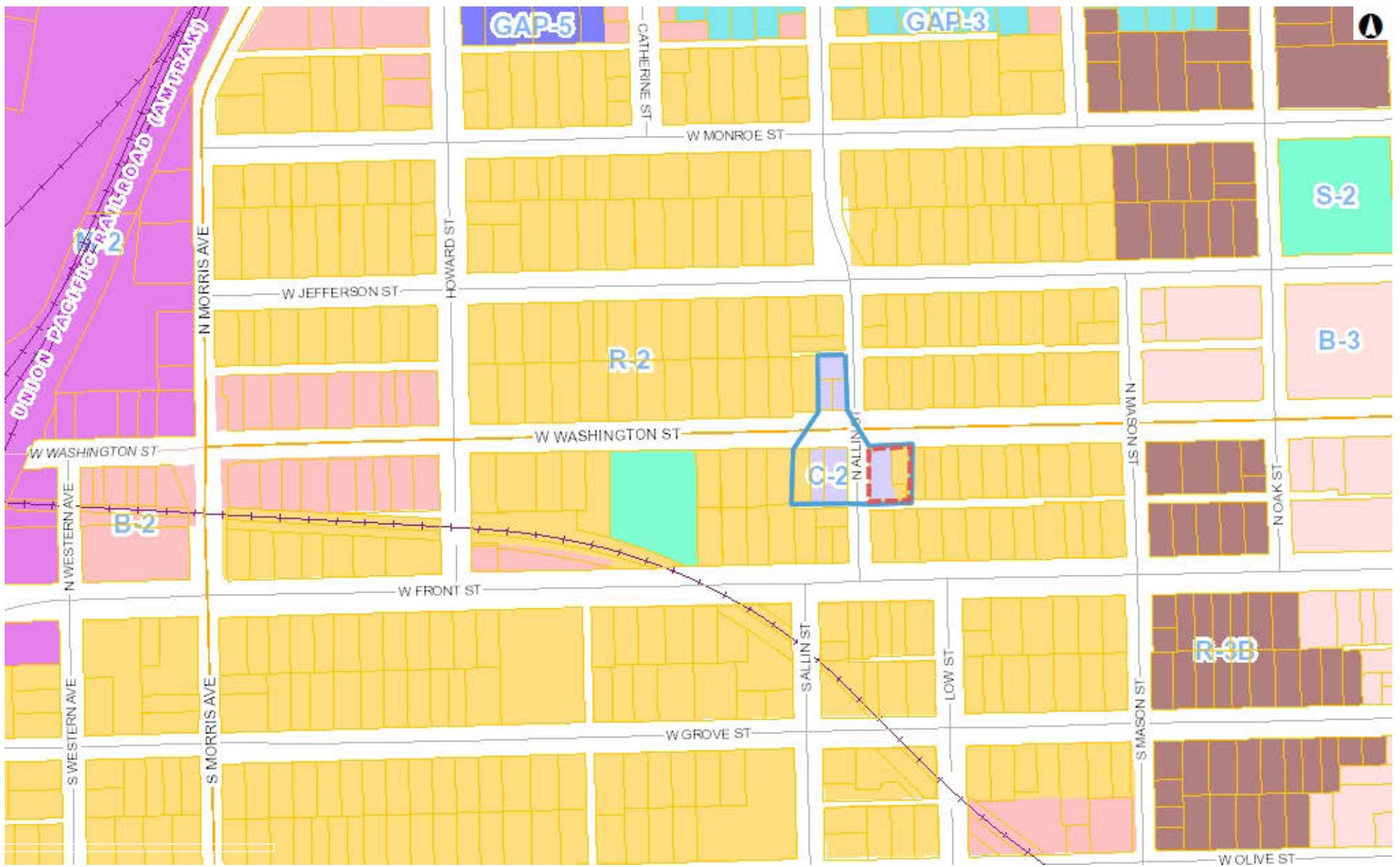
The Real Property or its address is commonly known as 724 W Washington St, Bloomington, IL 61701. The Real Property tax identification number is 21-04-308-001 (Tracts 1 & 2) AND 21-04-308-002 (Tract 3).



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Notes



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Notes

## Section 44.6-30

### Permitted Uses in the B-2 District

Accounting, Auditing, Bookkeeping	P	Legitimate Theaters	P
Adult Cabaret	5	Libraries	P
Adult Hotels/Motels	5	Linen Supply Services	P
Adult Lingerie Modeling Studios	5	Linen Supply Stores	P
Adult Media Stores	5	Linen Supply Stores	P
Adult Modeling Studios	5	Liquor Stores	P
Adult Motion Picture Theaters	5	Lodging Houses	P
Advertising Services	P	Lumber Yards, Building Materials	P
Agency Supervised Homes	P	Mail Order Houses	P
Agency-Operated Family Homes	P	Manufactured Home Sales	S
Agency-Operated Group Homes	P	Marine Craft and Accessory Sales	P
Agriculture	P	Massage Therapy Studio	P
Airports and Landing Fields	S	Media Shops	12
Ambulatory Surgical Treatment Center	P	Medical Marijuana Dispensing Organization	P
Amphitheaters	P	Medical, Health Services	P
Amusement Centers	S	Mental Health Facilities	P
Animal Detention Facilities, with no outdoor exercise areas	P	Merchandise Vending Machine Sales	P
Animal Detention Facilities, with outdoor exercise areas	S	Mini Warehouses	S
Animal Hospitals	P	Miscellaneous Services N.E.C.	P
Antique Stores	P	Mobile Food and Beverage Vendor	13
Apparel Shops	P	Mobile Home Sales	S
Appliance Stores	P	Monument Sales	P
Aquariums	P	Motels, Hotels, Motor Hotels	P
Arenas, Field Houses, Stadiums	P	Motion Picture Studios	P
Art Galleries, Museums	P	Motion Picture Theaters	P
Art Supplies, Craft Stores	P	Motor Vehicle Sales, Service N.E.C.	P
Artisanal/Craft Production and Retail	P	Motor Vehicle Storage	P
Athletic Clubs, YMCA, YWCA	P	Motorcycle Sales and Service	P
Auction Houses	P	Music Stores, Record Shops	P
Auditoriums, Concert Halls	P	News Syndicate Services	P
Automobile and Accessories Sales	P	Nursery Schools	P
Automobile Engine Electrical System Diagnostic Services	P	Nursing Homes	P
Automobile Rental Service	P	Offices	P
Automobile Repair Shops	P	Optical Goods, Hearing Aids Sales	P
Automobile Service Stations	P	Other Clubs Not Classified	P
Awning, Tent, Canvas Products Sales	P	Other Specialty Shops, N.E.C.	P
Bakery Products Sales	P	Outdoor Advertising Services	P
Ballrooms, Dance Halls	P	Packing and Crating Services	P
Banking Services	P	Paint, Glass, Wallpaper Stores	P

Barber Shops, Beauty Shops	P	Painting, Decorating Services	P
Bars, Taverns, Nightclubs	P	Parking Lot, Commercial	P
Bed & Breakfast Establishments	P	Parking Lot, Noncommercial	P
Billiard Centers, Pool Halls	P	Parks, Playgrounds, Aboretums	P
Birthing Center	P	Penny Arcade	P
Blueprinting and Photocopying	P	Pet Shops	P
Boarding Schools	P	Pharmacy	P
Boat Sales, Service, Rental	P	Photofinishing Services	P
Book, Stationery Stores, Newsstands	P	Photographic Services	P
Bowling Establishments	P	Planetariums	P
Building Construction Services	P	Plumbing, Heating Services	P
Bus Passenger Terminals	P	Police Stations, Fire Stations	P
Bus Sales Service	P	Postal Services	P
Business Management Consulting	P	Post-Surgical Recovery Care Center	P
Business Schools	P	Pottery, Ceramic Products Sales	P
Cabinet making, woodworking, furniture repair	P	Pre-Schools	P
Cameras, Photographic Supplies	P	Printing, Publishing, Allied Uses	P
Camping, Recreational Equipment Sales	P	Professional Clubs, Business Clubs	P
Candle Shops	P	Professional Supply Repair Services	P
Candy Confectionery Sales	P	Radio Broadcasting Studios	P
Car Wash	P	Radio, Television Repair Services	P
Carpentry Services	P	Radio, Television Stations-Towers	P
Catering Services	P	Radio,. Television Stores	P
Childrens Homes, Orphanages	P	Rail Passenger Terminals	P
China, Glassware, Metalware Stores	P	Real Estate Services	P
Churches, Synagogues, Temples	P	Record Shops, Music Stores	P
Cigar, Tobacco Products Sales	P	Refuse Disposal Services	S
Clinics	P	Rehabilitation Schools	P
Collection Services	P	Religious Education Facility	P
College-University Classrooms	P	Research and Testing Services	P
Commercial Printing Services	P	Restaurants, Cafeterias	P
Commodity Contract Brokers	P	Roller Skating Rinks	P
Community Centers	P	Rooming Houses	P
Computer Services	P	Rooming Houses	P
Convalescent Homes, Rest Homes	P	Savings and Loan Associations	P
Convenience Establishments	P	Security and Commodity Services	P
Country Clubs, Golf Clubs	P	Service Clubs, Civic Clubs	P
Credit Services	P	Sewage Lift Stations	P
Crematories	S	Sewage Treatment Plants	S
Cultural Activities	P	Sex Shops	5
Currency Exchanges	P	Sexually Oriented Entertainment Business	5
Dairy Products	P	Sheltered Care Homes	P
Dance Studios, Music Studios	P	Shoe Repair Services	P

Day Care Centers	P	Shoe Stores	P
Delicatessens	P	Sign Painting Services	P
Dental Services	P	Ski Mobile Sales, Service	P
Department Stores	P	Social Clubs, Lodges	P
Detective and Protective Services	P	Specialty Food Shops	P
Diagnostic Imaging Center	P	Specialty Schools	P
Diagnostic Laboratory Treatment Facility	P	Sporting Goods, Bicycle Sales	P
Diaper Services	P	Stenographic Services	P
Domestic Violence Shelter	P	Swimming Clubs	P
Donut Shops, Ice Cream Shops	P	Swimming Pools	P
Draperies, Curtains, Uphostery	P	Taxi Terminals	P
Dressmaking, Tailor Shops	P	Telecommunication Antenna Facilities	10
Drive-in Refreshment Stands	P	Telegraph Message Centers	P
Drug Stores	P	Telephone Exchange Stations	P
Dry Cleaning Services	P	Telephone Exchange Substations	P
Dry Goods, Piece Goods Stores	P	Telephone Relay Towers	P
Duplicating, Mailing Services	P	Television Broadcasting Studios	P
Dwellings, Multiple Family	9	Tile Abstracting Services	P
Dwellings, Single-Family	S	Tires, Batteries, Accessories Sales	P
Dwellings, Two-Family	P	Towing Services	2
Educational and Research Services	P	Townhouses	9
Electrical Repair Service	P	Trade Supply Sales-Service	P
Electrical Services	P	Trading Stamp Services	P
Electrical Supply Sales	P	Transfer Services	P
Electricity Regulating Substations	P	Travel Arranging Services	P
Electronics Assembly Plants	P	Treatment Centers for Drug Abuse	P
Employment Services	P	Tree Sales, Nurseries, Greenhouses	P
Engineering, Architectural Services	P	Truck Rental Service	P
Equipment Rental , Leasing Services	P	Truck Sales and Service	P
Exhibition/Exposition Halls	P	Truck Stops, Truck Plazas	P
Extended Stay Motel	P	Truck Wash	P
Exterminating-Pest Control Services	P	Utility Conduits, Lines, Pipelines	P
Farm Machinery Sales and Service	P	Variety Stores	P
Farm Supply Stores	P	Veterinarian Services	P
Financial Services	P	Video Sales and Rental Stores	P
Fish Hatcheries, Poultry Hatcheries	P	Vocational Schools	P
Flammable Liquid Pipelines	P	Water Pressure Control Stations	P
Floor Covering Stores	P	Water Purification Plants	P
Florist Shops	P	Water Storage Reservoirs	P
Food Pantry	P	Welding Services	P
Forestry	P	Well Drilling Services	P
Fuel Oil Service	P	Wholesale Sales Establishments	1
Funeral Parlor, Mortuary	P	Window Cleaning Services	P
Furniture Stores	P		

Gas Regulatory Stations	P		
General Merchandise Stores	P		
Gift Shops	P		
Golf Courses - Not Miniature Golf	P		
Government Services	P		
Greeting Card Shops	P		
Grocery Stores, Supermarkets	P		
Group Homes for Parolees	S		
Group Homes for Parolees	S		
Gun Shops	P		
Gymnasiums, Recreation Centers	P		
Hardware Stores	P		
Health Clubs	P		
Health Spas, Reducing Salons	P		
Heating Plumbing Equipment Sales	P		
Heliports, Heliport Terminals	S		
Hobby Shops, Toy Stores	P		
Home for the Aged	P		
Home Improvement Center	P		
Home Maintenance Services	P		
Horticultural Services	P		
Hospitals, Except Animal Hospitals	P		
Hotels, Motels, Motor Hotels	P		
Ice Rinks	P		
Institution for Child Care	P		
Institution for the Handicapped	P		
Insurance Services	P		
Irrigation Channels	P		
Jewelry Stores, Watch Repair	P		
Kennels, with no outdoor exercise areas	P		
Kennels, with outdoor exercise areas	S		
Knit Goods Shops	P		
Laboratory, Dental and Medical	P		
Laboratory, Psychological	P		
Laundering Services	P		
Leather Goods Shops	P		

Notices

20870189  
**CITY OF BLOOMINGTON  
 LIC HEARING NOTICE**  
 Today, March 14, 2017  
 p.m., in the Council  
 s located at 109 E.  
 , the Bloomington Lic-  
 mission will conduct a  
 earing on the applica-  
 Lakes Venture LLC,  
 resh Thyrne Farmers  
 ocated at 403 N. Vet-  
 wy Unit 2, requesting  
 liquor license which  
 llow the sale of all  
 ackaged alcohol for  
 ion off the premises  
 days a week.  
 ons interested in said  
 n may attend and be  
 the application.  
 iance with the Ameri-  
 h Disabilities Act and  
 plicable federal and  
 s, the hearing will be  
 e to individuals with  
 s. Persons requiring  
 aids and services  
 ontact the City Clerk,  
 no later than five  
 re the hearing.  
 Clerk may be con-  
 her by letter at 109 E.  
 t., Bloomington, IL  
 , e mail at  
 cityblm.org, or by tel-  
 at (309) 434-2240.  
 Hall is equipped with  
 telephone (TTY) that  
 be reached by dialing  
 -5115.  
 Lawson, C.M.C.,

n Date:  
 2017,  
 h Newspaper

20870359  
**CITY OF BLOOMINGTON  
 LICENSING BOARD OF  
 APPEALS NOTICE**  
 hereby given that a  
 aring will be held on  
 March 21, 2017, at  
 , at City Hall, 109 E.  
 , Bloomington, Illinois,  
 City Council Chambers,  
 time all interested per-  
 y present their views  
 h matters thereto. The  
 earing will pertain to  
 ng items:  
 r of term limits for  
 to be presented to  
 or for consideration,  
 nd discussion for rec-  
 g changes to the  
 ing Code.  
 nd discussion for rec-  
 g changes to the  
 ical Code.  
 iance with the Ameri-  
 r Disabilities Act and  
 plicable federal and  
 s, the hearing will be  
 e to individuals with  
 s. Persons requiring  
 aids and services  
 ontact the City Clerk,  
 no later than five  
 e the hearing.  
 Clerk may be con-  
 ner by letter at 109 W.  
 t., Bloomington, IL,  
 by telephone at  
 240, or by email,  
 cityblm.org. The city  
 upped with a text tel-  
 (TTY) that may also be  
 d by dialing  
 5115.

Coombs Jr.  
 oard of Appeals  
 March 6, 2017

Public Notices

20870377  
**CITY OF BLOOMINGTON  
 PUBLIC HEARING NOTICE**  
 Public Notice is hereby given  
 that the Bloomington Planning  
 Commission will hold a public  
 hearing on Wednesday, March  
 22, 2017 at 4:00 p.m. in the  
 City Council Chambers, City  
 Hall, 109 E. Olive St., Bloom-  
 ington, IL.

The Petition submitted by West  
 Bloomington Revitalization  
 Project, requesting approval to  
 Rezone property located at 720  
 W. Washington St. from a R-2  
 Mixed Residence District to B-2  
 General Business Service Dis-  
 trict.

Legal Description: Exhibit A  
 MCINTYRES ADD E3.5' N78'  
 LOT 7 & (EX W25' S32')  
 W34.5' LOT 6 BLK.  
 PIN: 21-04-308-002

And

The Petition submitted by West  
 Bloomington Revitalization  
 Project, requesting approval to  
 Rezone property located at 724  
 W. Washington St., from a C-2  
 Neighborhood Shopping Dis-  
 trict to B-2 General Business  
 Service District.

Legal Description: Exhibit A  
 MCINTYRES ADD W25' S32'  
 LOT 6, S32' LOT 7 & W46.5',  
 N78' LOT 7 BLK 2.  
 PIN: 21-04-308-001

And

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 806 W. Washington  
 St., from a R-2 Mixed Resi-  
 dence District to B-2 General  
 Business Service District.

Legal Description: Exhibit A  
 PRICES ADD VAC ALEY S OF  
 & ADJ & W33.5' LOT 2 BLK 3.  
 PIN: 21-05-433-012

And

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 804 W. Washington  
 St., from a C-2 Neighborhood  
 Shopping District to B-2 Gen-  
 eral Business Service District.

Legal Description: Exhibit A  
 PRICES ADD (EX W33.5') LOT  
 2 BLK 3.  
 PIN: 21-05-433-013

And

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 800 and 802 W.  
 Washington St., from a C-2  
 Neighborhood Shopping Dis-  
 trict to B-2 General Business  
 Service District.

Legal Description: Exhibit A  
 PRICES ADD (EX ST) LOT: 1  
 BLK 3.  
 PIN: 21-05-433-014

And

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 803 W. Washington

Public Notices

St., from a C-2 Neighborhood  
 Shopping District to B-2 Gen-  
 eral Business Service District.

Legal Description: Exhibit A  
 PRICES ADD N28' S65' LOT 4  
 BLK 2.  
 PIN: 21-05-429-034

And

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 801 W. Washington  
 St., from a C-2 Neighborhood  
 Shopping District to B-2 Gen-  
 eral Business Service District.

Legal Description: Exhibit A  
 E28' S65' LOT 4 BLK 2  
 PRICES ADD.  
 PIN: 21-05-429-035

The Petition submitted by the  
 City of Bloomington, requesting  
 approval to Rezone property  
 located at 204 N. Allin St., from  
 a C-2 Neighborhood Shopping  
 District to B-2 General Busi-  
 ness Service District

Legal Description: Exhibit A  
 PRICES ADD N50' LOT 4 BLK  
 2.  
 PIN: 21-05-429-033

All interested persons may  
 present their views upon such  
 matters pertaining thereto.  
 Said Petition and all accompa-  
 nyng documents are on file  
 and available for public inspec-  
 tion in the Office of the City  
 Clerk at 109 E. Olive St.,  
 Bloomington, IL.

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

Cherry Lawson  
 City Clerk

Published in the Pantagraph:  
 March 6, 2017

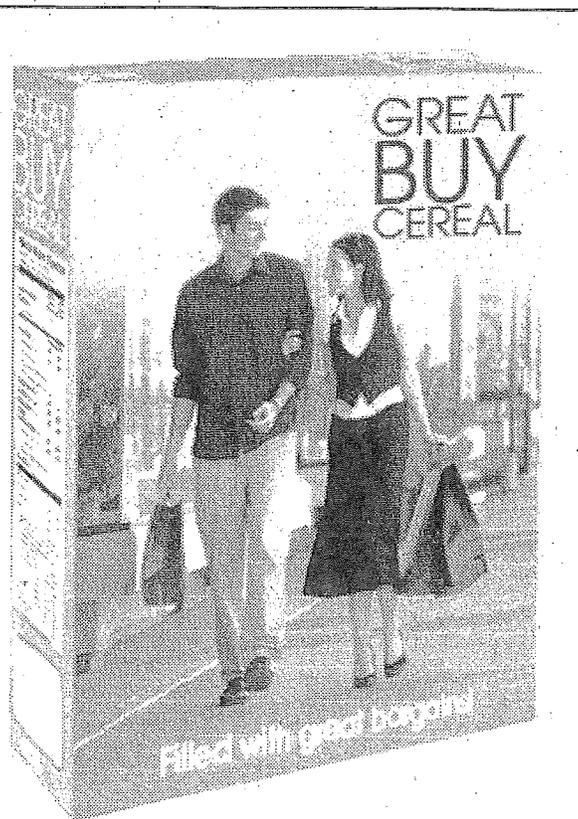
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DSH DTV	6 PM	6:30	7 PM	7:30	8 PM	8:30	9 PM	9:30	10 PM	10:30	11 PM	11:30
K-ABC 19   26	ABC World News	Entertainment Tonight (M)	The Bachelor Nick struggles to make a decision (M)	The Bachelor "The Women Tell All" The women tell their side of the story (M)	HOI News at 10 (M)	Jimmy Kimmel Live (HD)	Nightline (N)					



March 6, 2017

**Subject: Proposed zoning change for properties located at the corner of Allin Street and W. Washington Street.**

Dear resident or property owner:

The **Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on Wednesday, March 22, 2017 at 4:00 p.m.** in the **City Hall Council Chambers, 109 E. Olive St., Bloomington, Illinois**, to hear testimony on seven (7) petitions submitted by the West Bloomington Revitalization Project (WBRP) and the City of Bloomington (COB) requesting to rezone property located at the corner of W. Washington Street and Allin Street from R-2, Mixed Residential and C-2, Neighborhood Shopping District, to B-2, General Business Service District. The following petitions will be reviewed at the hearing:

Petitioner	Address	Legal Description	PIN	Current Zoning	Proposed Zoning
COB	204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
COB	801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
COB	803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
COB	800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
COB	804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
COB	806 W. Washington St.	PRICES ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2
WBRP	724 W. Washington St.	MCINTYRES ADD W25' S32' LOT 6, S32' LOT 7 & W46.5', N78' LOT 7 BLK 2	21-04-308-001	C-2	B-2
WBRP	720 W. Washington St.	MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK 2	21-04-308-002	R-2	B-2

The current zoning designation C-2, Neighborhood Shopping District, encourages commercial uses but prohibits the residential uses that currently exist. The proposed zoning change to B-2, General Business Service District would allow for similar commercial uses and also enables the current residential uses to remain. Essentially, this change in zoning will preserve the existing residential uses and the character of the neighborhood.

We are sending you this courtesy notice because you own property within 500 feet of the land described above (a map is attached for reference). In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various



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

reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org](http://www.cityblm.org).

If you have additional questions or for further information, please contact the City of Bloomington Community Development Department at (309) 434-2226.

Respectfully,  
Katie Simpson  
City Planner

Enclosures

Map of area to be rezoned (outlined in red) and all properties notified with 500 ft of the proposed rezoning (shown in blue).



Public Hearing to rezone seven properties on the corner of W. Washington Street and Allin Street from C-2 and R-2, to B-2.



Notes

By using any McGIS products or services, you indicate your acceptance of the Licensing Agreement: <http://www.McGIS.org/License>

0.1 Miles

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Printed: 3/6/2017 11:40:15 AM

1: 4.311

**DRAFT MINUTES  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 22, 4:00 P.M.  
COUNCIL CHAMBERS, CITY HALL  
109 EAST OLIVE STREET, BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J. Balmer, Mr. Ryan Scrtichlow, Mr. James Pearson, Mr. Kevin Suess, Mr. John Protzman, Ms. Megan Headean, Mr. Justin Boyd, Mr. Eric Penn, Ms. Nicole Chlebek, Chairman David Stanczak, ,

**MEMBERS ABSENT:** none

**OTHERS PRESENT:** Mr. Tom Dabareiner, Director of Community Development; Ms. Katie Simpson, City Planner; Mr. George Boyle, City Attorney; Mr. John Houseal, Houseal Lavign Associates

**CALL TO ORDER:** Chairman Stanczak called the meeting to order at 4:00 PM

**ROLL CALL:** Mr. Dabareiner called the roll. With ten members in attendance, a quorum was present.

**PUBLIC COMMENT:** Michael Brown, Executive Director of the Ecology Action Center, spoke on behalf of the Ecology Action Center, and encouraged the zoning ordinance update to align with a number of environmental plans in the community including the McLean County Greenways Plan, a Community Solid Waste Management Plan and a Community Environmental Plan. He highlighted environmental initiatives from the Bloomington Comprehensive plan directed towards energy efficiency standards, alternative energy sources, stream buffers, storm water detentions, native plants and landscaping. He stated the Ecology Action Center is available as a resource for more information.

Joan Schaprnure, 104 S. Low Street, stated that she enjoys having the West Bloomington Revitalization Project in the neighborhood.

**MINUTES:** The Commission reviewed the February 22, 2016 minutes. Ms. Chlebek asked the spelling of her name in the “New Business” section be corrected. Mr. Boyd moved to approve the minutes with stated corrections; Mr. Scritchlow seconded the motion, which was passed by a voice vote of 10-0.

**REGULAR AGENDA:**

**Z-05-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District. (Ward 6)**

Chairman Stanczak introduced the case and proposed that the three regular agenda items be considered at the same time. He stated the Commission would take separate votes on each item at the close of the public hearing. Ms. Simpson presented staff's report and explained staff is supporting a positive recommendation for all three cases. Ms. Simpson provided an aerial view of the neighborhood and explained the current zoning. She described the existing and proposed uses and shared photos of the neighborhood. She explained that the current zoning is incompatible with the proposed residential component of the planned mixed uses development for the property at 720 & 724 W Washington Street. She described the differences between the existing zonings of this intersection, C-2 and R-2, and the proposed zoning district, B-2.

Ms. Simpson referenced a number of goals from the Comprehensive Plan supporting the redevelopment and mixed-use development of this intersection. She explained the change in zoning aligns with the vision of the Comprehensive Plan since the current zoning designations do not allow for both residential and commercial uses. Ms. Simpson explained that the petition meets the standards for the B-2 district outlined in Section 44.6-21 of the zoning ordinance. She explained that the sizes of these lots and the lack of available adjacent land would restrict the development of more intense uses like truck stops and gas stations which are permitted in the proposed zoning district but require more area to be developed. Ms. Simpson also explained the benefit of a holistic approach to the zoning of the intersection of W. Washington Street and Allin Street; she explained that, for consistency and to reduce the presence of nonconformities, staff is also proposing the City Council adopt a resolution to initiate the rezoning of the properties on the northwest and southwest blocks of the intersection to B-2.

Mr. Balmer asked Ms. Simpson to clarify the current zoning of block. Ms. Simpson explained that 209 N. Allin Street is zoned C-2 along with the 800 block of W. Washington Street. She stated that both are used for residential purposes and currently nonconforming.

Mr. Scritchlow asked why the northeast corner has been omitted from the resolution. Ms. Simpson explained that the current use at that intersection is residential and permitted. Chairman Stanczak asked if the zoning were changed on the northeast corner if the current use would be nonconforming. Ms. Simpson stated a special use permit would be required. Mr. Scritchlow clarified that by rezoning 209 N. Allin Street, a special use permit would be required if the property were destroyed. Ms. Simpson confirmed and added that under the current zoning, if the home were destroyed, it would not be allowed to be rebuilt. Ms. Simpson stated that the northeast corner is in conformance with the code and for that reason staff did not propose rezoning it at this time.

Mr. Dabareiner stated that the goal of rezoning these other corners is to bring the intersection into conformance and the northeast corner is already in conformance with the code. He explained that staff has reached out to the property owners on the northwest and southwest corners but not the owner of the property at the northeast corner. Mr. Scritchlow pointed out that the property at 806 W. Washington is legal conforming. Ms. Simpson stated that the property owner asked the city to include 806 W. Washington in the proposed rezoning. Mr. Pearson stated that he understands the desire to not be heavy handed with the rezoning. Chairman Stanczak made clear that the intention behind the rezoning is to eliminate nonconforming uses.

Ms. Hayden asked if the property owners for case Z-07-17 were notified. Ms. Simpson explained that a letter was sent to the property owners and that staff called those owners that we had phone numbers for. She explained that she has not received any objections at this moment and stated that the property owners would be notified again before the public hearing.

Jack Beitol, Petition and Treasurer of the West Bloomington Revitalization Project, spoke on behalf of the petition. He summarized the intentions of the West Bloomington Revitalization Project and explained that they plan to rent the second floor apartment at 720 & 724 W. Washington Street to generate income to support the costs of running the organization. He explained that 720 W. Washington Street was donated to the former owner of 724 W. Washington and is now connected to 724 W. Washington Street and fenced in.

Chairman Stanczak opened the hearing and asked for comments. No one spoke in favor or against. Chairman Stanczak declared the public hearing closed.

Mr. Pearson motioned to recommend the City Council approve the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17; seconded by Mr. Balmer. The following votes were cast: Mr. Pearson—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Suess—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

**Z-06-17 Public hearing, review and action on the petition submitted by the West Bloomington Revitalization Project requesting approval of the rezoning of the property located at 720 W. Washington Street from R-2, Mixed Residential District to B-2, General Business Service District.**

Mr. Suess motioned to recommend the City Council approve the rezoning of 720 W. Washington Street from R-2 to B-2, General Business Service District, case Z-06-17; seconded by Mr. Boyd. The following votes were cast: Mr. Suess—yes, Mr. Boyd—yes, Mr. Balmer—yes, Mr. Scritchlow—yes, Mr. Pearson—yes, Mr. Protzman—yes, Ms. Headean—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

**Z-07-17 Consideration of a motion to recommend that the City Council adopt a Resolution initiating the rezoning of the following properties to B-2, General Business Service District: 806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street.**

Mr. Scritchlow motioned to recommend the City Council adopt a resolution initiating the rezoning of **806 W. Washington Street; 804 W. Washington Street; 800 and 802 W. Washington Street; 803 W. Washington Street; 801 W. Washington Street; 204 N. Allin Street** to B-2 General Business Service District, case Z-07-17; seconded by Ms. Headean—yes. The following votes were cast: Mr. Scritchlow—yes, Ms. Headean—yes, Mr. Balmer—yes, Mr. Pearson—yes, Mr. Suess—yes, Mr. Protzman—yes, Mr. Boyd—yes, Mr. Penn—yes, Ms. Chlebek—yes, Chairman Stanczak—yes. Motion **approved** 10-0.

SALVATION ARMY  
10 W ALGONQUIN RD  
DES PLAINES IL 60016

DAVID RAY BURCHAM  
100 S EAST ST  
LE ROY IL 617521731

WILLIAM MOORE  
100 SANDRA LN  
NORMAL IL 617612730

RAMNIK & RANJAN KHANT  
1000 AUTUMN RIDGE CT  
PRINCETON IL 61356

WILLIAM P LABOUNTY  
101 W POPLAR ST  
NORMAL IL 617611636

HABITAT FOR HUMANITY  
103 W JEFFERSON ST  
BLOOMINGTON IL 617013904

HOUSING AUTHORITY OF THE CITY OF  
BLOOMINGTON  
104 E WOOD  
BLOOMINGTON IL 61701

ROBERT G & SHERYL L CHAMBERS  
1102 1/2 W MACARTHUR AVE  
BLOOMINGTON IL 617014826

JOAN H SCHAPMIRE  
1117 S LIVINGSTON ST  
BLOOMINGTON IL 617016338

JOE & CRYSTAL JARVIS  
115 N BONE DR  
NORMAL IL 617612307

JOHN ARMSTRONG  
12 KLEGGSTONE CIR  
BLOOMINGTON IL 617041508

MID CENTRAL COMMUNITY ACTION  
INC  
1301 W WASHINGTON ST  
BLOOMINGTON IL 617014700

ALLSEASONS PROPERTIES LLC  
1310 E EMPIRE ST  
BLOOMINGTON IL 617013420

BRAD & MARTHA BUTZIRUS  
14225 N 900 EAST RD  
BLOOMINGTON IL 617046973

RYAN D YODER  
14901 AUTUMN RD  
HEYWORTH IL 617458832

Maria Haro  
1505 Bunn St  
Bloomington IL 617016922

BARBARA J EVANS  
1513 WILSON ST  
BLOOMINGTON IL 617016731

LARAMIE INVESTMENTS  
1716 R T DUNN DR STE 4  
BLOOMINGTON IL 617018730

% HAMILTON E TRUJILLO TVEO CORP  
1901 MARTIN LUTHER KING DRIVE  
BLOOMINGTON IL 61701

LUE WALTERS  
1903 N TOWANDA  
NORMAL IL 61761

MARK L RHINEHART  
19745 N 1500 EAST RD  
HUDSON IL 617489295

BONNIE JO OSTLING  
201 W OLIVE ST  
BLOOMINGTON IL 617015093

KENNETH W WOODS  
201 WILLIAM DR  
NORMAL IL 617611850

JOHN C WIEDA JR  
202 E JACKSON  
TOWANDA IL 61776

ALBERTO PALAFOX  
204 N ALLIN ST  
BLOOMINGTON IL 617013817

RICKEY W HEFNER  
21942 N 2925 EAST RD  
LEXINGTON IL 617539418

MKMC FILLING STATION LLC  
2344 MORNING DEW DR  
LITTLE ELM TX 750687631

ROSE & MANUEL REED BUCHANON  
2512 OLD PEORIA CT  
BLOOMINGTON IL 617055016

GARY R LEACH  
2621 DANBURY DR  
BLOOMINGTON IL 617046507

WAYNE PELHANK  
2625 Day Lily Run  
The Villages FL 321622050

ANDREW SEGNERI  
2914 ESSINGTON  
BLOOMINGTON IL 61704

TONY & DEBORAH ADEKOYA  
3 HANEY CT  
BLOOMINGTON IL 617014983

ELIZABETH AYERS  
304 N ALLIN ST  
BLOOMINGTON IL 617013819

JOSE S PACHECO  
305 S EUCLID AVE  
BLOOMINGTON IL 617014719

HARLAN D BABBITT  
305 SOUTHGATE DR  
BLOOMINGTON IL 617047636

CEVAT KARASEN  
305 W CHESTNUT ST  
BLOOMINGTON IL 617012914

BERNARD DOTSON  
3108 CUMBRIA DRIVE  
BLOOMINGTON IL 61704

TERRY N BAGGETT  
315 ATHERTON ST  
LIVERMORE KY 423522164

ANNETTA O MILLER TRUSTEE  
32 COUNTRY CLUB PL  
BLOOMINGTON IL 617013402

XINGNA CHEN  
3435 S CLAREMONT  
CHICAGO IL 60608

YOUTHBUILD INC  
360 WYLIE DR # 305  
NORMAL IL 617615500

TIMOTHY L KEYES  
401 N ALLIN ST  
BLOOMINGTON IL 617013820

% TIMOTHY L OWEN HEARTLAND  
BANK AND TRUST CO  
401 NORTH HERSHEY RD PO BOX 67  
BLOOMINGTON IL 617020067

NATIONAL FINANCIAL PLANNIN INC  
414 HAMILTON BLVD STE 302  
PEORIA IL 616021233

LINDA J & JAMES R WHEELOCK  
503 E Taylor St  
Bloomington IL 617015344

ROBERT SWALLOW  
505 W Mill St  
Bloomington IL 617015145

ERIC T GULYASH  
508 N MASON ST # C  
BLOOMINGTON IL 617012852

CAROLINA GARZA  
521 W GROVE ST  
BLOOMINGTON IL 61701

ANGELA SMITH  
531 W GROVE ST  
BLOOMINGTON IL 617014964

JANET DARROW  
539 W GROVE ST  
BLOOMINGTON IL 617014964

ROBERT WEAVER  
541 W GROVE ST  
BLOOMINGTON IL 617014964

MWAA INC  
600 N MAIN ST  
ELLSWORTH IL 61737

JEFF E GORDON  
602 S MADISON ST  
BLOOMINGTON IL 617015161

MERDITH BROOKS  
605 W GROVE ST  
BLOOMINGTON IL 617014944

EGERTON M DOVER  
607 WEST JEFFERSON STREET  
BLOOMINGTON IL 61701

TOSHA BELL  
66 PLEASANTVIEW CT  
ZION CROSSROADS VA 229426949

BLOOMNORM LLC  
666 DUNDEE RD STE 1102  
NORTHBROOK IL 600622735

DONALD J & ROSEANNE C CORNETT  
702 W FRONT ST  
BLOOMINGTON IL 617014938

MICHAEL & JAMIE HADADY  
702 W JEFFERSON ST  
BLOOMINGTON IL 617013831

DENNIS & ALICE GRIFFIN  
705 W FRONT ST  
BLOOMINGTON IL 617014937

CARL E MITCHELL  
705 W JEFFERSON ST  
BLOOMINGTON IL 617013830

NICHOLAS & JAMIE WATSON  
707 W FRONT ST  
BLOOMINGTON IL 617014937

VICKI L COOLEY  
711 W Front St  
Bloomington IL 617014937

VICKIE L SMITH  
712 W JEFFERSON ST  
BLOOMINGTON IL 617013831

F MARIE HILL  
713 W WASHINGTON ST  
BLOOMINGTON IL 617013812

EVELIO G ALVAREZ  
715 W JEFFERSON  
BLOOMINGTON IL 61701

DELTA RALPH  
717 W FRONT ST  
BLOOMINGTON IL 617014937

REVE L JACKSON JR  
718 W JEFFERSON ST  
BLOOMINGTON IL 617013831

ELIZABETH A & LESLIE M BOSWELL  
719 W FRONT ST  
BLOOMINGTON IL 617014937

HOUSE JESUS  
724 W WASHINGTON ST  
BLOOMINGTON IL 617013813

ROBERT GARNER  
706 W JEFFERSON  
BLOOMINGTON IL 61701

RANDY T KUEHN  
710 W JEFFERSON ST  
BLOOMINGTON IL 61701

RAYMOND & NICOLE VAN ETTEN  
711 W JEFFERSON  
BLOOMINGTON IL 61701

BRENNA WHITWOOD  
712 W MONROE ST  
BLOOMINGTON IL 61701

CHUCK & JENNIFER FRANKS BOYER  
714 W MONROE ST  
BLOOMINGTON IL 617013852

PAULA A CHESTNEY  
715 W WASHINGTON ST  
BLOOMINGTON IL 617013812

CAROLYN J STEELE  
717 W MONROE ST  
BLOOMINGTON IL 617013851

ALTHEA BELLAMY  
718 W MONROE  
BLOOMINGTON IL 61701

RUTH A COBB  
719 W WASHINGTON, APT A  
BLOOMINGTON IL 61701

JESUS HOUSE  
724 W WASHINGTON ST  
BLOOMINGTON IL 617013813

CLIFFORD JENNINGS  
706 W WASHINGTON ST  
BLOOMINGTON IL 617013813

RICHARD & TERESA DEPAEPE  
710 W MONROE ST  
BLOOMINGTON IL 617013852

MESHAWN CALHOUN  
711 W Washington St  
Bloomington IL 617013812

ROBERT W WHEELER  
713 W JEFFERSON STREET  
BLOOMINGTON IL 61701

RONALD E CARWILE  
714 W WASHINGTON ST  
BLOOMINGTON IL 617014418

ROBERT W WOODWARD  
716 W WASHINGTON ST  
BLOOMINGTON IL 617013813

JUDY SEDEKUM  
717 W WASHINGTON ST  
BLOOMINGTON IL 617013812

Richard P & Cathy A Griffin Brown  
718 W Washington St  
Bloomington IL 617013813

LENIOX CAMPBELL  
721 W FRONT  
BLOOMINGTON IL 61701

TANIA D & SHEDRICK J JACKSON  
73 GENESIS LN  
CAMDEN SC 290207104

JEFFERY P & MICHELLE R RICH  
779 E 100 NORTH RD  
ATLANTA IL 617238606

JAMES D PETTIGREW  
8 PICKWICK LN  
MACKINAW IL 617559674

MICHAEL PETSAS  
800 S CREVE COEUR AVE  
CREVE COEUR IL 616104152

JAMES STEELE  
801 W MONROE ST  
BLOOMINGTON IL 617013853

ROBERT A WICK  
802 Karin Dr  
Normal IL 617613144

THOMAS A KUMMER  
802 W MONROE  
BLOOMINGTON IL 61701

RITO ORTIZ  
803 W WASHINGTON ST  
BLOOMINGTON IL 617013814

STEVE WIGGINS  
804 W MONROE ST  
BLOOMINGTON IL 617013854

JASON & TONIA STULL WINKLEMANN  
805 W WASHINGTON  
BLOOMINGTON IL 61701

SYBIL R NASH  
806 W JEFFERSON ST  
BLOOMINGTON IL 61701

JOANNE LITTELL  
808 BRYAN ST  
NORMAL IL 617612873

JOSE & GUADALUPE NIETO  
808 W JEFFERSON ST  
BLOOMINGTON IL 617013833

VERNAL D KESSINGER  
808 W MONROE ST  
BLOOMINGTON IL 617013854

SHARON K FOLEY  
808 W. WASHINGTON  
BLOOMINGTON IL 617014152

VALERIE L DUMSER  
809 W WASHINGTON ST  
BLOOMINGTON IL 617013814

ROBERT A WALLACE  
810 W JEFFERSON  
BLOOMINGTON IL 61701

RACHEL E CODY  
811 W GROVE  
BLOOMINGTON IL 61701

WINSTON & WELLIS ALEXANDER  
811 W JEFFERSON ST  
BLOOMINGTON IL 61701

BRANDON JAMISON  
812 W JEFFERSON  
BLOOMINGTON IL 61701

SAMUEL CROSSLEY  
812 W MONROE  
BLOOMINGTON IL 61701

VALLERY J KNIGHT  
813 1/2 W WASHINGTON  
BLOOMINGTON IL 61701

JOHN GARLAND  
813 W GROVE ST  
BLOOMINGTON IL 617014947

JACOB & BECKY GODBEY  
813 W WASHINGTON  
BLOOMINGTON IL 61701

NORA ALMANZA  
814 W Jefferson St  
Bloomington IL 617013833

BARBARA L JOHNSON  
814 W WASHINGTON ST  
BLOOMINGTON IL 617013815

KAREN HARSHA  
817 W JEFFERSON ST  
BLOOMINGTON IL 617013832

SINDA A SAKENSBURG  
818 W JEFFERSON ST  
BLOOMINGTON IL 617013833

ROBERT & HEIDI BOSQUEZ  
819 W JEFFERSON ST  
BLOOMINGTON IL 617013832

PHILIP & LAURA DICK  
819 W WASHINGTON ST  
BLOOMINGTON IL 617013814

SALVADOR ALVEREZ  
820 1/2 W JEFFERSON  
BLOOMINGTON IL 61701

JODY POTTS  
820 W JEFFERSON ST  
BLOOMINGTON IL 617013833

JESSICA JANES  
822 W JEFFERSON  
BLOOMINGTON IL 61701

JOHN & TERESA BLAKENEY  
8585 E 1950 NORTH RD  
BLOOMINGTON IL 617046811

CATHLEEN A OLSEN  
902 W Monroe St  
Bloomington IL 617013856

ROBERT & AMIE CRAWFORD  
911 1/2 N MASON ST  
BLOOMINGTON IL 617012822

TERESA ORRICK  
914 W FRONT ST  
BLOOMINGTON IL 617014941

JEFFREY S READY II  
916 W FRONT  
BLOOMINGTON IL 61701

BRUCE W JR & CYNTHIA THORNTON  
918 W FRONT ST  
BLOOMINGTON IL 617014941

LOLITA POORE  
920 W FRONT ST  
BLOOMINGTON IL 61701

JACK O & LYNN M EDWARDS  
9564 WALNUT WAY  
BLOOMINGTON IL 617055346

JACK O EDWARDS  
9564 WALNUT WAY  
BLOOMINGTON IL 61704

CHAD & MICAH JESSEN  
P O BOX 3561  
BLOOMINGTON IL 617023561

WILLIAM & CYNTHIA SHEPHERD  
HACKMAN  
PO BOX 3333  
BLOOMINGTON IL 617023333

FAREDUN MEHROJKULOV  
PO BOX 5718  
BLOOMINGTON IL 61702

RYAN D CHRISTENSEN SOLE MEM  
ILLINI HOME BUYERS OF BLM LLC  
PO BOX 6031  
CHAMPAIGN IL 618266031

PAT WYLIE TRUSTEE  
PO BOX 6148  
BLOOMINGTON IL 617026148

**CITY OF BLOOMINGTON  
REPORT FOR THE PLANNING COMMISSION  
MARCH 22, 2017**

<b>CASE NUMBER:</b>	<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Z-05-17	724 W. Washington Street	Rezone	Katie Simpson, City Planner
Z-06-17	720 W. Washington Street		
Z-07-17	NW and SW corner of Washington St and Allin St.		
<b>PETITIONER'S REQUEST:</b>	Rezone the above referenced properties from C-2 and R-2, respectively, to B-2 General Business Service District to encourage mixed-use development and allow for the expansion of the WBRP Office and Tool Library		
<i>Staff finds that the petitions <b>meet the</b> Zoning Ordinance's map amendment guidelines for the B-2, General Business Service District (44.6-21).</i>			

**STAFF RECOMMENDATION: Approval**

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District (Z-07-17)**



Agenda Items:  
A, Z-05-17 724 W. Washington Street  
B, Z-06-17 720 W. Washington Street  
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

**NOTICE**

The application has been filed in conformance with applicable procedural requirements and public notice was published in *The Pantagraph* on March 6, 2017.

**GENERAL INFORMATION**

Owner and Applicant: West  
Bloomington Revitalization Project

**PROPERTY INFORMATION**

**Z-05-17. Legal description-724  
W. Washington Street**  
MCINTYRES ADD W25' S32'  
LOT 6, S32' LOT 7 & W46.5' N78'  
LOT7 BLK 2  
PIN: 21-04-308-001



Existing Zoning: C-2, Neighborhood Shopping (724 W. Washington)  
Existing Land Use: Jesus Coffee House and caretaker residence  
Property size: 0.138 acres/6,011 sqft

**Z-06-17. Legal description-720 W. Washington Street**  
MCINTYRES ADD E3.5' N78' LOT 7 & (EX W25' S32') W34.5' LOT 6 BLK  
PIN: 21-04-308-002

Existing Zoning: R-2, Mixed Residential (720 W. Washington)  
Existing Land Use: Vacant lot  
Property Size: 0.075 acres/ 3267sqft

**Surrounding Zoning and Land Uses**

Zoning

North: R-2, Mixed Residential  
South: R-2, Mixed Residential  
East: R-2, Mixed Residential  
West: C-2, Neighborhood Shopping

Land Uses

North: Single/two family home(s)  
South: Single/two family home(s)  
East: Single/two family home(s)  
West: Apartments, barber shop

**Analysis**

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

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

Agenda Items:

A, Z-05-17 724 W. Washington Street

B, Z-06-17 720 W. Washington Street

C, Z-07-17 NW and SW corners of Washington Street and Allin Street

**PROJECT DESCRIPTION**

*Background:* 720 and 724 W. Washington Street are located on the southeast corner of the intersection between W. Washington Street and N. Allin Street. The properties are zoned R-2, Mixed Residential and C-2, Neighborhood Shopping District. Washington Street is considered a major arterial road leading into the City’s downtown center. Two commercial nodes exist along Washington Street, one at the intersection of Washington Street and Morris Ave and the other at the intersection of Washington Street and Allin Street. Three of the four corners at Washington Street and Allin Street are improved with mixed use buildings and zoned C-2, Neighborhood Shopping Districts. The Comprehensive Plan identifies this neighborhood as the Regeneration Area. The Plan strongly encourages the preservation of the commercial mixed-use style of development, the promotion of walkable neighborhoods, and the importance of enhancing the Washington Street corridors.

*Project Description:*

The petitioner, West Bloomington Revitalization Project (WBRP) is a 501c3 dedicated to improving the quality of life and achieving a vision for a better community by encouraging neighbor collaboration and empowering residents to become local leaders. The WBRP recently purchased the building and lot at 724 and 720 W. Washington. They intend to relocate their services from WBRP’s existing location at 801 W. Washington Street to the subject property. The subject property is a mixed use building with commercial space located on the lower level and an apartment on the second story. The petitioner plans to use the commercial space as a community space that will offer a variety of programs to neighboring residents including the tool library, the home restoration project, a bicycle co-op, the book bike, and vegetable gleaning program. The site will also provide office and meeting space for the nonprofit and a community garden area. Additionally, the petitioner intends to rent out the upstairs apartment.

The current zoning designations of C-2 and R-2 do not allow for the mixed residential and commercial uses contemplated in the Comprehensive Plan. While C-2 allows for a variety of commercial uses, such as a community center, it lacks the residential component and creates a barrier for mixed use development. Under C-2, a second story apartment could exist only if it is occupied by a caretaker or watchman for the business located below. The B-2, General Business Service District, which is established at the corner of Washington Street and Morris Ave, allows for a similar variety of commercial uses as well as the residential component. The proposed B-2 zoning encourages mixed uses and is intended to serve along the fringes of residential districts.



- Agenda Items:
- A, Z-05-17 724 W. Washington Street  
 B, Z-06-17 720 W. Washington Street  
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Chapter 44 of the City Code allows City Council to initiate the rezoning of properties within the corporate limits of the City of Bloomington (44.13-2B). For consistency and to encourage the mixed-use vision of the Comprehensive Plan, staff is also encouraging the Planning Commission to recommend that the City Council initiate a rezoning of the northwest and southwest corners of the intersection..This would include rezoning the following properties:

Address	Legal Description	PIN	Current Zoning	Proposed Zoning
204 N. Allin St.	PRICES ADD N50' LOT 4 BLK 2	21-05-429-033	C-2	B-2
801 W. Washington St.	E28' S65' LOT 4 BLK 2 PRICES ADD	21-05-429-035	C-2	B-2
803 W. Washington St.	PRICES ADD N28' S65' LOT 4 BLK 2	21-05-429-034	C-2	B-2
800 & 802 W. Washington St.	PRICES ADD (EX ST) LOT 1 BLK 3	21-05-433-014	C-2	B-2
804 W. Washington St.	PRICES ADD (EX W33.5') LOT 2 BLK 3	21-05-433-013	C-2	B-2
806 W. Washington St.	PRICS ADD VAC ALEY S OF & ADJ & W33.5' LOT 2 BLK 3	21-05-433-012	R-2	B-2

The WBRP initiated the rezoning of 720 and 724 W. Washington Street (**Cases Z-05-17 and Z-06-17**). A resolution should be passed by City Council to initiate the rezoning process for the remaining corners of Washington Street and Allin Street (**Z-07-17**). A separate public hearing with the Planning Commission would be held to discuss the rezoning of the aforementioned properties. City staff have called property owners of the above mentioned properties and mailed notices to property owners within 500 ft of the corner of Washington Street and Allin Street explaining the proposed rezoning.

*Link to Comprehensive Plan:*

In addition to providing affordable, safe, quality housing options for residents Chapter 4 of the Comprehensive Plan identifies Goal N-1 **Ensuring compact development of the City through denser, mixed-use developments and reinvestment in the established older neighborhoods.**

*The proposed rezoning aligns with the following objectives:*

- N-1.2b Continue to implement the WBRP strategic plan adopted in 2010
- N-1.2e Identify areas for commercial mixed-use developments to enhance the character of the existing neighborhoods.
- N-1.2g Enhance key corridors into the City such as Washington Street
- N-1.2j Promote the usage of the Tool Library.
- N-1.2k Develop an expansion plan of the Tool Library recognizing the need for more hours as well as possible expanding locations.

## **FINDINGS OF FACT**

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

1. *The relationship of the subject property to the City’s transportation systems and the impact the permitted uses would have upon these systems. Traffic congestion and safety are of primary concern although B-2 zoning near areas of high pedestrian activity further complicates these problems;* the subject property is located at an intersection of a major arterial road. The transportation system is sufficient to accommodate the uses permitted in the B-2 district. B-2 allows for a variety of uses ranging from specialty shops, libraries, and grocery stores, which complement the surrounding neighborhood, to wholesale storage and truck stops, which are more intense and less compatible with residential. The more intense uses permitted in the B-2 district will be limited at this location due to the smaller parcel sizes, building codes and parking requirements. Each corner of this intersection would have an area designated as B-2 that is less than a third of an acre. The standard is met.
2. *The potential impact the uses authorized in the district would have upon any existing or permitted uses in the surrounding area including the introduction of through truck and automobile traffic into a residential neighborhood;* the proposed uses in the B-2 district are more compatible with the surrounding uses because they allow for residential uses. The current zoning does not allow for residential. The types of commercial developments which could occur in this area are limited by the parcel size and building codes/parking requirements and are similar to those that currently exist. No significant impact in truck traffic is expected since commercial developments with heavy truck traffic would require larger lots. The standard is met.
3. *The extent to which the permitted use contributes to an undesirable pattern of strip commercial development including the resultant numerous curb cuts and piecemeal development on small, residential sized lots;* the intention of the rezoning is to better accommodate the residential element of the mixed-use vision. New curb cuts would probably not be allowed since the subject properties are located close to an intersection. Most businesses located in the subject area currently gain access from allies behind the properties. The standard is met.
4. *The extent to which surrounding zoning and land usage provides a transition from the more intense business use to lower intensity uses and districts;* the Comprehensive Plan encourages mixed-use developments along commercial corridors. This intersection is considered a commercial corridor and less intense commercial developments will add to the quality of life in the area by increasing access to services and possibly facilitating employment. The residential component allowed in the B-2 district will also provide safe, attractive, diverse housing options for Westside residents. Under the current zoning, the

Agenda Items:  
A, Z-05-17 724 W. Washington Street  
B, Z-06-17 720 W. Washington Street  
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

second story apartments could not be rented to anyone other than a caretaker of the business. The standard is met.

5. *The capacity of existing and proposed community facilities and utilities including water and sewer systems to serve the permitted uses which lawfully occur on the property so zoned;* the properties are currently zoned for commercial uses. The proposed change in zoning is minimal in that many of the uses allowed in the current zoning are allowed in the proposed zoning. The utilities and facilities are adequate for both the proposed commercial and the proposed residential. The standard is met.
6. *The impact the permitted uses would have upon the environment including noise, air, and water pollution;* the property is currently zoned for commercial uses, the change in impact should be minimal. The feasibility of accommodating more intense uses, which would have a larger impact on the environment, in this area is limited by the size of the area being rezoned. The standard is met.
7. *The impact any natural disasters, including flooding, would have upon the permitted uses;* No impact is expected, new developments will be required to comply with city's detention and storm water management standards. The standard is met.
8. *The conformance of the proposal to the Official Comprehensive Plan and Official Map (Ordinance No. 2006-137).* The Comprehensive Plan recognizes the importance of expanding the WBRP Tool Library and the other services WBRP provides. The Plan also established a vision of mixed use developments in the Regeneration Neighborhood. The standard is met.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission pass the following motions recommending:

- A. That City Council **approve** the rezoning of 724 W. Washington Street from C-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-05-17, and;
- B. That City Council **approve** the rezoning of 720 W. Washington Street from R-2, Neighborhood Shopping District to B-2, General Business Service District, case Z-06-17, and;
- C. To recommend that the **City Council adopt a resolution initiating the rezoning** of 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St., **to B-2, General Business Service District**, case Z-07-17.

Respectfully submitted,

Katie Simpson  
City Planner

Agenda Items:  
A, Z-05-17 724 W. Washington Street  
B, Z-06-17 720 W. Washington Street  
C, Z-07-17 NW and SW corners of Washington Street and Allin Street

Attachments:

- Draft Ordinance for 724 W. Washington Street and 720 W. Washington Street with Exhibit A “Legal Description”
- Petitions for Zoning Map Amendment
- List of Permitted Uses in the B-2 District
- Aerial Map
- Zoning Map
- Draft Resolution to initiate the Zoning Map Amendments for the northwest and southwest corners of Washington Street and Allin Street.
- Newspaper Notice and Neighborhood Notice w/Map
- Notification Mailing List
- Notice for property owners at 806 W. Washington St, 804 W. Washington St., 800 and 802 W. Washington St., 803 W. Washington St., 801 W. Washington St., and 204 N. Allin St



**REGULAR AGENDA ITEM NO. 8C**

FOR COUNCIL: May 8, 2017

**SUBJECT:** Consideration of Analysis of Bids and the Approval of the FY2018 Utility Maintenance Contract with George Gildner, Inc. for City Bid No. 2018-02 in the amount of \$768,000.00.

**RECOMMENDATION/MOTION:**

That the unit prices and Contract with George Gildner, Inc. for the FY2018 Utility Maintenance Bid #2018-02 in the amount of \$768,000.00 be approved, and the City Manager and City Clerk be authorized to execute the necessary documents.

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

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

**BACKGROUND:** This contract includes sanitary sewer, storm sewer, force main, pump station, water main, and other City utility repairs that are not emergencies. This work is beyond the capability of City crews due to the lack of necessary equipment or manpower. Last year's budget for FY2017 Utility Maintenance was \$568,000.00 and the contract was awarded for \$568,000.00. The budget for the FY2018 Utility Maintenance contract is \$768,000.00.

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

<b>(Bid)</b>	
<b>George Gildner, Inc.</b>	<b>\$ 624,125.00 Low Bid</b>
Stark Excavating, Inc.	\$ 698,187.50
Hoerr Construction, Inc.	\$ 652,307.50

<b>(Budget)</b>	
Storm Water	\$ 106,000.00
Sanitary Sewer	\$ 212,000.00
Water	\$ 450,000.00
Total Budget	\$ 768,000.00

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

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

Storm Water-Repair Maintenance Infrastructure (53103100-70550)	\$106,000 page 135
Sanitary Sewer-Repair Maintenance Infrastructure (51101100-70550)	\$212,000 page 126
Lake Maintenance- Repair Maintenance Infrastructure (50100140-70550)	\$50,000 page 116
Water Meter Services-Other Capital Imp. (50100150-72620)	\$300,000 page 118
<u>Water Trans. &amp; Dist.- Repair Maintenance Infrastructure (50100120-70550)</u>	<u>\$100,000 page 112</u>
<b>Total Contract Award:</b>	<b>\$768,000</b>

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

**COMMUNITY DEVELOPMENT IMPACT:** *Not Applicable*

Link to Comprehensive Plan/Downtown Plan Goals: Not applicable

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

Respectfully submitted for Council consideration.

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

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

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

Legal review by: Jeffrey R. Jurgens, Corporation Counsel

Recommended by:



David A. Hales  
City Manager

**Attachments:**

- PW 1B BID TABULATION FY2018 Utility Maintenance
- PW 1C CONTRACT FY2018 Utility Maintenance
- PW 1D PROJECT SUMMARY(16-17) FY2018 Utility Maintenance

CITY OF BLOOMINGTON  
**FY2018 UTILITY MAINTENANCE**  
 PROJECT NO. CITY # 50-18-53005-18-00  
 CITY BID NO. 2018-02

Bid Opening Date: 4/24/2017      Attended By: Andrew Coffey  
 Bid Opening Time: 1:30 PM      Jeff Raines  
 PREPARED BY: Ward Snarr      Ward Snarr

2018 Budget

LOW BID

LABOR / ITEM	2018 Budget		ENGINEERS ESTIMATE		George Gildner, Inc.		Stark Excavating, Inc.		Hoerr Construction, Inc.	
	UNIT	APPROX QTY	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
CEMENT MASON	HR	750	\$73.00	\$54,750.00	\$40.00	\$30,000.00	\$71.00	\$53,250.00	\$0.01	\$7.50
LABORER	HR	3750	\$73.00	\$273,750.00	\$71.00	\$266,250.00	\$74.25	\$278,437.50	\$88.80	\$333,000.00
OPERATING ENGINEER	HR	2250	\$83.00	\$186,750.00	\$76.00	\$171,000.00	\$79.00	\$177,750.00	\$89.80	\$202,050.00
PLUMBER	HR	1250	\$83.00	\$103,750.00	\$77.50	\$96,875.00	\$55.00	\$68,750.00	\$85.80	\$107,250.00
TRUCK DRIVER	HR	2000	\$63.00	\$126,000.00	\$30.00	\$60,000.00	\$60.00	\$120,000.00	\$5.00	\$10,000.00
TOTALS				\$745,000.00		\$624,125.00		\$698,187.50		\$652,307.50

## AGREEMENT

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

WITNESSETH:

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

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

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

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

IT IS FURTHER AGREED that said Contractor will furnish a bond to the City of Bloomington in the penal sum of **\$768,000.00** executed by said contractor and at least two responsible persons as sureties or by some surety company satisfactory to the said City of Bloomington and the City Council, as a guarantee that said Contractor faithfully will perform the work in accordance with this agreement.

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

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

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

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

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

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

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

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

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

IT IS EXPRESSLY UNDERSTOOD AND AGREED that this contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <http://labor.illinois.gov/>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

IT IS FURTHER AGREED AND UNDERSTOOD that the work to be done pursuant to this contract shall be done under the direction and to the satisfaction of the City of Bloomington, and that, except as otherwise provided in the said ordinance or the judgment of the court, said City, except as by law provided, or any officer thereof, shall not be liable for any portion of the expense of said work, nor for any delinquency or persons or property assessed.

This contract and the bond herein provided, shall be signed in triplicate and be subject to the approval of the City of Bloomington.

IN TESTIMONY WHEREOF the said first party has hereunto set his hand and seal, and the City of Bloomington has caused this agreement to be signed by its City Manager, its corporate seal to be attached, and said signing and sealing to be attested by its City Clerk on the day and year first above written.

(Seal)

ATTEST;

\_\_\_\_\_  
City Clerk

CITY OF BLOOMINGTON

By: \_\_\_\_\_  
City Manager

WITNESS:

CONTRACTOR (Seal)

\_\_\_\_\_

## FY2016 Utility Maintenance Projects

1. 1000 Block Main St. Sewer Repair
2. 1902 Oakwood Sewer Repair
3. 1905 Cloud Sewer Repair
4. 221 Leland St. Water Service Repair
5. 24" WM Leak Veterans & Landmark
6. 7 Wach Dr. Sewer Repair
7. 900 Block Main St. Sewer Repair
8. Arrowhead & Glenwood Sewer Repair
9. Cloud at Oakland School
10. COB Jackson & Catherine Sewer Project (500 Block Jackson)
11. COB Jackson & Catherine Sewer Project (Catherine St.)
12. Eisenhower Manhole Adjustment
13. Eldorado Sewer Repair
14. Fort Jesse Rd. & Hershey Rd. Sewer Repair
15. Fox Hollow Detention Basin
16. Hilltop Meter Pits
17. Interloop Rd. Culvert Repairs
18. Main & Empire Sewer Repairs
19. Miller Park Dam
20. Northway Sewer Repair
21. Redwood Ave. & Oakland Alley Final Dirt Grad
22. Rosati's Parking Lot Storm Sewer
23. West Jefferson Sewer Repair

## FY2017 Utility Maintenance Projects

1. 1112 E Grove Sewer Repair
2. 1114 E Grove Sewer Repair
3. 1123 E Grove Sewer Repair
4. 1200 Block of E Grove Sewer Repair
5. 1203 E Grove Sewer Repair
6. 1206 N Mason Sewer Repair
7. 1207 E Grove Sewer Repair
8. 1209/1211 E Grove Sewer Repair
9. 1215 E Grove Sewer Repair
10. 1217 E Grove Sewer Repair
11. 309 S. Low St. Sewer Repairs
12. 902 W. Taylor Sewer Repairs
13. 912 W. Taylor St. Sewer Repair
14. Alexander Meter Pit
15. Brookridge Park Seeding
16. Brownstone CM-11
17. Center St. & Stewart St. Sewer Repair
18. Clinton & James Place Sewer Repair
19. Croxton & Ryan Dr. Sewer Repairs
20. Elks Lodge Inlet Repairs
21. Fox Hollow Detention Maintenance
22. Grandview Estates Meter Pit
23. Linden St. Sewer Repair
24. Locust St. & McLean St. Sewer Repair
25. Low Street Sewer Repair CM-11
26. Macarthur & Roosevelt Sewer Repair
27. Morris Ave. & Mill St. MH Repair
28. Prairieland Estates Meter Changeout
29. Pump in a can #2
30. Ryan Street Sewer Repair
31. S. Main Street - pump in a can.
32. State Farm Culvert Replacement
34. Streid Dr. Drainage Work
35. UCM - Monroe Street
36. Vitamin Shoppe Sewer Repair
37. Water Products
38. Westminister Meters - Lincoln Ave.
39. Westminister Meters - Mercer Ave.
40. White Eagle/ Brownstone RipRap placement
41. Woodrig Road Culvert Maintenance



**REGULAR AGENDA ITEM NO. 8D**

FOR COUNCIL: May 8, 2017

**SUBJECT:** Consideration of approving a Resolution establishing the creation of a Downtown Task Force Committee to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington.

**RECOMMENDATION/MOTION:** That the Resolution Establishing a Downtown Task Force Committee be adopted and the Mayor and City Clerk authorized to execute the resolution.

**STRATEGIC PLAN LINK:** Goal 6: Prosperous Downtown Bloomington.

**STRATEGIC PLAN SIGNIFICANCE:** Objective 6b: Downtown Vision and Plan used to guide development, redevelopment and investments. 6c: Downtown becoming a community and regional destination.

**BACKGROUND:** The core of historic Bloomington is found in the City's Downtown and the vitality of the Downtown is an important element to the City's overall economic health. The Downtown Bloomington Strategy, prepared by the Downtown Bloomington Association, and the City of Bloomington Comprehensive Plan 2035 both establish numerous goals and objectives to build and maintain a healthy Downtown.

In line with the importance of a revitalized Downtown, the Mayor has proposed the creation of a Downtown Task Force designed to establish top priorities for Downtown Bloomington for the next 3 to 5 years, as well as to formulate a definite action plan to move those highest priorities forward and bring them to fruition. The Task Force will be subject to the Illinois Open Meetings Act and will consist of nine members, including Amelia Buragas, who will serve as the chairperson, along with Kim Bray, Jamie Mathy, Carlo Robustelli, Justin Boyd, Tricia Stiller, Mike Manna, Bobby Vericella, and Joe Haney.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** Task Force Members will not be paid, although City staff will assist the Task Force as directed by the City Manager.

Respectfully submitted for Council consideration.

Prepared by: Jeffrey R. Jurgens, Corporation Counsel

Financial & Budgetary review by: Carla Murillo, Budget Manager

Recommended by:

*Tari Renner*

Tari Renner, Mayor

RESOLUTION NO. 2017 - \_\_\_\_\_

**A RESOLUTION ESTABLISHING A  
DOWNTOWN TASK FORCE COMMITTEE**

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**WHEREAS**, the City of Bloomington is a home-rule municipality operating in McLean County, Illinois; and

**WHEREAS**, the core of historic Bloomington is found in the City's Downtown; and

**WHEREAS**, the vitality of the Downtown is an important element to the City's overall economic health; and

**WHEREAS**, the Downtown Bloomington Strategy, prepared by the Downtown Bloomington Association, and the City of Bloomington Comprehensive Plan 2035 both establish numerous goals and objectives to build and maintain a healthy Downtown; and

**WHEREAS**, developing and sustaining an active urban core is vital to the long-term success of the community; and

**WHEREAS**, the Mayor of the City of Bloomington has proposed the formation of a Downtown Task Force to assist with the planning and determination of the City's next steps in revitalizing Downtown Bloomington; and

**WHEREAS**, the fundamental purpose of the Task Force shall be to establish top priorities for Downtown Bloomington for the next 3 to 5 years as well as a definite Action Plan to move those highest priorities forward and bring them to fruition; and

**WHEREAS**, the charge of the Task Force is in line with the City Council's Five Priorities, most notably Economic Development and the Downtown Implementation Plan; and

**WHEREAS**, the Task Force will be composed of nine members, including three aldermen, to be appointed by the Mayor with the advice and consent of the City Council; and

**WHEREAS**, the Task Force shall be in existence until further action of the City Council; and

**WHEREAS**, the Task Force shall be subject to the provisions of the Illinois Open Meetings Act; and

**WHEREAS**, the City Manager shall be responsible for providing the Task Force with necessary staff to assist it in its functions; and

**WHEREAS**, the initial members of the Task Force shall consists of those persons identified within this Resolution; and

**WHEREAS**, City Council will simultaneously continue to discuss the priorities and take action regarding the emergence of Downtown Bloomington, and will incorporate reports from the Task Force into these discussions and actions.

**NOW, THEREFORE, BE IT RESOLVED BY THE** City Council of the City of Bloomington, McLean County, Illinois, as follows:

**Section 1.** The above stated recitals are incorporated herein by reference.

**Section 2.** The City Council of the City of Bloomington hereby formally creates the Downtown Task Force Committee, which shall be considered an *ad hoc* committee of the City of Bloomington. The Task Force shall be charged with identifying priorities for the revitalization of Downtown Bloomington and developing an action plan as set forth in this Resolution. The Task Force shall consist of nine people, including: Amelia Buragas, Kim Bray, Jamie Mathy, Carlo Robustelli, Justin Boyd, Tricia Stiller, Mike Manna, Bobby Vericella, and Joe Haney. The Task Force shall be chaired by Amelia Buragas. The Task Force shall meet initially at the call of the Chair, and thereafter on a schedule adopted by the Task Force.

**Section 3.** This Resolution shall be in full force and effect immediately after its passage and approval.

APPROVED by the City Council of the City of Bloomington, McLean County, Bloomington, Illinois, May \_\_\_\_ 2017, by a vote of \_\_\_\_ to \_\_\_\_.

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Tari Renner, Mayor

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Cherry Lawson, City Clerk