AGENDA
REGULAR SESSION
PLANNING COMMISSION MEETING
BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM
305 S. EAST STREET, BLOOMINGTON, IL 61701
WEDNESDAY, APRIL 6, 2022, 4:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

   Individuals wishing to provide emailed public comment must email comments to **publiccomment@cityblm.org** at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at **www.cityblm.org/register** at least 5 minutes before the start of the meeting

4. **MINUTES**

   Review and approval of the minutes of the March 2, 2022 regular Planning Commission meeting.

5. **REGULAR AGENDA**

   A. PR-01-22 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

   B. Z-05-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Zoning Map Amendment, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

   C. PR-02-22 Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for Legislative Site Plan Review with potential Variances, for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section

16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

D. **PR-03-22** Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for a Legislative Site Plan Review with potential Variances, for the property located at 2402 ½ East Empire Street (PIN: 14-36-376-032). (Ward 5).

E. **PR-04-22** Public hearing, review and action on a request submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for a Legislative Site Plan Review, and a Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009). (Ward 7).

F. **PR-05-22** Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review, with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022). (Ward 5).

G. **Z-06-22** Public hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic and Bell International Company, requesting a Zoning Map Amendment for the property located at 1101 E Bell Street from M-1 (Restricted Manufacturing) District to M-2 (General Manufacturing) District. (PIN: 21-10-105-007). (Ward 4). **REQUEST TO TABLE TO MAY.**

6. **OLD BUSINESS**
   a. Discussion on pending text amendments
7. **NEW BUSINESS**
8. **ADJOURNMENT**

DRAFT
MINUTES
PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS
REGULAR MEETING
OSBORNE ROOM, 2ND FLOOR POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
WEDNESDAY, MARCH 2, 2022 4:00 P.M.

Individuals wishing to provide emailed public comment must email comments to publiccomment@cityblm.org at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at www.cityblm.org/register at least 5 minutes before the start of the meeting

The Planning Commission convened in person within the Osborne Room inside of the Bloomington Police Department at 4:00 p.m., Wednesday, March 2, 2022, with the following physically present staff members Mr. George Boyle, Assistant Corporation Counsel; Mr. Glen Wetterow, City Planner; Mr. Jon Branham, City Planner; Ms. Alissa Pemberton, Assistant City Planner; Ms. Kimberly Smith, Assistant Economic and Community Development Director; and Craig Shonkwiler, City Engineer.

The meeting was called to order by Chairperson Mohr at 4:09 p.m.

ROLL CALL

Attendee Name	Title	Status
Mr. Tyson Mohr	Chair	Present
Mr. Justin Boyd	Vice Chair	Present
Mr. Thomas Krieger	Commissioner	Absent
Mr. Mark Muehleck	Commissioner	Absent
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Absent
Mr. Goverdhan Galpalli	Commissioner	Present
Ms. Anna Patino	Commissioner	Present

Mr. Branham called the roll. There was a quorum present.

Introduction of two new members

Mr. Goverdhan (Govi) Galpalli

Ms. Anna Patino

PUBLIC COMMENT

None

MINUTES

Chairperson Mohr noted that the minutes were very good. Mr. Boyd motioned to approve the minutes from the special January 19, 2022 meeting. Mr. Danenburger seconded. Roll call vote: Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Galpalli – Yes, Ms. Patino – Abstain, Chairperson Mohr – Yes. (6-0-1). The minutes were approved.

The Chair announced the following items were tabled until the 4/6/2022 regular meeting of the Planning Commission, and thus would be moved to the end of the agenda, for the sake of time: **D. PR-01-22, F. Z-05-22, and G.PR-02-22**. There were no objections.

Mr. Stanczak made a motion to table these items. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. (7-0-0). The motion was approved.

REGULAR AGENDA

A. Z-01-22 Public hearing, review and action on a request submitted by Stan Cain on behalf of Wesley United Methodist Church requesting a Zoning Map Amendment for the property located at 413 E. Washington Street and 410 E. Front Street from D-2 (Downtown Transitional) District to P-2 (Public Lands & Institutions) District (PIN: 21-04-411-013). (Ward 6.)

City Staff Jon Branham presented the staff report, with a recommendation for approval.

Mr. Russel DePew, 201 W College, a member of, and attorney for, Wesley United Methodist Church, provided background on why the Church was making the zoning request. The property is used as a food pantry, which is an ancillary use to the Church. Mr. DePew provided details as to what items the food pantry provides the public.

Mr. Stan Cain, 10 Bartley Circle, the head of the Board of Trustees Wesley United Methodist Church also provided background on why the Church was making the zoning request. Mr. Cain went into detail about a proposed new building on the property, as the current building does not meet their needs, and discussed how the new building will better serve their needs.

Ben Smith, 2022 Bloomington Heights Rd, inquired if there would be a fire hazard with amount of paper products being stored in the building. Mr. Cain stated that to his knowledge sprinkling would not be required, but they would follow any permit requirements.

Chairperson Mohr asked whether they were working with safety professionals and city staff to coordinate those items; Petitioner confirmed they were.

DISCUSSION

Mr. Boyd stated that when D-2 was created, the intent was looking at progression from the core downtown. Additionally, the intent was to focus on the types of buildings that would be allowed. Mr. Boyd asked what types of uses are not allowed in D-2 that are allowed in P-2?

Mr. Branham provided some uses which would be allowed in D-2 and some that would be allowed via Special Use. The use associated with the request would be allowed in D-2, but only with text amendments and, potentially, a Special Use Permit.

Mr. Boyd questioned if P-2 had design standards like D-2. Mr. Branham stated it does not. This provides more flexibility for the petitioner.

Motion to establish finding of facts was made by Mr. Stanczak and was seconded by Mr. Danenberger. A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. The motion was approved (7-0-0).

Motion to recommend approval of the zoning map amendment to City Council was made by Mr. Stanczak and was seconded by Mr. Galpalli. A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. The motion was approved (7-0-0).

The Chair announced the following item was going to be tabled, at the Petitioner's request: D. PR-01-22.

Mr. Danenberger made a motion to table this item. Mr. Boyd seconded the motion. Roll call vote: Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Mr. Sant-Amour – Yes, Mr. Galpalli – Yes, Ms. Patino – Yes, Chairperson Mohr – Yes. (7-0-0). The motion was approved.

B. Z-12-21 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Zoning Map Amendment and approval of an Annexation Agreement for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

Chairperson Mohr notified those present that—while these are separate legal items—for clarity, and to help the public understand the content, the Planning Commission will take Cases Z-12-21 and PS-01-22 together. The Chair asked if anyone had objection; none were stated.

City Staff Kimberly Smith presented the staff report for Z-12-21 with a recommendation for approval.

Staff finds that standards for the annexation agreement and zoning map amendment are met.

C. PS-01-22 Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004).

The petitioner for this case is the same as the petitioner for case Z-12-21.

City Staff Glen Wetterow presented the staff report for PS-01-22 with a recommendation for approval.

The Preliminary Plan submitted identifies the creation of 4 lots (1-4) and 2 outlots (A&B). The requested zoning for Outlot A and B, and lots 1-3, is B-1. Lot 4 will remain in the default annexation zoning of Agriculture.

The Preliminary Plan focuses on compliance with City's Zoning Code, Public Work's Manual of Practice, and the City's Comprehensive Plan.

Staff finds that standards have been met and recommends approval of Preliminary Plan.

DISCUSSION

Chairperson Mohr asked questions related to the standards for annexation and zoning. The questions were focused around public interest and a cost-benefit analysis.

Ms. Smith noted that when considering the public interest, look at everything as a whole. The intent is to not just look at one party, but generally is this the right decision for the City. Ms. Smith discussed weighing cost against the benefit, tangible verses soft/residual benefit that would be an investment in the future.

Chairperson Mohr stated he felt goals H-2 (Ensure reinvestment in the established older neighborhoods and compact development of the City) and N-1.2 (Prioritize, with urgency, the revitalization of the neighborhoods in the Regeneration area) of the Comprehensive Plan conflict; and inquired about the process for "de-annexing" a property.

Chairperson Mohr opened the public hearing.

The petitioner, John Pratt (attorney for QuikTrip), 217 E Washington St, Bloomington IL introduced himself and Ms. Gween Keen, 2255 Bluestone, St. Charles, MO. Mr Pratt indicated he would speak first and would then defer to Ms. Keen.

Mr. Pratt provided background on the purchase of the property and reasoning behind the request for the annexation, zoning and preliminary plan approval. Mr. Pratt emphasized his client's (QuikTrip) desire to be a part of the City.

Ms. Gwen Keen provided a video and PowerPoint presentation on QuikTrip, the use proposed for Lots 1, 2 and Outlot A. Ms. Keen indicated that the point of the video and her presentation is to familiarize those present with a background on QT and their organizational culture.

All the lighting is now LED and is down-cast. There is no "bleeding of light" onto neighboring properties.

Ms. Keen noted the positive impact on the community this new QT store will have.

Ms. Keen identified that QT doesn't refer to themselves as a "truck stop," because they do not offer the amenities of a truck stop and don't have the same problems associated with a truck stop. QT is focused on short-hauling traffic. There is no need for showers, lounges, hotels with this type of hauling. QT has no national fleet accounts. QT does have a limited number of fueling bays. QT sets itself apart because they don't want vehicles staying at the location for prolonged periods of time. QT wants them to come, get fuel, grab food, do some paperwork, and be on their way. We don't have "overnight parking" because QT monitors the lot, and if someone has been there too long QT address it or calls someone who can.

DISCUSSION

Chairperson Mohr questioned Mr. Pratt. why is it desirable to annex into the City rather than stay in the County? Mr. Pratt stated that the City has a more comprehensive commercial development plan. Additionally, the City offers service such as sewer/water that QT needs to operate.

Chairperson Mohr asked if the streets being proposed by QT would eventually be turned over to the City, and then the City would be responsible for the future maintenance of them.

Ms. Keen stated that the City roads would be dedicated over to the City, as this is the City's desire, to accommodate future development. The streets will be built to City specifications.

Chairperson Mohr asked if the same situation, that applies to the proposed streets, applies to the proposed sewer.

Ms. Keen stated the sewer mains will be public and thus will be turned over to the City. The sewer mains will have to be built to City standards, and inspected by the City. The City would receive tap fees for future connections to this main.

Chairperson Mohr re-emphasized that no financial calculations had been done to determine the financial responsibilities the City is taking on.

Craig Shonkwiler, City Engineer, informed Chairperson Mohr he was correct and the City had not calculated all of the costs. However, the Public Works Department has done some analysis to determine the cost versus the benefit to the City.

Chairperson Mohr asked if a cost-benefit analysis has been conducted related to the proposed infrastructure. Mr. Shonkwiler stated that a general calculation had been done internally

Commissioner Galpalli asked who provides the infrastructure plan. Mr. Shonkwiler stated that his department does. Mr. Shonkwiler stated that the applicant will be required to build this infrastructure according to the Manual of Practice.

Commission Danenberger noted that the distinction made by Ms. Keen between travel center and a truck stop is an apt one. He has read the Annexation Agreement and the Preliminary Plan and wanted to know if QT had an plans to have Electric Vehicle (EV) charging stations?

Ms. Keen stated this is a hot topic at QT! The problem is right now, the technology requires 30 minutes to charge, and QT doesn't want customers there for 30 minutes and customers don't want to be at QT for 30 minutes either. If technology gets to the point where charging speed is short enough to be appropriate for QT customer, it will definitely be there!

Chairperson Mohr asked if there was anyone else present to speak in favor of the petition. There were no individuals present wishing to provide comment in favor of petition.

Chair asked for public comment against this petition.

August Nord – 118 Washburn St

Mr. Nord stated he is the Precinct Committeemen for Precinct 1 of unincorporated McLean County. This encompasses the Bloomington Heights area, and he lives right in middle of subdivision. August asked what the big plan is for the area; he does not see the overall picture, based upon the information present. Is there a long-term plan to for the Bloomington Heights area, is the intent to eventually annex the area? He is responding to people in the neighborhood filing petitions and, based upon discussions had with the neighborhood, there are concerns with how this will impact the neighborhood and area, generally speaking. He feels Bloomington can't property maintain the existing infrastructure so there is no need to add.

Mr. Wetterow reviewed the Land Use Priorities Map located in the Comprehensive Plan. This map identifies areas within and adjacent to the City, and the ease with which they could become developed. Bloomington Heights is identified in this map as Tier 1 and thus an area that the City considers for future annexation. Tier 2 areas have access to City resources.

Chairperson Mohr asked about the development process for the Lot 4.

Ms. Smith stated that, if the process required a hearing, the process would be same as it was for this meeting. Property owners within 500 feet of property boundary would receive notice. This would include those that live inside and outside of the City.

Chairperson Mohr asked why QT proposes annexing the entire property, instead of just the part they are looking to immediately develop.

Ms. Keen stated that in order to get the piece of property that wanted, they had to buy whole acreage; the owner would not sell it any other way. Ms. Keen feels that the front lots adjacent to West Market Street will probably sell rather quickly and this zoning to B-1 is in alignment with the Comprehensive Plan

Chairperson Mohr asked about the compensation the City would need to provide to the County for loss in taxes. Mr. Pratt stated that he was not sure of the exact amount but was aware of a State statute that outlines the math to determine the amount.

Chairperson Mohr asked staff how they would respond to the statement, "If we can't take care of what we have, why would we want to take on more"?

Mr. Shonkwiler stated this was a good question. He noted that the City does have aging infrastructure, but noted the benefits of increased sidewalks and multi-use paths, improvement on Bloomington Heights Road, and the potential revenue. Mr. Shonkwiler believes that with gas-tax revenue alone this would be a net benefit. The revenue derived from this project does not exist now and would go into the City's coffers and would help with improving existing infrastructure that would otherwise not have funding for.

Rodney Baster – Bloomington Road Township Commissioner – 1687 Bush Blvd

Mr. Baster has concerns with the annexation and preliminary plan. He stated that once the annexation happens, he has similar concerns as to those voiced earlier. He believes the annexation will cause hardship to the Township and the neighboring subdivision. He has concerns about stormwater runoff. His concern is with the rate of stormwater runoff once the property is developed. He is concerned it will cause flooding downstream in the areas that fall within the Bloomington township. He is also concerned with the loss of tax dollars as he uses those dollars to fulfill his obligations to the Bloomington Township residents.

Chairperson Mohr asked staff if it is known who owns Bloomington Heights Rd.

Mr. Shonkwiler stated that to his understanding the City of Bloomington is responsible but doesn't have any supporting documents on hand.

Chairperson Mohr as the petitioner if they could clarify intent of 60 acres zoned Agriculture and if they could address any of the concerns the constituents voiced to Mr. Baster.

Ms. Keen stated that as of right now, QT is trying to determine what the plan is for the near future. For right now, the homestead is still there with occupants, and they can continue to

stay there until a mutually agreed-upon time. QT is currently discussing with the former property owner whether they want to continue to farm it, or whether someone else wants to.

Denise Balagna - 2020 Interurban Rd

Ms. Balagna stated the neighborhood does not welcome the proposal and does not need another fueling station. The individuals who live is this neighborhood choose to live there because it is not the City; it is not fast paced and feels like the country. She is concerned about protecting the integrity of the neighborhood.

Ms. Keen reiterated that QT has no idea how long lot 4 will remain agricultural, but changes to that will require additional zoning map amendments which will require public notification.

Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez noted that the standard for maintaining agricultural property is minimal and believes QT is not going to pay attention to weeds and they aren't going to worry about flooding.

Chairperson Mohr reminded speakers to speak to the commission and not the petitioners and please maintain order.

Robert Blessing - 114 Constantine St

Mr. Blessing wanted to know who is responsible for Bloomington Heights Rd, the City of Bloomington or the County. His concern is that the property and his daughter's property are constantly flooded with stormwater coming off of the agricultural field; he wants to know what is going to be done about it.

According to Mr. Shonkwiler, the usual policy is that if corporate limits touch the road, then the City of Bloomington is responsible for the road, if not, the County is responsible. With regard to the stormwater runoff, the City has a code which requires the water be detained and runoff only occurs at the rate it occurred before development. Drainage law requires downstream property owners to allow the water to flow as it does now, so QT is required to do no more harm than the way it is currently set up.

Chairperson Mohr stated that everyone is free to speak, but he is noticing some themes and recurring concerns. If the public has a different statement, or wants to express those concurrent with another speaker, please speak but please be aware of time.

Scott Joyce - 2025 Interurban Rd

Mr. Joyce asked for a point of clarification. He wanted to know if the improvements to Bloomington Heights Rd were going all the way to Washington St, and if this improvement included a bike lane. He is a cyclist and having the ability to ride that road would be awesome. He also wanted to know if the proposed sewer was something that the neighborhood would be able to tap into. He noted that all were on septic right now, and he would love to be able to tap into sanitary sewer.

Mr. Shonkwiler stated there is a multi-use plan in QT's plan. The path is separate from the road. The City has an outstanding plan to extend that but does not have the funds right now. The entire path to Washington St would not be a part of this development. Mr. Shonkwiler noted that water and sewer are a City service, so if you are outside of the city limits, there are two ways to get city service.

Susan Cortesi – 8883 N 1550 East Rd

Ms. Cortesi noted all of the complaints of the individuals who live in the Bloomington Heights neighborhood are having and the difficulty with the Township.

She noted that she is not against the proposed development. She likes the appearance of the proposed QT and seems like a place she would frequent. She asked why is this necessary at this location.

Lori Burton - 2201 W Washington

Ms. Burton is concerned is about the flooding already coming off from Farm & Fleet onto her land.

Chairperson Mohr received confirmation from the Director of Public Works that Bloomington Heights Rd belongs to the City of Bloomington. There was a jurisdiction transfer on file for this transfer of ownership. The Public Works department will send copies of the agreement to any parties that would like it.

Mary Leung –105 N Adelaide St, Normal IL

Ms. Leung wants to know if additional police protection will be needed with this business there. Her concerned is based upon the difficulties police have had at the other nearby fueling stations/truck stops.

Chairperson Mohr stated that the concern over City services has already been addressed, regarding policing.

Ms. Keen wanted to speak to the concern for the need for additional policing. Ms. Keen highlighted that QT meets DOJ standards when it comes to the monitoring of the facility. The layout of the facility and the location of the monitors in the store make individuals realize they are being watched and this serves as a deterrent.

Shannon Ramirez - 2020 Interurban Rd

Ms. Ramirez wanted to clarify a statement made by the City Engineer. The statement was that "with regard to stormwater runoff, QT would not have to do any more improvements over what is already existing." Her concern is that the existing situation results in the flooding of her and neighbors' properties. She noted that the staff report identifies no portion of this development falls within the special flood hazard area. The data supporting this comes from 2008 which is

14 years old. She disagrees that this not a flood hazard area and believes more updated data is needed.

Mr. Shonkwiler clarified that the document Ms. Ramirez is referencing for flooding is a FEMA map. FEMA is the one who designates special flood hazard areas and is the one who updates the maps. The City is not involved in any way.

Ms. Smith clarified that the Commission is reviewing the proposed annexation, zoning, and preliminary plan; the specific development standards will be associated with the legislative site plan, which will follow at a separate meeting next month, if the other items are approved.

Chairperson Mohr stated he believed it was time to close the public hearing, as no new concerns were being brought before the Commission. The Commission agreed, so Chairperson Mohr closed the public hearing portion of the cases at 6:45pm.

Commissioner Boyd made a motion for a five-minute recess. Commissioner Danenberger seconded. A voice vote was held, with all in favor (7-0).

The Planning Commission reconvened at 6:52pm.

Chairperson Mohr noted that City staff did receive public comments, via email, and they were similar in nature to the other comments provided by the public. The comments will be entered into meeting minutes for the record. The petitioner was aware of the comments and did not have a response to them as the concerns have already been addressed. Chairperson Mohr stated that the Commission was now going to move onto their discussion of the case and no further public comment could be heard.

Chairperson Mohr asked for discussion specifically on the standards for annexation as this needs to be addressed first. Chairperson Mohr stated that he had questions, and the public voiced concerns, that would apply to the standard which addressed the gain/hardship to the public. This is within their purview to consider, and if the Commission doesn't think the case has been made, to take that into account and not recommend that this be approved, or the Commission can make a different decision, or have further discussion.

Commissioner Stanczak noted that the Commission has heard a lot about the conditions south of development, which current falls within the County, is less than optimal. His concern with respect to this development is about what is being proposed, and to him what is being proposed looks like something that would be very high quality. He stated he is very sympathetic to the conditions of those behind the property, but he does not think petitioners can be expected to rectify the existing issues. He doesn't believe the annexation agreement will make the conditions any worse than they are now. He does not think it's fair to require the petitioners to solve all the problems that have been there for quite a few years.

Commissioner Stanczak moved make a finding that all the standards for annexation have been met. Chairperson Mohr asked if that is the complete motion, or did the commissioner desire to add more? Commissioner Stanczak wanted to make the motion based upon the request

presented by staff. Staff assisted in finding the exact language. Commissioner Stanczak stated his motion was to establish findings of fact that the proposed annexation agreement, including the draft preliminary plan submitted as an exhibit to the agreement, meets the standards for an annexation agreement, and recommend approval. Chairperson Mohr asked for a second. Mr. Danenberger seconded the motion.

Chairperson Mohr asked if there was any discussion. There was discussion about the annexation agreement and zoning being combined for the motion. Mr. Boyle stated that was at the discretion of the Commission. Mr. Stanczak stated he would like to withdraw his motion and Commissioner Danenberg withdrew his second. Mr. Stanczak re-made his motion to include the motion he made earlier, but to add to it that the proposed zoning is in the public interest and not solely for the benefit of the applicant, meets the standards for zoning, and recommends approval. Seconded by Commissioner Danenberger.

Commissioner Boyd stated that he agreed with the comments made by Commissioner Stanczak relating to the annexation of the property. Commissioner Boyd stated he had some concerns related to the Site Plan, but this will be reviewed at a later date, and he will vote in favor today for the annexation and zoning.

Chairperson Mohr sated he will be voting against the motion due to the fact that City staff and the petitioner were unable to provide an assessment of the financial responsibility the City would be incurring. He believes that without this information there is no way to determine the relative gain or hardship to the public. He does not find sufficient evidence to move forward.

Commissioner Boyd questioned Chairperson Mohr on if the Commission has ever had that kind of information available to them when considering an annexation. Commissioner Boyd stated that he believes it is within the purview of the Commission to assume certain things. Commissioner Boyd wanted it noted that this kind of information has never been provided before; it was not omitted in this case, but is something that has never been provided.

Chairperson Mohr responded by stating that he believes this is information should have been provided. He believes a change must occur and this information must be brought into account when making permanent decisions such as this.

Commissioner Boyd stated that he believes no one on this Commission is taking annexations lightly. To him, this is not “not infill.” It is surrounded on three sides by the City and has commercial business development across the street. What is being proposed fits in with the surrounding area. Annexation is never a decision he takes lightly, but this annexation makes sense to him.

There was no further discussion or comments.

A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Ms. Patino – Yes, Mr. Galpalli – Yes, Mr. Sant-Amour – Yes, Chairperson Mohr – No. The motion was approved (6-1-0).

Chairperson Mohr asked staff what the remaining request was before the Commission. Mr. Wetterow state the remaining request is for the preliminary plan.

Mr. Stanczak made a motion that to find that the proposed amended preliminary plan meets the purpose and intent of Chapter 24 of the City Code and recommends approval of the petition submitted by John Pratt, Attorney, on behalf of QuikTrip Corporation, for approval for a Preliminary Plan for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004). Commissioner Boyd seconded.

There was no discussion on the motion made.

A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Ms. Patino – Yes, Mr. Galpalli – Yes, Mr. Sant-Amour – Yes, Chairperson Mohr – No. The motion was approved (6-1-0).

Chairperson Mohr asked if there was anything more the Commission had to do related to this topic as he did not believe there was. Staff stated there were not. Ms. Smith noted that the annexation petition would go before the City Council on March 28th as this is the intent of the petitioner. The preliminary plan will also go before the City Council for approval on March 28th.

E. Z-04-22 Public hearing, review and action on a request submitted by James Carlson on behalf of Perry Detherage requesting a Zoning Map Amendment for the property located at 309 E. Wood Street from R-1C (Single Family Residence) District to B-2 (Local Commercial) District (PIN: 21-09-207-013). (Ward 1)

City Staff Jon Branham presented the staff report and indicated all standards have been met and concluded with a recommendation for approval.

Mr. Branham noted that the location was formerly a daycare facility which is a nonconforming use in the residential zoning district. He stated the property has been vacant for over a year, and a plumbing business is interested in the location. He stated the business proposes to have three employees. There are no changes proposed to the property. The new owner wanted to be conforming so he has requested a zoning map amendment. The proposed zoning is B-2 (Local Commercial) District. Mr. Branham placed an emphasis on the key word for this business district which is "local." He added the building itself has been a business use for an extended time, prior to that of the daycare use.

There were no questions for staff from the Commission.

Chairperson Mohr opened up the meeting to public comment on this case.

The petitioner, James Carlson (2003 Woodhavens Dr, Bloomington) spoke about the request. He noted this building was built as commercial building and has been utilized as such for almost 30 years without disrupting the neighborhood. Mr. Carlson noted that the proposed

business will utilize fewer city services and generate less traffic than the prior use. There is no retail associated with the business; the building is only being use for office and storage.

There were no questions for the petitioner from the Commission.

There were no other public comments related to the case. Chairperson Mohr closed the public hearing portion of this case.

The Chairperson stated he would entertain a motion establishing findings of fact, and that the proposed map amendment is in the public interest and not solely for the benefit of the petitioner. Commissioner Boyd stated he would make that motion. Commissioner Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Abstained, Ms. Patino – Yes, Mr. Galpalli – Yes, Mr. Sant-Amour – Yes, Chairperson Mohr – Yes. The motion was approved (6-0-1).

Mr. Boyd made a motion to recommend approval of the petition submitted by James Carlson on behalf of Perry Detherage requesting a zoning map amendment for property located at 309 E Wood St in the City of Bloomington, from R-1C, Single Family Residence District, to B-2, Local Commercial District. Mr. Stanczak seconded. There was no discussion.

A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Abstained, Ms. Patino – Yes, Mr. Galpalli – Yes, Mr. Sant-Amour – Yes, Chairperson Mohr – Yes. The motion was approved (6-0-1).

OLD BUSINESS

The Chairperson noted that the finalized version of the Commission By-Laws that were approved at the last meeting were provided to all the Commissioners for review. Ms. Smith noted that they are unsigned, but she will obtain a signed version following the meeting.

NEW BUSINESS

Commissioner Boyd noted disappointment with the configuration of the meeting room. He suggested having additional packets printed or a second video screen, so that the Commission can more easily view items referenced. Staffed stated this was understood.

ADJOURNMENT

Commissioner Boyd motioned to adjourn. Commissioner Danenberger seconded. A Roll Call vote was taken. Mr. Boyd – Yes, Mr. Stanczak – Yes, Mr. Danenberger – Yes, Ms. Patino – Yes, Mr. Galpalli – Yes, Mr. Sant-Amour – Yes, Chairperson Mohr – Yes. The motion was approved (7-0-). The motion carried. The meeting was adjourned at 7:15 PM

Public Comments Submitted For Meeting on March 2, 2022

To Whom it my concern,

My name is Brian Roberson, 2019 Interurban Rd. I'm writing this to voice my extreme concern over the proposed truck stop which is being planned across from my community and home.

I'm a retired firefighter-paramedic from Florida . With a lot of experience (21 years) dealing with truck stops on I-95 and the Florida turnpike. I'm also a 100% disabled Vet with PTSD. I moved here because of my medical condition. I was looking for a quiet, friendly, relaxing, safe place with no crime or stress. I found it in 2019 Interurban Rd.. Now the plan of a LOUD, diesel filled air, meeting point for people, road damaging truck stop is being plan right next to the community.

My experience with truck stops as a first responder is not a positive one. I had multiple truck stop calls ranging from overdoses and deaths from truck drivers and others, fights. shootings, fires, and many other things. Most happen at truck stops and never make the news. But it effects the neighborhood, not to mention the sirens from the first responders. I know a lot of things happen that most people don't know or think about until it happens. I've seen behind the curtain and I protest the Truck stop. It will ruin the serenity of Interurban Rd..

If it is too late, and the deal is done with the truck stop. There should be a 14 foot minimum sound barrier wall. High enough to help block some sound. High enough it can't be climbed for safety, crime, and fires. There should also be at least 100 feet of space between the truck stop and the community/ neighborhood. Also whom will be responsible for the roads? Trucks destroy roads, which are not that great now.

Thank you for your time,
Brian S. Roberson
Brian S. Roberson
2019 Interurban Rd.
Bloomington IL. 61705

From: john lehman <[redacted]>
Sent: Friday, February 25, 2022 9:19 AM
To: Public Comment
Subject: Case Z-12-21-zoning

As someone who lives on Washburn street in Bloomington Heights i have concerns with this proposal. We already have large amounts of trash that blow into the yard from Walmart,i think this would be made worse with proposed change.I also have concerns about the light and noise that will be entered into this nice quiet neighborhood.What about all the new water runoff? The condition of West Market St. road is already horrible. I hope this nice quiet neighborhood is allowed to remain this way.

From: Martha Lancaster <[redacted]>
Sent: Wednesday, February 2, 2022 10:16 AM
To: Public Comment <publiccomment@cityblm.org>
Subject: Notice of Public Hearing - Revised Letter for approval on zoning map amendment & annexation agreement on tract of land

To whom this may concern at the City of Bloomington Economic & Community

Development Department: I, Martha J. Lancaster who resides at:
2211 W. Washington St.
Bloomington, IL 61705, do hereby express my disapproval for another gas station in my neighborhood. We already have 6 gas/service stations (that include 2 full service truck stops) within a 2 mile radius from my property. We do NOT need another gas station in this area, especially one right off of Route 9 and before the 55/74 interchange.

This would create more traffic congestion and create more traffic accidents. I oppose this proposal for another gas station in this area. If the QuikTrip Corporation wants to invest in a gas station in the Bloomington-Normal area, they need to look for a different location. Thank you!

Sincerely,
Martha J Lancaster

From: Connie Hickey <[redacted]>
Sent: Wednesday, March 2, 2022 3:06 PM
To: Public Comment
Subject: Case #'s Z-23-22, PS-02-22, PR-02-22

I live in the Bloomington Heights Subdivision. My concerns are flooding as we already have a problem, all the noise plus the safety of our homes. A truck stop seems to bring in transients. Also all the lighting. This is a quiet neighborhood. Please consider these concerns as you go forward with this project.

Thank you
Connie
Hickey

Sent from Samsung Galaxy smartphone.

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	PR-01-22, Site Plan Review
REQUEST:	Public hearing, review and action on a request by John Pratt, Attorney, on behalf of QuikTrip Corporation, for Legislative Site Plan Review, with potential Variances, for property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois.

BACKGROUND

Petitioners' request:
The petitioner is requesting a legislative site plan review, to develop a vehicle fueling station facility on the subject property. The proposed store structure is 8,292 square feet in size. The approval of these requests must be contingent on approval of the property annexation, rezoning, and related subdivision plats.

Property Characteristics:
The subject properties consist of roughly eight acres of land located in the western region of Bloomington. The property is currently vacant. The property is located off W Market St near Wylie Dr. The surrounding properties are zoned commercial, as well as agricultural and manufacturing. The surrounding uses vary from commercial to residential.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, February 14, 2022. Courtesy notices were mailed to 61 property owners within 500 feet of the subject property for the March meeting of the Planning Commission.

Surrounding Zoning and Land Uses:

	Zoning	Land Uses
North	B-1(General Commercial)	Bank, Restaurants, Retail, Hotel
South	A-(Agricultural, County) & M-1 (Restricted Manufacturing, County)	Single-Family Residential, Transfer Station
East	A-(Agricultural, County) & C-(Commercial, County)	Single-Family Residential, Vacant, I-55 Interchange
West	M-1 (Restricted Manufacturing, County)	Vacant

ANALYSIS

Compliance with the Comprehensive Plan
The subject property is identified as Tier 2-Infill Redevelopment Priority. The Future Land Use map shows the site as a Commercial Activity Center. Approval of the Site Plan algins with the following goals of the Comprehensive Plan:

- Goal ED-1-2. Leverage community assets in attracting business.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- CF-1. Continue to provide quality public facilities and services
- UEW-1.7 Reliable and efficient collections systems (sanitary sewer, combined sewer, and storm sewer systems) to protect public health, safety, and the environment
- TAQ-1. A safe and efficient network of streets, bicycle-pedestrian facilities and other infrastructure to serve users in any surface transportation mode.

Use
The development aligns with the City's definition of a vehicle fueling center and not that of a truck stop. Per City Code, a truck stop is intended to provide services to the trucking industry with the following services provided: repair shops, automated washes, restaurants, and motels all as part of the facility. This development will not be providing any of the aforementioned services. This development will include fueling and a convenience store.

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review

Standard	**Discussion**	**Finding**
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The layout of the building on the site and location of the parking lot and driveway are consistent with the existing developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping indicated meets the code requirements for landscaping.	The standard is met.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The building and parking lot landscaping comply with code requirements. The trash enclosure is fully screened as city code requires.	The standard is met.

Standards for Consideration of Site Plan Review (Continued)

Standard	Discussion	Finding
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by and directly situated on W Market St. Additional public streets are being created as a part of this development and will provide access to this development.	The standard is met.
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned commercial, agricultural and manufacturing. Uses range from various commercial to residential. The activities occurring at the proposed development would be complementary to the existing uses.	The standard is met.

STAFF RECOMMENDATION

The approval of this request is contingent on approval of the property annexation, rezoning, and related subdivision plats.

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council approve a Site Plan for a Vehicle Fueling Station in the B-1 (General Commercial) District for the property located on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PIN: 21-06-102-003 and 21-06-102-004). (Ward 7)

Respectfully submitted,

Jon Branham
City Planner

Attachments:
- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN FOR A FUELING STATION IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED ON A TRACT OF LAND BEING PARTS OF LOTS 1-5, 9-10 AND 21-23 AND ALL LOTS 6-8 AND 11-16 C. A. NAFZIGER'S SUBDIVISION BEING PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THRID PRINCIPAL MERIDIAN IN MCLEAN COUNTY, ILLINOIS

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a vehicle fueling station in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B", hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan and variances with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.

3. The City Council hereby approves the Site Plan for a vehicle fueling station for property located on a tract of land being part of Lots 1-5, 9- 10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois (PINs: 21-06-102 003 and 21-06-102-004), legally described in Exhibit "A" and depicted in Exhibit(s) "B".

This Ordinance shall take effect immediately upon passage and approval.

PASSED this_____day of April, 2022.

APPROVED this_____day of April, 2022.

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

EXHIBIT A

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO MISSOURI
STATE OF ILLINOIS
2-22-21

Annexation Description Lot 1

A Tract of land being part of Lot 1 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord bearing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A" ; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence leaving said Public Street "A" North 11 degrees 58 minutes 23 seconds East along the East line of JC Parkway a distance of 108.40 feet to a point of curve; thence along a curve to the left having a radius of 1050.00 feet and arc length of 233.79 feet the chord bearing and distance being North 05 degrees 35 minutes 40 seconds East 233.30 feet to a point of tangency; thence North 00 degrees 47 minutes 03 seconds West 58.36 feet to a point being the point of beginning of the tract being described; thence North 00 degrees 47 minutes 03 seconds West a distance of 254.27 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9 width varies); thence leaving JC Parkway South 74 degrees 12 minutes 47 seconds East along said West Market Street a distance of 269.82 feet to a point; thence leaving the South right of way line of said West Market Street South 11 degrees 48 minutes 15 seconds West a distance of 206.25 feet to a point; thence North 78 degrees 11 minutes 45 seconds West a distance of 38.33 feet to a point; thence South 11 degrees 48 minutes 12 seconds West a distance of 23.16 feet to a point; thence North 78 degrees 11 minutes 45 seconds West a distance of 175.42 feet to the point of beginning and containing 1.30 acres

Subject to easements, restrictions, reservations and covenants of record, if any.

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO MISSOURI
STATE OF ILLINOIS

12-22-21

Annexation Description Lot 2

A Tract of land being part of Lots 4,5,6 and 7 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord bearing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A" and being the point of beginning of the tract being described; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence leaving said Public Street "A" North 11 degrees 58 minutes 23 seconds East along the East line of JC Parkway a distance of 108.40 feet to a point of curve; thence along a curve to the left having a radius of 1050 and arc length of 233.79 feet the chord bearing and distance being North 05 degrees 35 minutes 40 seconds East 233.30 feet to a point of tangency; thence North 00 degrees 47 minutes 03 seconds West 58.36 feet to a point; thence South 78 degrees 11 minutes 45 seconds East a distance of 175.42 feet to a point; thence North 11 degrees 48 minutes 12 seconds East a distance of 23.16 feet to a point; thence South 78 degrees 11 minutes 45 seconds East a distance of 38.23 feet to a point; thence North 11 degrees 48 minutes 15 seconds East a distance of 206.25 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9, width varies); thence South 74 degrees 12 minutes 47 seconds East along said South line 137.13 feet to a point; thence South 78 degrees 01 minutes 37 seconds East a distance of 240.00 feet to a point; thence South 11 degrees 58 minutes 23 seconds West a distance of 269.48 feet to a point; thence South 78 degrees 01 minutes 37 seconds East a distance of 9.86 feet to a point; thence South 11 degrees 58 minutes 23 seconds West a distance of 348.61 feet to the point of beginning and containing 7.14 acres

Subject to easements, restrictions, reservations and covenants of record, if any.

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO MISSOURI
STATE OF ILLINOIS
12-22-2021

Annexation Description Lot 3

A Tract of land being part of Lots 1-4 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way North 24 degrees 05 minutes 50 seconds East a distance of 130.08 feet to the North Right of way line of Bloomington Heights road (130 feet wide) and being the point of beginning of the tract being described; thence along a curve to the Left having a radius of 883.94 feet an arc length of 202.81 feet the chord bearing and distance being North 71 degrees 03 minutes 40 seconds West 202.31 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West a distance of 1078.25 feet to a point of curve; thence along a curve to the Right having a radius of 30.00 feet the arc length being 47.12 feet the chord bearing and distance being North 33 degrees 01 minutes 37 seconds West 42.43 feet to a point of tangency; thence North 11 degrees 58 minutes 23 seconds East a distance of 235.00 feet to a point; thence leaving the Bloomington Heights Road South 78 degrees 01 minutes 37 seconds East along the south line of Market Street (AKA US 150 and State Highway 9 width varies) a distance of 785.04 feet to a point; thence South 72 degrees 34 minutes 34 seconds East a distance of 473.72 feet; thence South 00 degrees 08 minutes 05 seconds East a distance of 250.10 feet to the place of beginning and containing 7.55 acres more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO
MISSOURI
STATE OF ILLINOIS

12-22-2021

Out Lot "A"

A Tract of land being part of Lots 5 and 6 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence along a curve to the Left having a radius of 703.94 feet having an arc of 175.29 feet the chord earing and distance being North 70 degrees 53 minutes 37 seconds West 174.83 feet to a point of tangency; thence North 78 degrees 01 minutes 37 seconds West 1,228.41 feet to a point on the west right of way line of Wylie Drive (width varies) thence South 11 degrees 58 minutes 23 seconds West a distance of 248.09 feet to the point where the west line of Wylie Drive intersects the North line of Public Street "A" ; thence North 78 degrees 01 minutes 37 seconds West along the North line of Public Street "A" a distance of 560.95 feet to a point being in the East line of JC Parkway (100 feet wide); thence North 78 degrees 01 minutes 37 seconds West a distance of 100.00 feet to a point on the West right of way line of JC Parkway and being the point of beginning of the tract being described; thence continuing along Public Street "A" North 78 degrees 01 minutes 37 seconds West a distance of 118.43 feet to a point on the line common to Range 1 and Range 2 East of the Third principal Meridian; thence leaving said Public Street "A" North 00 degrees 58 minutes 07 seconds West along said Range Line a distance of 680.85 feet to a point on the South line of West Market Street (aka US 150 & State Highway 9 width varies); thence South 74 degrees 12 minutes 47 seconds East a distance of 172.24 feet to a point; thence leaving said South line South 00 degrees 47 minutes 03 seconds East along the West line of JC Parkway a distance of 342.38 feet to a point of curve; thence along a curve to the Right having a radius of 950.00 feet, arc of 211.52 feet and the chord bearing and distance of South 05 degrees 35 minutes 40 seconds West 211.08 feet to a point of tangency; thence South 11 degrees 58 minutes 23 seconds West a distance of 108.40 feet to the point of beginning and containing 2.41 acres

Subject to easements, restrictions, reservations and covenants of record, if any.

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO, MISSOURI
STATE OF ILLINOIS

12-22-2021

Annexation Description Out Lot "B"

A Tract of land being part of Lots 1-2 of C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows:

Commencing at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way North 24 degrees 05 minutes 50 seconds East a distance of 130.08 feet to the North Right of way line of Bloomington Heights road (130 feet wide) and being the point of beginning of the tract being described; thence North 00 degrees 08 minutes 05 seconds West a distance of 250.10 feet to a point on the south line of West Market Street (aka US 150 & State Street 9 width varies); thence South 54 degrees 29 minutes 58 seconds East a distance of 124.06 feet to a point; thence south 27 degrees 11 minutes 58 seconds East a distance of 284.39 feet to a point; thence leaving said right of way South 38 degrees 51 minutes 31 seconds West a distance of 65.95 to a point on the North right of way of Bloomington Heights road as previously mentioned; thence along a curve to the Left having a radius of 833.94 feet an arc length of 228.02 feet the chord bearing and distance being North 56 degrees 15 minutes 40 seconds West 227.31 feet to the point of beginning and containing 43,167 square feet or 0.99 acres.

Subject to easements, restrictions, reservations and covenants of record, if any.

SWTDESIGN

PROFESSIONAL LAND SURVEYOR
MARK WAYNE WILEY
035.003713
HILLSBORO MISSOURI
STATE OF ILLINOIS

Annexation Description Lot 4

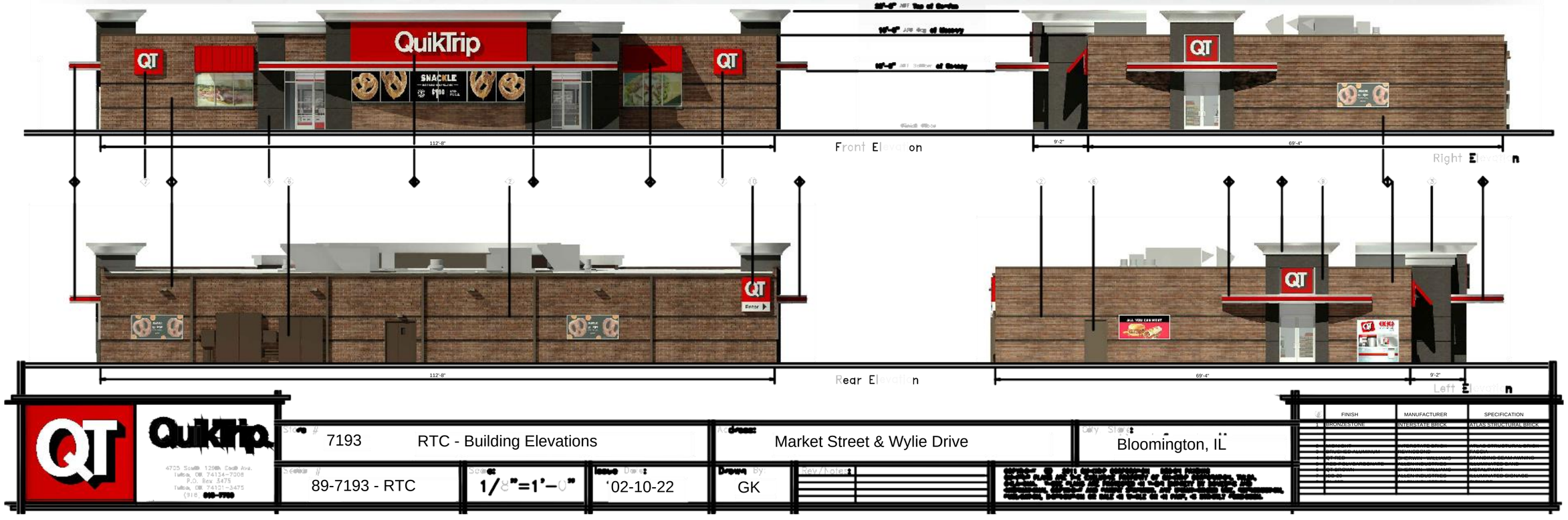
A Tract of land being part of Lots 3-4, 9-10 and 21-23 and All Lots 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian in McLean County, Illinois, and being described as follows: 12-22-2021

Beginning at the Northwest corner of Lot 2 of First Addition to Bert's Subdivision, a subdivision filed for record under Plat in Document Number 73-5847, said point being in the Southern right of way line of Bloomington Heights Road; thence leaving said right of way South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 2 a distance of 181.34 feet to a point in the North line of Lot 1 of Bert's Subdivision, a subdivision filed for record under Plat in Document Number 71-3101; thence South 89 degrees 10 minutes 43 seconds West along the North line of said Lot 1 a distance of 68.00 feet to a point being the Northwest corner of said Lot 1; thence South 00 degrees 49 minutes 17 seconds East along the West line of said Lot 1 a distance of 195.00 feet to the Southwest corner thereof; thence leaving Lot 1 South 89 degrees 10 minutes 43 seconds West a distance of 132.00 feet to a point; thence South 00 degrees 21 minutes 47 seconds East a distance of 175.00 feet to a point in the North line of Bert Street (AKA Jefferson); thence South 89 degrees 10 minutes 49 seconds West along said Bert Street a distance of 213.43 feet to a point; thence leaving said Bert Street South 01 degrees 02 minutes 42 seconds East along the West line of Bloomington Heights, a subdivision according to the Plat thereof recorded May 31, 1907 in Book 6, Page 148 in The McLean County Records, a distance of 501.67 feet to a point; thence North 89 degrees 18 minutes 04 seconds West a distance of 211.57 feet to a point; thence South 01 degrees 02 minutes 42 seconds East a distance of 215.29 feet to a point in the North line of Peoria, Bloomington and Champaign Traction Company; thence North 89 degrees 18 minutes 04 seconds West along said North line of Traction Company a distance of 1550.45 feet to a point in the West line of Section 6, Township 23 North, Range 2 East of the 3rd Principal Meridian; thence along said Section line North 00 degrees 58 minutes 07 seconds West a distance of 1381.23 feet to a point in the Southern right of way line Public Street "A"; thence leaving the West line of Section 6 South 78 degrees 01 minutes 37 seconds East along the South line of said Public Street "A" (100 feet wide) a distance of 756.40 feet to a point on the West line of Wylie Drive (100 feet wide); thence leaving said Public Street "A" South 11 degrees 58 minutes 23 seconds West along the said West Line of Wylie Drive a distance of 76.25 feet to a point; thence leaving said West line South 78 degrees 01 minutes 37 seconds East a distance of 100 feet to a point on the East line of said Wylie Drive; thence North 11 degrees 58 minutes 23 seconds East along the East line a distance of 399.34 feet to a point; thence leaving the West line of said Drive North 56 degrees 58 minutes 23 seconds East a distance of 35.36 feet to a point on the South line of Bloomington Heights Road (130 feet wide); thence South 78 degrees 01 minutes 37 seconds East along said Bloomington Heights Road a distance of

1103.41 feet to a point of curve; thence along a curve to the right having a radius of 703.94 feet an arc distance of 175.29 feet and a chord bearing and distance of South 70 degrees 53 minute 37 seconds East a distance of 174.83 feet to the point of beginning and containing 59.51 Acres, more or less.

Subject to easements, restrictions, reservations and covenants of record, if any.

EXHIBIT B



QuikTrip

4725 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7193	RTC - Building Elevations	Market Street & Wylie Drive	Bloomington, IL

Sheet #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7193 - RTC	1/8"=1'-0"	'02-10-22	GK	

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
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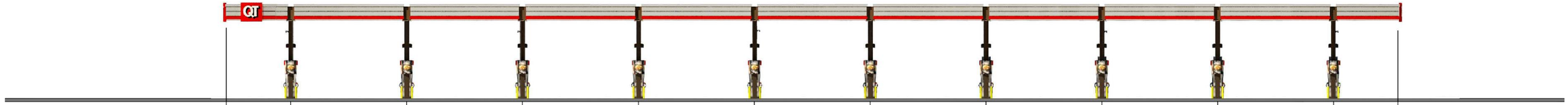
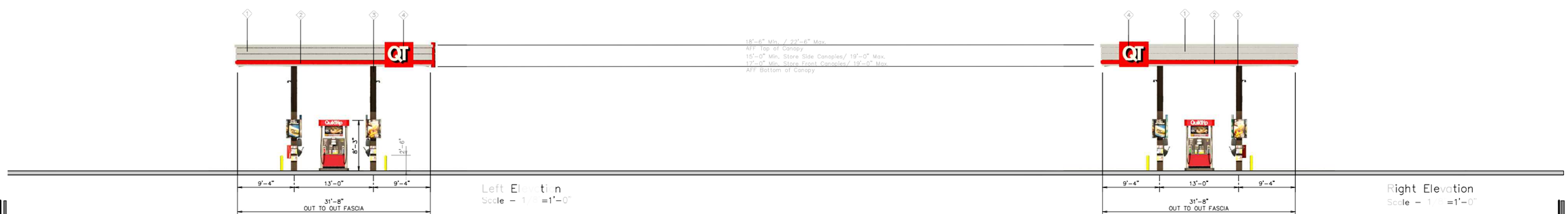
9	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]



Front Elevation
Scale – 3/32"=1'-0"



Left Elevation
Scale – 1/8"=1'-0"

Right Elevation
Scale – 1/8"=1'-0"

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4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Vertical 10 Auto Canopy Elevations	Address:	Market Street & Wylie Drive	City, State:	Bloomington, IL
7193					

Series #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7193 - GV10	AS NOTED	02-10-22	GK	

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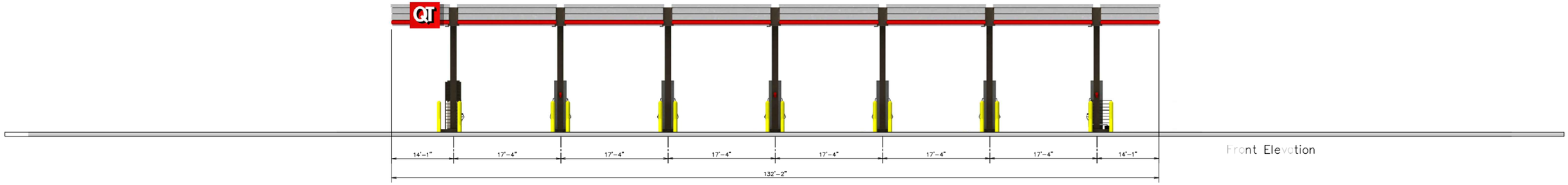
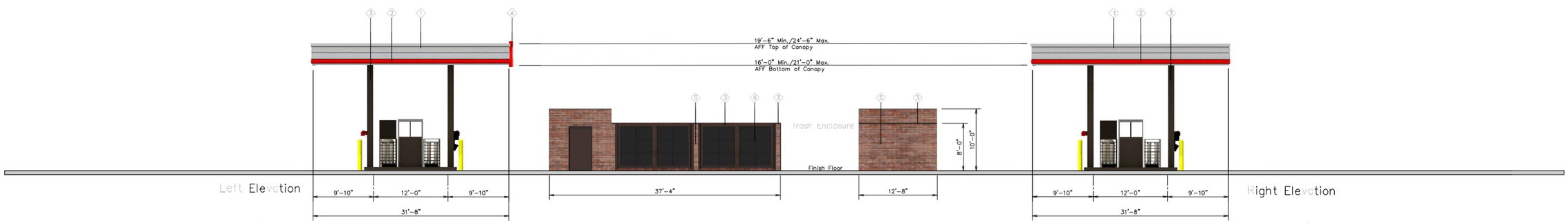
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	DC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



Front Elevation



Left Elevation

Right Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7193	6 Bay Diesel Canopy	Market Street & Wylie Drive	Bloomington, IL

Sheet #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7193 - DV06	1/8"=1'-0"	02-10-22	GK	

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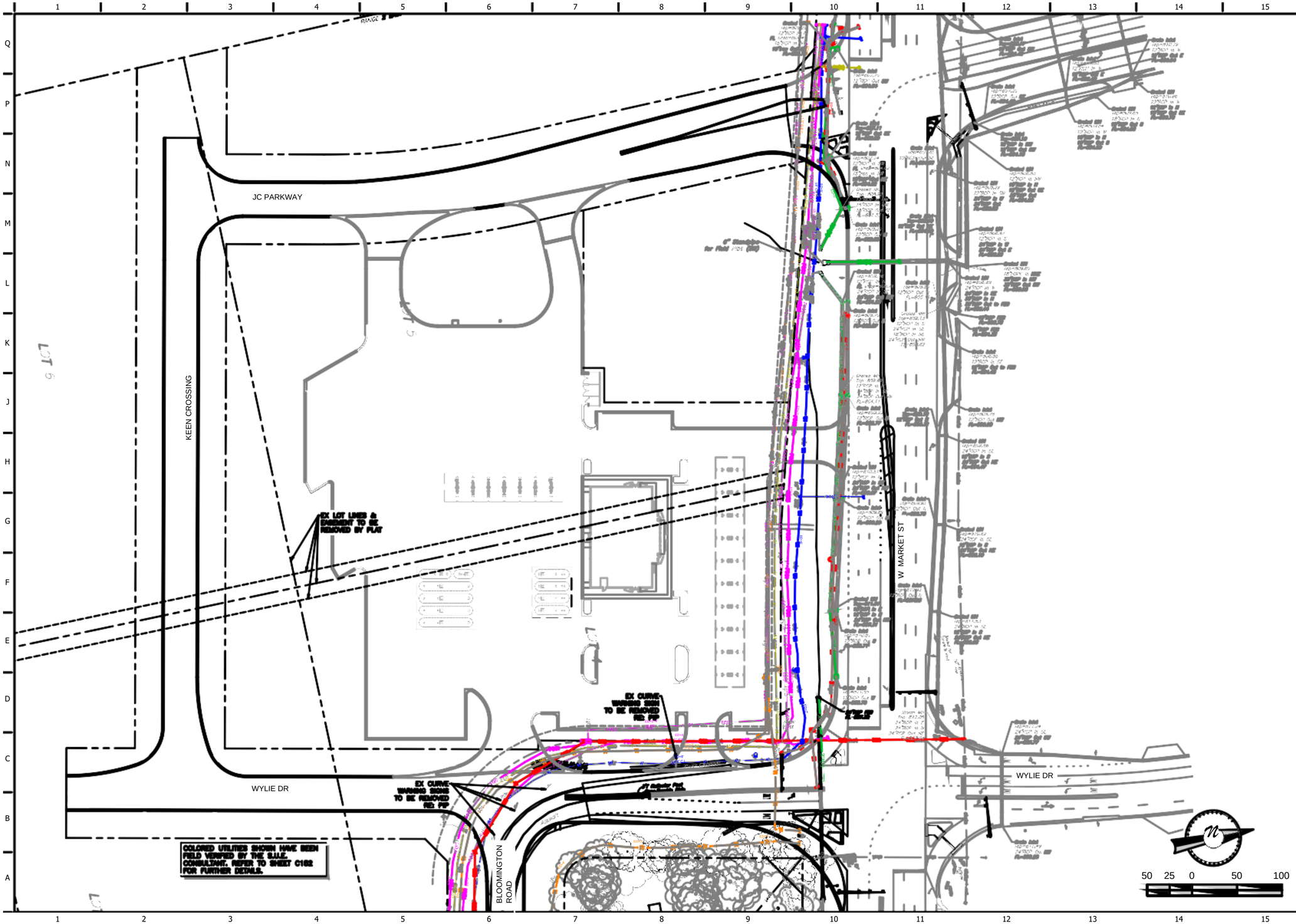
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	DOS POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	SW BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	DC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



PROJECT NO.:89-7193

Midwest Design Group
Kansas City

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Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7193

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BLOOMINGTON, ILLINOIS

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PROTOTYPE: P-108
DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
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SHEET NUMBER:
C030

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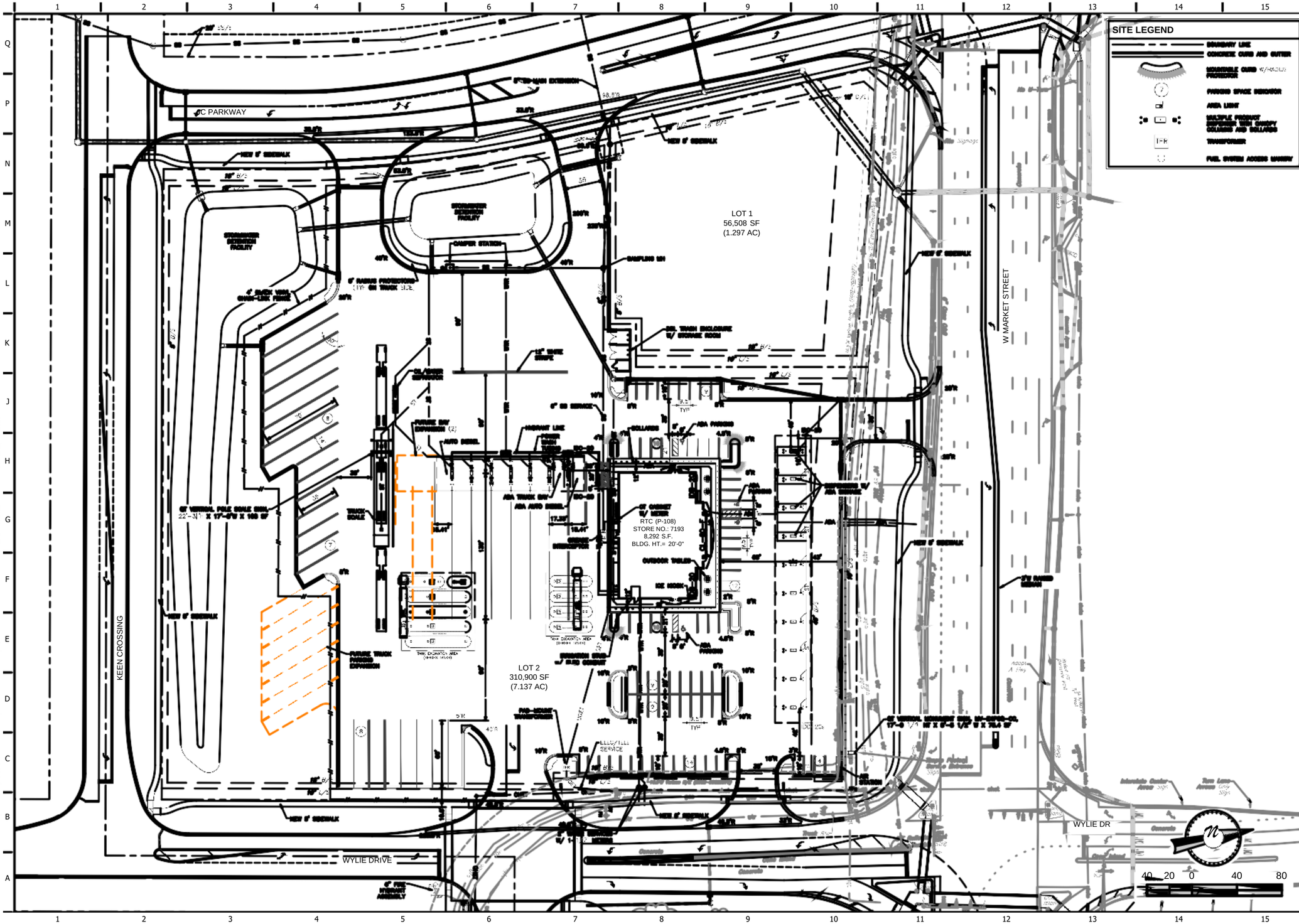

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PROJECT NO.: 89
DIVISION: 89
VERSION: 001
DESIGNED BY: DRT
DRAWN BY: SSH
REVIEWED BY: JLL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

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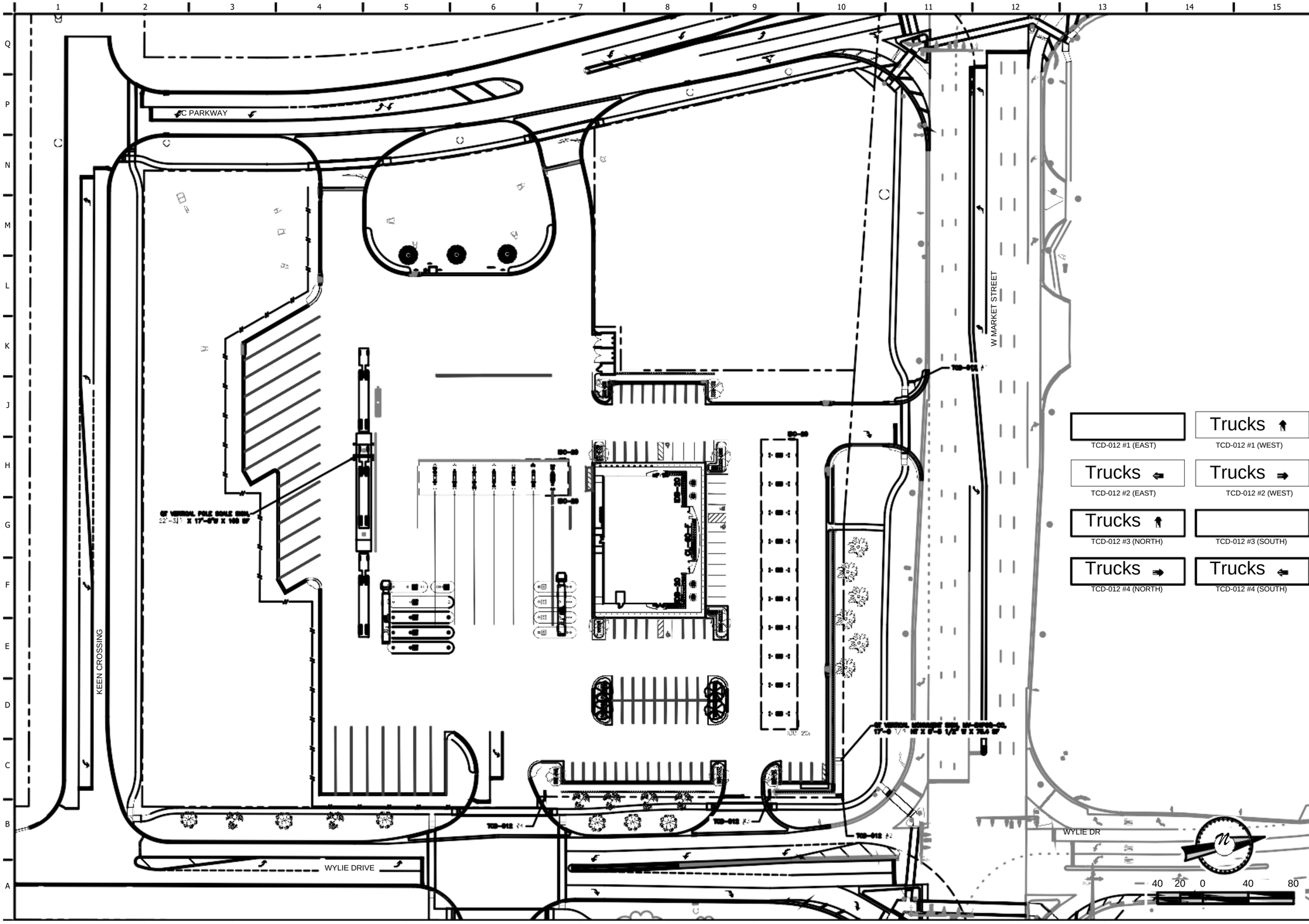

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DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

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SIGNAGE PLAN

SHEET NUMBER:
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DESIGNED BY: DKH
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REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

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GRADING PLAN

SHEET NUMBER:
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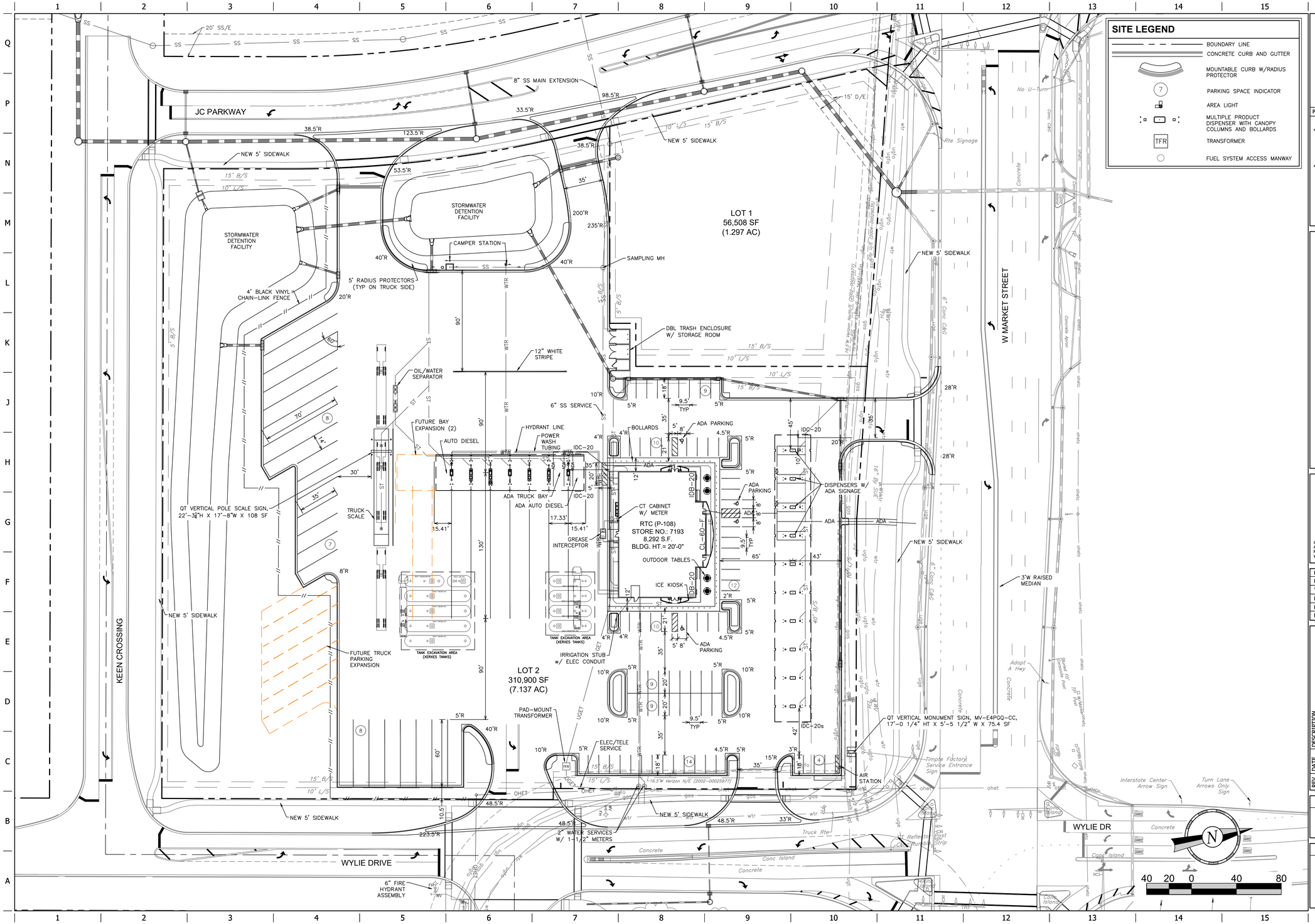

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.:89-7193

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VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
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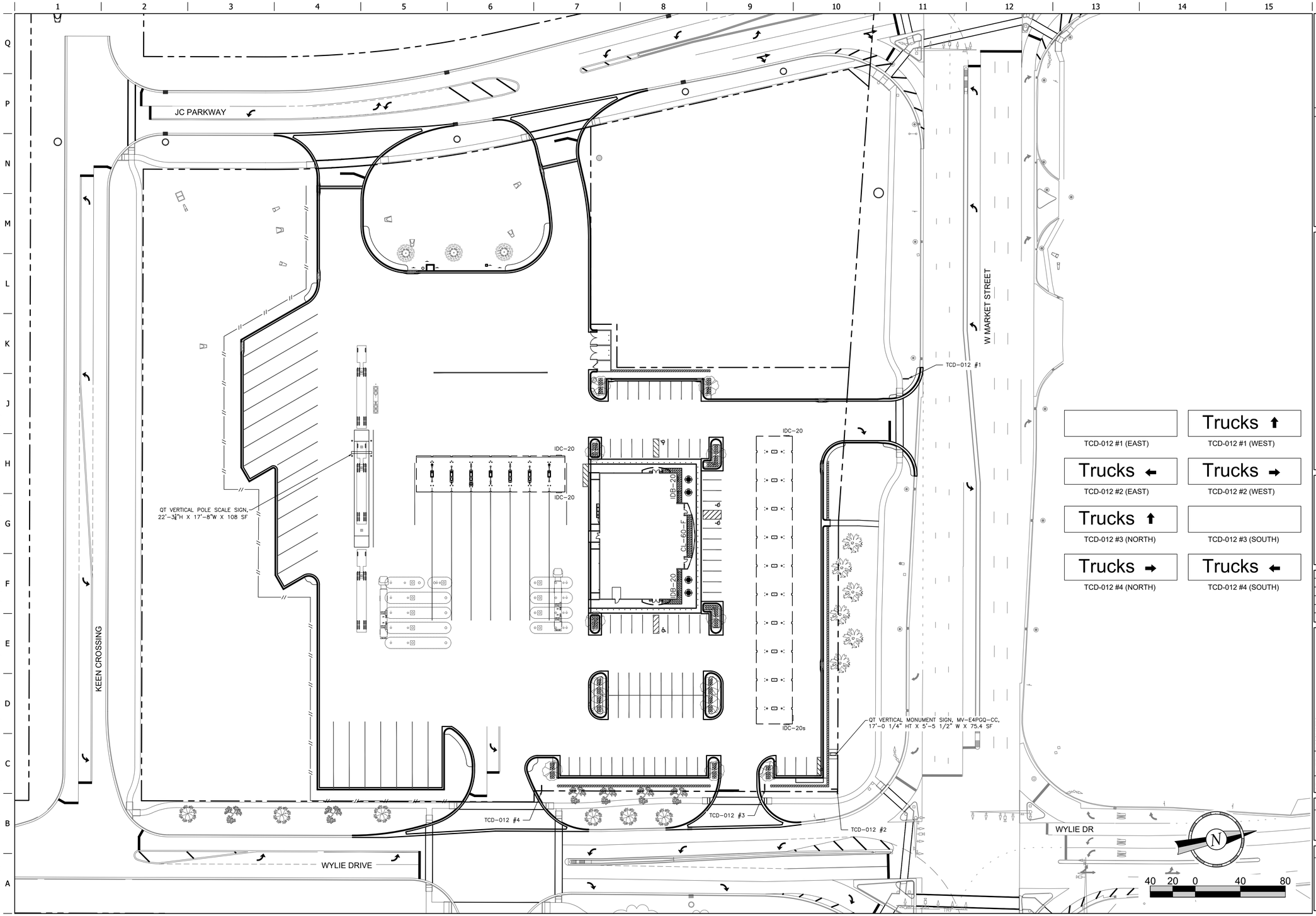

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PROTOTYPE:	P-108
DIVISION:	89
VERSION:	001
DESIGNED BY:	DKH
DRAWN BY:	CSH
REVIEWED BY:	JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
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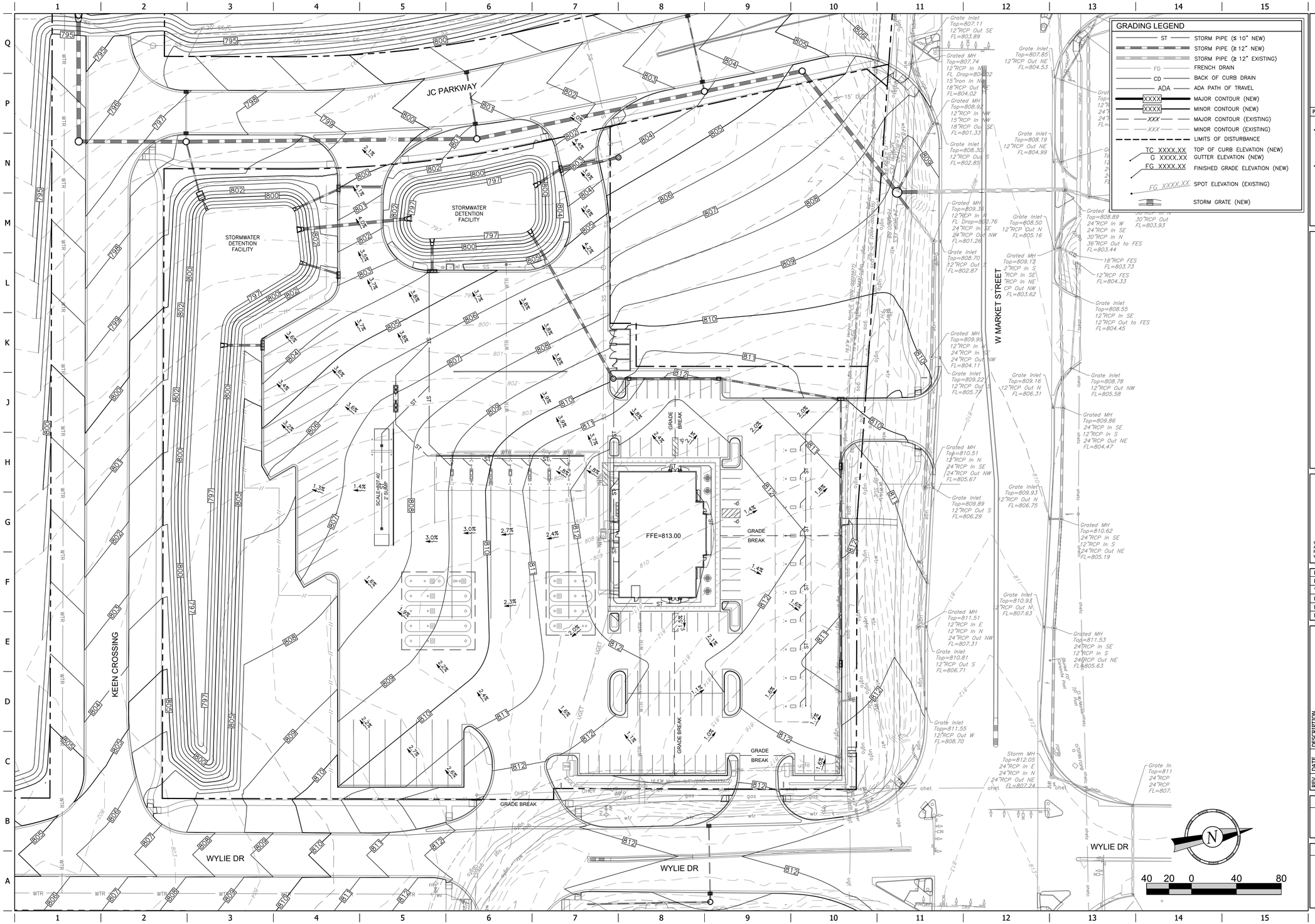

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PROJECT NO.:89-7193

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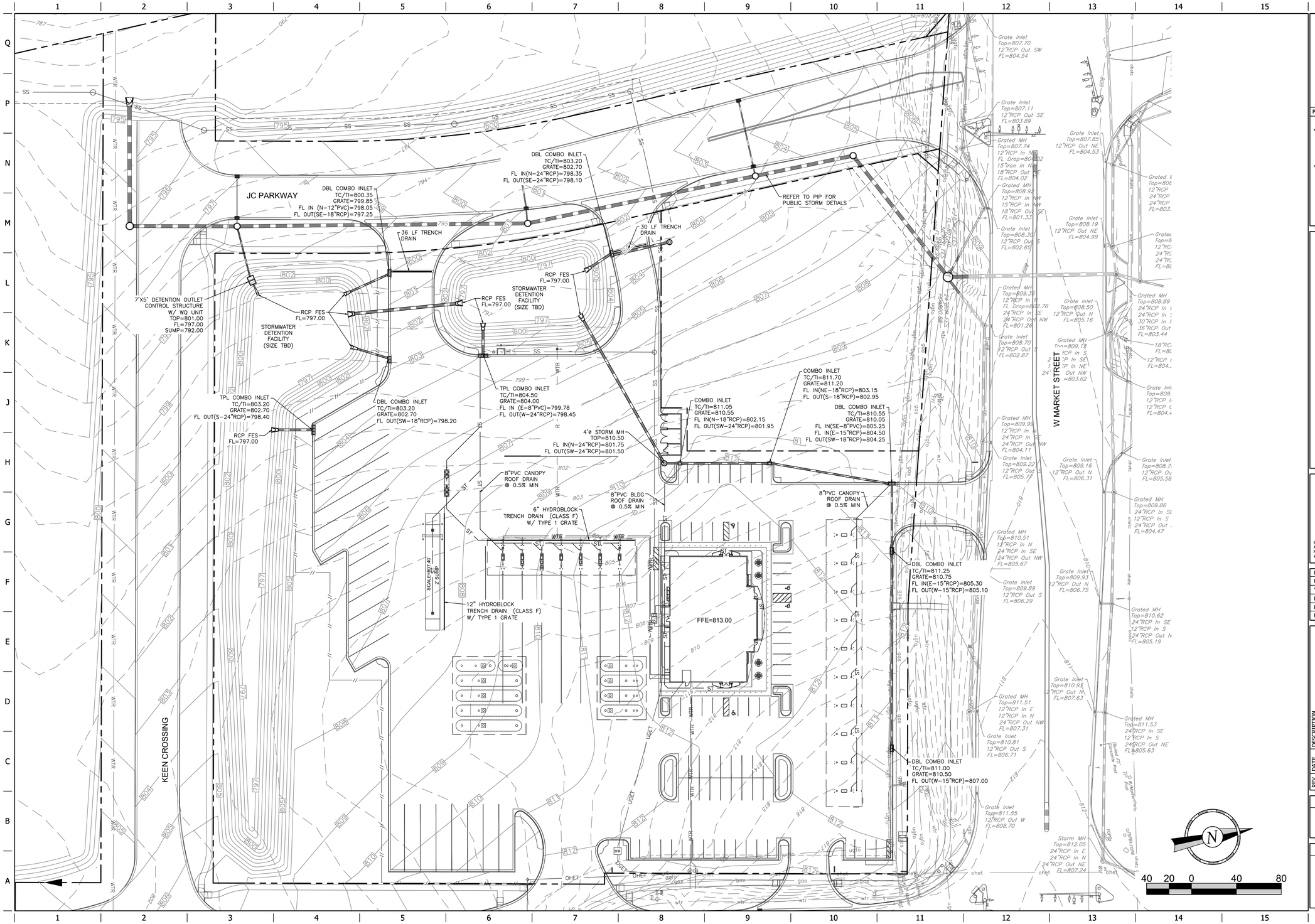
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C110



PROJECT NO.:89-7193

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W MARKET ST & BLOOMINGTON HEIGHTS RD
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VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
PRELIMINARY STORM PLAN

SHEET NUMBER:
C120

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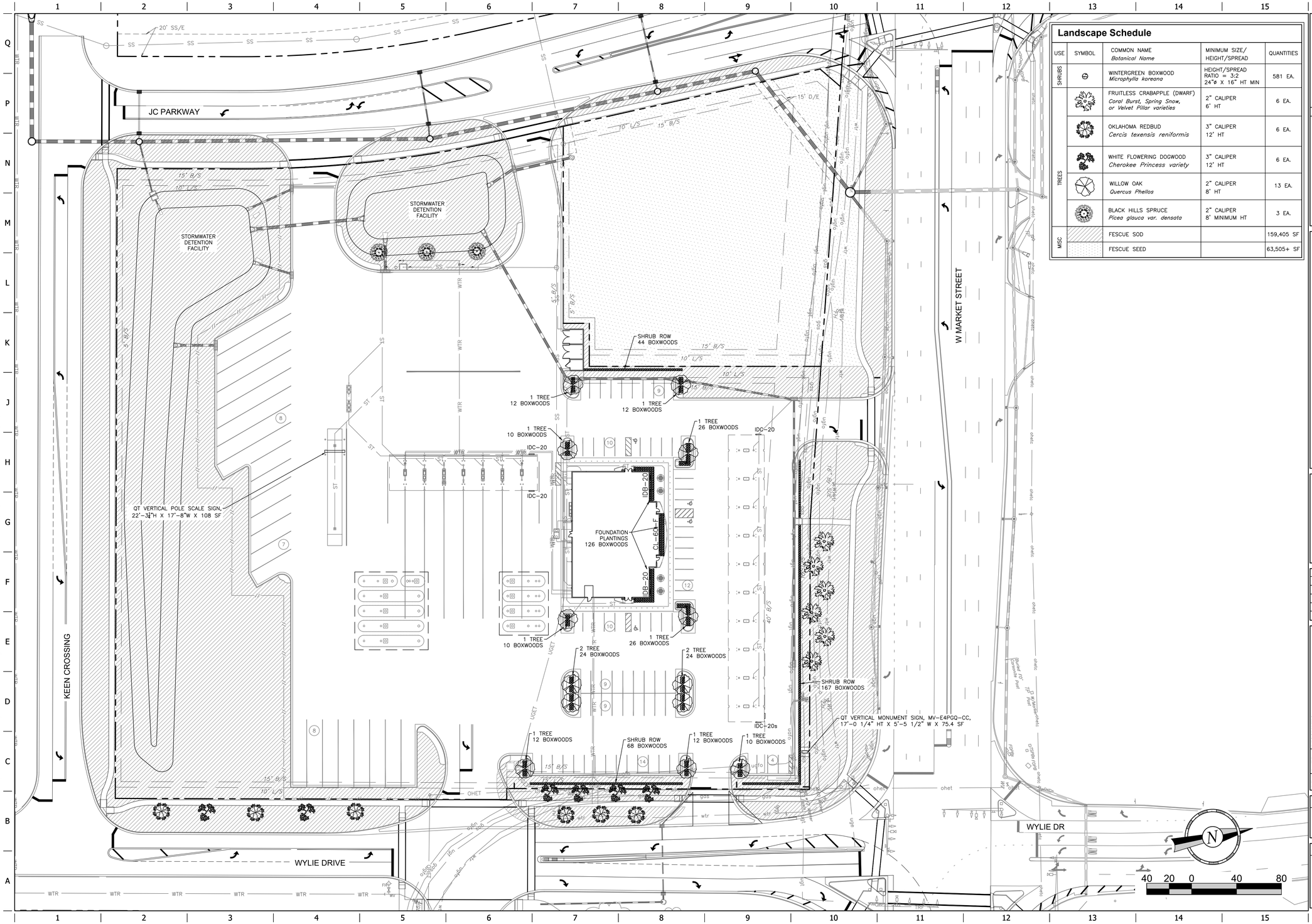

Landscape Schedule

USE	SYMBOL	COMMON NAME *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		WINTERGREEN BOXWOOD *Microphylla koreana*	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	581 EA.
TREES		FRUITLESS CRABAPPLE (DWARF) *Coral Burst, Spring Snow, or Velvet Pillar varieties*	2" CALIPER 6' HT	6 EA.
		OKLAHOMA REDBUD *Cercis texensis reniformis*	3" CALIPER 12' HT	6 EA.
		WHITE FLOWERING DOGWOOD *Cherokee Princess variety*	3" CALIPER 12' HT	6 EA.
		WILLOW OAK *Quercus Phellos*	2" CALIPER 8' HT	13 EA.
		BLACK HILLS SPRUCE *Picea glauca var. densata*	2" CALIPER 8' MINIMUM HT	3 EA.
MISC		FESCUE SOD		159,405 SF
		FESCUE SEED		63,505+ SF

PROJECT NO.:89-7193

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VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

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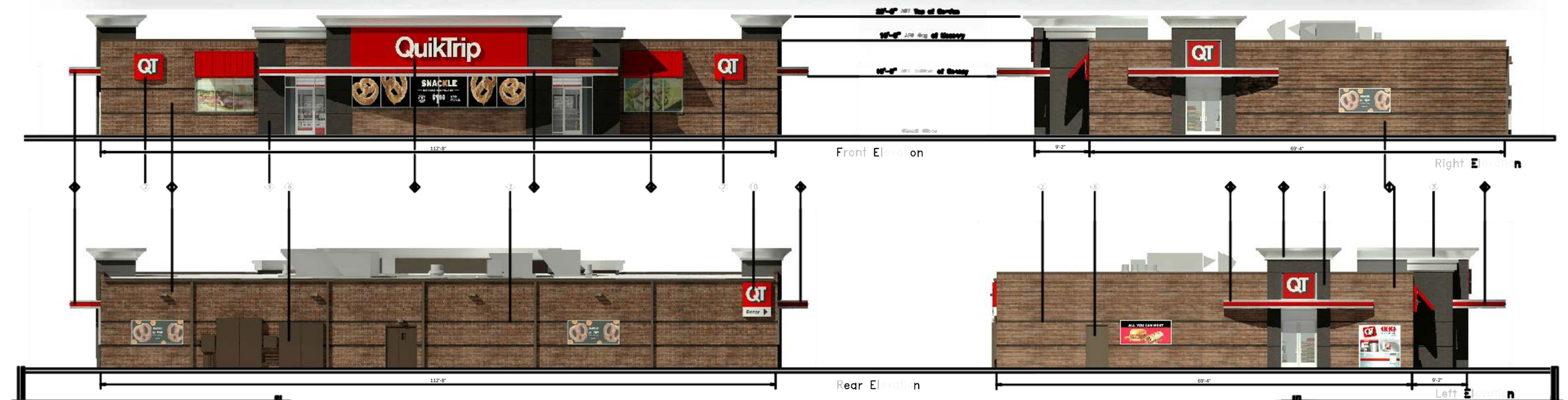
QuikTrip Site Plan



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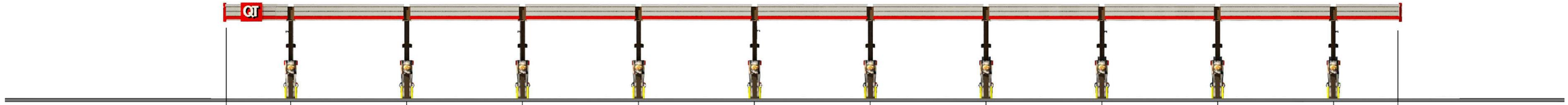
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

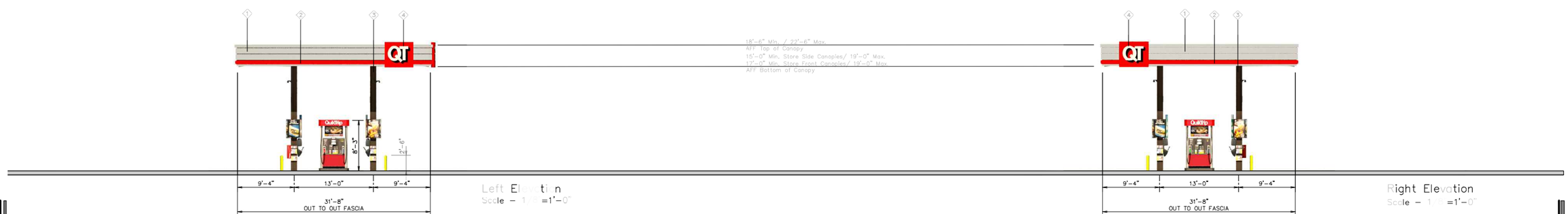
Store #: 7193	RTC - Building Elevations	Address: Market Street & Wylie Drive	City, State: Bloomington, IL
Sheet #: 89-7193 - RTC	Scale: 1/8"=1'-0"	Issue Date: '02-10-22	Drawn By: GK

Rev/Notes:

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	[illegible]	[illegible]	[illegible]
3	[illegible]	[illegible]	[illegible]
4	[illegible]	[illegible]	[illegible]
5	[illegible]	[illegible]	[illegible]
6	[illegible]	[illegible]	[illegible]
7	[illegible]	[illegible]	[illegible]
8	[illegible]	[illegible]	[illegible]
9	[illegible]	[illegible]	[illegible]
10	[illegible]	[illegible]	[illegible]



Front Elevation
Scale – 3/32"=1'-0"



Left Elevation
Scale – 1/8"=1'-0"

Right Elevation
Scale – 1/8"=1'-0"

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4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
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Store #	Vertical 10 Auto Canopy Elevations	Address:	Market Street & Wylie Drive	City, State:	Bloomington, IL
7193					

Series #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7193 - GV10	AS NOTED	02-10-22	GK	

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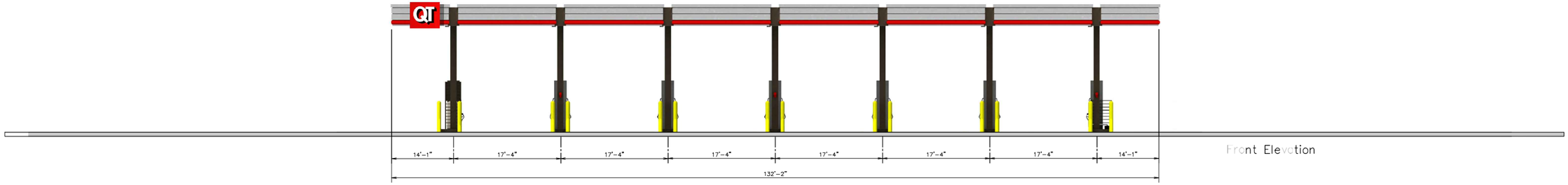
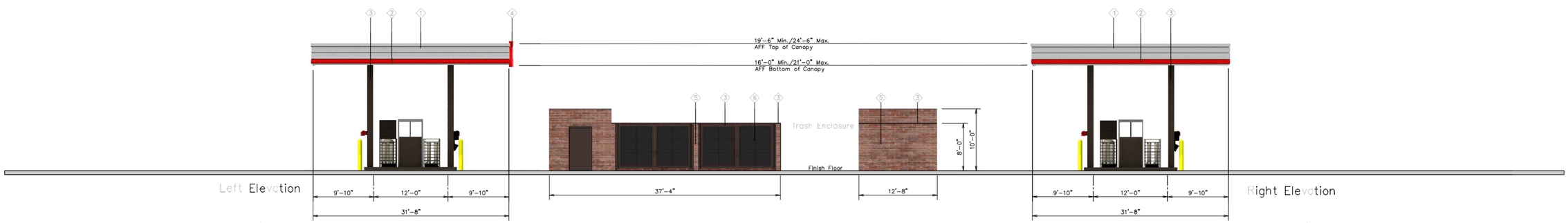
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	DC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



Front Elevation



Left Elevation

Right Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
7193	6 Bay Diesel Canopy	Market Street & Wylie Drive	Bloomington, IL

Sheet #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
89-7193 - DV06	1/8"=1'-0"	02-10-22	GK	

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#	FINISH	MANUFACTURER	SPECIFICATION
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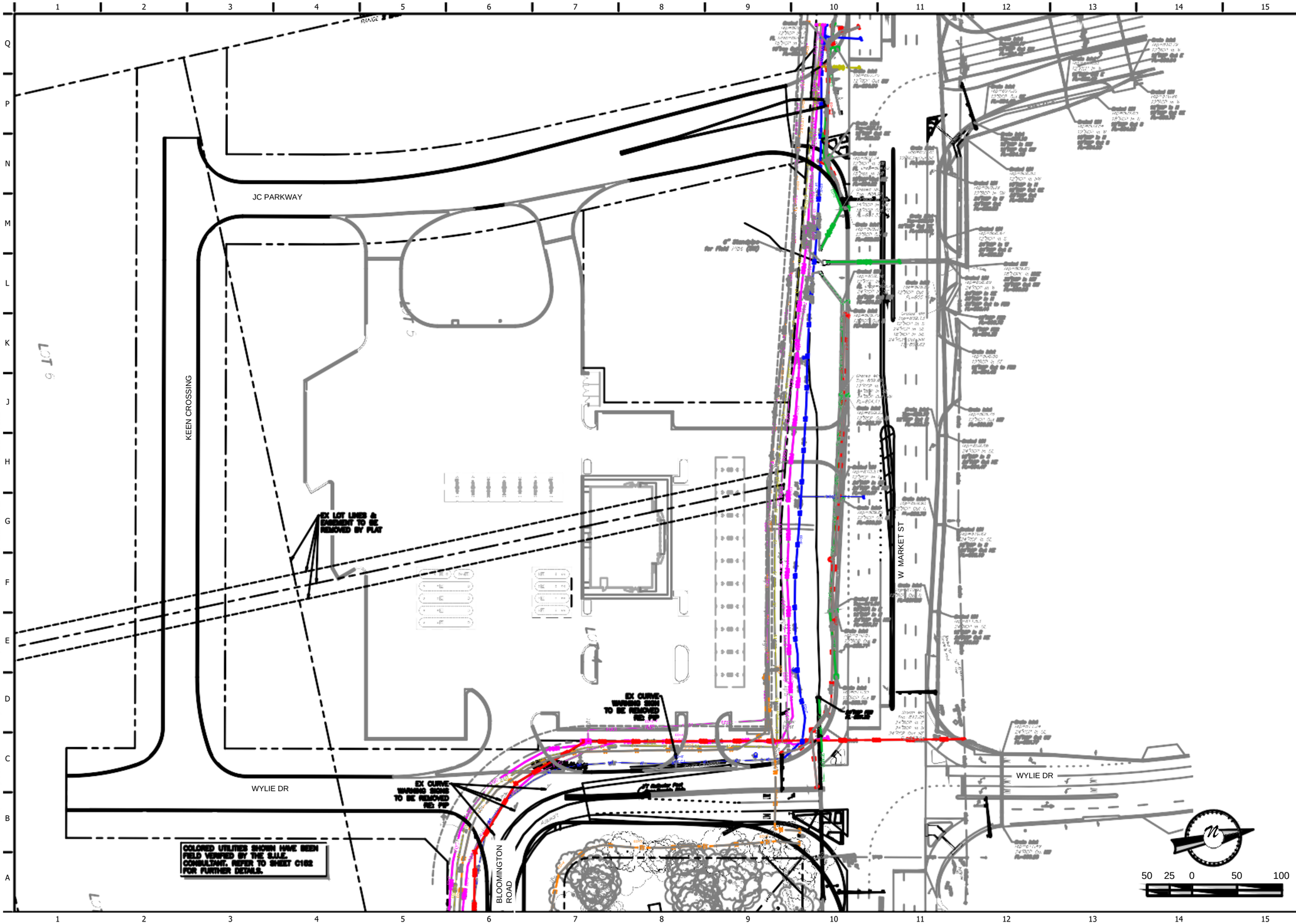
2	DOS POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	SW BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	DC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH



PROJECT NO.:89-7193

Midwest Design Group
Kansas City

PO Box 860015
Shawnee, KS 66286-0015
P 913.248.9385

QuikTrip No. 7193

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DIVISION: 89
VERSION: 001
DESIGNED BY: DKH
DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
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SHEET NUMBER:
C030

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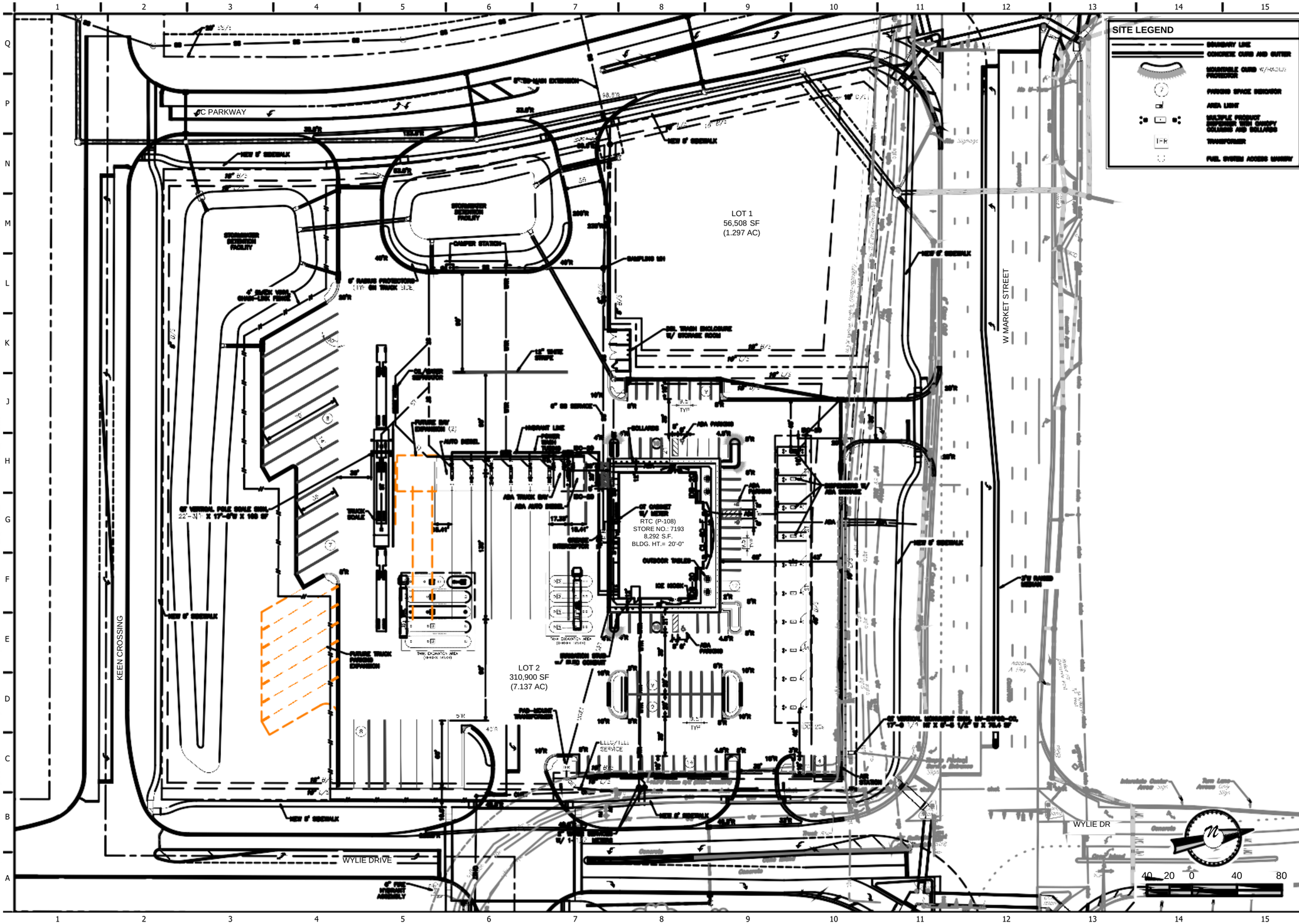

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VERSION: 001
DESIGNED BY: DRT
DRAWN BY: SSH
REVIEWED BY: JLL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

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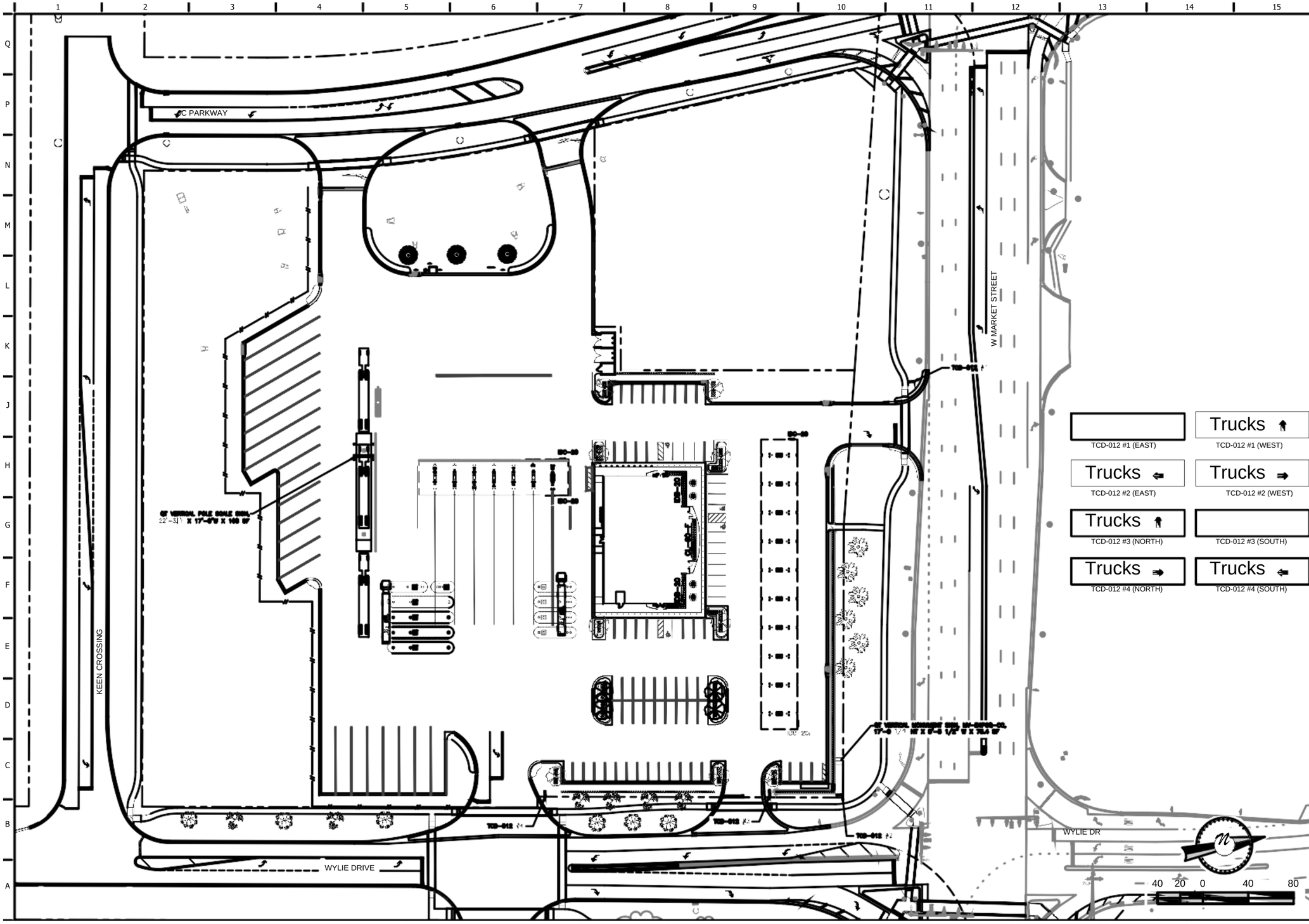

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REVIEWED BY: JKL

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ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
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DRAWN BY: CSH
REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

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GRADING PLAN

SHEET NUMBER:
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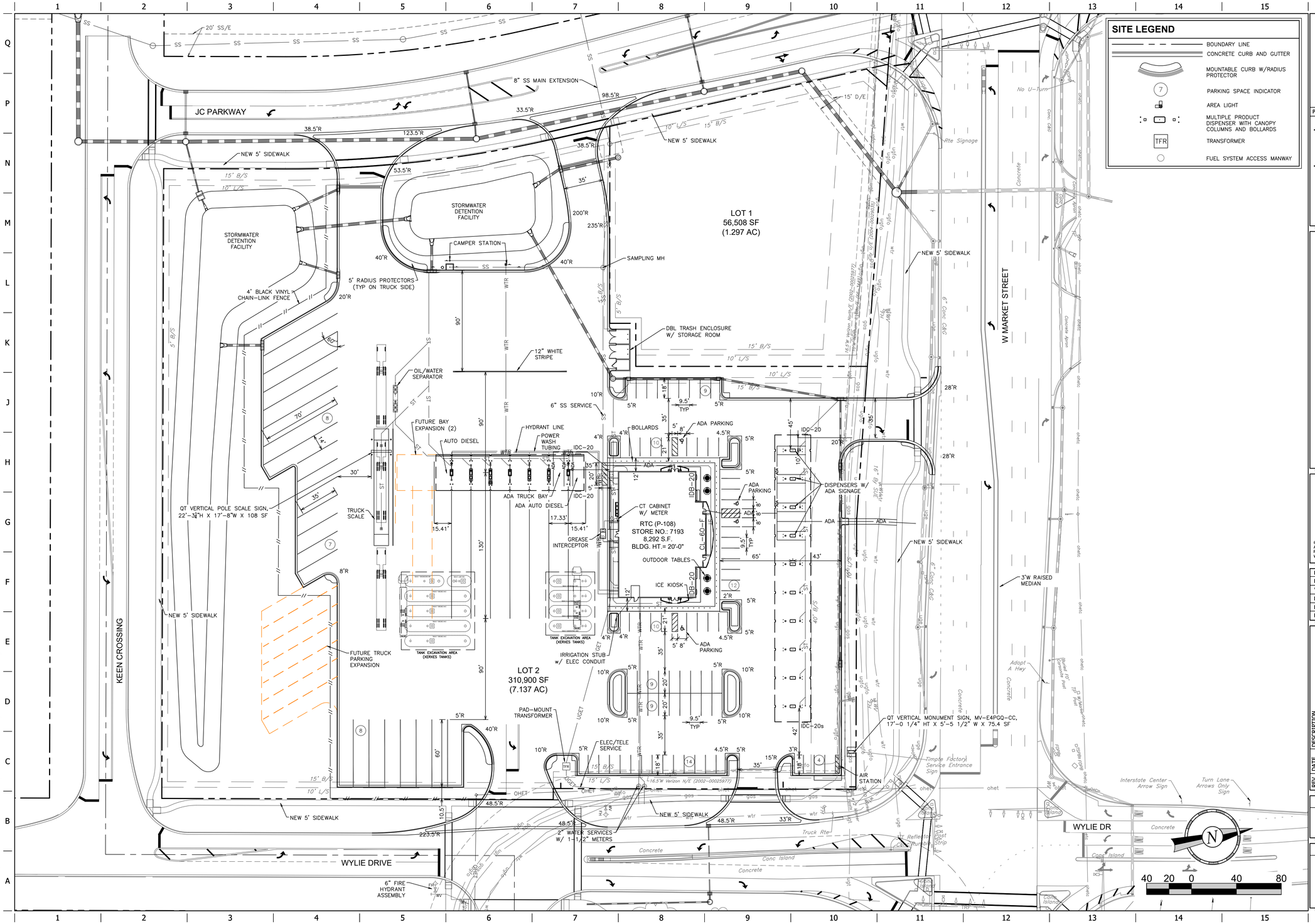

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.:89-7193

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C100

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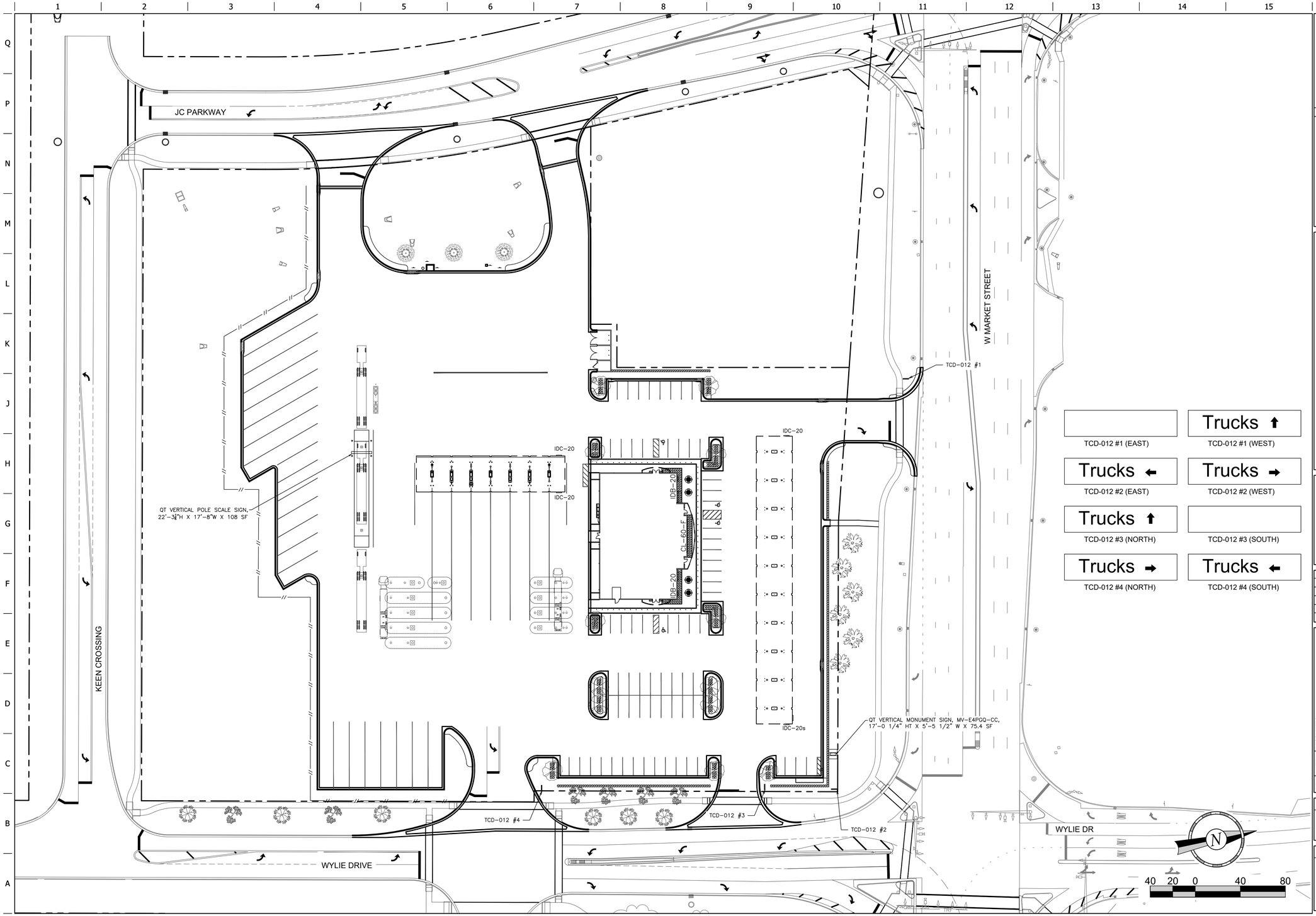

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SHEET TITLE:
SIGNAGE PLAN

SHEET NUMBER:
C101

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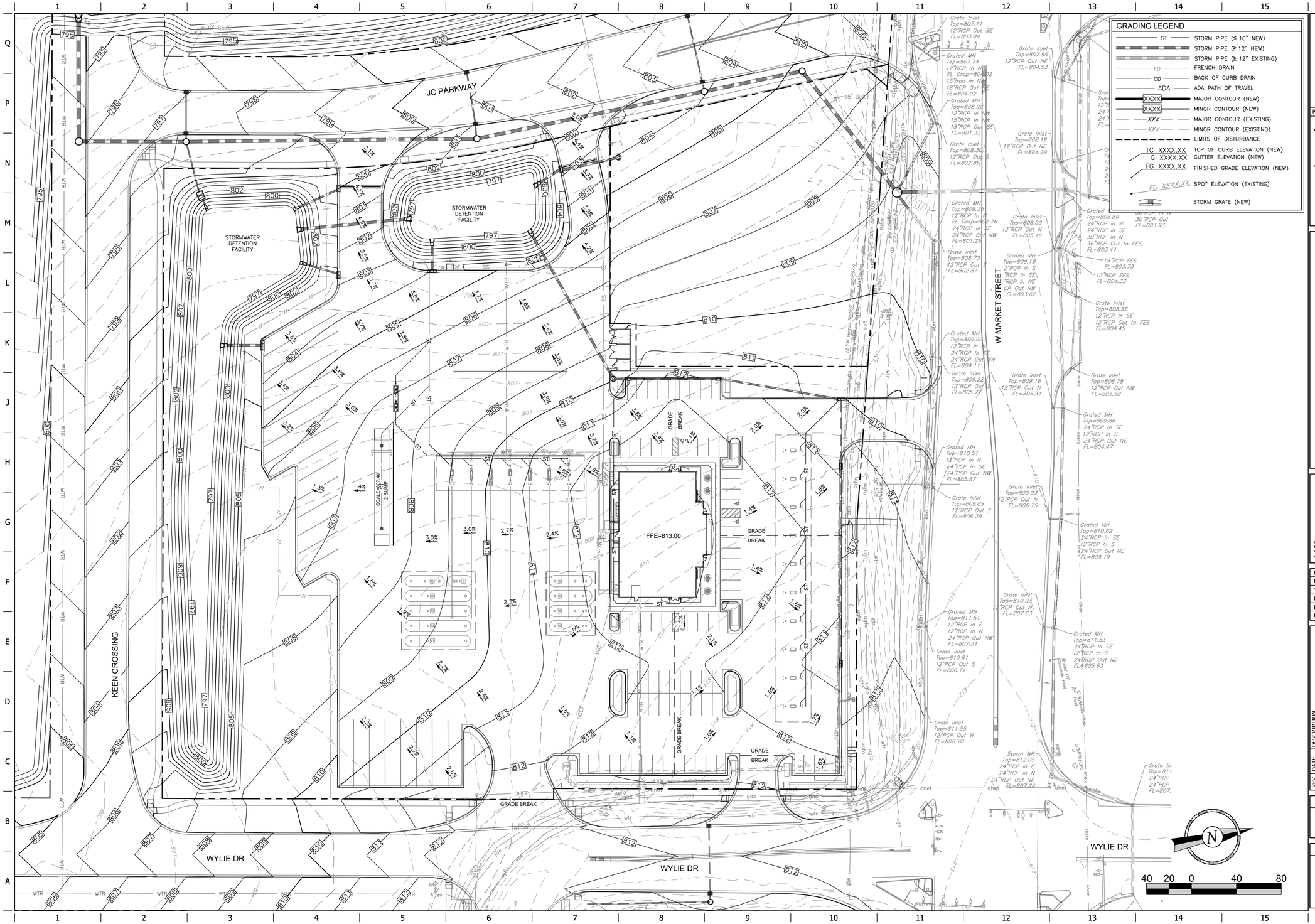

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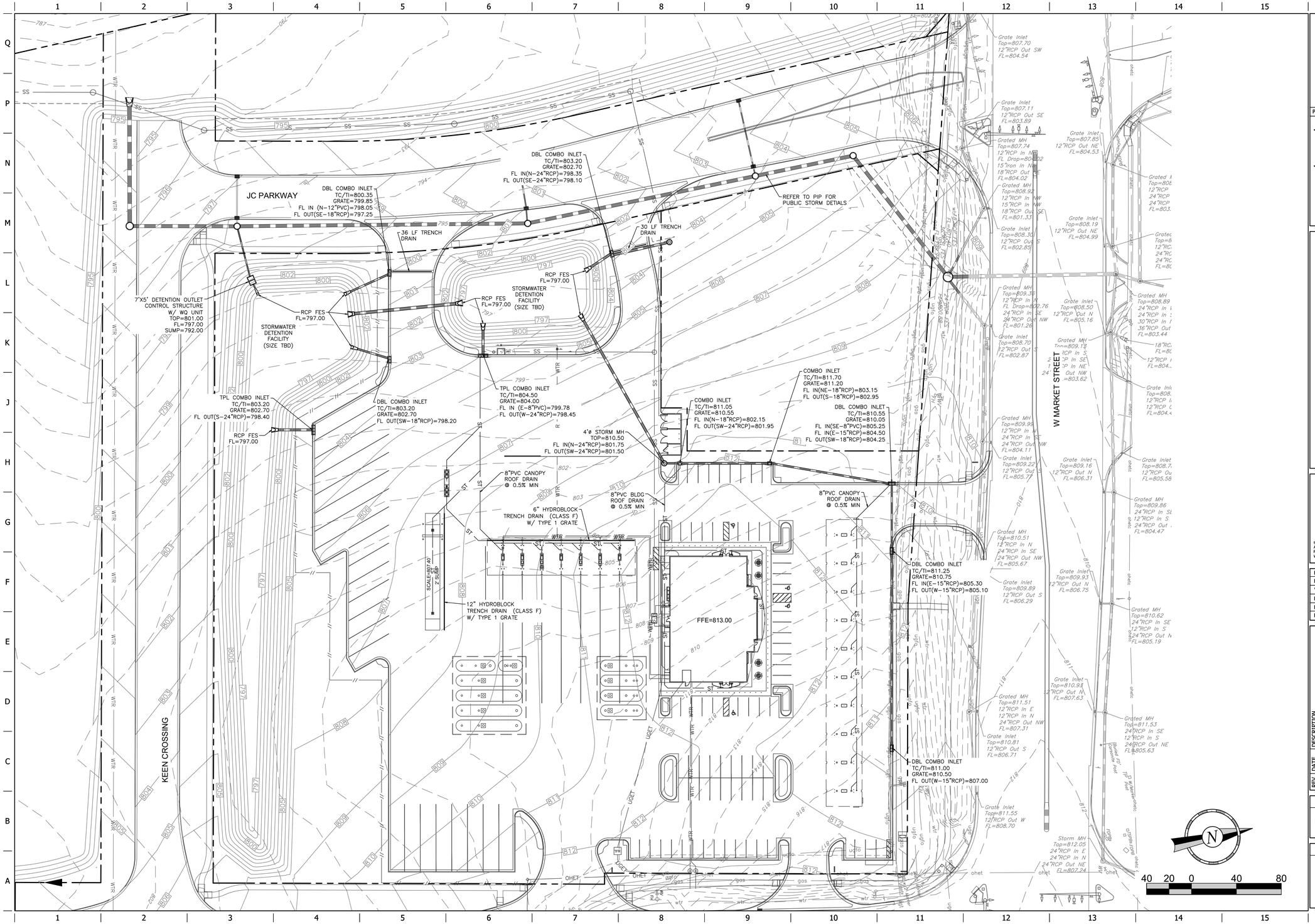
GRADING PLAN

SHEET NUMBER:
C110



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REVIEWED BY: JKL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
PRELIMINARY STORM PLAN

SHEET NUMBER:
C120

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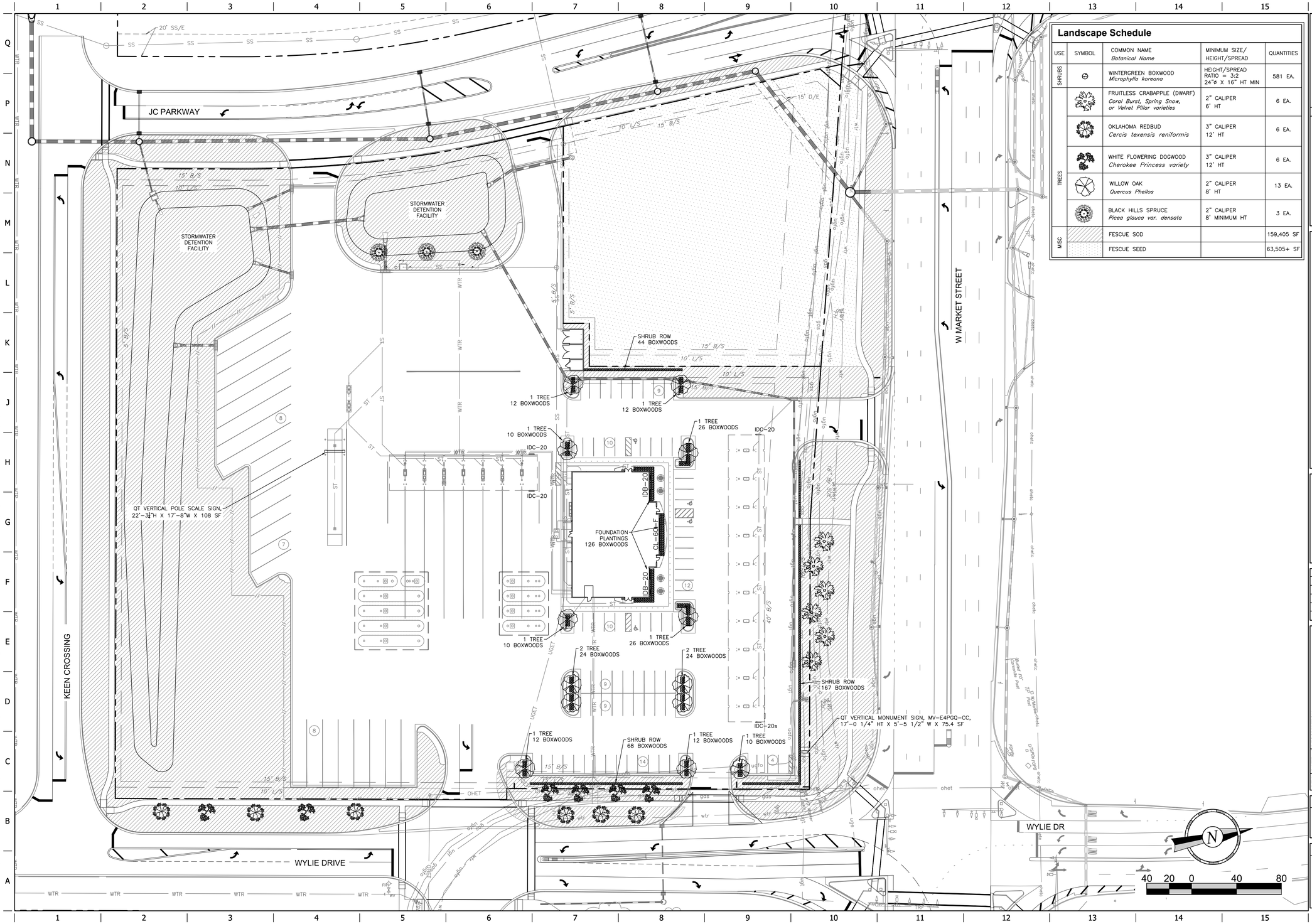

Landscape Schedule

USE	SYMBOL	COMMON NAME *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES
SHRUBS		WINTERGREEN BOXWOOD *Microphylla koreana*	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	581 EA.
TREES		FRUITLESS CRABAPPLE (DWARF) *Coral Burst, Spring Snow, or Velvet Pillar varieties*	2" CALIPER 6' HT	6 EA.
		OKLAHOMA REDBUD *Cercis texensis reniformis*	3" CALIPER 12' HT	6 EA.
		WHITE FLOWERING DOGWOOD *Cherokee Princess variety*	3" CALIPER 12' HT	6 EA.
		WILLOW OAK *Quercus Phellos*	2" CALIPER 8' HT	13 EA.
		BLACK HILLS SPRUCE *Picea glauca var. densata*	2" CALIPER 8' MINIMUM HT	3 EA.
MISC		FESCUE SOD		159,405 SF
		FESCUE SEED		63,505+ SF

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REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/10/2022

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L100

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3/21/2022

Case PR-01-22 Aerial Map

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mi
1 inch = 300 feet

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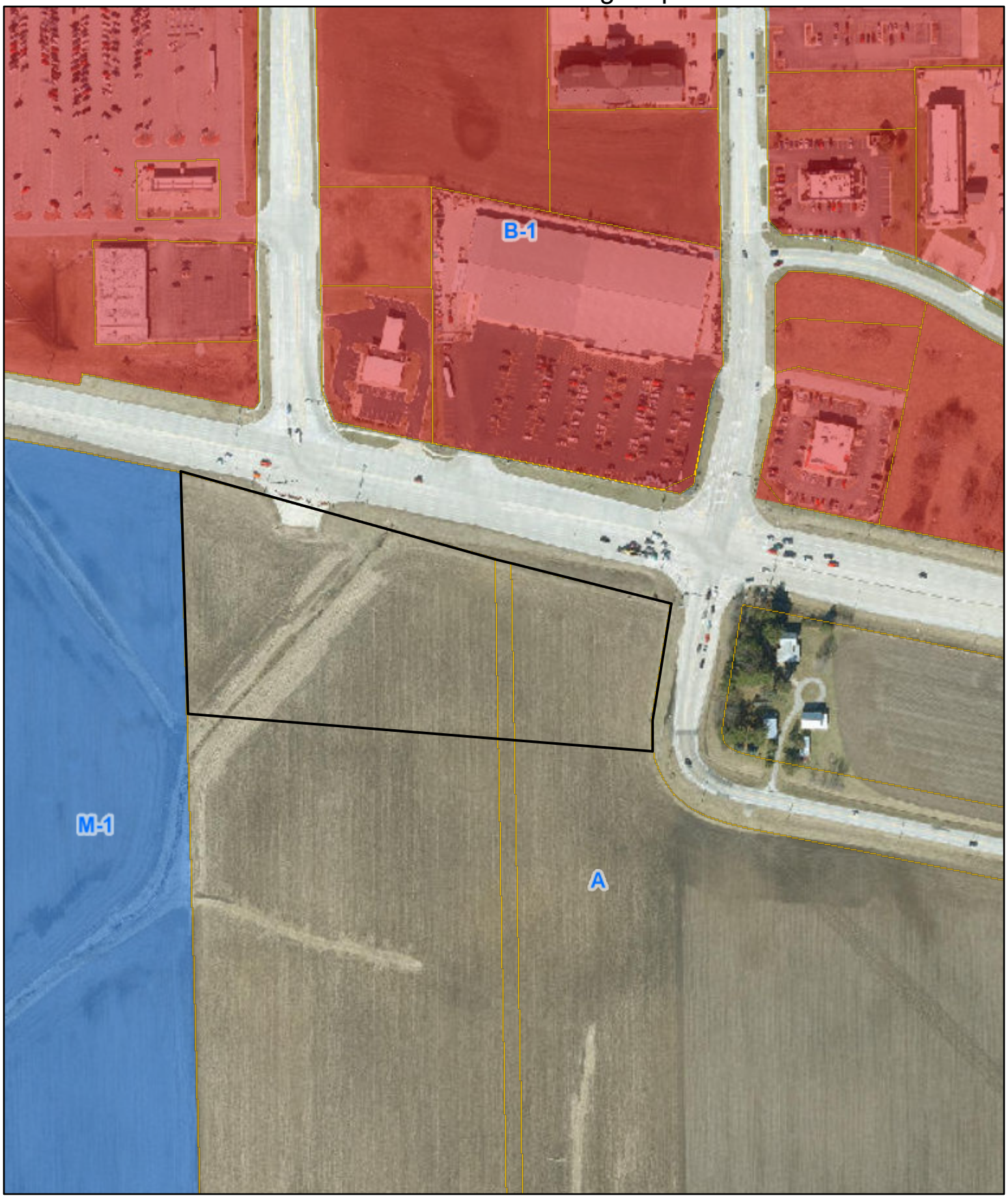
3/21/2022

Case PR-01-22 Zoning Map



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0 0.06 0.12
mi
1 inch = 300 feet

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

March 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold an in-person public hearing on **Wednesday, April 6th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case number PR-01-22, Public hearing, review and action on a petition submitted by John Pratt, Attorney, for QuikTrip Corporation, for approval of a **site plan review with potential variances for the property generally located south of West Market Street and west of I-55 on a tract of land being part of Lots 1-5, 9-10 and 21-23 and All Lots 6-8 and 11-16 C. A. Nafziger's Subdivision being part of the Northwest quarter of Section 6, Township 23 North, Range 2 East of the Principal Meridian in McLean County, Illinois (PINs: 21-06-102-003 and 21-06-102-004).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

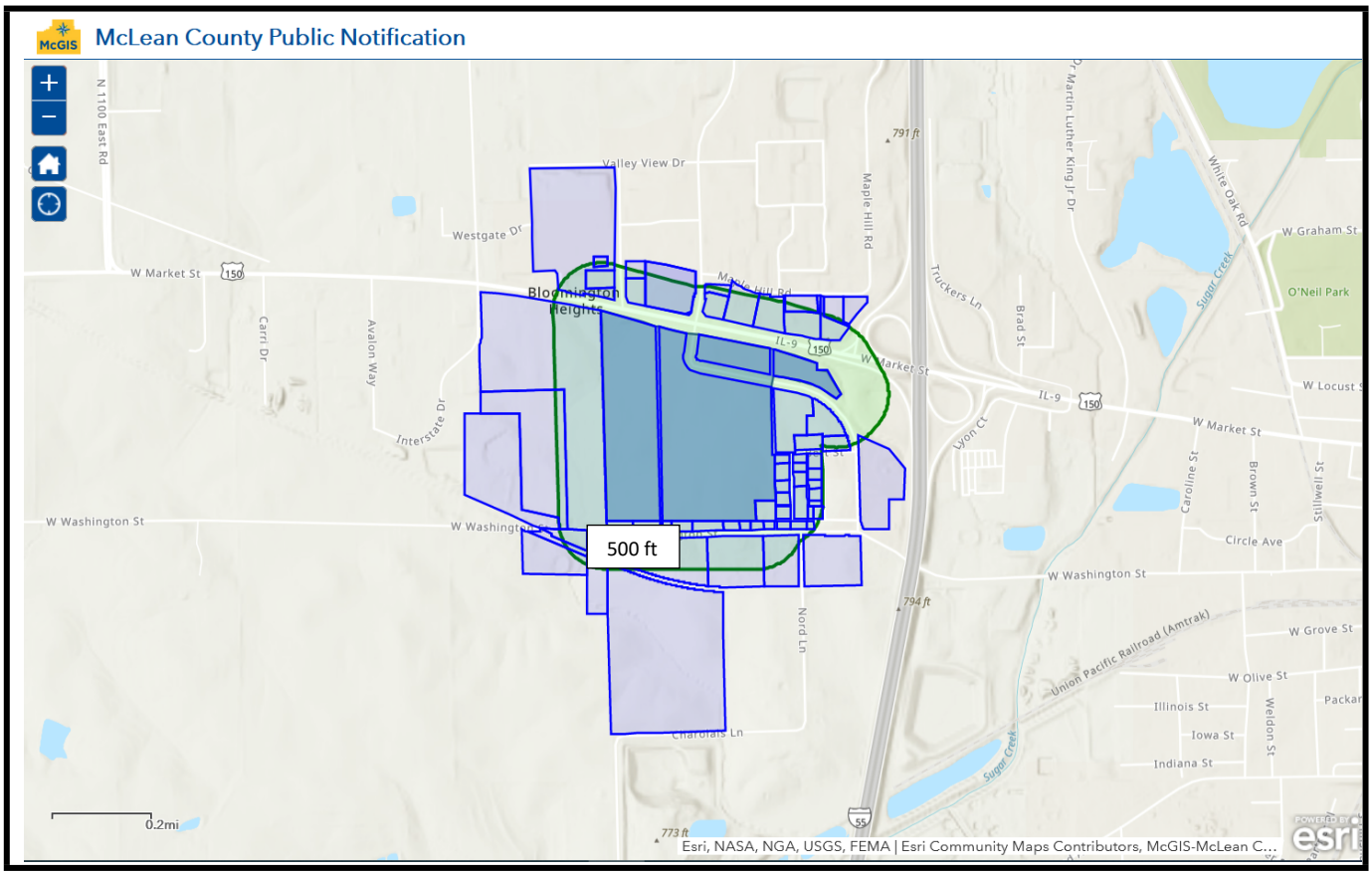
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	Z-05-22, Annexation Agreement and Zoning Map Amendment
REQUEST:	Public hearing, review and action on a request submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, for an Annexation Agreement with Map Amendment, for property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

SUMMARY OF PROPOSAL

Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, has submitted a petition for approval of an annexation agreement for approximately 55-acre property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois. Additionally, upon annexation, the property is proposed to be zoned B-1 (General Commercial) District.

There are immediate plans to develop the property into a Sports and Fitness Establishment. This is depicted in the Legislative Site Plan that is being brought before the Planning Commission as a separate case to review and approve.

BACKGROUND

The subject property contains approximately 55 acres of land which is currently undeveloped farmland with a couple of soccer fields on it. Access to the property is available from West Hamilton Road to the south, and Timberlake Lane to the west.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1 (Single-Family Residential District, County), R-4 (Manufacture Home Park) District, R3-A (Multiple-Family Residence) District	Single-Family Residential, Mobile Home Park, Multi-Family Home
South	R-1B (Single-Family Residence) District, B-1 (General Commercial) District	Single-Family Residential, Gas Station
East	B-1 (General Commercial) District)	Single-Family Residential
West	R-1B (Single-Family Residence) District, R-1C (Single-Family Residence) District	Single-Family Residential

ANALYSIS

Comprehensive Plan
Zoning Map Amendment requests should be consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan (adopted August, 2015), Future Land Use map, identifies this section of West Hamilton Road as an emerging commercial activity center. The Land Use Priorities map identifies this area as a Tier 2 priority, land immediately adjacent to the City's incorporated area, and with access to all City services.

The portion of the property proposed for a B-1 zoning map amendment supports the following Comprehensive Plan goals:

- ED-1.2 Leverage community assets in attracting business.
- ED-4.4 Evaluate commercial land use needs in the context of changing economic trends.
- ED-5.1 Expand tourism attractions and destinations.
- CF-1. Continue to provide quality public facilities and services

Proposed Districts(s)
B-1 General Commercial District

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

PROCEDURE AND STANDARDS FOR REVIEW

The Bloomington Planning Commission shall conduct a public hearing on the agreement and petition and make its recommendation to the City Council based on the standards outlined in Chapter 44, 8.5, 203 of the Bloomington City Code. The Planning Commission shall consider whether the amendment to the Official Zoning Map for the City of Bloomington <u>is in the public interest or is solely for the benefit of the person requesting such amendment</u>, and in doing so may consider the following standards:

Standards for Annexation Agreement (City Code Section 8.5-203)

1. *The suitability of the subject property for uses authorized by the existing zoning;*

   The intent is to rezone to B-1 when the property is annexed into the City. The property is adjacent to West Hamilton Street and has direct access to West Hamilton Street. Uses permitted within the B-1 (General Commercial) District are primarily oriented to commercial uses accessed by motor vehicle which is in alignment with the intended use of property as a sports and fitness establishment.

2. *The length of time the property has remained vacant as zoned considered in the context of land development in the area;*

   The property is currently undeveloped farmland with two existing soccer fields.

3. *The suitability of the subject property for uses authorized by the proposed zoning;*

   The uses permitted in B-1 (General Commercial) District are intended to facilitate the development of community and regional commercial areas. The location of the property within the City makes it suitable for uses permitted with B-1(General Commercial) District. The property is of considerable size to accommodate uses permitted within B-1 zoning and minimize any impacts on neighboring properties. The surrounding properties are commercial and residentially zoned. The uses range from single family residential to a stormwater detention facility to vacant farmland. The uses permitted in B-1 zoning would be in alignment with the uses of the surrounding properties.

4. *The existing land uses of nearby property;*

   The existing land uses of nearby properties are single-residential, multiple-family residential, manufactured home park and commercial.

5. *Existing zoning of nearby property, relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application;*

   If the zoning map amendment is granted, the applicant would be able to develop the B-1 (General Commercial) District zoned property in a manner that allows for the creation of sports and fitness establishment which would benefit Bloomington residents. The proposed use will generate additional property and sales tax revenue for the City.

6. *The extent to which adequate streets connected to the arterial street system are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification;*

   The property has access to West Hamilton Street and the property is adjacent to the intersection of West Hamilton Road (minor arterial) and US-51/S. Main St (Highway/Principal Arterial) and is roughly 0.5 miles from the intersection of US-55 (Interstate) and US-51 (Highway/Principal Arterial).

7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and whether the development of the subject property for uses permitted in the proposed zoning classification would have a substantial detrimental effect on the drainage patterns in the area;*

   The proposed B-1 zoning will require the proposed use to go through a legislative site plan review. The site plan will require review and approval by the Public Works department related to stormwater detention/retention on the property.

8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply and sewage disposal facilities) are available or can be supplied to serve the uses permitted in the proposed zoning classification; and*

   The property is served by existing fire and police protection. The property is served by Unit 5 School District. The property has access to City water and sewer. Additional, water main is being proposed to bring main adjacent to the property to allow for service connection. This main will be put in at owner's expense.

9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of Chapter 44, Article I, of the Bloomington City Code - 1960, including the following specific purposes:*

   a. *To conserve and protect the taxable value of land and structures;*

      The proposed zoning and use are the highest and best use for this property. Commercial property is taxed at a higher rate and properties with a use on them are valued greater than vacant property. Both of these factors will contribute to conserving and protecting the taxable value of neighboring land and structures.

   b. *To protect the air, water and land resources within the City from the hazards of pollution and misuse;*

      The proposed use is expected to not negatively impact the air, water and land resources. The proposed use should not result in the creation of any pollution that will impact the air water and land resources. The sports and fitness establishment will consist predominately of vegetated soccer fields which should positively contribute to the air quality. The proposed landscaping will also positively contribute to the air quality, while also assisting with protection of water and land resources.

   c. *To protect land and structures from natural hazards; including flooding and erosion;*

      The proposed use will require applicable permits related to stormwater detention/retention on the property.

   d. *To preserve and protect historic locations, structures and groups of structures;*

      There are no known historic structures on the property.

   e. *To preserve and protect and encourage the development of structures, groups of structures and neighborhoods of distinctive architectural character and appearance;*

      The property is currently vacant so there are no structures to preserve or protect. There are no significant structures included in the proposal and surrounding properties do not have a distinctive architectural character and appearance.

f. To provide for the orderly and functional arrangement of land uses and structures;

The proposed annexation, zoning, and use are consistent with the Comprehensive Plan designation. The 2035 Comprehensive Plan, Future Land Use map, identifies this section of West Hamilton Road as an emerging commercial activity center. The Land Use Priorities map identifies this area as a Tier 2 priority, land immediately adjacent to the City's incorporated area, and with access to all City services.

g. To establish standards for the orderly development or redevelopment of geographic areas within the City;

Chapters 8.5, 24, and 44 of the Code of Ordinances for the City of Bloomington guide the orderly development and redevelopment. The proposed amendment meets the intent of these sections of the code as it is in alignment with these sections of the code.

h. To secure for the public locations for housing, employment, shopping, education and recreation that are adequate in terms of health, safety, convenience and number;

The proposed amendment enables the creation of an additional sports and fitness facility.

i. To facilitate the adequate provision of transportation, water, sewage disposal, schools, parks and other public facilities; to conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;

The proposed use will be required to go through the traditional building permit process which will require submittal of engineering documents that must be approved by Public Works Department for the issuance of a building permit. The engineering documents should include adequate transportation, water, and sewage disposal. If parks are involved, then a review and approval by the Parks Department will occur prior to the issuance of any building permits. The property is currently served by the Unit 5 School District.

j. To conserve and protect natural resources including prime agricultural land, mineral resources and areas of scientific interest;

The proposed open space use will continue to allow natural resources to be utilized at the site.

k. To permit public involvement in the planning of private land uses which have the potential for significant impact on the use and enjoyment of surrounding property or on the public resources and facilities of the City of Bloomington; and

Chapters 8.5, and 44 of the Code of Ordinances for the City of Bloomington allow the public an opportunity for involvement and provide comment at the Planning Commission meeting on the annexation agreement and the site plan review.

l. To promote the Official Comprehensive Plan adopted by the City of Bloomington.

The proposed annexation, zoning, and use are consistent with the Comprehensive Plan designation.

Standards for Zoning Map Amendments (City Code Section 44, 17-6.E(2))
The Commission shall not recommend the adoption of any amendment unless it finds that such amendment is in the public interest and not solely for the benefit of the applicant.

The standards for Zoning Map Amendments are addressed under the standards for annexation. Please refer to the standards for annexation.

Staff finds the standards have been adequately addressed in the proposed annexation agreement.

Upon a vote, the Planning Commission will forward its recommendation to City Council. City will then conduct a second public hearing and approve or reject the Agreement on the basis of:

1. The facts presented at the public hearings; and
2. The recommendations of the Planning Commission; and
3. The recommendations of the City Staff.

STAFF RECOMMENDATION

Staff finds that the proposed annexation agreement meets the standards for an annexation agreement (City Code Section 8.5-203) and recommends approval; and

Staff additionally finds the proposed Zoning Map Amendment is in the public interest and not solely for the benefit of the applicant and meets the standards for Map Amendments (City Code Section 8.5-203 and 44, 17-6.E(2)) and recommends approval.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:

- Annexation Agreement w/Attachments
- Aerial map
- Zoning map
- Boundary map
- Neighborhood notice and map

RESOLUTION NO. 2022 – _____

AN RESOLUTION APPROVING AN ANNEXATION AGREEMENT AND ZONING MAP AMENDMENT, FOR THE PROPERTY GENERALLY LOCATED ON PART OF LOTS 1, 2, 3 AND 4 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE SW1/4 OF SECTION 16, TOGETHER WITH PARTS OF LOTS 13, 14, AND 15 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE NW1/4 OF SECTION 16, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting an Annexation Agreement and Zoning Map Amendment for the property commonly described as fifty-five acres of property described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, legally described in Exhibit "A" and hereinafter referred to as "Property", which is attached hereto and made part hereof by this reference; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on April 6, 2022, upon said Annexation Agreement, which is attached hereto as Exhibit "B" and made part hereof by this reference, adopted findings of fact on the same, and there has been compliance with all provisions of 65 ILCS 5/7-1 *et seq.*; and

WHERAS, the City Council, after proper notice was given, conducted a public hearing on April 25, 2022, upon said Annexation Agreement, adopted findings of fact on the same, and there has been compliance with all provisions of 65 ILCS 5/7-1 *et seq.*; and

WHEREAS, the Bloomington Planning Commission found the requested Zoning Map Amendment to be in the public interest and not solely for the benefit of the applicant, using the standards and objectives of the City Code as set forth in Chapter 44 Division 17-6, E2; and

WHEREAS, following said public hearing, the Planning Commission recommended approval of Zoning Map Amendment for the subject property to B-1 (General Commercial) District; and

WHEREAS, the City Council is authorized to adopt this Resolution and approve the petition for a Zoning Map Amendment for said Property.

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

1. The above recitals are incorporated into and made a part of this Resolution as though fully set forth herein.

2. The Council hereby adopts the findings of fact made by the Planning Commission.

3. The petition requesting a Zoning Map Amendment for the property commonly described as fifty-five acres described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, legally described in Exhibit "A", is hereby approved.

4. This Resolution shall be in full force and effective as of the time of its passage and approval.

PASSED this _____ day of April 2022.

APPROVED this _____ day of April 2022.

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

Exhibit A

"Legal Description"

A part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with part of Lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Lot 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16 lying north of the north line of those portions of said Lot 1, 2, 3 and 4 conveyed to the City of Bloomington in Warranty Deed recorded January 15, 2010 as Document No. 2010-1209, in McLean County, Illinois, EXCEPT that portion of Lot 1 previously annexed to the City of Bloomington described in Document No. 79-5383 recorded in McLean County, Illinois, and also EXCEPT the West 33 feet of Lot 4.

Together with:

Lot 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, EXCEPT the West 33 feet of Lot 13, and also EXCEPT, Beginning at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence East parallel with the north line of said Lot 15 to the east line of said Lot 15; thence North to the Point of Beginning.

And also EXCEPT:

Commencing at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development to the Point of Beginning; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence West 162.63 feet parallel with the south line of said Lot 15; thence North 84.51 feet to a point lying 175 feet south of the north line of Lot 13 and 14; thence West 520 feet at a right angle measured from the last described course parallel with the north line of said Lot 13 and 14; thence Southwesterly 190 feet to a point lying 290 feet south of the north line of said Lot 13 and 14, said north line of Lot 13 and 14 also being the south line of Loeseke Survey recorded as Document No. 66-4969 in the McLean County Recorder's Office; thence West 620 feet parallel with the north line of said Lot 13 and 14 and south line of said Loeseke Survey to the east line of the West 33 feet of said Lot 13; thence North 290 feet to the northeast corner of the West 33 feet of said Lot 13 on the south line of said Loeseke Survey; thence East 1,452 feet on the north line of Lot 13, 14 and 15 to the Point of Beginning.

ANNEXATION AGREEMENT

Pursuant to legislative authorization found in Article 11 Division 15.1 of the Illinois Municipal Code of 1961 as amended, (65 ILCS 5/11-15.1-1 et seq.) and for and in consideration of the mutual promises herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned City of Bloomington, Illinois, a Municipal Corporation, hereinafter referred to as "City" and SALE BARN PROPERTIES, LLC, an Illinois limited liability company, including any subsequent purchasers or owners of the property, hereinafter collectively referred to as "Owner," and PRAIRIE CITIES SOCCER LEAGUE, INC., an Illinois not-for-profit corporation d/b/a FC CENTRAL ILLINOIS ("PCSL") enter into this Annexation Agreement ("Agreement") for the annexation of property into the City.

WHEREAS, Owner is the owner of record of the premises hereinafter described on Exhibit A, which is attached hereto and made a part hereof by this reference, and has entered into a lease with PCSL; and

WHEREAS, the Owner and PCSL are desirous of having said premises annexed to the City and the City is desirous of annexing said premises; and

WHEREAS, said premises is not within the corporate limits of any municipality, but is contiguous to the City; and

WHEREAS, the Owner and PCSL are desirous of having said premises zoned B-1 upon annexation to the City; and

WHEREAS, the City is desirous of confirming the obligations related to a certain water main located on the premises to be annexed; and

WHEREAS, the Owner and PCSL have given all notices required to be given by Section 7-1-1 of the Illinois Municipal Code (65 ILCS 5/7-1-1).

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the City, Owner and PCSL agree as follows:

1. ANNEXATION PETITION.

Owner and PCSL, subject to the terms and conditions set forth in this Agreement, will file a petition with the City of Bloomington, requesting annexation of the property described on Exhibit "A" to the City's corporate limits, within 30 days of approval of this Agreement. The City has published and gave such notices and conducted such public hearings as are required for approval of this Agreement and will provide any such required notices and public hearings to annex the premises, as required by law and ordinance.

2. ANNEXATION.

Upon the filing of an annexation petition by Owner and PCSL, the City agrees, within sixty (60) days of filing of said petition, to adopt an ordinance annexing the property described on Exhibit "A" to the City of Bloomington.

3. ZONING.

City agrees to rezone the property to B-1 (general commercial) subsequent to any public hearings required by the City Code.

4. DEVELOPMENT OBLIGATIONS.

A. With regard to the annexation, and development of the premises, the installation of public improvements within and serving the premises; and the use and development of the premises during the life of this agreement, the parties acknowledge and note that via a previous agreement between the Owner and the City, the applicable annexation and connection fees have already been paid or waived, such that the following shall apply:

A. Sanitary Sewer. The premises will be required to connect to the City's sanitary sewer within 12 months of execution of this Annexation Agreement. The parties acknowledge and note that via a previous agreement, the Owner has already paid any and all tap on fees for connection to the sanitary sewer, such that no further such fees shall be due and owing.

B. Water. The premises shall be required to connect to the City's water mains within 12 months of execution of this Annexation Agreement; the parties acknowledge and note that via a previous agreement, the Owner has already paid for any and all tap on fees for connection to the water mains, such that no further such fees shall be due and owing.

C. Stormwater Detention. Owner and PCSL shall provide on-site detention pursuant to the City Code in place at the time of construction or may utilize the current drainage pond to the north of the property indicated on the Annexation Plat, as long as there is an easement or other agreement binding use and maintenance rights of both PCSL and the City.

B. Owner shall be required to dedicate property north of the Annexation Plat, on or around Parcel ID No. 21-16-176-029, as a roadway to ensure no area is landlocked.

C. PCSL shall be required final plat the annexed area within the sooner of 12 months or the legislative plan adoption.

D. PCSL shall put in the water main to the north of the property, at its sole cost and expense, as shown on the attached Exhibit ___.

5. OBLIGATION TO DEVELOP PER CODE.

In the construction and use of improvements on the subject property the Owner and PCSL shall comply with all zoning subdivision, building, mechanical and other applicable codes and ordinances of the City of Bloomington in effect at that time, except as may be agreed between the parties. The parties particularly note that the Owner/PCSL has requested consideration and/or a waiver as to certain potential design requirements pertaining to the parking lot planned for the premises.

6. ANNEXATION TO OTHER TAXING DISTRICTS.

That Owner and PCSL, as soon as practicable, but not later than 30 days from the date of annexation to the City, shall file and thereafter diligently pursue the necessary petition to annex the property to the Bloomington-Normal Airport Authority and the Bloomington and Normal Water Reclamation District.

7. COVENANTS AND AGREEMENTS

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

8. TERM

The term of this Agreement shall be for twenty (20) years from and after the effective date of the annexation of the Subject Property.

9. NOTICES

Any and all notices required or desired to be given hereunder shall be in writing and shall be delivered personally or sent via certified or registered mail, postage pre-paid and addressed as follows:

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

Sale Barn Properties, LLC
103 N. Robinson Street
Bloomington, IL 61701

Prairie Cities Soccer League, Inc.

705 E. Lincoln Street, Suite 113
Normal, IL 61761

or to such other person or address as a party may designate in a like manner.

10. ADOPTION OF ORDINANCES

The City agrees to adopt such ordinances as may be required to give legal effect to the matters contained in this Agreement.

12. GENERAL PROVISIONS

The following general provisions shall apply to this Agreement:

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

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

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

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

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

F. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so

as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

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

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

I. Exhibits. The Exhibits attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

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

K. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

L. Authority to Execute. The City hereby warrants and represents to the Owner and PCSL that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Owner and PCSL hereby warrant and represent to the City (i) that Owner is the record and beneficial owner of fee simple title to the Property, (ii) except for a mortgage on the property, no other person has any legal, beneficial, contractual, or security interest in the Property and that annexing the property is not a violation of the security interests, (iii) that they have the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Property as set forth in this Agreement, (iv) that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and (v) that neither the execution of this Agreement nor the performance of the obligations assumed by the Owner or PCSL will (a) result in a breach or default under any agreement to which the Owner or PCSL is a party or to which it or the Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Owner, PCSL or the Property is subject.

M. Enforcement. The parties to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement, including but not limited to compelling annexation of the property; provided, however, that the Owner and PCSL agree that they will not seek, and do not have the right to seek, to recover a judgment for monetary damages against the City, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement.

N. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any Person shall be made, or be valid, against the City or the Owner or PCSL.

O. Recording. After the Owner/PCSL has paid to the City an amount sufficient to cover the cost of recording this Agreement, all necessary plats, the affidavit of service of notice as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the Annexation Ordinance, the City shall promptly cause this Agreement to be recorded in the office of the Recorder of McLean County.

P. Annexation Fees. The City agrees to waive any applicable annexation fees that would otherwise be due in light of the intended use of the property to fill a recreational need in the community and the non-profit status of the annexing party.

EXECUTED and ADOPTED this ____ day of _____, 2022 at Bloomington, Illinois.

CITY OF BLOOMINGTON

By:_____
Mboka Mwilambwe, Mayor

Attest:

By: :_____
City Clerk

OWNER: SALE BARN PROPERTIES, LLC

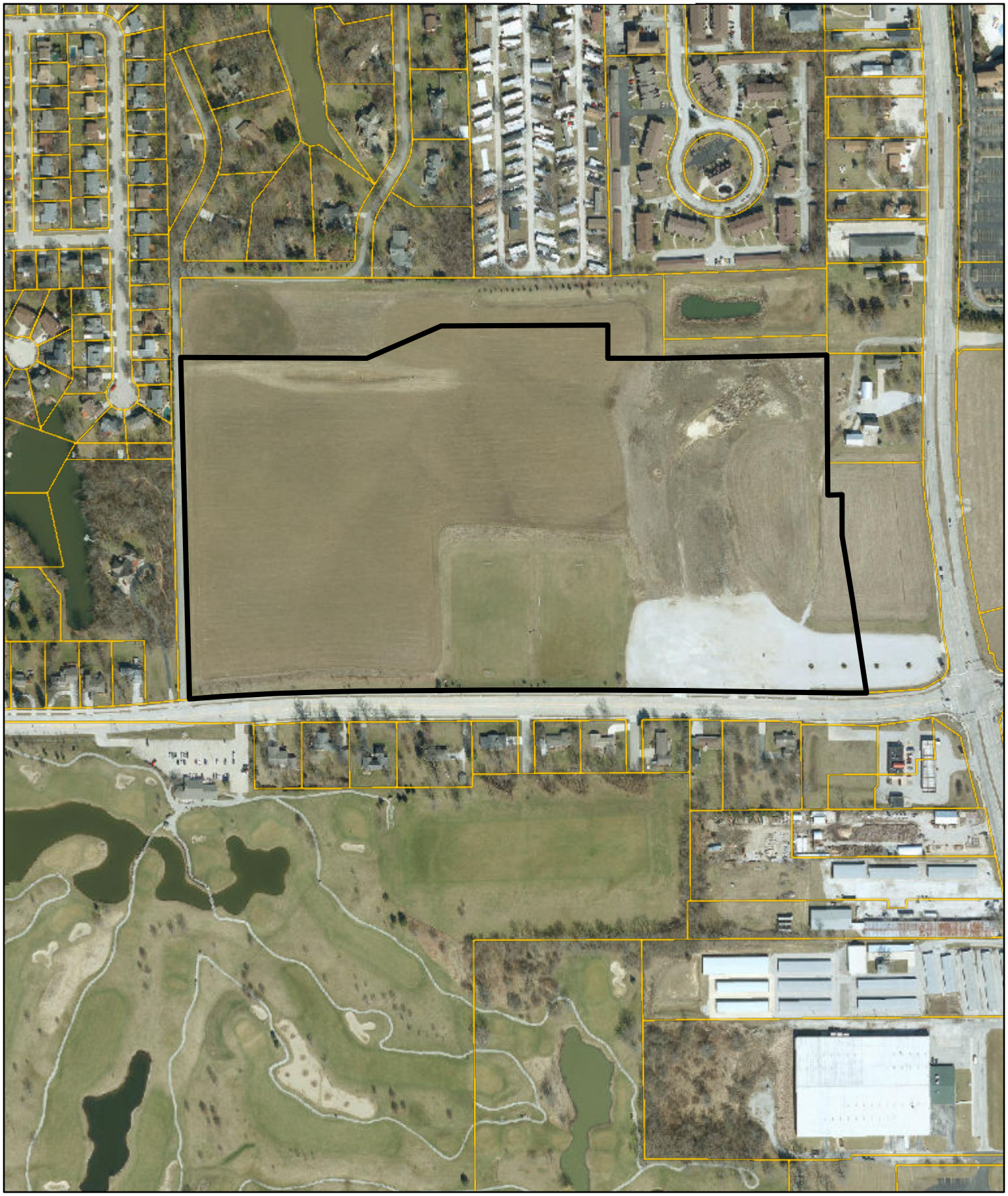
_____

PRAIRIE CITIES SOCCER LEAGUE, INC.

_____

4/1/2022

Case Z-05-22 - Aerial Map



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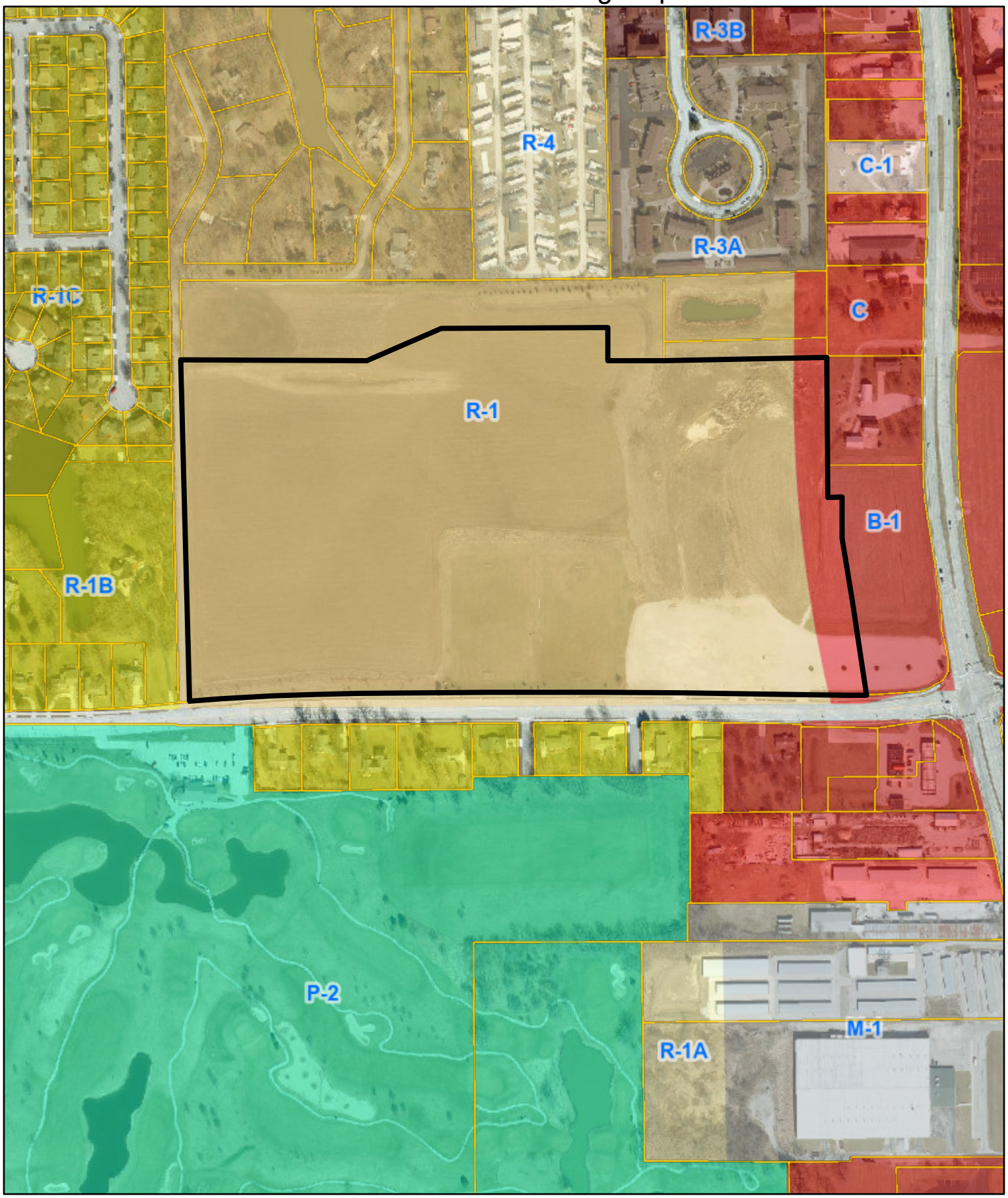
1 inch = 500 feet

McGIS

4/1/2022

Case Z-05-22 - Zoning Map



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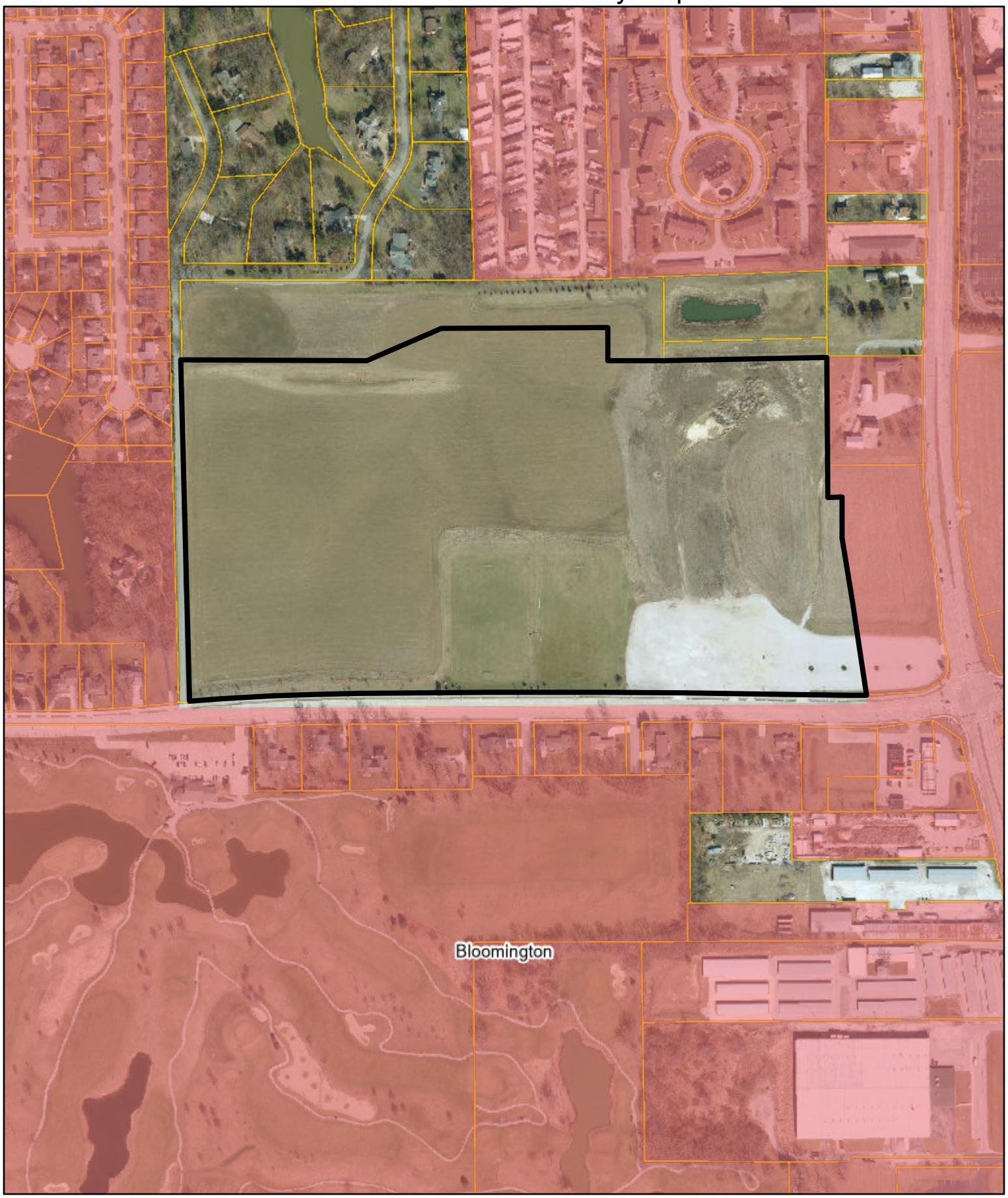
mi
1 inch = 500 feet

McGIS

4/1/2022

Case Z-05-22 - Boundary Map



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McGIS

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

February 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, March 2nd, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Cases Z-05-22 and PR-02-22 Public hearing, review and action on a petition submitted by Nathan Hinch, Attorney, for Sale Barn Properties LLC, for approval of a **zoning map amendment, annexation agreement, and site plan review with potential variances for property generally located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with parts of lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

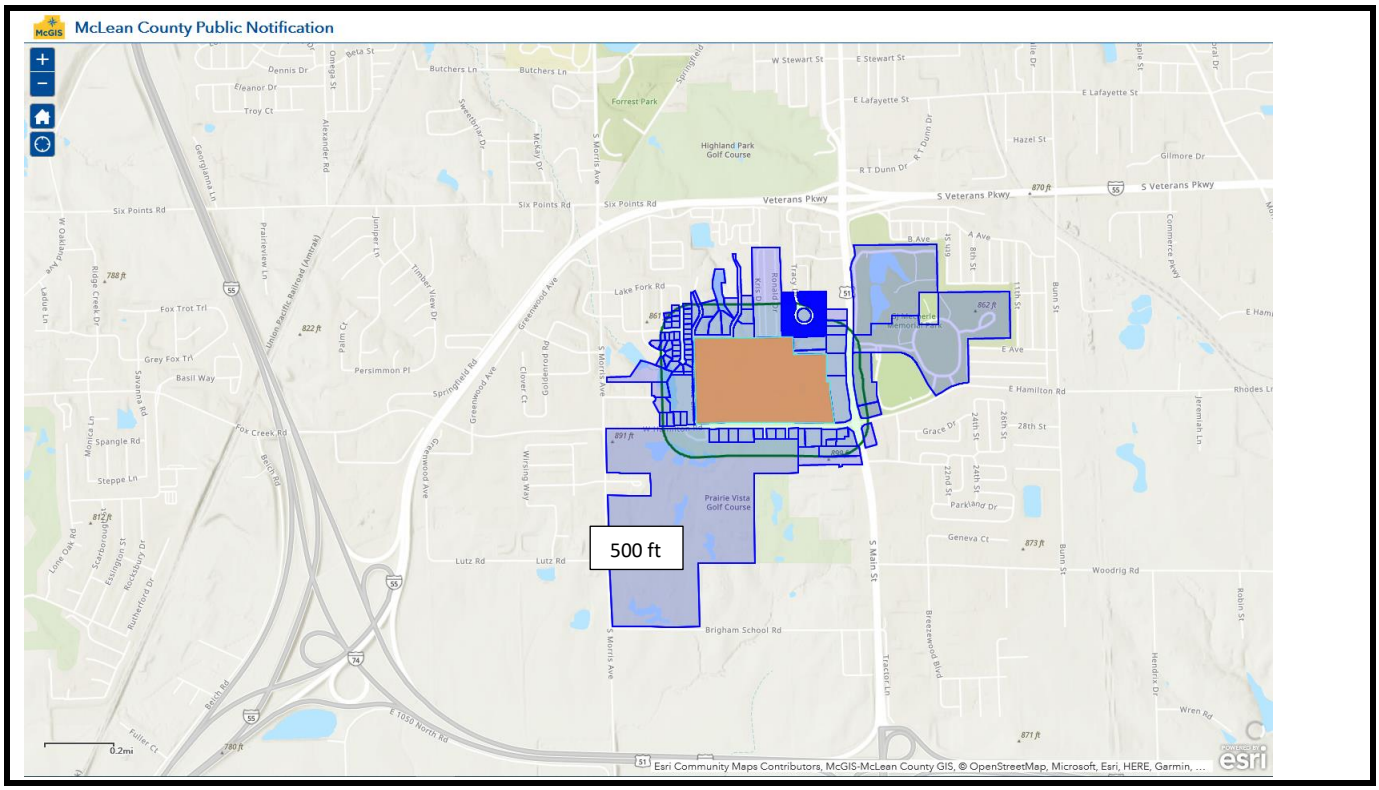
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	PR-02-22, Site Plan Review
REQUEST:	Public hearing, review, and action on a petition submitted by Nathan Hinch, Attorney, on behalf of Sale Barn Properties LLC, requesting approval of a Site Plan (with potential variances) for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property generally located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW ¼ of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW ¼ of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois.

BACKGROUND

Petitioners' request:
The petitioner is requesting a legislative site plan review, to develop eight soccer fields on the subject property with accessory uses and an associated parking area.

Property Characteristics:
The subject property consists of roughly 55 acres of land located in the southern region of Bloomington. The property is currently vacant. The surrounding properties is a variety of zoning districts, including residential and commercial. The surrounding uses vary from single and multi-family residential to commercial. Some surrounding properties remain vacant.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, February 14, 2022. Courtesy notices were mailed to 178 property owners within 500 feet of the subject property as part of the March meeting.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-1 (County) / R-4, Manufactured Home Park / R-3A, Multi-Family Residential	Single & Multi-Family Residential
South	R-1B, Single Family Residential	Single Family Residential
East	B-1, General Commercial	Vacant / Commercial
West	R-1B, Single Family Residential / R1-C, Single Family Residential	Single Family Residential

ANALYSIS

Compliance with the Comprehensive Plan
The subject property is identified as Tier 2-Infill Redevelopment Priority. The Future Land Use map shows the site as a Commercial Activity Center. Approval of the Site Plan algins with the following goals of the Comprehensive Plan:

- Goal N-1. Enhance the livability of all Bloomington neighborhoods.
- Objective N-1.1b. Ensure sensitive transitions from residential to nonresidential.
- Goal HL-1.2. Protect, enhance and maintain parks and green space equitably throughout the City.
- Objective HL-2.3a. Increase developed outdoor parkland to reach 10 acres per 1,000 residents.

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review

Standard	Discussion	Finding
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The layout of the athletic fields and facilities on the site and the location of the parking lot and driveway are consistent with developments on surrounding properties. The buildings will need to meet all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. A landscape plan has been be submitted.	The standard is met.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements. The trash enclosure shall be fully screened as city code requires.	The standard is met.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by and directly situated on West Hamilton Rd. There are existing curb cuts and aprons at the site which will not be utilized as part of the project and should be removed and repaired.	Standard is met.

Standards for Consideration of Site Plan Review (Continued)

Standard	Discussion	Finding
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned residential and commercial. The uses range from single and multi-family residential to nearby commercial uses. The site has been used for athletic activities in the past on a smaller scale for an extended time. The activities occurring at the proposed site would be complementary to the existing uses.	Standard is met.

Ch. 44. 1013, provides additional standards for community centers and sports and fitness establishments:

A. Fencing. A forty-two-inch-high wire mesh or chain link fence shall enclose children's outdoor play areas.
B. The following minimum lot standards shall be required of the siting and development of any community center or sports and fitness establishments:
    a. Minimum Lot Area = 20,000 square feet
    b. Minimum Lot Width – 100 feet

These standards have been met.

ADDITIONAL REQUESTS

Ch 44, 17-9-D, Concurrent Applications (Variances)
The applicant has requested Variances as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. The requests are as follows:

The petitioner seeks a variance from §44-1307C (Parking lot interior landscaping), to allow construction of private parking lot improvements without interior parking lot landscaping. §44-1307C(1) states, "For parking lots consisting of 10 or more spaces, interior parking lot landscaping shall be required," and outlines the quantity, dimensions, design, and materials that shall be used for the landscaping. Exceptions are made for alternate designs that support the onsite absorption and management of stormwater.

Standard	Discussion	Finding
That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.	The applicant has reviewed the oil and chip surface treatment with the City Engineer and it has been accepted as a reasonable and effective alternative. The installation of interior islands would prove burdensome due to the unique nature of the surface treatment.	Standard is met.
That the variance would be the minimum action necessary to afford relief to the applicant.	The variance is required due to the nature of the request to not install interior parking islands required by the Code.	Standard is met.

(Variance Analysis, Continued)

Standard	Discussion	Finding
That the special conditions and circumstances were not created by any action of the applicant.	No special conditions or circumstances were created by the applicant in this situation.	Standard is met.
That granting the variation request will not give the applicant any special privilege that is denied to others by the Code.	No special privilege has been given to the applicant in this situation.	Standard is met.
That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.	There is no expected potential impact on stormwater and drainage management and the item has been reviewed by the City Engineer. Due to the primarily interior location of the parking lot, it is unlikely to alter the essential character of the neighborhood or impair the use of adjoining properties.	Standard is met.

STAFF RECOMMENDATION

The approval of this request is contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property.

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the submitted plan meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council:
    - APPROVE a Site Plan for a Sports & Fitness Establishment in the B-1 (General Commercial) District for the property located north of the 400 block of West Hamilton and west of Main Street; and described as located on part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW ¼ of Section 16, together with parts of lots 13, 14, and 15 in School Commissioners Subdivision of the NW ¼ of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois (PIN: 21-16-152-007) (Ward 2),

    - CONTINGENT UPON the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, AND

    - WITH THE CONDITION that the water service connection is present on the property.

3. Motion to recommend approval of the variance associated with this site plan, to allow construction of private parking lot improvements without interior parking lot landscaping.

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN AND VARIANCE FOR A SPORTS & FITNESS FACILITY IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED ON PART OF LOTS 1, 2, 3 AND 4 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE SW1/4 OF SECTION 16, TOGETHER WITH PARTS OF LOTS 13, 14, AND 15 IN SCHOOL COMMISSIONERS SUBDIVISION OF THE NW1/4 OF SECTION 16, ALL IN TOWNSHIP 23 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCLEAN COUNTY, ILLINOIS.

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a sports and fitness facility in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan and variances with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.

3. The City Council hereby approves the Site Plan for a sports and fitness facility for the property at 401 W Hamilton Rd, legally described in Exhibit "A" and depicted in Exhibit "B," contingent upon the approval of the final plat and construction plans, annexation agreement, and annexation petition for the subject property, with the condition that the water service connection is present on the property, and with the following variances: variance from §44-1307C (Parking lot interior landscaping).

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of April, 2022

APPROVED this _____ day of April, 2022

CITY OF BLOOMINGTON	**ATTEST**
_____	_____
Mboka Mwilambwe, Mayor	Leslie Smith-Yocum, City Clerk

Exhibit A
Legal Description

A part of Lots 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16, together with part of Lots 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, all in Township 23 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows:

Lot 1, 2, 3 and 4 in School Commissioners Subdivision of the SW1/4 of Section 16 lying north of the north line of those portions of said Lot 1, 2, 3 and 4 conveyed to the City of Bloomington in Warranty Deed recorded January 15, 2010 as Document No. 2010-1209, in McLean County, Illinois, EXCEPT that portion of Lot 1 previously annexed to the City of Bloomington described in Document No. 79-5383 recorded in McLean County, Illinois, and also EXCEPT the West 33 feet of Lot 4.

Together with:

Lot 13, 14 and 15 in School Commissioners Subdivision of the NW1/4 of Section 16, EXCEPT the West 33 feet of Lot 13, and also EXCEPT, Beginning at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development; thence South 260 feet along a line which forms an angle to the right of 92º-00' from the last described course; thence East parallel with the north line of said Lot 15 to the east line of said Lot 15; thence North to the Point of Beginning.

And also EXCEPT:

Commencing at the Northeast Corner of Lot 15 being the Southeast Corner of the Chalet Planned Unit Development in the City of Bloomington, Illinois, recorded October 5, 1981 as Document No. 81-9254 in the McLean County Recorder's Office; thence West 507 feet on the north line of said Lot 15 and south line of said Chalet Planned Unit Development to the Point of Beginning; thence South 260 feet along a line which forms an angle to the right of 92°-00' from the last described course; thence West 162.63 feet parallel with the south line of said Lot 15; thence North 84.51 feet to a point lying 175 feet south of the north line of Lot 13 and 14; thence West 520 feet at a right angle measured from the last described course parallel with the north line of said Lot 13 and 14; thence Southwesterly 190 feet to a point lying 290 feet south of the north line of said Lot 13 and 14, said north line of Lot 13 and 14 also being the south line of Loeseke Survey recorded as Document No. 66-4969 in the McLean County Recorder's Office; thence West 620 feet parallel with the north line of said Lot 13 and 14 and south line of said Loeseke Survey to the east line of the West 33 feet of said Lot 13; thence North 290 feet to the northeast corner of the West 33 feet of said Lot 13 on the south line of said Loeseke Survey; thence East 1,452 feet on the north line of Lot 13, 14 and 15 to the Point of Beginning.

Exhibit B

PRAIRIE CITIES SOCCER LEAGUE
SITE PLAN EXHIBIT

FC CENTRAL ILLINOIS HAMILTON ROAD FIELDS
CITY OF BLOOMINGTON, McLEAN COUNTY, ILLINOIS

APPLICANT: Prairie Cities Soccer League, Inc.
705 E. Lincoln Street
Normal, Illinois 61761
Phone: (309) 451-4625

ATTORNEY: Nathan B. Hinch
Meyer Capel, P.C.
202 N. Center Street, 1st Floor
Bloomington, Illinois 61701
Phone: (309) 829-9486

LAND OWNER: Sale Barn Properties, LLC
103 N. Robinson Street
Bloomington, Illinois 61701
Phone: (309) 585-6159

Site Development Notes

Current Land Use
The subject property (Part of Parcel ID No. 21-16-152-007) contains approximately 46.0 acres. The land is currently utilized for agricultural purposes and for recreational use of two full size soccer fields maintained by Prairie Cities Soccer League and the City of Bloomington.

Planned Facilities
The attached site plan exhibit reflects the desired plan to construct eight (8) soccer fields/playfield areas; parking lot; pedestrian/spectator access; building with concession/restroom/mechanical uses; building for irrigation mechanical use; non-potable wells for irrigation supply/use; lighting; pond for storm water management and irrigation water storage; utilities providing potable water service and private waste water disposal, each from existing public facilities; and storm water drainage/control through existing public and private storm sewers and facilities available for this purpose.

Public Street Access
The subject property currently has direct access from Hamilton Road which is a public street maintained by the City of Bloomington. Access to Hamilton Road for this facility is planned as depicted with permit from the City of Bloomington.

Public Utilities
The subject property currently has the ability to connect to existing public sanitary sewer and storm sewer as depicted. These facilities are public utilities located on the subject property maintained by the City of Bloomington. The subject property has the ability to connect to the public water main maintained by the City of Bloomington in the Chalet PUD as depicted.

Private Improvements---Parking Lot
Parking lot improvements will be constructed to consist of 8-inch compacted CA-6 aggregate base with A-3 (oil & chip) surface application, per the review and approval of specifications in recommendation by the City Engineer. Driveway approach pavements within the public right of way connecting to Hamilton Road pavement shall consist of Portland cement concrete in thickness and aggregate base as recommended for approval by the City of Bloomington Public Works Department.

Standard parking spaces are 9' width x 20' depth adjacent to a 25' width driveway aisle. Accessible parking spaces are 18' width x 20' depth and are adjacent to 15' width paved pedestrian walkways meeting ADA compliance for longitudinal and transverse slope. Accessible parking spaces will be paved with hot mix asphalt or concrete. There are a total of 883 parking spaces provided per plan consisting of 863 standard parking spaces and 20 accessible parking spaces.

Private Improvements---Soccer Fields
Eight (8) soccer fields/playfield areas are to be constructed per plan. Fields labeled 1 & 2 will be fence enclosed synthetic surface fields with sub-surface drain system connected to appropriate existing storm sewer and storm water management controls.

Fields labeled 3 & 4 are natural turf fields that will be constructed to replace the two natural turf fields existing in this current proximity. These fields will surface drain to points of collection reflected in the schematic grading plan.

Playfield areas labeled 5, 6, 7 & 8 represent natural turf areas which are convertible for varying field size event accommodation. These areas surface drain uniformly to points of collection reflected in the schematic grading plan.

Paved pedestrian walkways (15' & 24' width) are planned to be ADA compliant for accessing the soccer fields and playfield areas and for spectator staging of observation during events. Pedestrian walkways may also serve as emergency vehicle access pathways to the fields and playfield areas.

Private Improvements---Buildings
See separate attachment provided for floor plan configuration of concession, restroom, and mechanical use in the concession building.

A 20' x 20' building is planned as depicted for housing irrigation system and pump supply controls. No floor plan partitioning is contemplated at this time.

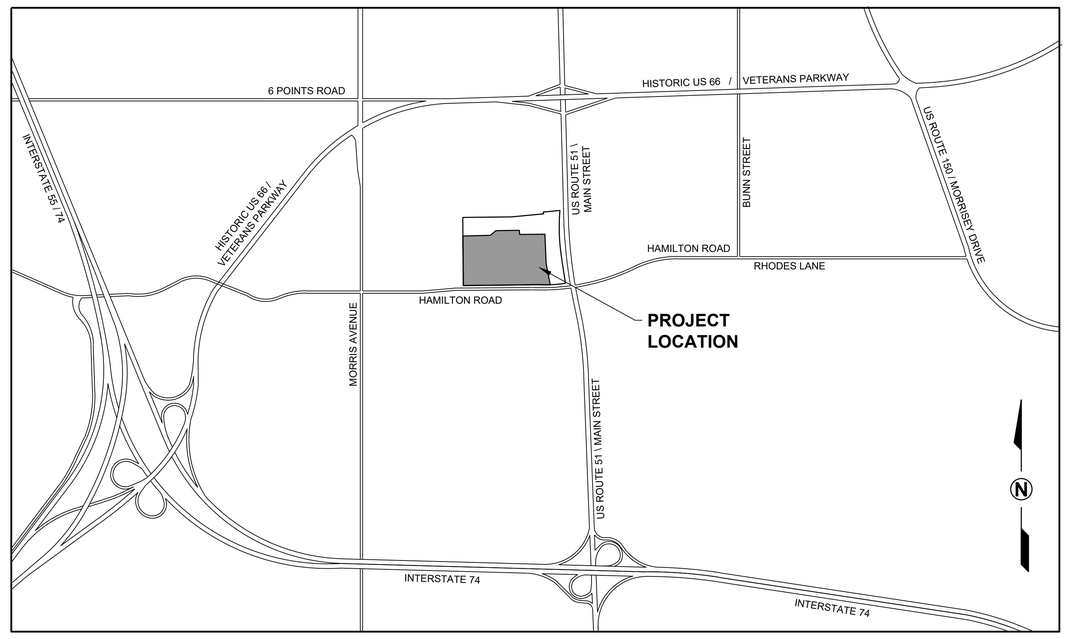
Private Improvements---Lighting
Lighting improvements are planned for fields labeled 1, 2, 3, & 4 and along the east edge of the parking lot as depicted. Photometric plans of lighting design will be provided with the request for approval of facility construction plans and request for building permit.

Waiver Request

1.) A waiver is requested to allow permit for application of an A-3 surface treatment (oil & chip surface) for the parking lot and drive aisles, in accordance with review of specifications and recommendation by the City Engineer, in lieu of code required hot mix asphalt (HMA) or Portland cement concrete (PCC) pavement for private improvements. This waiver is not inclusive of onsite accessible parking space areas or driveway entrance approach pavements within public street right of way of Hamilton Road.

2.) A waiver is requested to allow permit for construction of private parking lot improvements without curb and gutter perimeter as otherwise required per code.

3.) A waiver is requested to allow permit for construction of private parking lot improvements without intermittent curb and gutter landscape islands as otherwise required per code.



VICINITY MAP
NO SCALE

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
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3	SITE GRADING SCHEMATIC PLAN

TOTAL LAND AREA	= 46.0 Ac.±
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	BOUNDARY OF SUBJECT PREMISES
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	5/8" IRON ROD FOUND
	EASEMENT LIMITS
	EXISTING BUILDING
x x x	EXISTING FENCE
	EXISTING SANITARY MANHOLE
8" SAN	EXISTING SANITARY SEWER
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	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
12" SS	PROPOSED STORM SEWER
	PROPOSED LIGHT POLE
872	PROPOSED CONTOUR
52	NUMBER OF PARKING SPACES
9H	NUMBER OF HANDICAP PARKING SPACES
x x x	PROPOSED FENCE

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Consulting Engineers & Land Surveyors
Professional Design Firm Registration #184.000806
505 North Main Street, Bloomington, Illinois
Ph. (309) 829-2552

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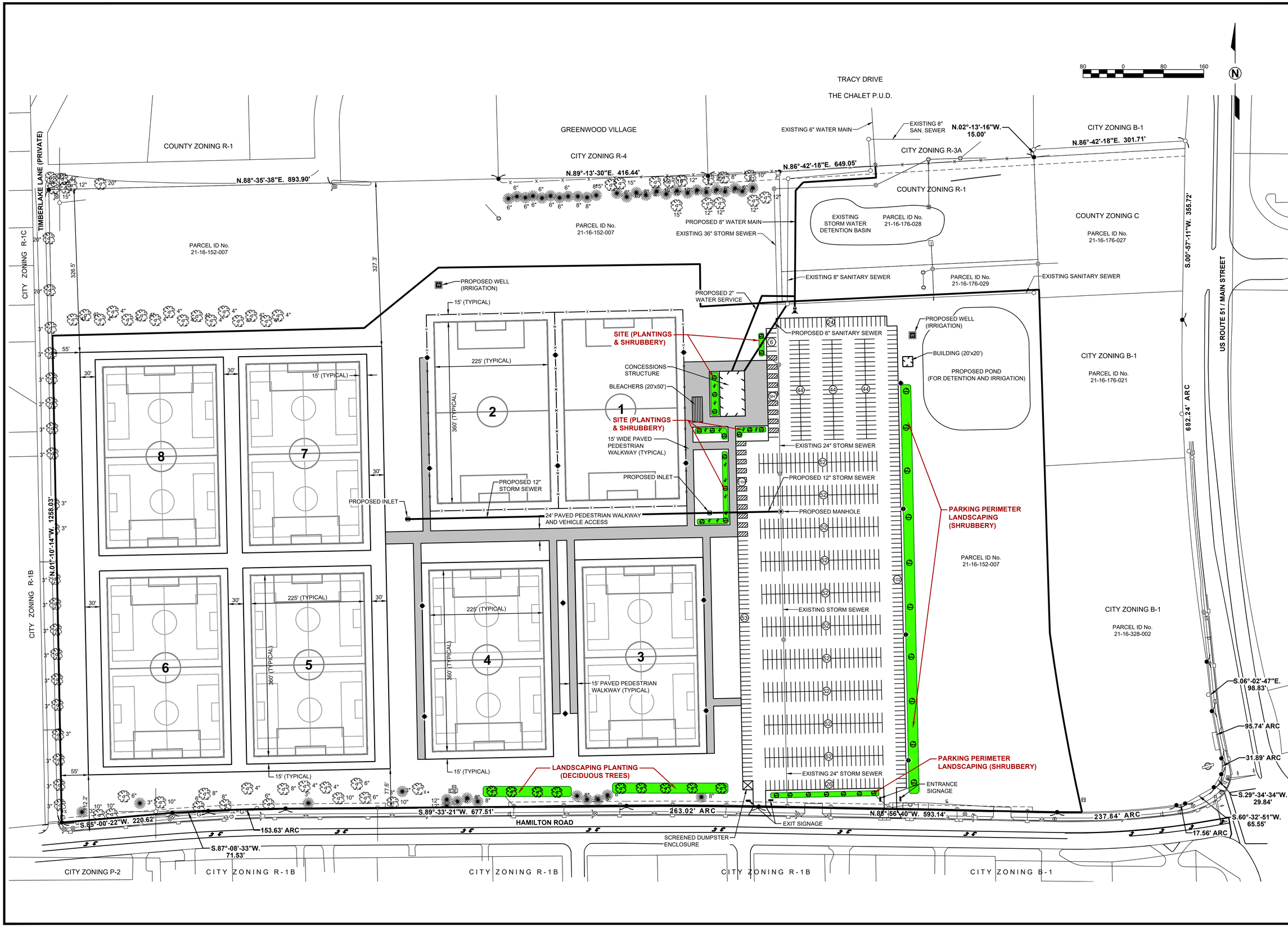
BK.	948
DRN.	MB
DSN.	LDY
APP.	DPB

SITE PLAN EXHIBIT
PRAIRIE CITIES SOCCER LEAGUE
HAMILTON ROAD FIELDS
CITY OF BLOOMINGTON
McLEAN COUNTY, ILLINOIS
COVER SHEET

SHEET 1 OF: 3

JOB #: 5126.02



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SITE PLAN EXHIBIT
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LANDSCAPING SCHEMATIC PLAN

SHEET **1**
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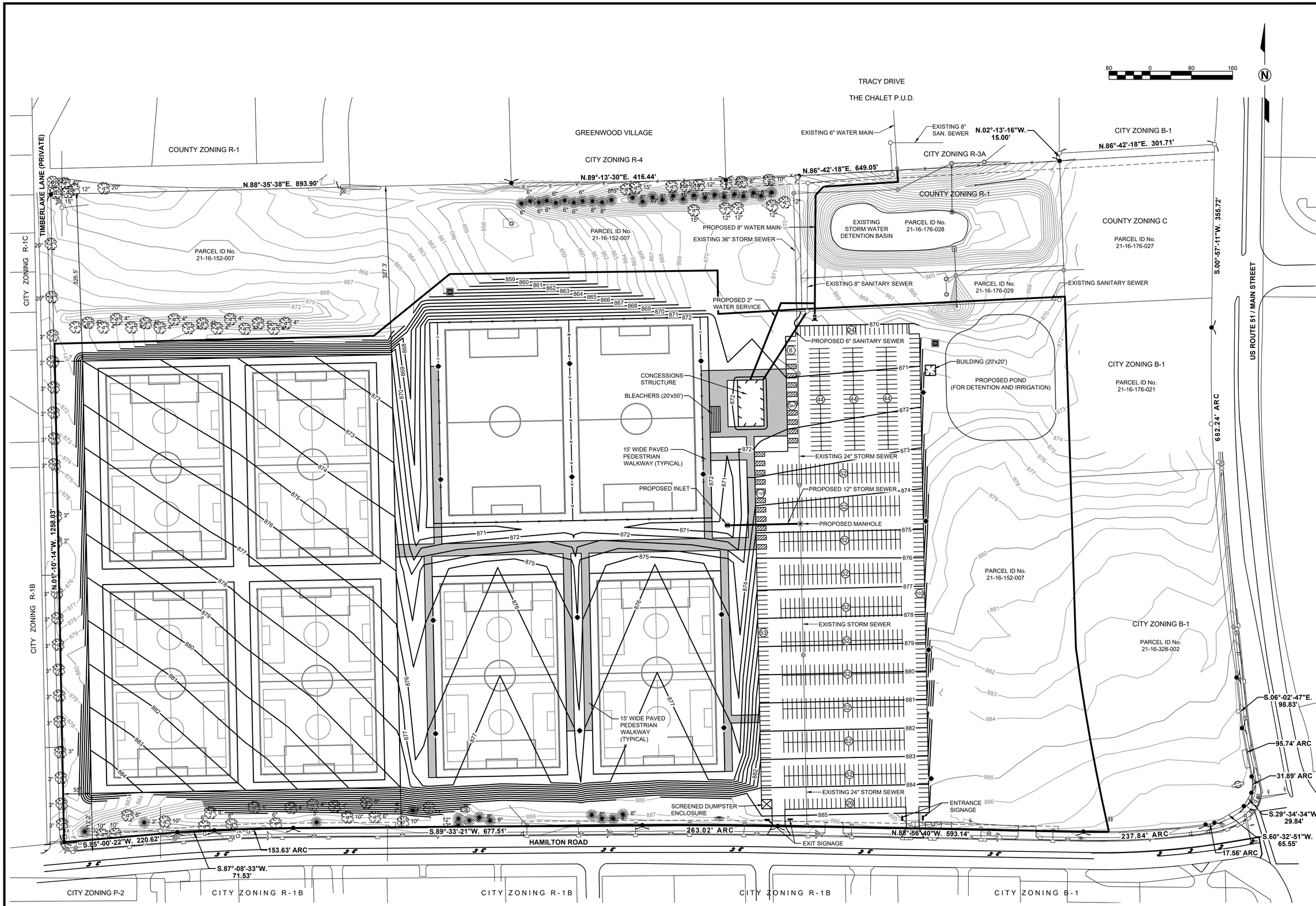

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HAMILTON ROAD FIELDS
CITY OF BLOOMINGTON
McLEAN COUNTY, ILLINOIS
SITE GRADING SCHEMATIC PLAN

SHEET **3**
OF: **3**
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PRAIRIE CITIES SOCCER LEAGUE
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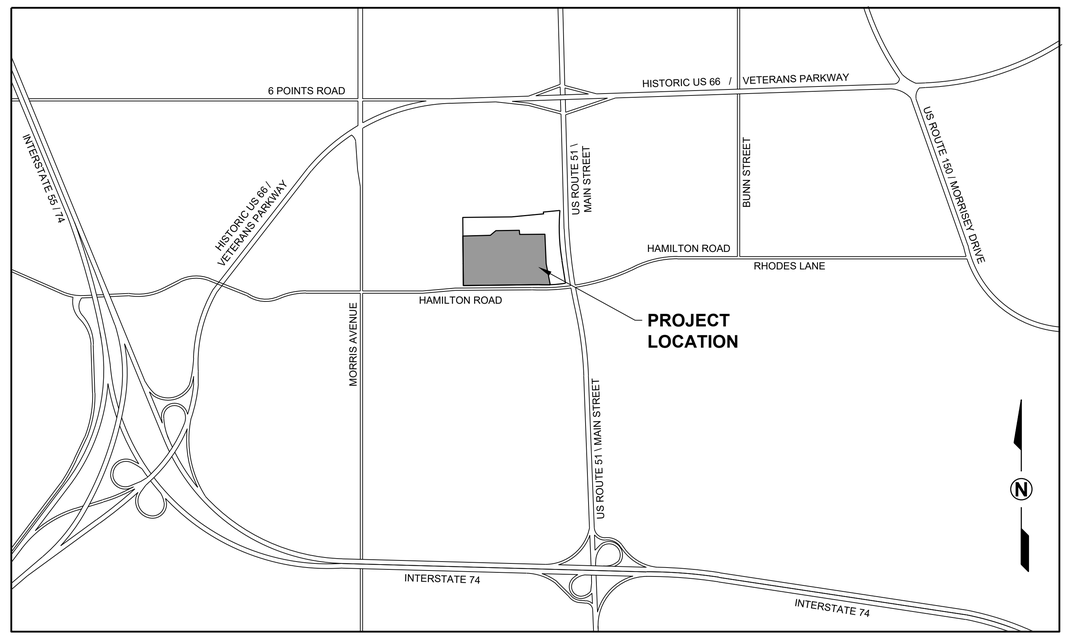

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- PROPOSED STORM INLET
- 12" SS — PROPOSED STORM SEWER
- PROPOSED LIGHT POLE
- 872 — PROPOSED CONTOUR
- 52 — NUMBER OF PARKING SPACES
- 9H — NUMBER OF HANDICAP PARKING SPACES
- PROPOSED FENCE

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SITE PLAN EXHIBIT
PRAIRIE CITIES SOCCER LEAGUE
HAMILTON ROAD FIELDS
CITY OF BLOOMINGTON
McLEAN COUNTY, ILLINOIS
COVER SHEET

SHEET **1**
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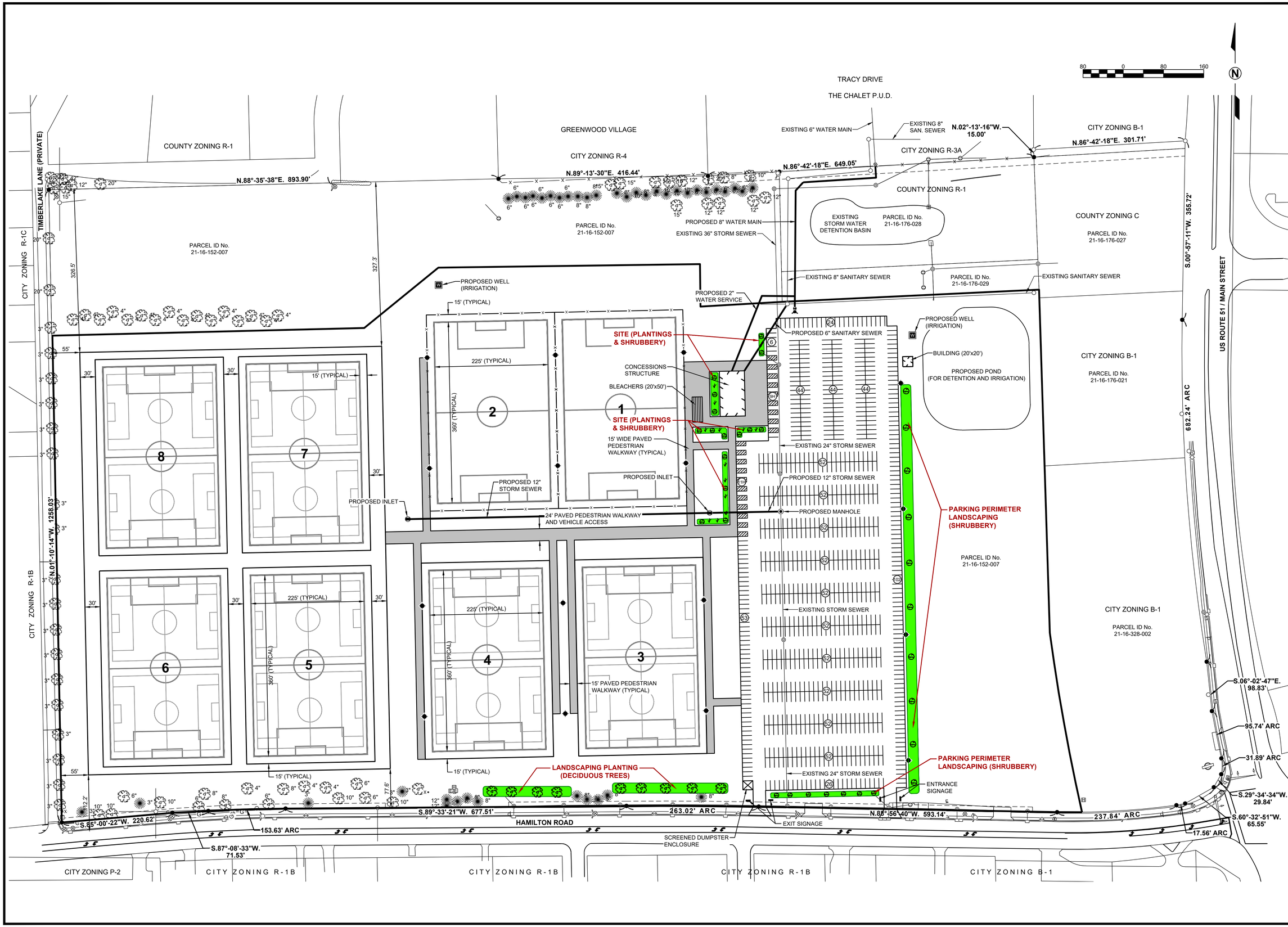
JOB #: **5126.02**



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SITE PLAN EXHIBIT
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LANDSCAPING SCHEMATIC PLAN

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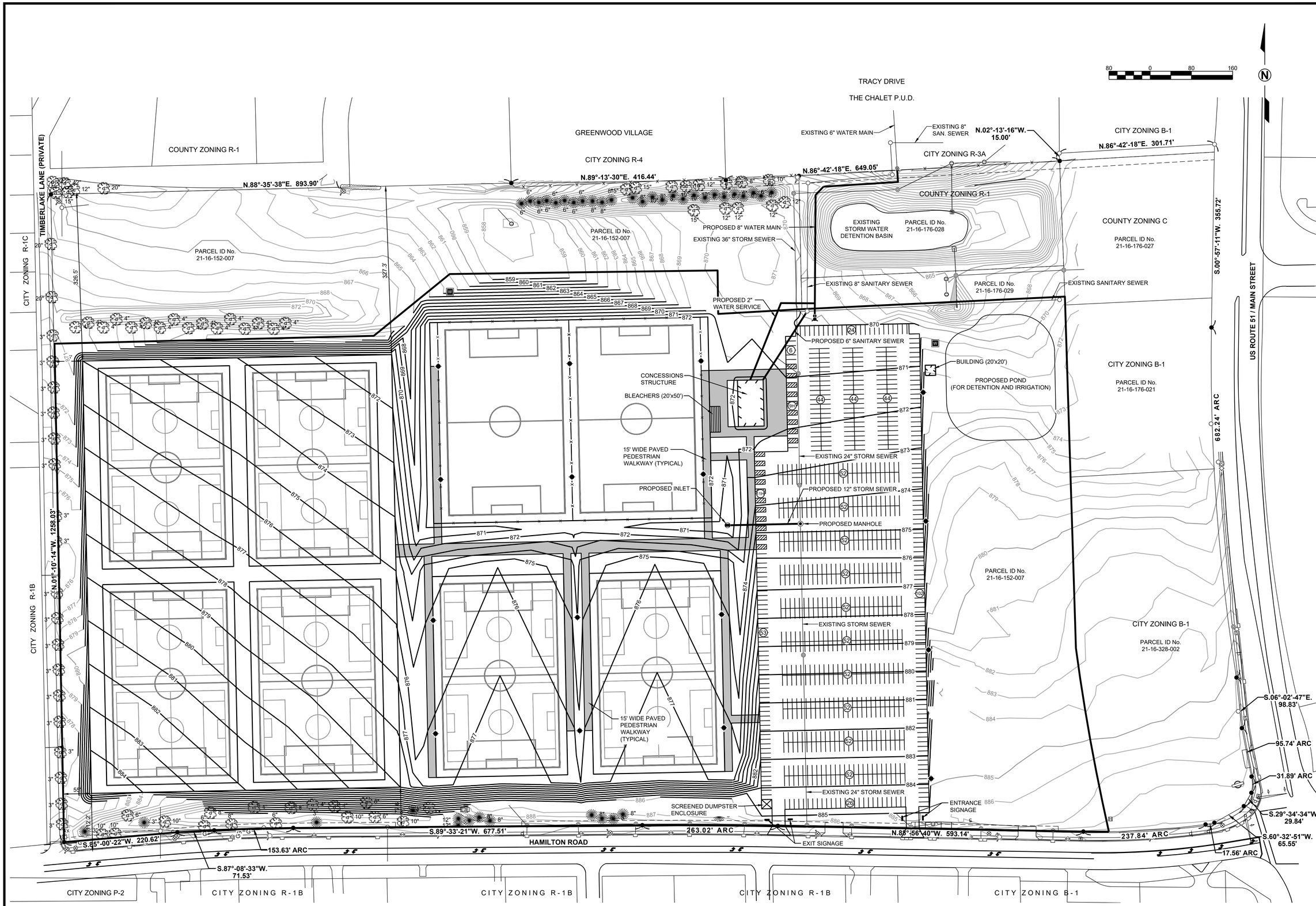

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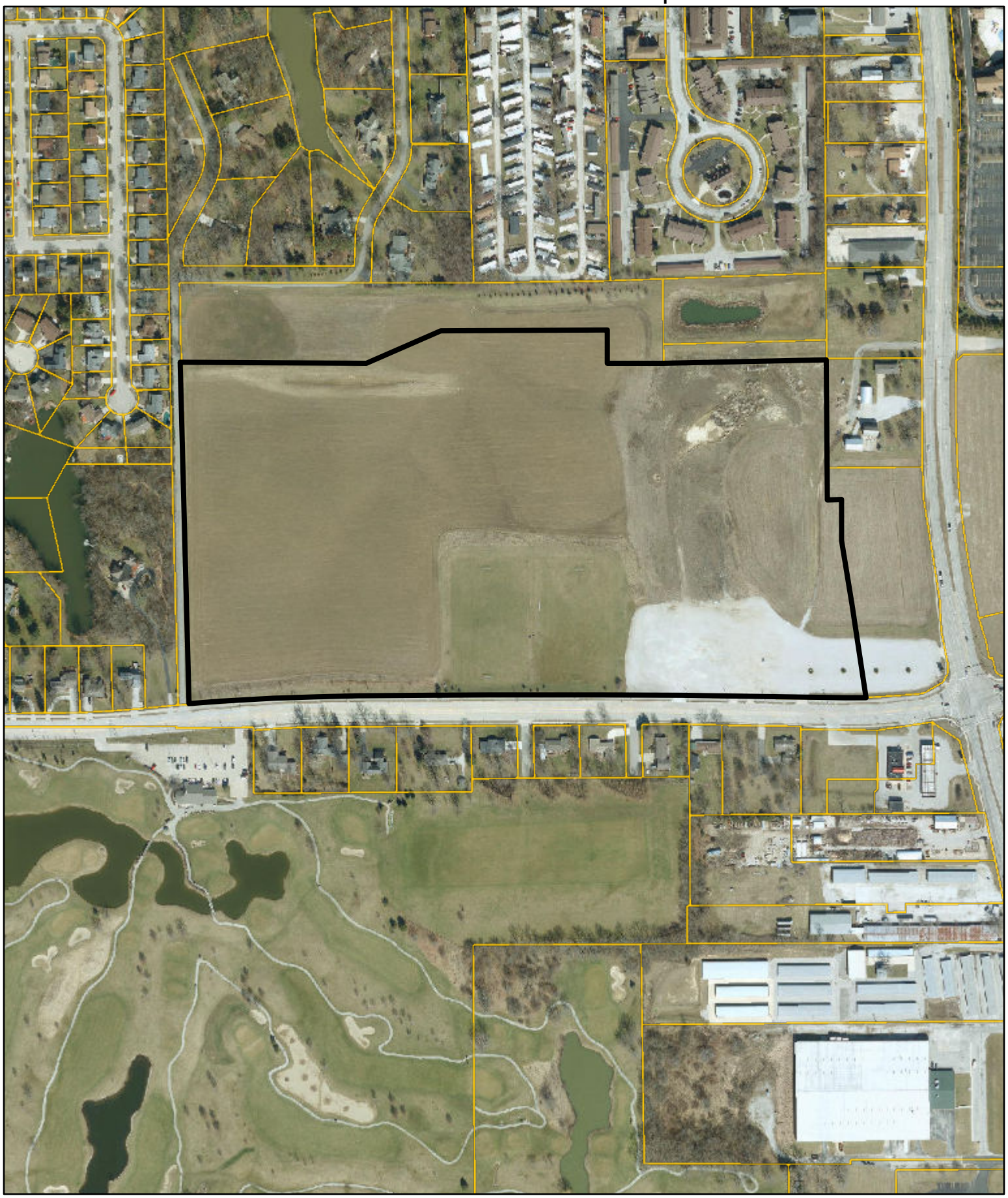
SITE PLAN EXHIBIT
PRAIRIE CITIES SOCCER LEAGUE
HAMILTON ROAD FIELDS
CITY OF BLOOMINGTON
McLEAN COUNTY, ILLINOIS
SITE GRADING SCHEMATIC PLAN

SHEET **3**
OF: **3**
JOB #: **5126.02**

4/1/2022

Case PR-02-22 - Aerial Map



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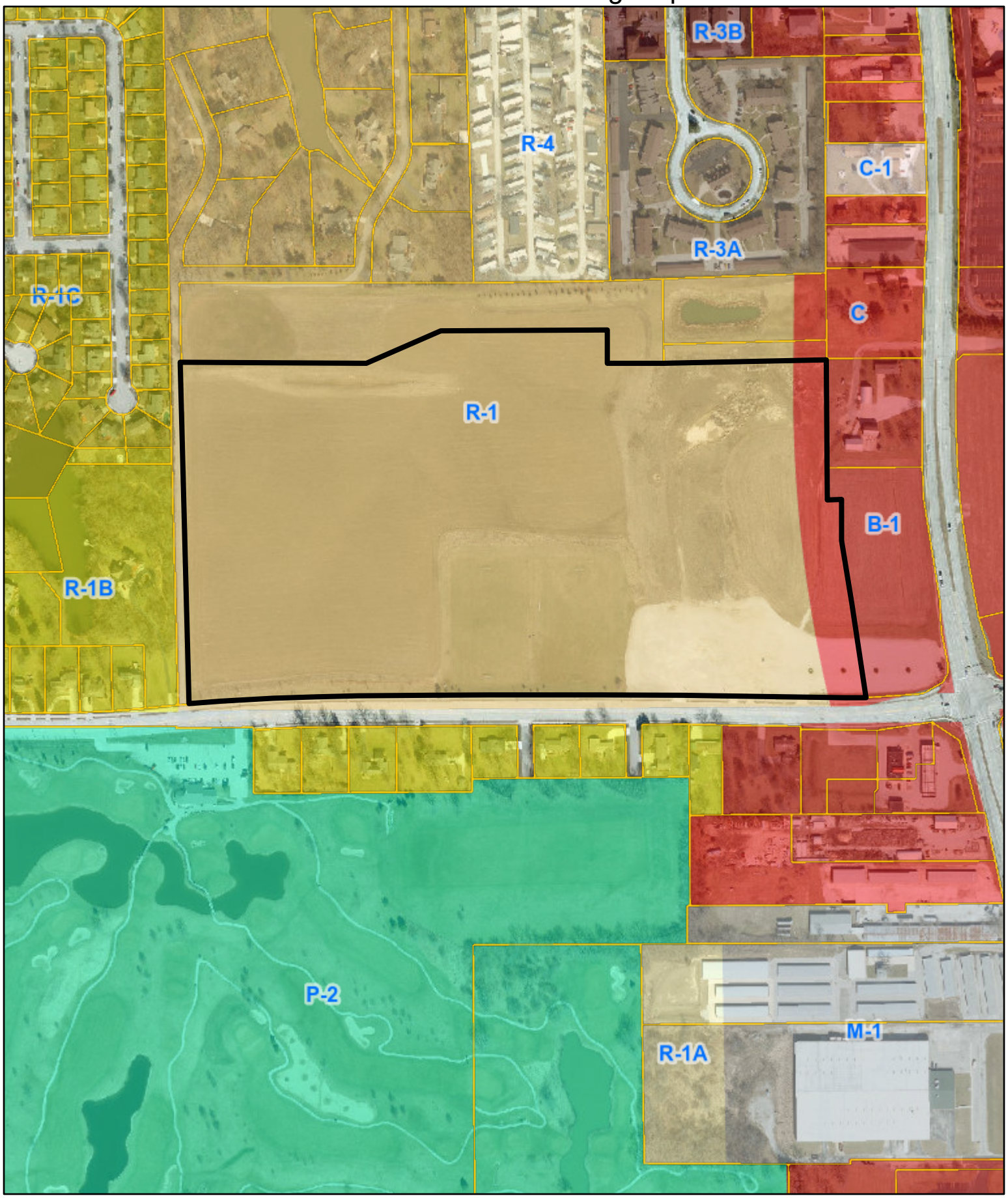
mi
1 inch = 500 feet

McGIS

4/1/2022

Case PR-02-22 - Zoning Map



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1 inch = 500 feet

McGIS

PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	PR-03-22, Site Plan Review
REQUEST:	Public hearing, review and action on a request submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for Legislative Site Plan Review with potential Variances for property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).

BACKGROUND

Petitioners' request:
The petitioner is requesting a legislative site plan review to allow for the development of a building material and supplies business on the subject property.

Property Characteristics:
The subject property consists of roughly 6.65 acres of land located northeast of the intersection of Eastport Drive and East Empire Street. The property is currently vacant. This The surrounding uses are single-family residential, multi-family residential, commercial, and industrial.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 70 property owners within 500 feet of the subject property as part of the April meeting.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	R-2, Mixed Residence & R-3A, Multiple-Family Residence	Single-Family and Multi-Family
South	B-1, General Commercial & M-1, Restricted Manufacturing	Strip Mall, Hotel, Retail, Landscaping
East	B-1, General Commercial	Office
West	B-1, General Commercial	Electronics Manufacturing

ANALYSIS

Compliance with the Comprehensive Plan
The Future Land Use map shows the site as regional commercial. The Land Use Priorities map does not identify this area as a priority area. The Site Plan algins with the following goals of the Comprehensive Plan:

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

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review

Standard	Discussion	Finding
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The layout of the business and parking lot are consistent with developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping plan should be revised to ensure code requirements for landscaping are met. This should include interior parking lot landscaping requirements.	The standard is met.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The landscaping plan should be revised to ensure code requirements for landscaping are met. A cross access easement agreement needs to be established for the driveway and access to parking.	The standard is met.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by, and directly sited on E Empire Street. However, access to this site will be from Eastport Drive. There are existing curb cuts and aprons at the site. If an existing approach apron is not going to be utilized, then it needs to me removed and the curb and gutter restored to city standards.	Standard is met.

Standards for Consideration of Site Plan Review (Continued)

Standard	Discussion	Finding
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are single and multi-family residential, commercial and industrial. The proposed location for the business is situated so that it is as far away as possible from the residentially zoned properties as possible. This results in it being located adjacent to the commercially zoned properties. The use will not impact the current use of the adjacent commercially zoned lot.	Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council approve a Site Plan for a building material and supplies business in the B-1 (General Commercial) District for the property located property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:
- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN FOR A ROOFING SUPPLY BUSSINESS IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 2402 ½ EAST EMPIRE STREET

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan roofing supply business in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.

3. The City Council hereby approves the Site Plan for a roofing supply business for the property at 2402 ½ East Empire Street, legally described in Exhibit "A" and depicted in Exhibit(s) "B."

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of April, 2022

APPROVED this _____ day of April, 2022

CITY OF BLOOMINGTON **ATTEST**

_____ _____

Mboka Mwilambwe, Mayor Leslie Smith-Yocum, City Clerk

EXHIBIT A

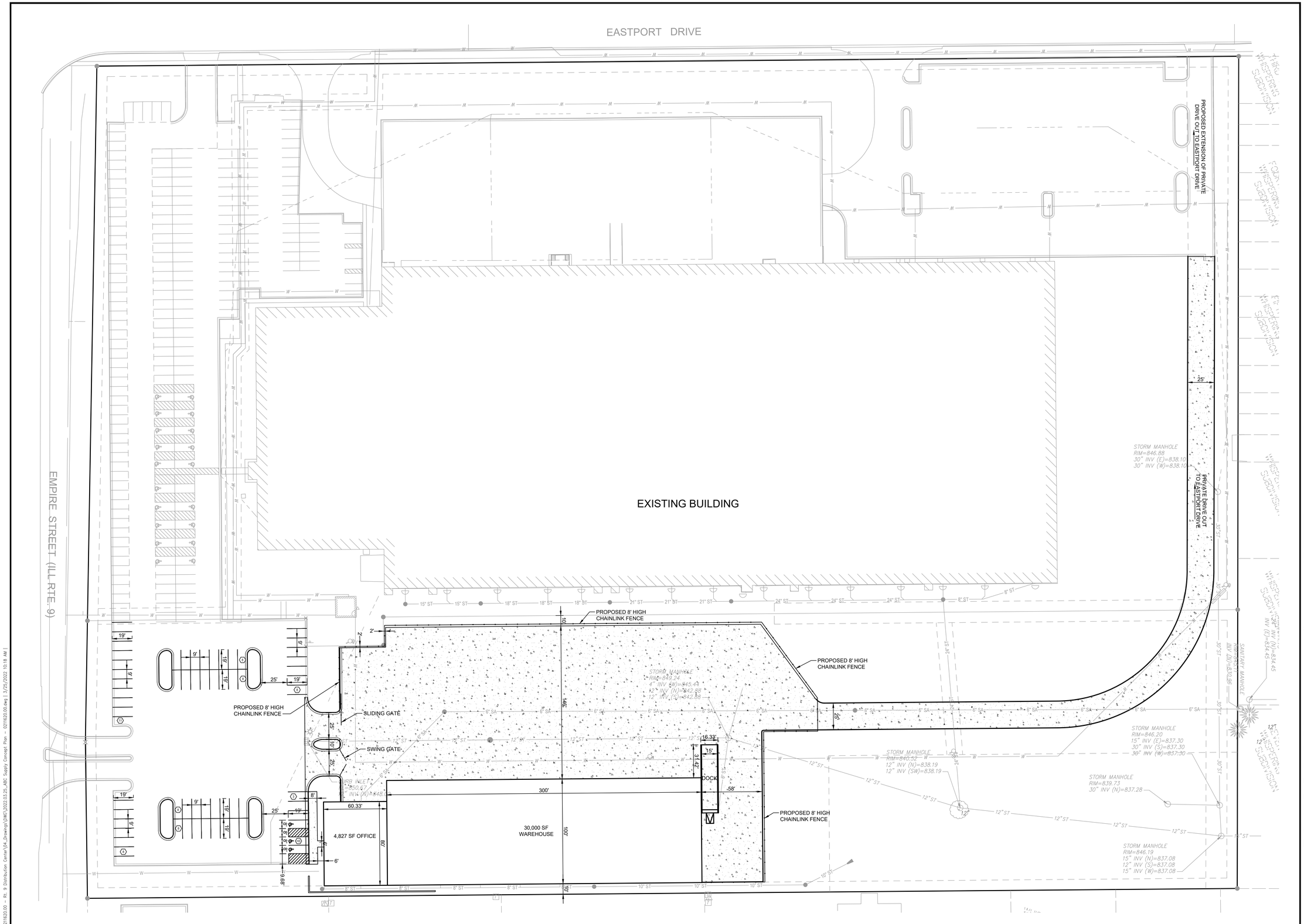
Legal Description
2402 ½ East Empire Street

Lot 2 of CAMtek Subdivision in the City of Bloomington, according to the Plat thereof recorded December 30,2015 as Document No. 2015-00024873, in McLean County, Illinois,

PIN: 14-36-376-032

Commonly known as 2402½East Empire Street, Bloomington, Illinois

EXHIBIT B



1 **CONCEPTUAL LAYOUT PLAN**
SCALE: 1"=40'

0 10 20 40
U.S. SURVEY FEET

NORTH

Farnsworth GROUP
2709 McGRAW DRIVE
BLOOMINGTON, ILLINOIS 61704
(309) 663-8435 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

ISSUE:

#	DATE:	DESCRIPTION:

Project Status
NOT FOR CONSTRUCTION

PROJECT:

Proposed ABC Supply Company

Bloomington, Illinois

DATE:	03/25/2022
DESIGNED:	
DRAWN:	CME
REVIEWED:	
FIELD BOOK NO.:	

SHEET TITLE:

Conceptual Layout Plan

SHEET NUMBER:

C1

PROJECT NO.: 0211620.00

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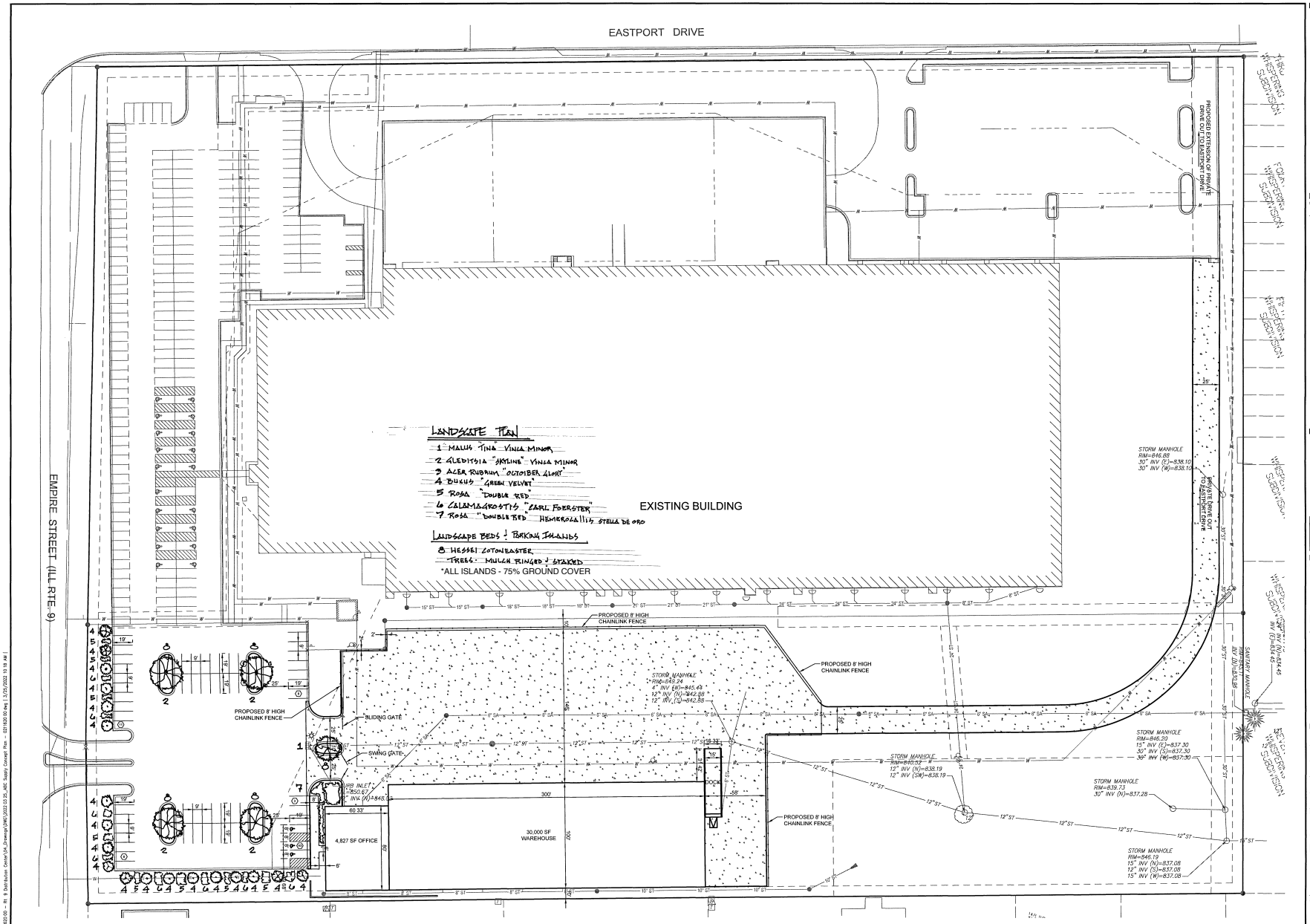
EXHIBIT B



1 **CONCEPTUAL LAYOUT PLAN**
SCALE: 1"=40'

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U.S. SURVEY FEET

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2709 McGRAW DRIVE
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ISSUE

#	DATE	DESCRIPTION

Project Status
NOT FOR CONSTRUCTION

PROJECT

Proposed ABC Supply Company

Bloomington, Illinois

DATE:	03/25/2022
DESIGNED:	
DRAWN:	CME
REVIEWED:	
FIELD BOOK NO..	

SHEET TITLE

Conceptual Layout Plan

SHEET NUMBER

C1

PROJECT NO : 0211620 00

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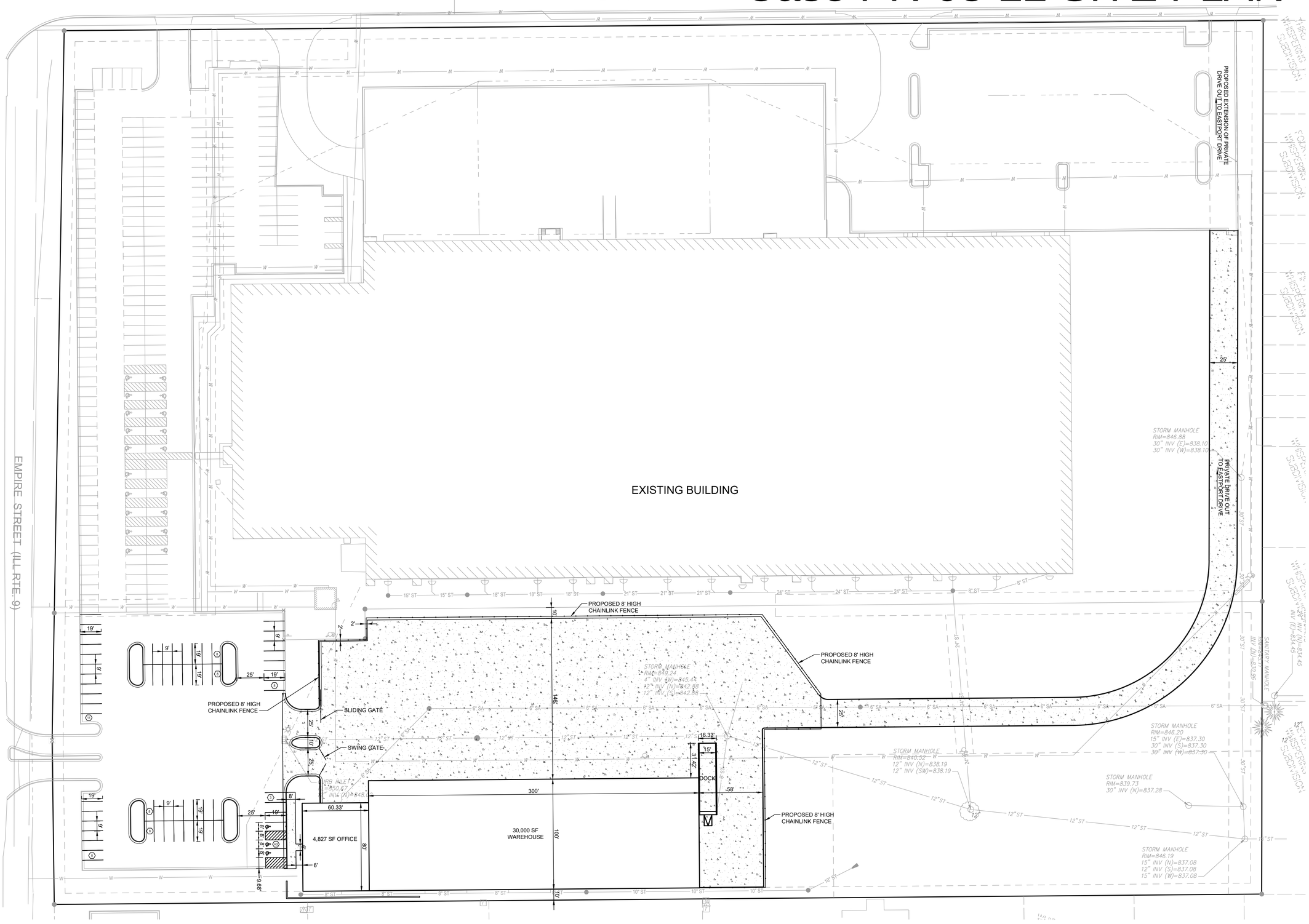
Case PR-03-22 SITE PLAN



1 **CONCEPTUAL LAYOUT PLAN**
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U.S. SURVEY FEET

NORTH

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Engineers | Architects | Surveyors | Scientists

ISSUE:

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Project Status
NOT FOR CONSTRUCTION

PROJECT:

Proposed ABC Supply Company

Bloomington, Illinois

DATE:	03/25/2022
DESIGNED:	
DRAWN:	CME
REVIEWED:	
FIELD BOOK NO.:	

SHEET TITLE:

Conceptual Layout Plan

SHEET NUMBER:

C1

PROJECT NO.: 0211620.00

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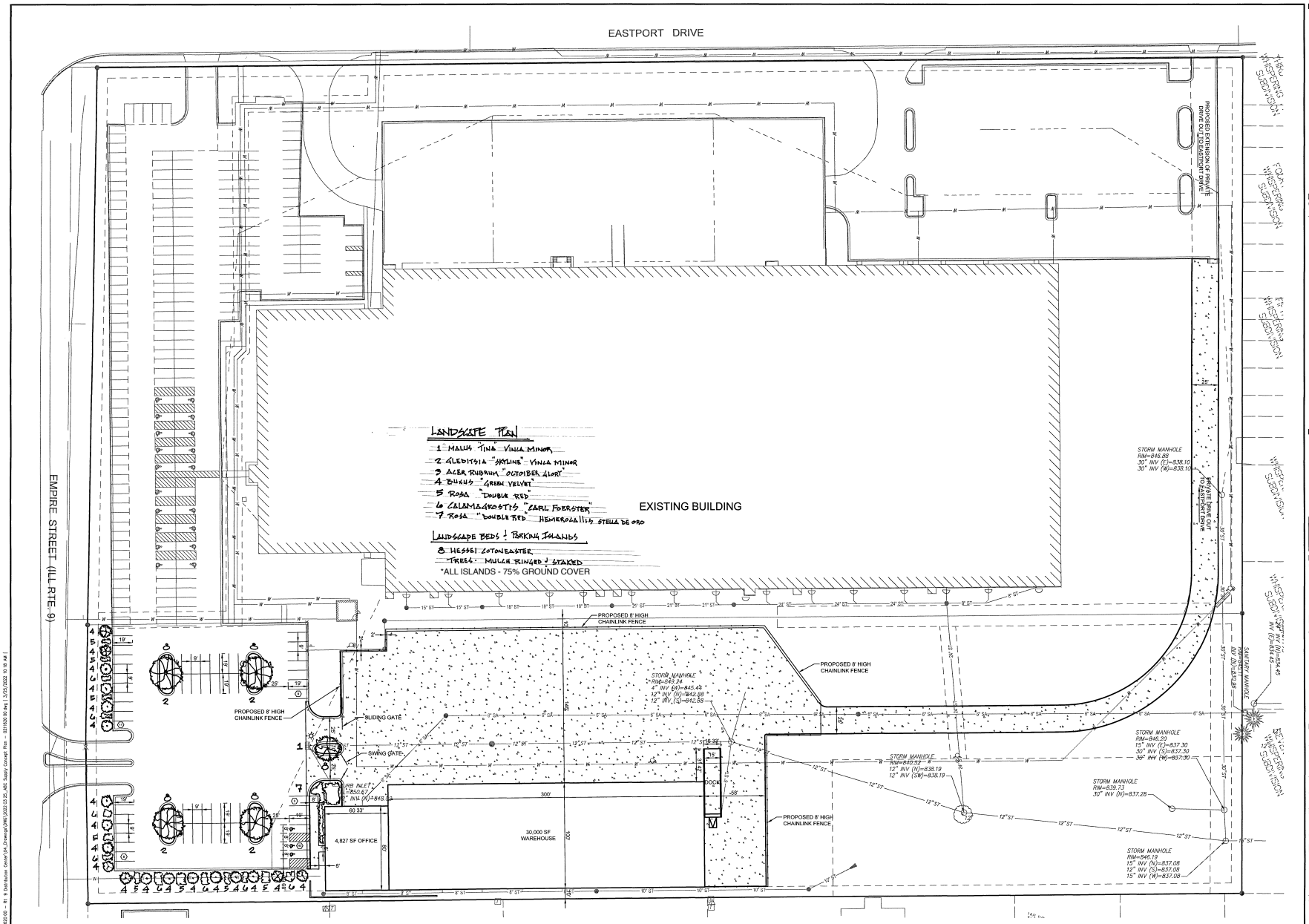

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SCALE: 1"=40'

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U.S. SURVEY FEET

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ISSUE

#	DATE	DESCRIPTION

Project Status
NOT FOR CONSTRUCTION

PROJECT

Proposed ABC Supply Company

Bloomington, Illinois

DATE: 03/25/2022
DESIGNED:
DRAWN: CME
REVIEWED:
FIELD BOOK NO..

SHEET TITLE

Conceptual Layout Plan

SHEET NUMBER

C1

PROJECT NO : 0211620 00

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3/24/2022

Case PR-03-22 - Aerial Map

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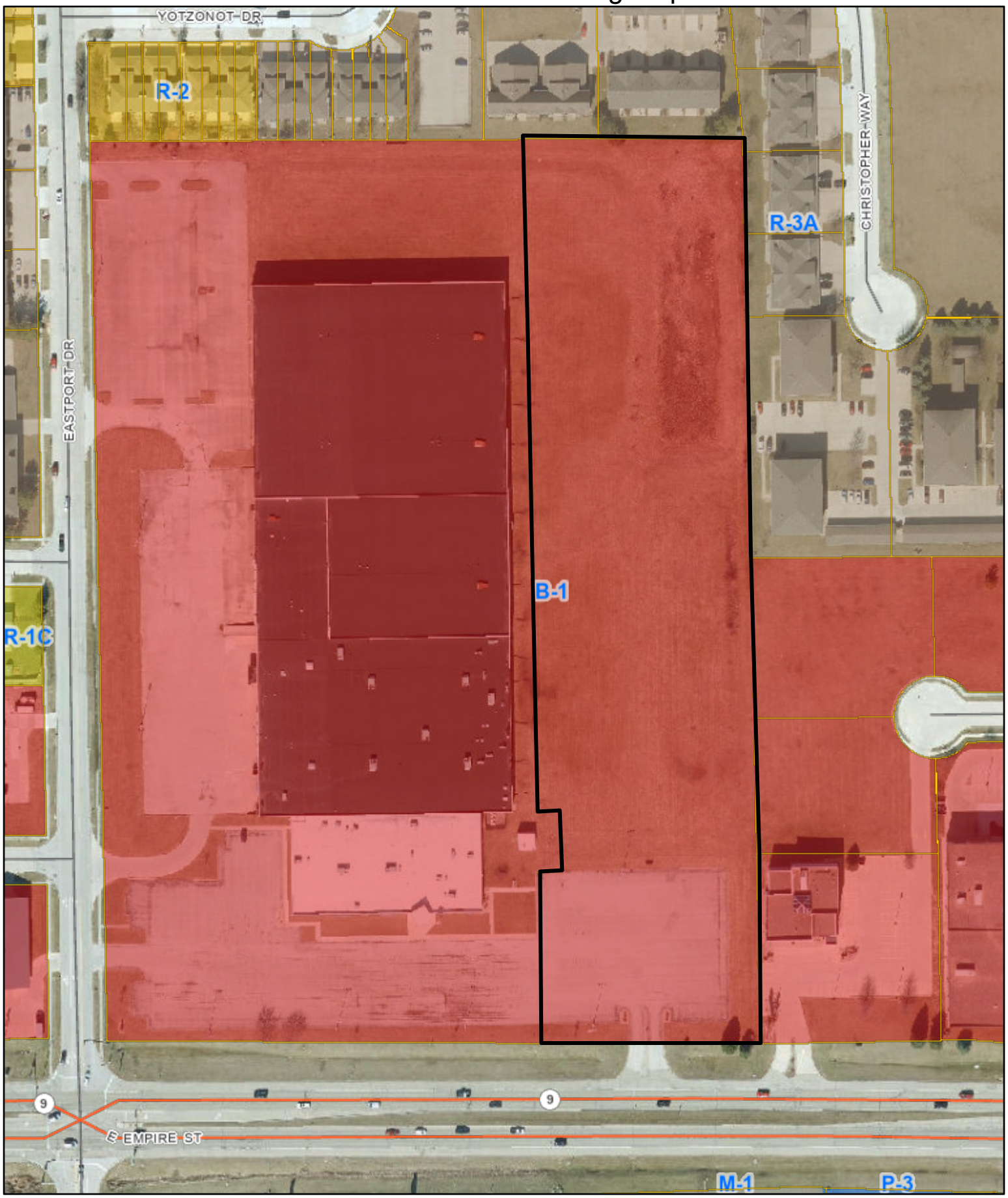
mi
1 inch = 200 feet

McGIS

3/24/2022

Case PR-03-22 - Zoning Map



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mi
1 inch = 200 feet

McGIS

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

March 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-03-22 Public hearing, review and action on a petition submitted by R. Michael Hundman, on behalf of ABC Supply - Bloomington, for approval of a **site plan review with potential variances property located at 2402 ½ East Empire Street (PIN: 14-36-376-032).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

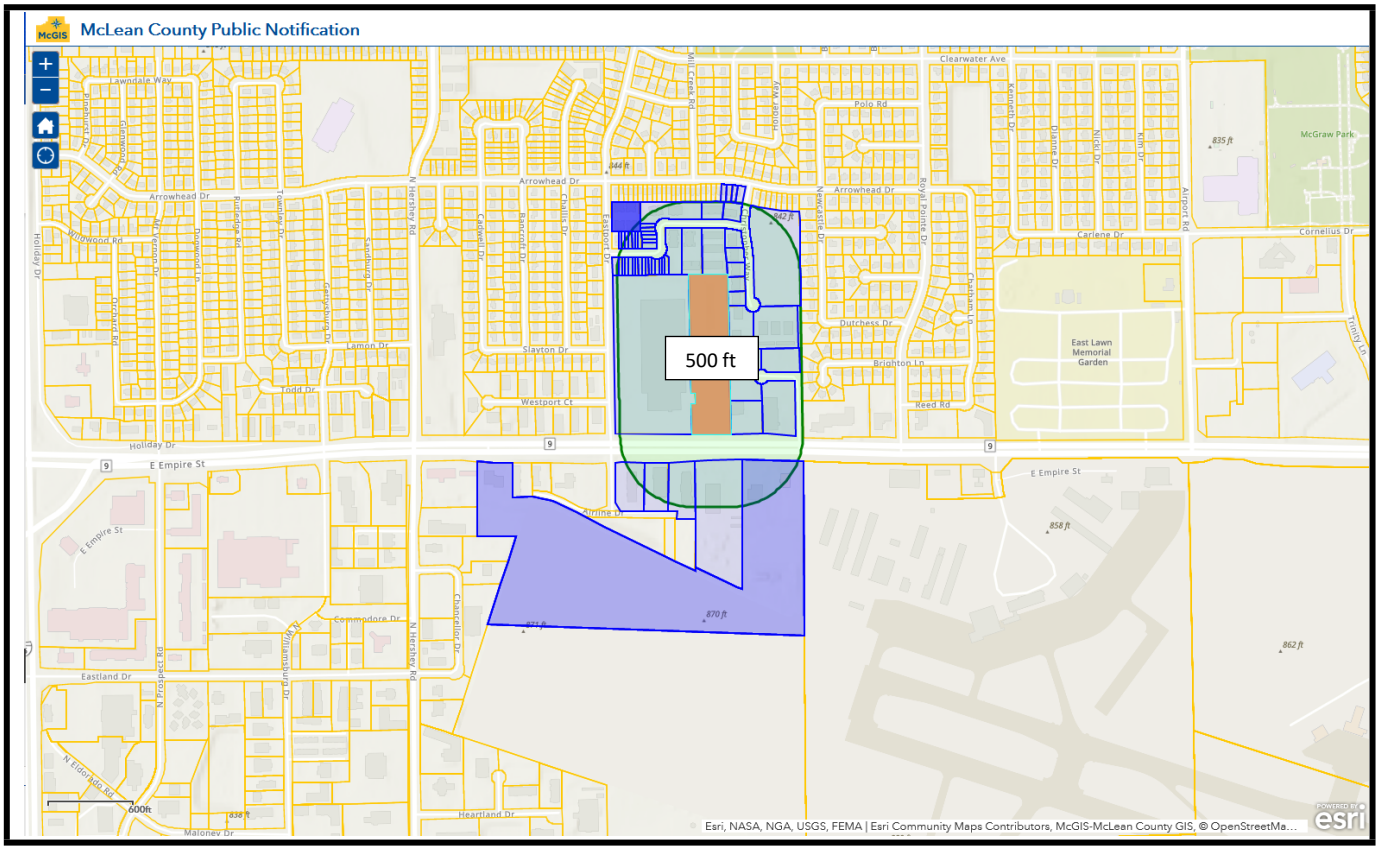
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	PR-04-22, Site Plan Review
REQUEST:	Public hearing, review, and action on a petition submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, requesting approval of a Site Plan (and Special Use) to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive, in Bloomington (PINs: 14-31-351-008, 14-31-351-009, 14-31-351-015).

BACKGROUND

Petitioners' request:
The petitioner is requesting a legislative site plan review, to develop a 70-room hotel with an associated surface parking area at the subject property.

Property Characteristics:
The subject property consists of roughly 2.31 acres of land located in the western region of Bloomington. The property is currently vacant. The surrounding properties all consist of commercial zoning districts. The surrounding uses also consist of commercial uses including other hotels and a restaurant. Some surrounding property remains vacant.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 20 property owners within 500 feet of the subject property.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1, General Commercial	Vacant
South	B-1, General Commercial	Hotel
East	B-1, General Commercial	Hotel / Commercial
West	B-1, General Commercial	Restaurant / Place of Worship

ANALYSIS

Compliance with the Comprehensive Plan
The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map identifies the site as Regional Commercial. Approval of the Site Plan algins with the following goals of the Comprehensive Plan:

- Goal N-1. Enhance the livability of all Bloomington neighborhoods.
- ED -4.2. Prioritize infill and redevelopment to spur growth and reinvestment in the City.

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review

Standard	**Discussion**	**Finding**
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The site design is consistent with other hotel developments on surrounding properties in the direct area. The building will meet all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. All landscaping requirements have been met.	The standard is met.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is a special use within the zoning and is compatible with the uses of the surrounding properties. The building and landscaping shall comply with code requirements. The trash enclosure shall be fully screened as city code requires.	The standard is met.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by and directly situated Wylie Drive and Bettis Drive. All curb cuts and aprons at the site will meet code requirements.	Standard is met.

Standards for Consideration of Site Plan Review (Continued)

Standard	Discussion	Finding
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned commercial. The uses range from hotel and restaurant and some property remains vacant. A hotel at the proposed site would be complementary to the existing surrounding uses.	Standard is met.

Ch. 44. 1021, Hotel or Motel, provides additional minimum site and bulk standards for the siting and development of any hotel or motel:

Lot Standards
Minimum Lot Area = 20,000 square feet or 1,000 square feet per guest room, whichever is greater.
Minimum Lot Width = 100 feet

Site Design Standards
Front Yard = 40 feet
Side Yard = 40 feet
Rear Yard = 40 feet

These standards have been met.

ADDITIONAL REQUESTS

Ch 44, 17-9-D, Concurrent Applications
The applicant has requested a Special Use as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. Land uses proposed to be included in a development requiring a legislative public hearing site plan review which would otherwise be allowed by special use permit only are exempted from the administrative public hearing normally required for such special use permit applications and the Planning Commission shall consider the standards for granting a special use.

The requested special use, therefore, is subject to the standards for granting a special use (Chapter 44, 17-7).

Ch. 44, 17-7 Special uses.
For each special use application, the Board of Zoning Appeals shall report to the Council its findings of fact and recommendations, including the stipulations of additional conditions and guarantees, when they are deemed necessary for the protection of the public interest or to meet the standards as specified herein. No special use application shall be recommended by the Board of Zoning Appeals for approval unless all of the following factors are found:

Standards for Consideration of Special Use Permits

Standard	Discussion	Finding
That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare.	The request involves the establishment of a hotel at the site. The proposed hotel use is similar in nature to how the surrounding property has historically been developed with other commercial uses.	The standard is met.
That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.	The site design and use are consistent with other hotels in the direct area and should not impact property values.	The standard is met.
That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district.	Several other hotels and commercial uses exist in the direct area. The hotel will be developed in accordance with zoning bulk requirements and will not impede adjacent properties.	Standard is met.
That adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.	Building code and engineering requirements and will be thoroughly reviewed through the permit process.	Standard is met.
That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.	The vehicular access points to the site should not negatively affect traffic in the area.	Standard is met.
That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137).	The proposed special use is subject to and adherent with the regulations of the B-1 District. Other applicable site plan development standards including off-street parking, landscape and lighting will be addressed with building permits.	Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets the standards for site plan review and recommends its approval. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property meets the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council approve a Site Plan (and Special Use) to allow a Hotel in the B-1 (General Commercial) District for the property located at 1032 Wylie Drive (PIN: 14-31-351-009) (Ward 7).

Respectfully submitted,
Jon Branham
City Planner

Attachments:

- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN AND SPECIAL USE FOR A HOTEL IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED AT 1032 WYLIE DRIVE

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan and Special Use for a hotel in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and the standard for granting approval of a special use found in Chapter 44 Division 17-7; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan with the recommended conditions.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review and Special Use as recommended by the Planning Commission.

3. The City Council hereby approves the Site Plan and Special Use for a hotel for the property at 1032 Wylie Drive, legally described in Exhibit "A" and depicted in Exhibit(s) "B."

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of April, 2022

APPROVED this _____ day of April, 2022

CITY OF BLOOMINGTON

_____

Mboka Mwilambwe, Mayor

ATTEST

_____

Leslie Smith-Yocum, City Clerk

Exhibit A
Legal Description
1032 Wylie Drive

LOTS 5-B EXCEPT THE SOUTH 50 FEET THEREOF AND ALL OF 6-B AND 7-B IN INTERSTATE CITY WEST SUBDIVISION FIRST ADDITION, TO THE CITY OF BLOOMINGTON ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95-14665, BEING PART OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.

EXHIBIT B

PROJECT INFORMATION

PROJECT	STAYAPT SUITES - BLOOMINGTON, IL
PROJECT ADDRESS/LOCATION	10332 WYLIE DRIVE BLOOMINGTON, IL 61705
PARCEL TAX NUMBERS	14-31-351-008, 14-31-351-009, 14-31-351-015
LOT ACREAGE	2.31 ACRES
LIMIT OF DISTURBANCE (LOD)	XX.XX ACRES
PARCEL ZONING	B-1
EXISTING BUILDING CONDITIONS	VACANT LAND

THIS SITE SITS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X
AS SEEN IN FEMA FLOOD MAP FEMA FIRM Map Number, DATED XX/XX/XX.

SITE DEVELOPMENT PLANS FOR

STAYAPT SUITES - BLOOMINGTON, IL

PROPERTY ID. 14-31-351-008, 14-31-351-009, 14-31-351-015
10332 WYLIE DRIVE
BLOOMINGTON, IL 61705

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT	CRAIG SHONKWILER
PHONE	(309) 434-2225
EMAIL	CSHONKWILER@CITYBLM.ORG

CITY ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

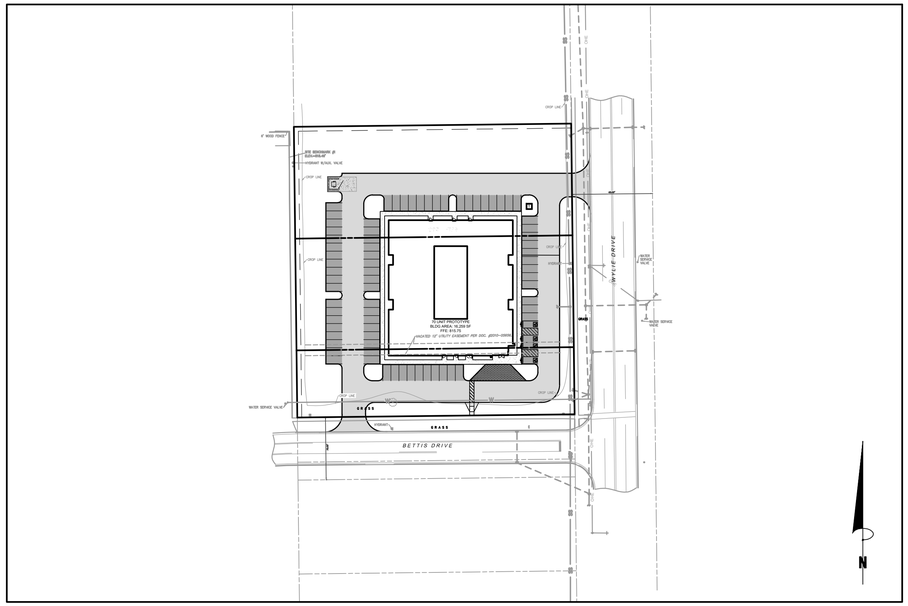
CONTACT	GLEN WETTEROW
EMAIL	GWETTEROW@CITYBLM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER	BLOOMINGTON TOWNSHIP WATER DISTRICT
SEWER SYSTEM PROVIDER	BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT
ELECTRICAL PROVIDER	
GAS PROVIDER	NICOR GAS

PARKING SCHEDULE

REQUIRED	ONE SPACE PER ROOM = 70 REQUIRED
PROPOSED	71 TYPICAL SPACES 4 ADA SPACES 75 TOTAL SPACES
STALL DIMENSIONS	9' X 18' ADA - 8' X 18"



VICINITY MAP
1"=80'

OWNER / DEVELOPER

stayAPT Suites
LG AS FRANCHISOR LLC
10801 MONROE RD., SUITE C
MATTHEWS, NC 28015
(781) 439-8843
CONTACT: BRUCE COLLINS

LANDSCAPE ARCHITECT

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CONTACT:PETER DOSTER, PE

SURVEYOR

WT GROUP
2675 PRATUM AVE
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COVER
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

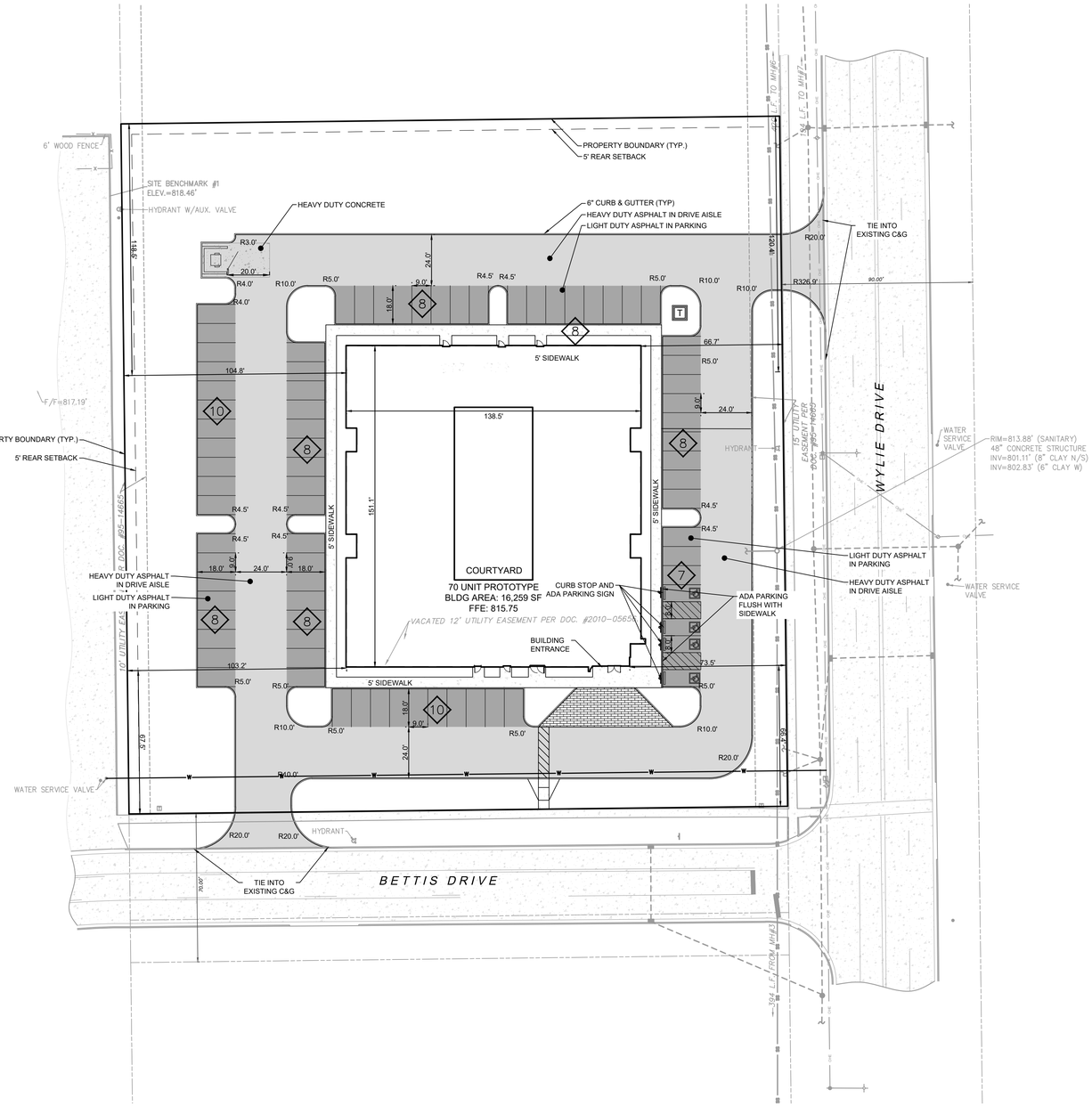
LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
03/11/22

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: V:	

JOB No.150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET C0.0

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C0 COVER.dwg



CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES/

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY WT GROUP, DATED 01/18/22, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF BLOOMINGTON SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE IDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 5' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. REFER TO GEOTECHNICAL ENGINEERING REPORT BY ATLAS DATED 01/27/2022 FOR PAVEMENT RECOMMENDATIONS.

BUILDING DATA

MINIMUM BUILDING SETBACK REQUIREMENTS

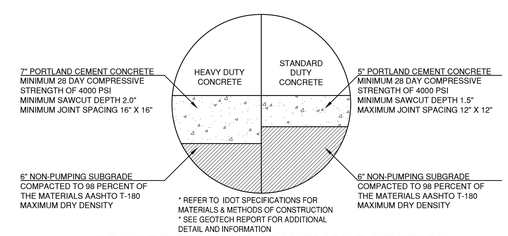
BOUNDARY	DIRECTION	SETBACK
FRONT	SOUTH	0'
BACK	NORTH	5'
SIDE	WEST	5'
FRONT	EAST	0'

PARKING DATA

REQUIRED SPACES:	1 PER BED	
	70	
SPACES PROVIDED:	71	REGULAR
	4	ADA
	75	TOTAL
TYPICAL DIMENSIONS:	8.5'	WIDTH
	18'	DEPTH

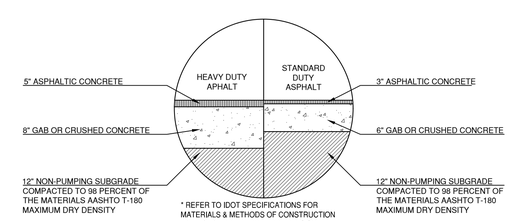
SITE DATA & AREA CALCULATIONS

CURRENT LAND USE CLASSIFICATION:		VACANT LOT
FUTURE LAND USE CLASSIFICATION:		COMMERCIAL
CURRENT ZONING CLASSIFICATION:		G
CURRENT LOCAL JURISDICTION:		CITY OF BLOOMINGTON
FLOOD ZONE CLASSIFICATION;		ZONE 'AH'
FEMA PANEL:		FEMA FIRM MAP NUMBER
DATE:		03/11/2019
SITE AREA	TOTAL:	(2.31 AC)
IMPERVIOUS AREA	TOTAL:	(1.70 AC)
PERVIOUS AREA	OPEN SPACE:	(1.07 AC)
FLOOR AREA RATIO	BLDG/SITE:	17.05%



CONCRETE (RIGID) PAVEMENT SECTION

SCALE: NONE



ASPHALT (FLEXIBLE) PAVEMENT SECTION

SCALE: NONE

PROPOSED LEGEND

PROPOSED BUILDING
CONCRETE SIDEWALK
PROPERTY LINE
STD. 6" CONCRETE CURB
PARKING SPACE COUNT
HEAVY DUTY ASPHALT
LIGHT DUTY ASPHALT
HEAVY DUTY CONCRETE
FIRE HYDRANT

EXISTING LEGEND

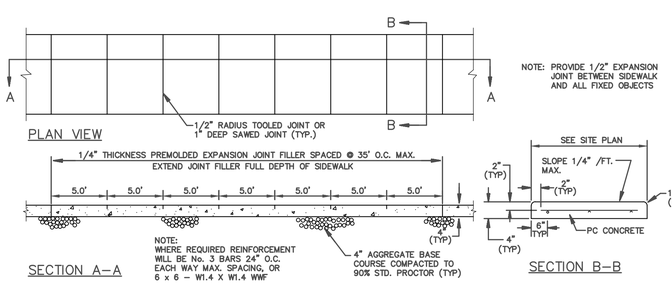
SANITARY SEWER
WATER LINE
OVERHEAD POWER
BURIED TELECOM
IRON FENCE
CONCRETE
WATER VALVE
FIRE HYDRANT
POWER POLE
SIGN
GUY WIRE
STORM MANHOLE
SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 60 30 60 120

(IN FEET)
1 inch = 30 ft.

N



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SITE PLAN
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

BLOOMINGTON, IL

150032-01-028

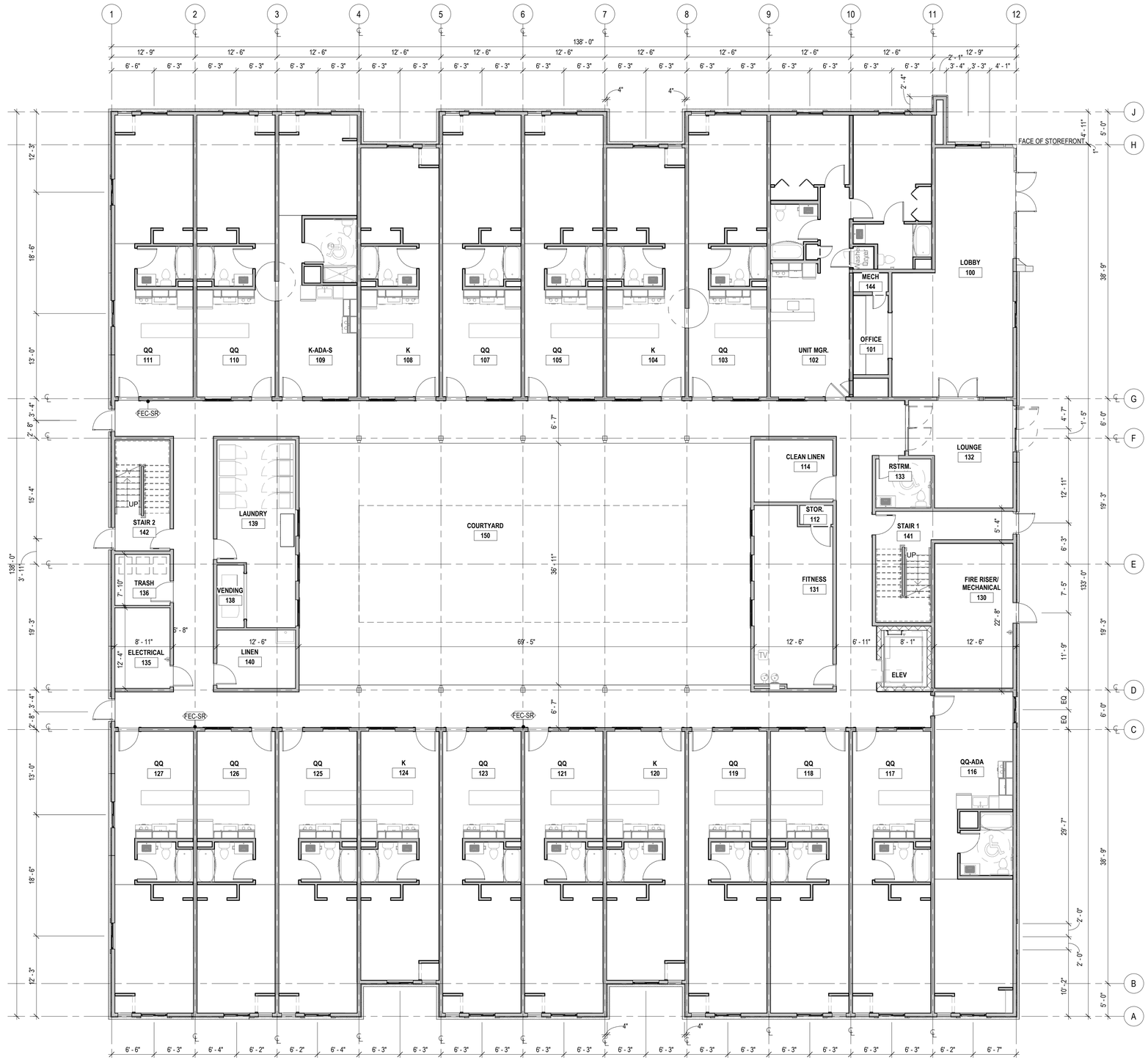
LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
10/11/22

PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C3.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C3.0 SITE.dwg



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

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF

WOOLPERT
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
FIRST FLOOR PLAN

PLAN NORTH

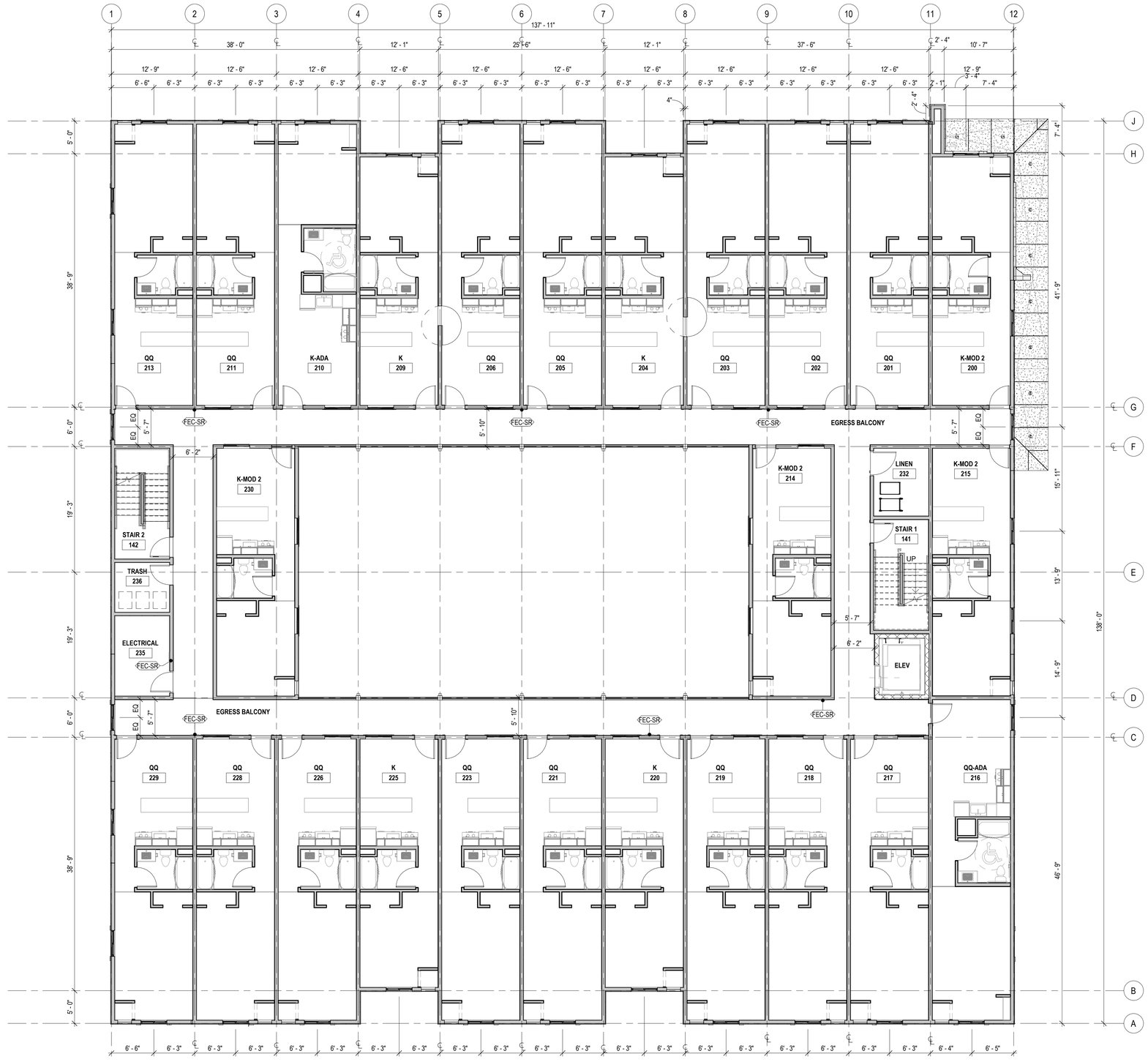
GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

A-101

2/18/2022 5:59:26 PM

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF



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

PLAN NORTH

GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

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513.272.8300

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BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
SECOND FLOOR PLAN

A-102

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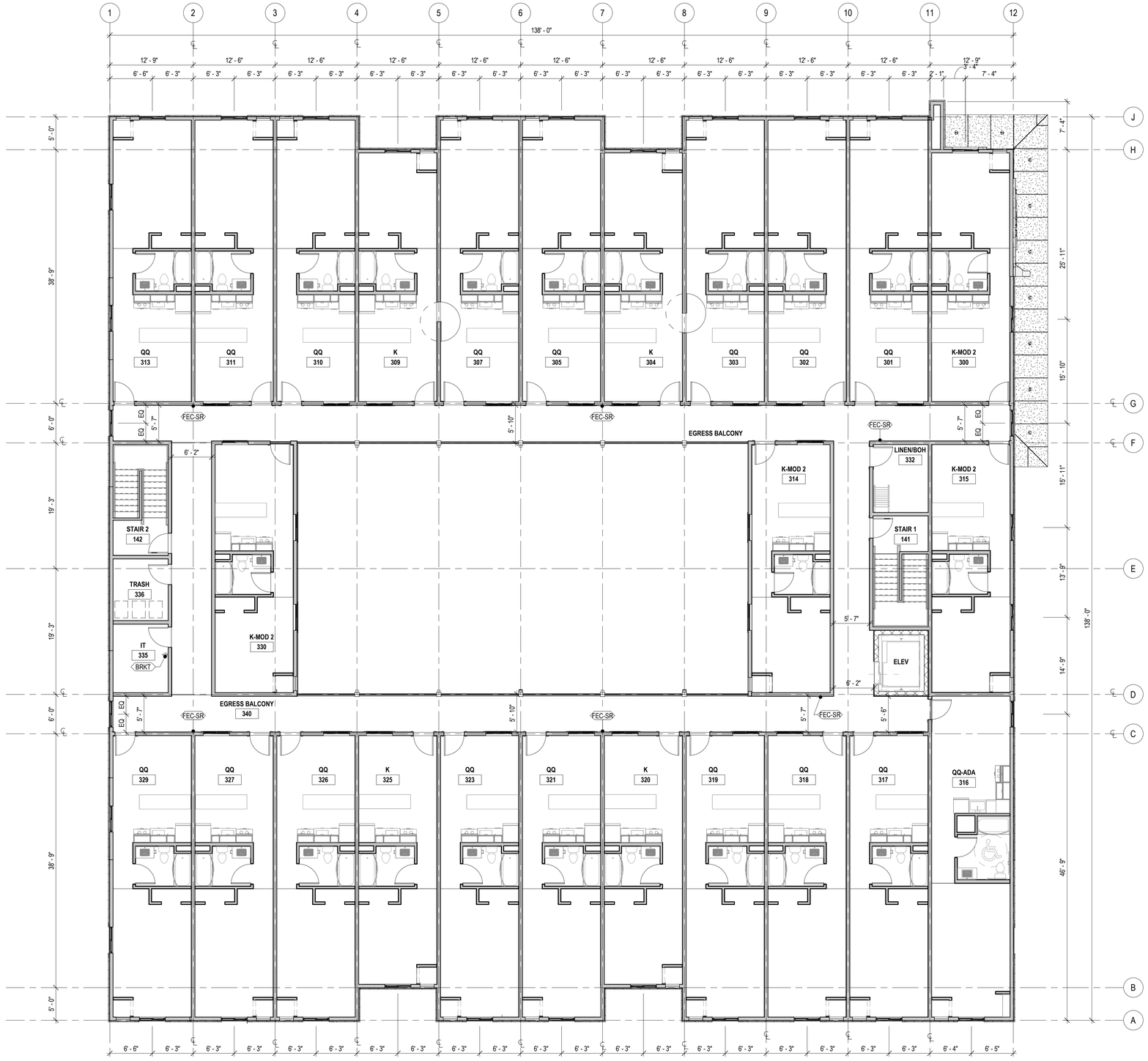

1 THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF

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2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
THIRD FLOOR PLAN

PLAN NORTH

GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

A-103

2/18/2022 5:59:41 PM

WOOLPERT
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2nd Floor
Cincinnati, OH 45202
513.272.8300

KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"

1 LEFT EXTERIOR ELEVATION
1/8" = 1'-0"

2 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
EXTERIOR BUILDING ELEVATIONS

A-201

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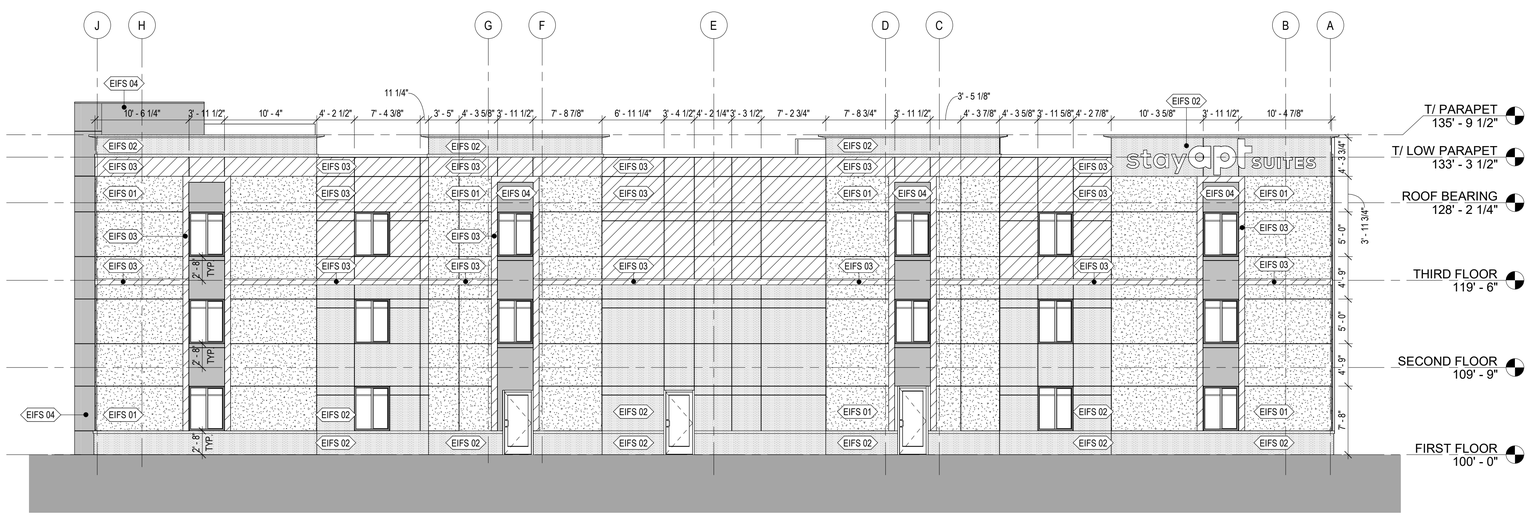
1 RIGHT EXTERIOR ELEVATION

1/8" = 1'-0"



2 BACK EXTERIOR ELEVATION

1/8" = 1'-0"

KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"

WOOLPERT

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STAY APT SUITES

3-STORY, 70 UNIT SUITES

1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
EXTERIOR BUILDING ELEVATIONS

A-202

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WOOLPERT
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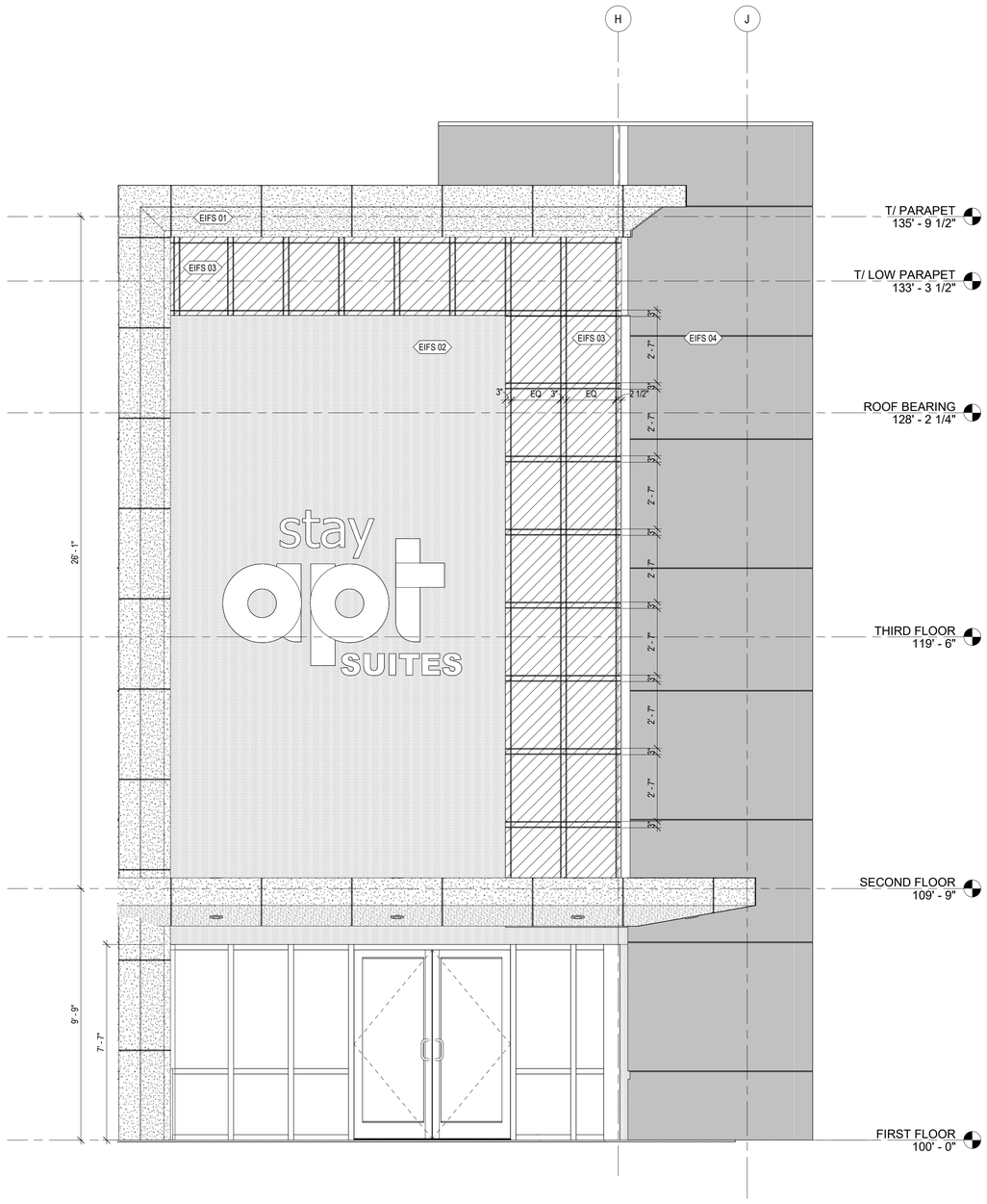
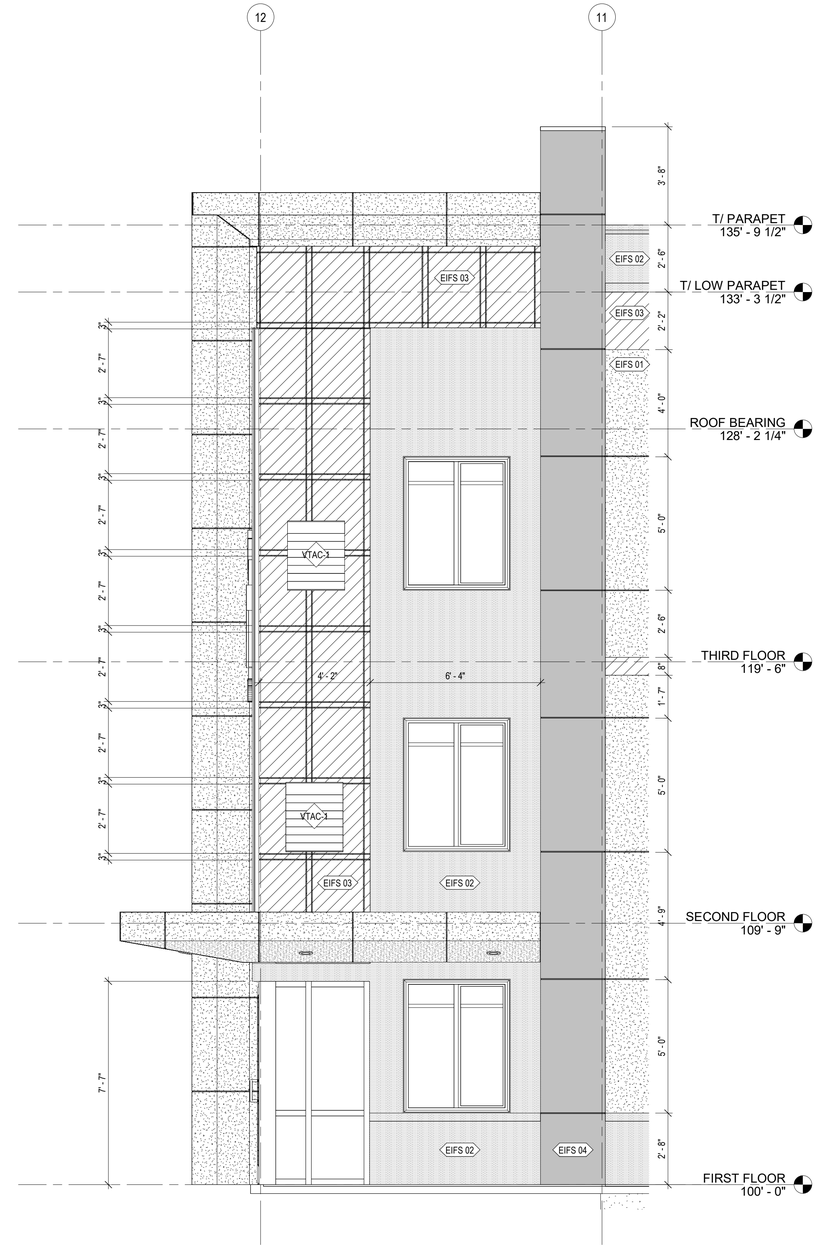
KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"



1 FRONT EXT ELEV - ENTRYWAY
3/8" = 1'-0"



2 RIGHT EXT ELEV - ENTRYWAY
3/8" = 1'-0"

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
ENLARGED
EXTERIOR BUILDING
ELEVATIONS

A-204

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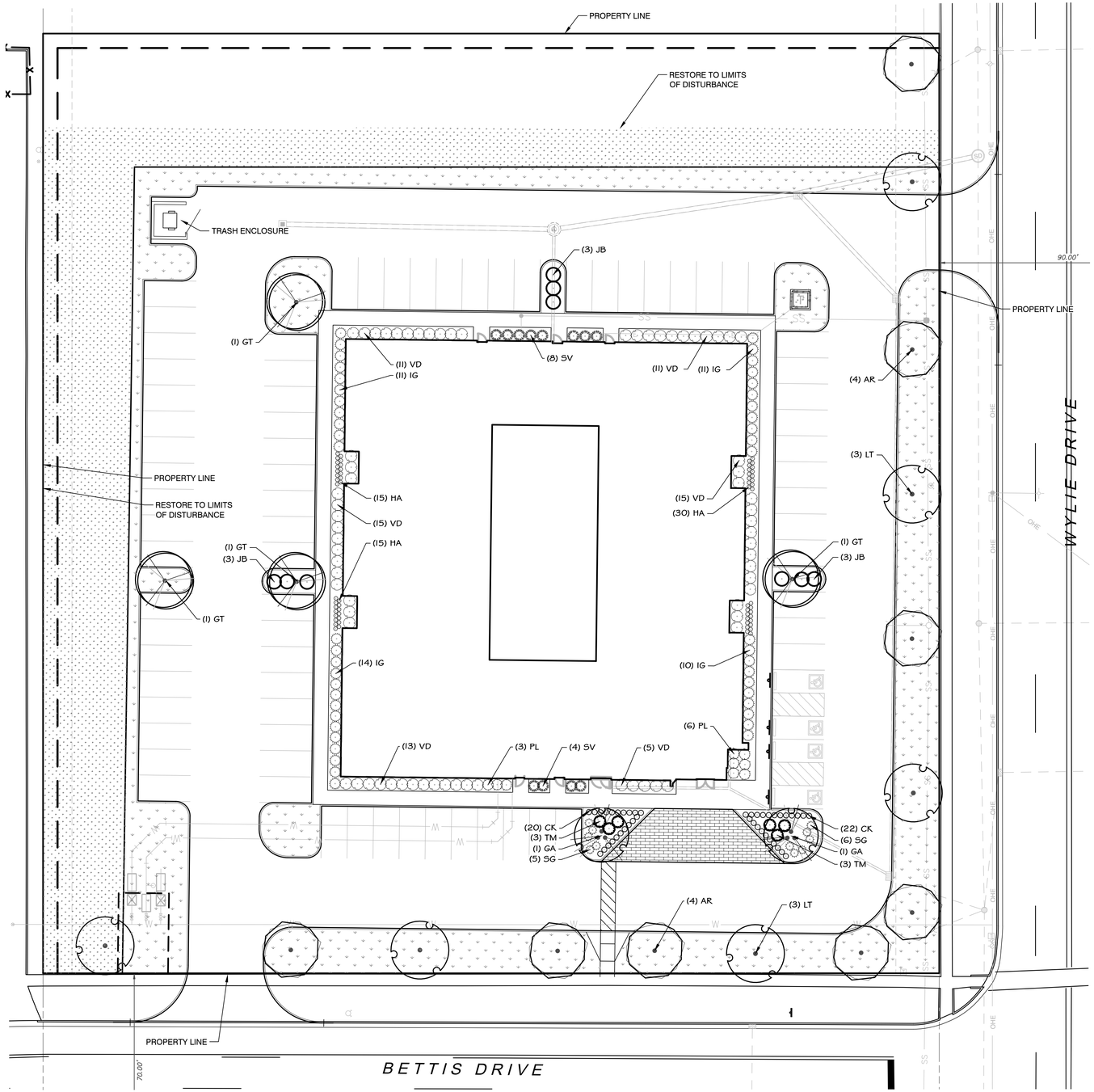

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AR	8	Acer rubrum `Red Sunset` Red Sunset Maple	3" Cal.	Cont. or B&B	12` min.
	GA	2	Ginkgo biloba `Autumn Gold` TM Autumn Gold Maidenhair Tree	3" Cal.	B&B	12`-14`
	GT	4	Gleditsia triacanthos inermis `Skycole` TM Skyline Thornless Honey Locust	3" Cal.	B&B	12` min.
	LT	6	Liriodendron tulipifera Tulip Poplar	3" Cal.	B&B	12` min.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	CK	42	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.	24" OC	12" HT MIN.
	HA	60	Hakonechloa macra `All Gold` All Gold Japanese Forest Grass	1 gal.	Per Plan	18"
	IG	46	Ilex glabra `Shamrock` Inkberry	5 gal.	Per Plan	30" Min
	JB	9	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	Per Plan	18" Min.
	PL	9	Physocarpus opulifolius `Little Devil` TM Dwarf Ninebark	5 gal.	Per Plan	30" Min
	SV	12	Spiraea alba latifolia Broad-Leaved Meadow-Sweet	5 gal.	Per Plan	30" Min
	SG	11	Spiraea japonica `Goldmound` Goldmound Japanese Spirea	3 gal.	36" OC	18" Min.
	TM	6	Taxus x media `Densiformis` Dense Yew	2 gal.	36" OC	24" Min.
	VD	70	Viburnum dentatum `Arrowwood` Arrowwood Viburnum	5 gal.	Per Plan	30" Min

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	PP	12,476 sf	Poa pratensis Kentucky Bluegrass	Hydromulch		
	TURF	12,475 sf	Poa pratensis Kentucky Bluegrass	sod		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWSHIP LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS

STREET TREES	
FRONTAGE LENGTH - WYLIE DR:	325 LF
STREET TREES REQUIRED:	7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED:	7 TREES
FRONTAGE LENGTH - BETTIS DRIVE:	310 LF
STREET TREES REQUIRED:	7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED:	7 TREES
PARKING LOT	
SURFACE AREA	34,563 SF
LANDSCAPE AREA REQUIRED:	1,728 SF (5%)
LANDSCAPE AREA PROVIDED:	2,389 SF (6.9%)
PARKING SPACES:	75 SPACES
TREES REQUIRED:	5 TREES (1 PER 15 SPACES)
TREES PROVIDED:	6 TREES

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Cad file name:

0' 10' 20' 40'
Scale 1" = 20'

EVERGREEN DESIGN GROUP
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LANDSCAPE PLANTING
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705
BLOOMINGTON, IL

150032-01-028

LICENSED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
157-001581
STATE OF ILLINOIS
03/01/2022

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
EMS DESIGN	EMS DRAWN	EMS/RM CHKD
SCALE	H: V:	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	LP-1	

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

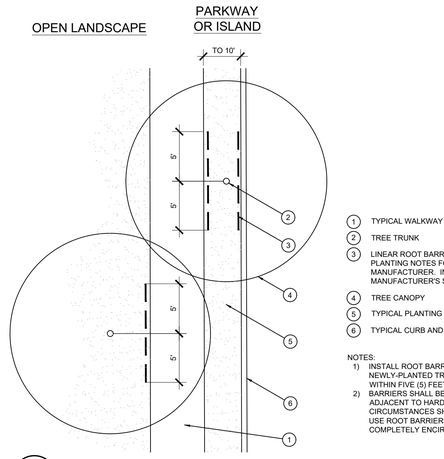
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS, PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKES BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

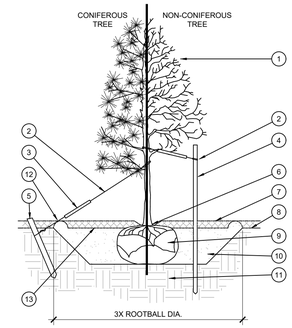
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

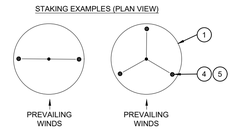


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

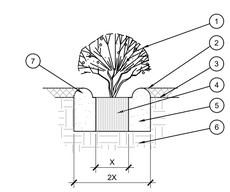




1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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JULIE ILLINOIS ONE-CALL SYSTEM

Cad file name:

EVERGREEN DESIGN GROUP
(800) 680-6630
4635 Ladell Blvd., Ste 200
St Louis, MO 63101
www.EvergreenDesignGroup.com

Bowman

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TBPE Firm Registration No. F-14309

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Phone: (704)412-7424
bowmanconsulting.com
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LANDSCAPE DETAILS & SPECIFICATIONS
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705
BLOOMINGTON, IL

150032-01-028

LICENSED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
157-001581
STATE OF ILLINOIS
03/01/2022

PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
EMS	EMS	EMS/RM
DESIGN	DRAWN	CHKD

SCALE H: V:
JOB No. 150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET LP-2

PROJECT INFORMATION

PROJECT	STAYAPT SUITES - BLOOMINGTON, IL
PROJECT ADDRESS/LOCATION	10332 WYLIE DRIVE BLOOMINGTON, IL 61705
PARCEL TAX NUMBERS	14-31-351-008, 14-31-351-009, 14-31-351-015
LOT ACREAGE	2.31 ACRES
LIMIT OF DISTURBANCE (LOD)	XX.XX ACRES
PARCEL ZONING	B-1
EXISTING BUILDING CONDITIONS	VACANT LAND

THIS SITE SITS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X
AS SEEN IN FEMA FLOOD MAP FEMA FIRM Map Number, DATED XX/XX/XX.

SITE DEVELOPMENT PLANS FOR

STAYAPT SUITES - BLOOMINGTON, IL

PROPERTY ID. 14-31-351-008, 14-31-351-009, 14-31-351-015
10332 WYLIE DRIVE
BLOOMINGTON, IL 61705

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT	CRAIG SHONKWILER
PHONE	(309) 434-2225
EMAIL	CSHONKWILER@CITYBLM.ORG

CITY ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

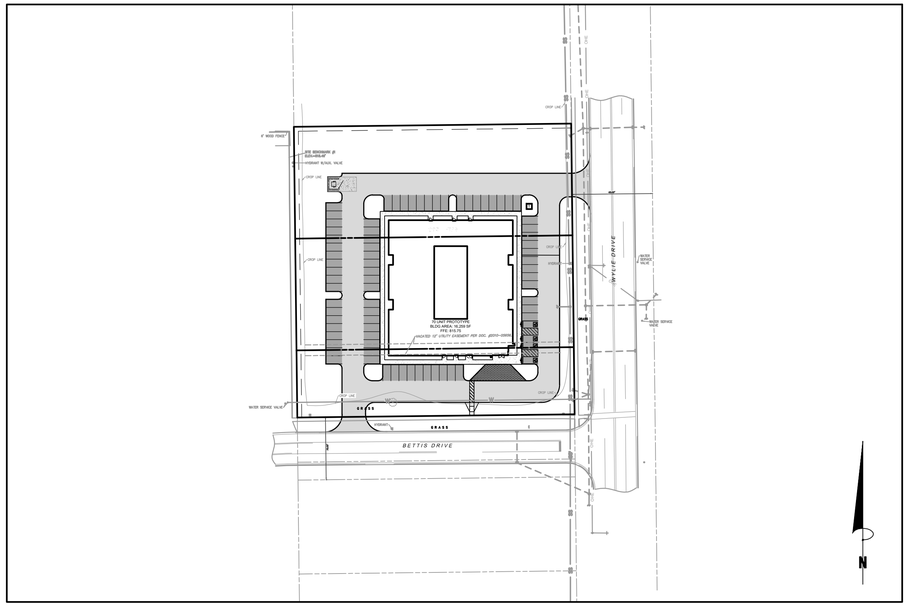
CONTACT	GLEN WETTEROW
EMAIL	GWETTEROW@CITYBLM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER	BLOOMINGTON TOWNSHIP WATER DISTRICT
SEWER SYSTEM PROVIDER	BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT
ELECTRICAL PROVIDER	
GAS PROVIDER	NICOR GAS

PARKING SCHEDULE

REQUIRED	ONE SPACE PER ROOM = 70 REQUIRED
PROPOSED	71 TYPICAL SPACES 4 ADA SPACES 75 TOTAL SPACES
STALL DIMENSIONS	9' X 18' ADA - 8' X 18"



VICINITY MAP
1"=80'

OWNER / DEVELOPER

stayAPT Suites
LG AS FRANCHISOR LLC
10801 MONROE RD., SUITE C
MATTHEWS, NC 28015
(781) 439-8843
CONTACT: BRUCE COLLINS

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
4509 CREEDMOOR RD, SUITE 201
RALEIGH, NC 27612
800-680-6630
CONTACT:RODNEY MCNABB

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
4350 MAIN STREET, SUITE 219
CHARLOTTE, NC 28075
704-412-7474
CONTACT:PETER DOSTER, PE

SURVEYOR

WT GROUP
2675 PRATUM AVE
HOFFMAN ESTATES, IL 60192
224-293-6333

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COVER
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
03/11/22

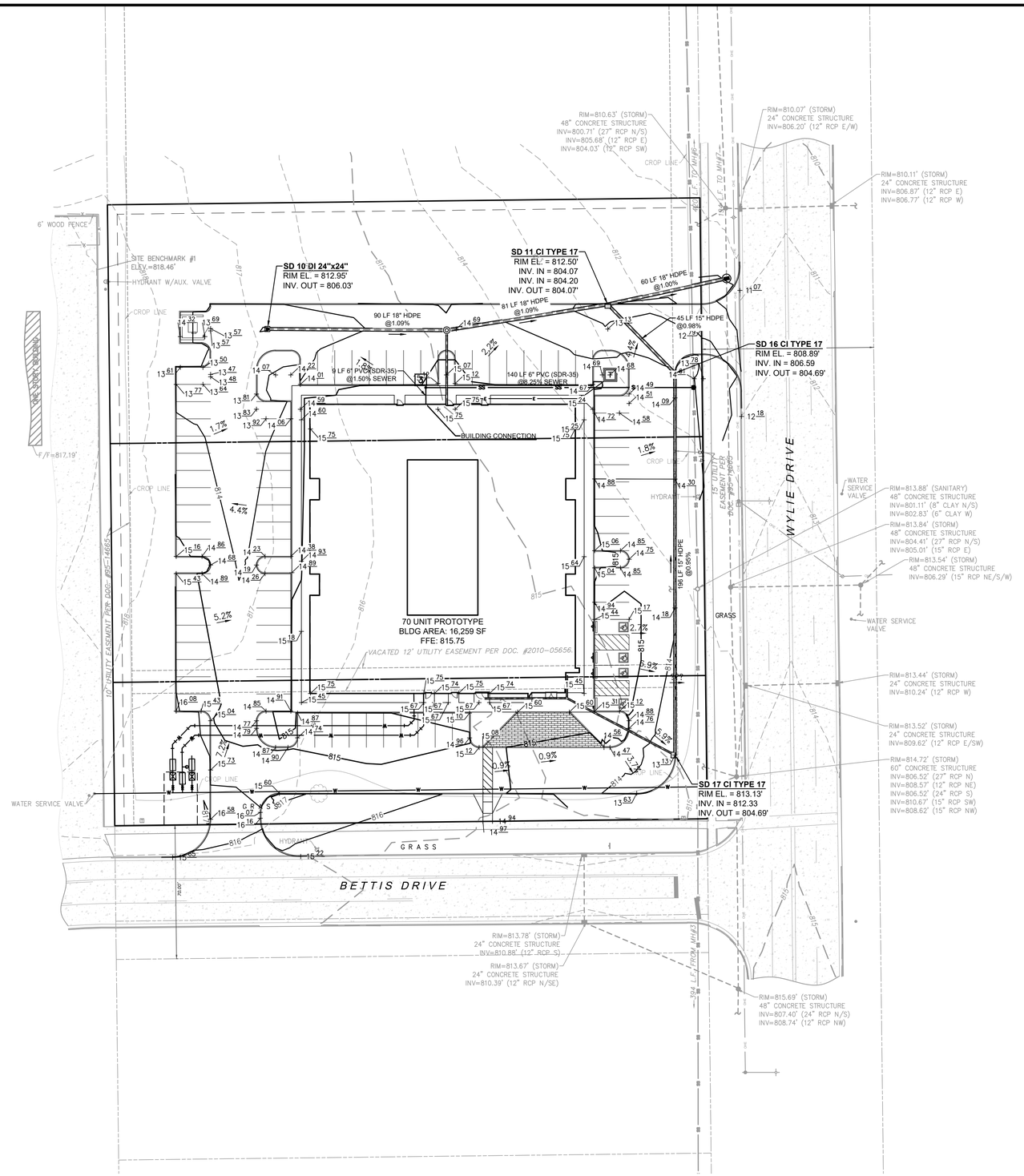
PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: V:	

JOB No.150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET C0.0

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C0 COVER.dwg



ADA NOTES

1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
3. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TRESS, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
4. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A 20-30 TON LOADED DUMP TRUCK IS ALSO REQUIRED.
5. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6"-8" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 TEST METHOD (MODIFIED PROCTOR). THE UPPER 2' BENEATH SLABS AND PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 98% OF THE SAME CRITERIA.
6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
7. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
8. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
9. CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
10. PIPE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1' INCREMENT.
11. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDES RIGHTS-OF-WAY AND DRAINAGE EASEMENT, ARE TO BE FULLY SODDED
12. AN AS-BUILT SURVEY OF THE DETENTION POND, DIMENSIONS OF POND OUTLET STRUCTURE, AND A POND CERTIFICATION LETTER FROM THE ENGINEER OF RECORD WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
13. ALL SPOT ELEVATIONS ARE TO BOTTOM OF CURB, EDGE OF SIDEWALK, OR GRATE/THROAT OF STRUCTURE UNLESS NOTED OTHERWISE.

PROPOSED LEGEND

- 325 — MAJOR CONTOUR
- 324 — MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- +25 32 — SPOT ELEVATION (BOTTOM OF CURB)
- STORM SEWER PIPE
- CURB INLET
- GRATE INLET
- FLOW DIRECTION

EXISTING LEGEND

- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- BURIED TELECOM
- IRON FENCE
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGN
- GUY WIRE
- STORM MANHOLE
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

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Phone: (704)412-7424
bowmanconsulting.com
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GRADING AND DRAINAGE PLAN
STAYAPT SUITES

1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
3/11/22

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

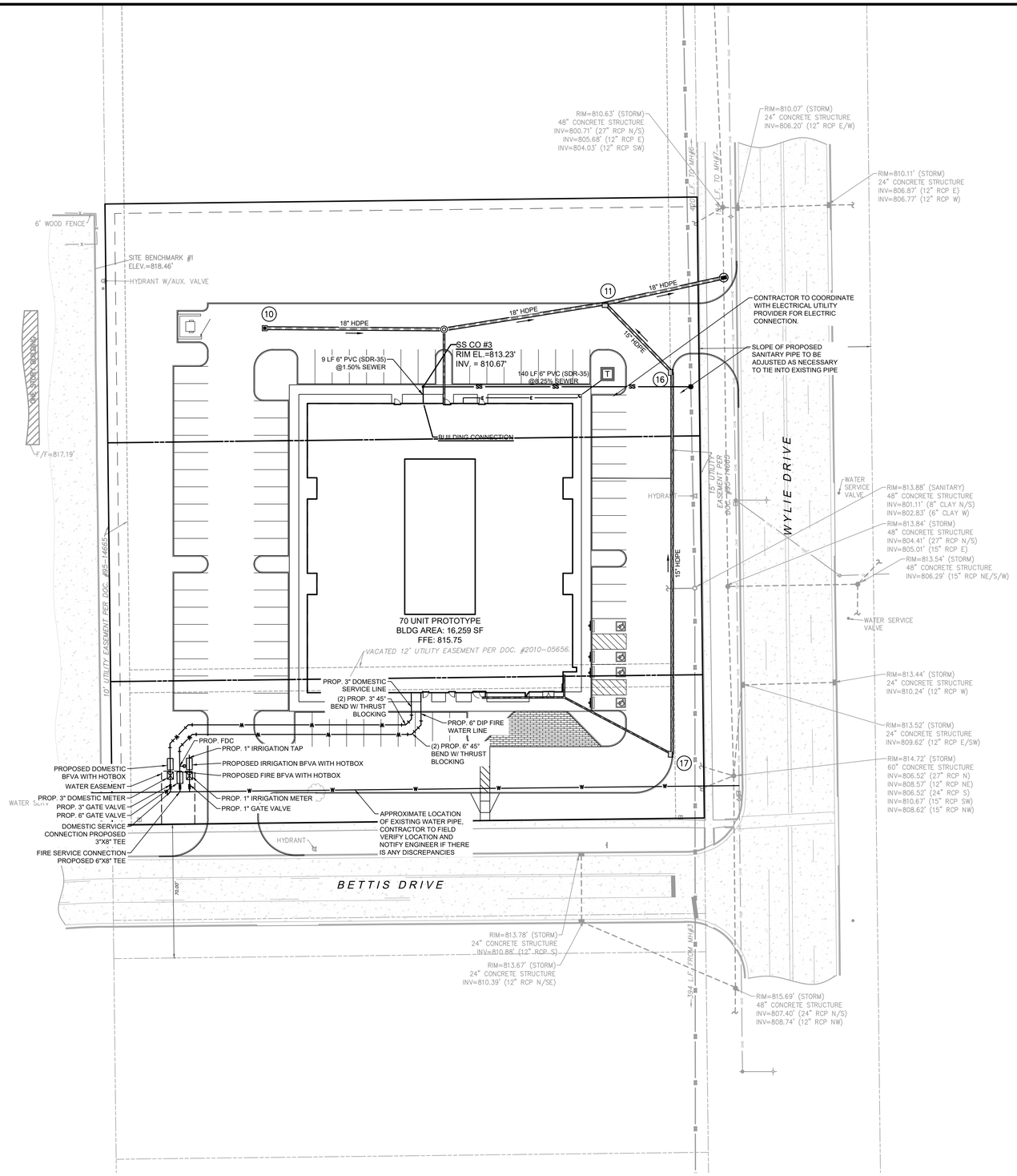
DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C4.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C4.0 GRADING.dwg

CONTRACTOR TO VERIFY IF FIRE PUMP WILL BE REQUIRED FOR FIRE SPRINKLER DESIGN. IF FIRE PUMP IS NOT REQUIRED, CONTRACTOR TO CONTACT ENGINEER ABOUT METER AND BACKFLOW CONFIGURATION PRIOR TO ORDERING AND INSTALLING FIRE LINE EQUIPMENT. CHANGES TO METER AND BACKFLOW CONFIGURATION MUST BE APROVED BY THE CITY OF PORT ARTHUR.

GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF BLOOMINGTON OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE
2. ONLY THE CITY OF BLOOMINGTON PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN



PROPOSED LEGEND

- 325 — MAJOR CONTOUR
- 324 — MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- +25.32 — SPOT ELEVATION (BOTTOM OF CURB)
- STORM SEWER PIPE
- CURB INLET
- GRATE INLET
- FLOW DIRECTION

EXISTING LEGEND

- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- BURIED TELECOM
- IRON FENCE
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGN
- GUY WIRE
- STORM MANHOLE
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

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UTILITY PLAN
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
02/11/22
OF ILLINOIS

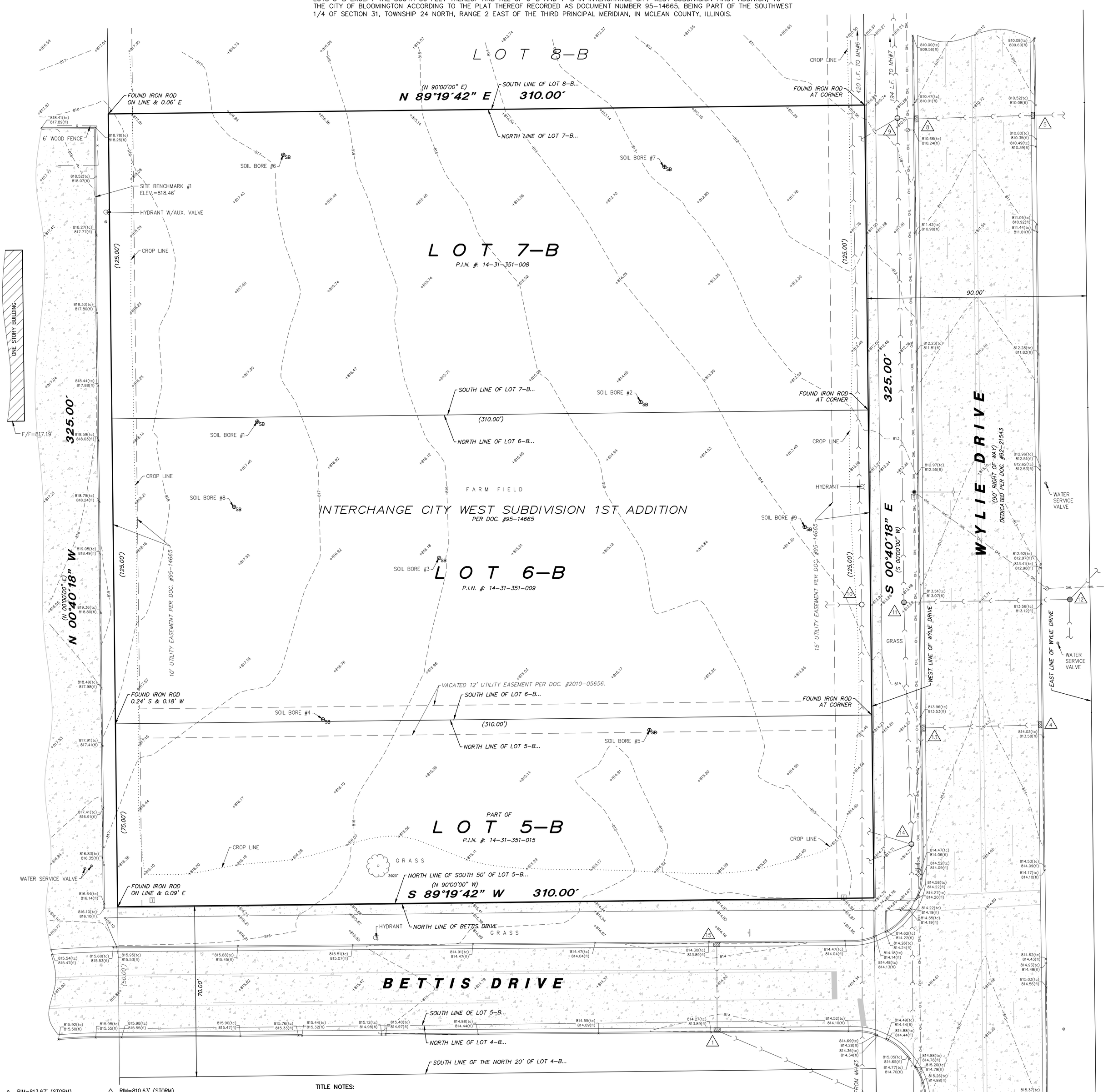
PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No.150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C5.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C5.0 UTILITIES.dwg

ALTA / NSPS
LAND TITLE SURVEY

LOTS 5–B EXCEPT THE SOUTH 50 FEET THEREOF AND ALL OF 6–B AND 7–B IN INTERCHANGE CITY WEST SUBDIVISION FIRST ADDITION, TO THE CITY OF BLOOMINGTON ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95–14665, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.



1 RIM=813.67' (STORM)
24" CONCRETE STRUCTURE
INV=810.39' (12" RCP N/SE)

2 RIM=815.69' (STORM)
48" CONCRETE STRUCTURE
INV=807.40' (24" RCP N/S)
INV=808.74' (12" RCP NW)

3 RIM=817.38' (SANITARY)
48" CONCRETE STRUCTURE
INV=805.28' (8" CLAY N/E/S)
INV=807.28' (8" CLAY SW)
INV=805.88' (8" CLAY W)

4 RIM=813.44' (STORM)
24" CONCRETE STRUCTURE
INV=810.24' (12" RCP W)

5 RIM=810.11' (STORM)
24" CONCRETE STRUCTURE
INV=806.87' (12" RCP E)
INV=806.77' (12" RCP W)

6 RIM=807.55' (SANITARY)
48" CONCRETE STRUCTURE
INV=793.30' (8" CLAY N/S)

7 RIM=807.38' (STORM)
48" CONCRETE STRUCTURE
INV=796.63' (24" RCP N/S)
INV=799.48' (15" RCP SW)
INV=801.63' (12" RCP N)

8 RIM=810.07' (STORM)
24" CONCRETE STRUCTURE
INV=806.20' (12" RCP E/W)

9 RIM=810.63' (STORM)
48" CONCRETE STRUCTURE
INV=800.71' (27" RCP N/S)
INV=805.68' (12" RCP E)
INV=804.03' (12" RCP SW)

10 RIM=813.88' (SANITARY)
48" CONCRETE STRUCTURE
INV=801.11' (8" CLAY N/S)
INV=802.83' (6" CLAY W)

11 RIM=813.84' (STORM)
48" CONCRETE STRUCTURE
INV=804.41' (27" RCP N/S)
INV=805.01' (15" RCP E)

12 RIM=813.54' (STORM)
48" CONCRETE STRUCTURE
INV=806.29' (15" RCP NE/S/W)

13 RIM=813.52' (STORM)
24" CONCRETE STRUCTURE
INV=809.62' (12" RCP E/SW)
14

14 RIM=814.72' (STORM)
60" CONCRETE STRUCTURE
INV=806.52' (27" RCP N)
INV=808.57' (12" RCP NE)
INV=806.52' (24" RCP S)
INV=810.67' (15" RCP SW)
INV=808.62' (15" RCP NW)

15 RIM=813.78' (STORM)
24" CONCRETE STRUCTURE
INV=810.88' (12" RCP S)

N

SCALE: 1" = 20'

00 10 20 40

BAR SCALE

LEGEND

PROPERTY LINE	T/F T/T TOP FOUNDATION/THRESHOLD	SB	SOIL BORING
CENTER LINE		T E	TEL/ELEC MANHOLE
EASEMENT LINE			UTILITY POLE
BUILDING SETBACK			GUARDRAIL
(XXX')	RECORD DATA		GUY WIRE ANCHOR
+ XXX.XX / XXX.XX	TOP OF (CURB,WALL, ETC.) / SPOT GRADE / BOTTOM OF (GROUND, GUTTER,ETC.)	773	CONTOUR LINE
	CONCRETE		TREE LINE / HEDGE LINE
			EDGE GRAVEL/STONE
	EVERGREEN/DECIDUOUS WITH SIZE IN INCHES		FENCE LINE
			STORM SEWER
			SANITARY SEWER
	SHRUB/SHRUB LINE		COMBO SEWER
	MONITOR WELL	WS	WATER SERVICE LINE
	GAS VALVE	WM	WATER MAIN
	UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	OHL	OVERHEAD LINE
		FO	FIBER OPTIC LINE
	MAILBOX	G	GAS LINE
		UGT	U.G. TELCO LINE
		UGE	U.G. ELECTRIC LINE

TITLE NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5606–2102521 HAVING AN EFFECTIVE DATE OF JANUARY 3, 2022

SCHEDULE B EXCEPTIONS

ITEM 18 – DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 25, 1930 IN BOOK 392 PAGE 392 AS DOCUMENT NO. 9415.
DOCUMENT NOT PROVIDED

ITEM 19 – DEDICATION OF A RIGHT–OF–WAY FOR PUBLIC ROAD PURPOSES RECORDED APRIL 3, 1963 AS DOCUMENT NO. 34460 TO THE STATE OF ILLINOIS.
DOCUMENT NOT PROVIDED

ITEM 20 – DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED APRIL 3, 1963 AS DOCUMENT NO. 36460.
DOCUMENT NOT PROVIDED

ITEM 21 – RIGHT OF WAY IN FAVOR OF THE TOWN OF NORMAL RECORDED APRIL13, 1983 AS DOCUMENT NO. 83–4051.
DOCUMENT NOT PROVIDED

ITEM 22 – WATERMAIN EASEMENT IN FAVOR OF THE TOWN OF NORMAL AS DISCLOSED BY RESOLUTION NO. 1015 RECORDED NOVEMBER 6, 1986 AS DOCUMENT NO. 86–19848.
DOES NOT AFFECT THE SURVEYED PROPERTY.

ITEM 23 – TERMS AND PROVISIONS OF AN ANNEXATION AGREEMENT RECORDED AUGUST 12, 1994 AS DOCUMENT NO. 94–21716 BETWEEN MIDWEST PROPERTIES AND THE CITY OF BLOOMINGTON.
NOT PLOTTABLE

ITEM 24 – COVENANTS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 96–10246
NOT PLOTTABLE

ITEM 25 – RESOLUTION ACCEPTING THE DEDICATION OF A PERMANENT STREET EASEMENT FOR VALLEY VIEW DRIVE RECORDED FEBRUARY 7, 1997 AS DOCUMENT NO. 97–3099.
DOES NOT AFFECT SURVEYED PROPERTY. STREET EASEMENT IS FOR VALLEY VIEW DRIVE WHICH IS LOCATED NORTHWEST OF THE SURVEYED PROPERTY.

ITEM 26 – PERMANENT STREET EASEMENT IN FAVOR OF THE CITY OF BLOOMINGTON, CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 7, 1997 AS DOCUMENT NO. 97–3100.
DOES NOT AFFECT SURVEYED PROPERTY. STREET EASEMENT IS FOR VALLEY VIEW DRIVE WHICH IS LOCATED NORTHWEST OF THE SURVEYED PROPERTY.

ITEM 27– TERMS AND PROVISIONS OF A PREANNEXATION AGREEMENT BETWEEN INTERCHANGE CITY WEST, L.L.C. AND THE CITY OF BLOOMINGTON, RECORDED 08/16/99 AS DOCUMENT NOS. 99–25680 AND 99–25681.
NOT PLOTTABLE

ITEM 28 – COVENANTS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 96–1049
NOT PLOTTABLE

ITEM 29 – EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: UTILITIES
UTILITY EASEMENTS ARE SHOWN PER INTERCHANGE CITY WEST SUBDIVISION FIRST ADDITION PLAT.

ITEM 30 – COVENANTS AND RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 4, 2000 AS DOCUMENT NO. 2000–29777
NOT PLOTTABLE

ITEM 31 – ORDINANCE NO. 2007 – 21 PROVIDING FOR THE VACATION OF GENERAL UTILITY EASEMENT (LOCATED AT LOT 5B AND 6B INTERCHANGE CITY WEST SUBDIVISION, FIRST ADDITION) RECORDED MARCH 22, 2010 AS DOCUMENT NO. 2010–5656.
VACATED EASEMENT IS SHOWN.

SURVEY NOTES:

1. SITE BENCHMARK – CROSS SET IN CONCRETE CURB ON PROPERTY TO THE WEST, 37' NE OF THE NORTHEAST BUILDING CORNER AND 7' NW OF HYDRANT AS SHOWN. ELEVATION=818.46' (NAVD88)
2. PERMANENT INDEX NUMBER (P.I.N. #):14–31–351–008, 14–31–351–009 & 14–31–351–015
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. PROPERTY AREA: 2.313 ACRES (100,750 SQUARE FEET)
5. FIELD WORK COMPLETED ON 1/4/2022.
6. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO. 17113C0481E DATED 7/16/2008.
7. SURVEY PREPARED FOR: BOWMAN CONSULTING
8. THERE ARE NO BUILDINGS OR PARKING ON THE SURVEYED PROPERTY.
9. ZONING REPORT NOT PROVIDED TO SURVEYOR.
10. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
11. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS
) SS
COUNTY OF COOK

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2–5, 6A, 7A, 8, 9 AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2022.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____.
AT HOFFMAN ESTATES, ILLINOIS.

1/18/22 PRELIMINARY FOR REVIEW

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

SUR-1
SHEET 1 OF 1
ALTA/NSPS LAND TITLE SURVEY

JOB: S200001
DRAWN:REM
CHECK:FIM

ISSUE TO CLIENT	DATE
	1/18/2022

STAYAPT SUITES - BLOOMINGTON
1032 WYLIE DRIVE
BLOOMINGTON, ILLINOIS

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL. License No: 184.007570-0015 Expires: 04.30.2023

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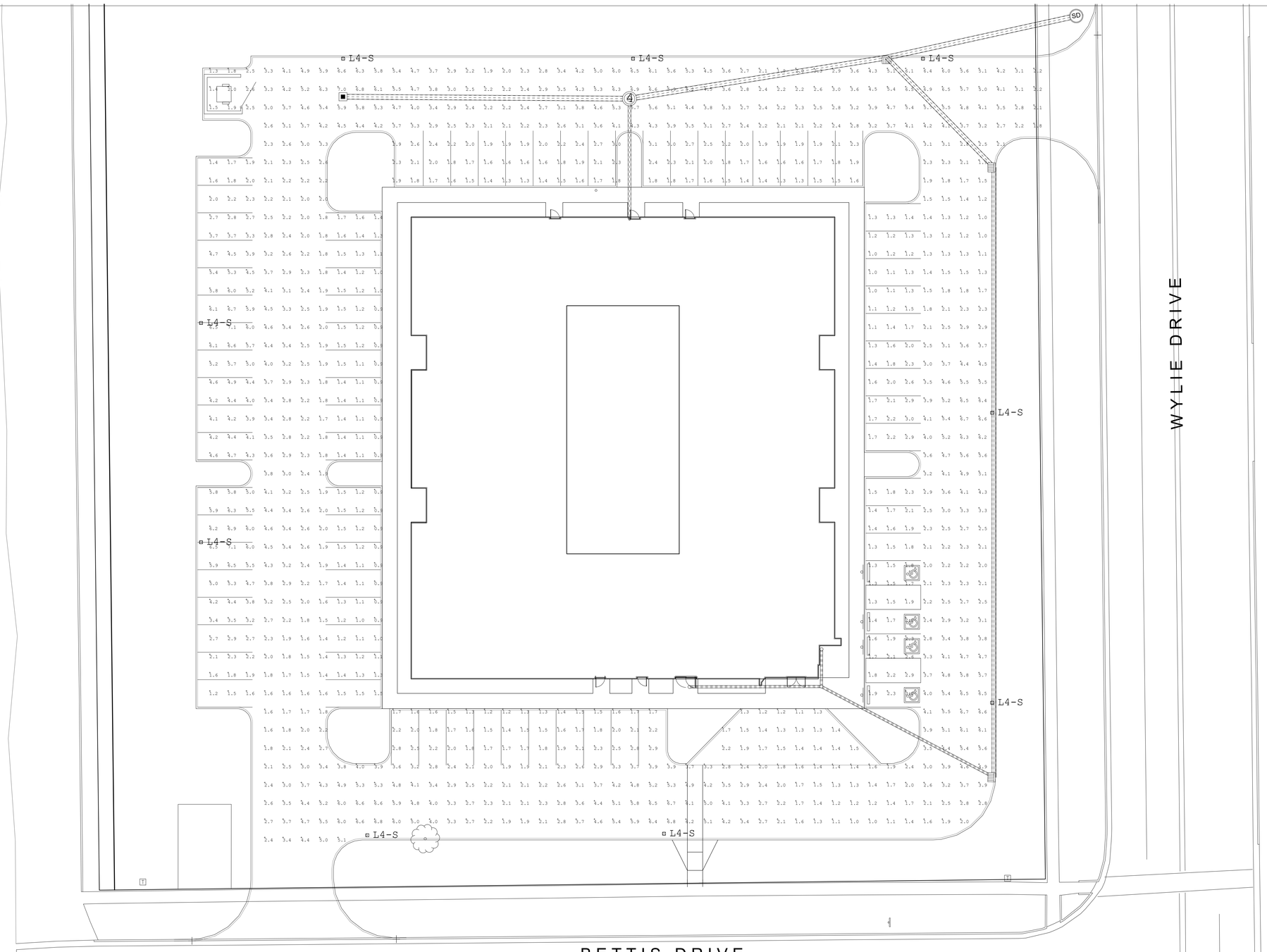


STAY APTS - BLOOMINGTON
MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE
REVISED 2-25-22

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	L4-S	SINGLE	21044	0.950	LED AREA LIGHT TYPE IV DIST WITH HSS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.87	7.1	0.9	3.19	7.89

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
1.	DRAWING ISSUE	02.24.22
2.	REVISION ISSUE	02.25.22

STAY APT SUITES
BLOOMINGTON

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CLI PLANS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE NOT TO BE REPRODUCED. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title

SITE LIGHTING PLAN & PHOTOMETRICS

Scale: 1/16"=1'-0"
Date: 02.25.22
Drawn By: FG
Approved By: I.D.
Job No.:
Sheet No.: LDE-1

PROJECT INFORMATION

PROJECT	STAYAPT SUITES - BLOOMINGTON, IL
PROJECT ADDRESS/LOCATION	10332 WYLIE DRIVE BLOOMINGTON, IL 61705
PARCEL TAX NUMBERS	14-31-351-008, 14-31-351-009, 14-31-351-015
LOT ACREAGE	2.31 ACRES
LIMIT OF DISTURBANCE (LOD)	XX.XX ACRES
PARCEL ZONING	B-1
EXISTING BUILDING CONDITIONS	VACANT LAND

THIS SITE SITS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X
AS SEEN IN FEMA FLOOD MAP FEMA FIRM Map Number, DATED XX/XX/XX.

SITE DEVELOPMENT PLANS FOR

STAYAPT SUITES - BLOOMINGTON, IL

PROPERTY ID. 14-31-351-008, 14-31-351-009, 14-31-351-015
10332 WYLIE DRIVE
BLOOMINGTON, IL 61705

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT	CRAIG SHONKWILER
PHONE	(309) 434-2225
EMAIL	CSHONKWILER@CITYBLM.ORG

CITY ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

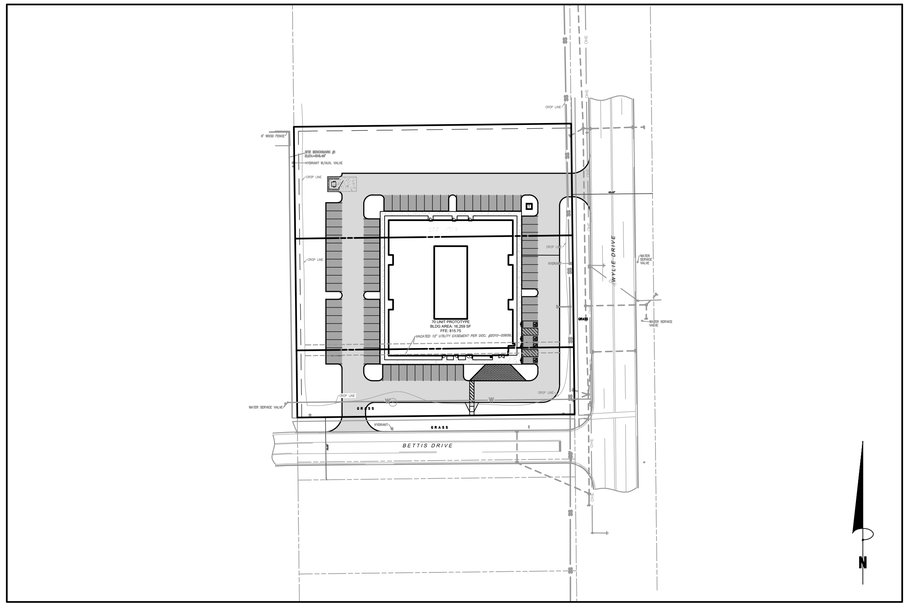
CONTACT	GLEN WETTEROW
EMAIL	GWETTEROW@CITYBLM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER	BLOOMINGTON TOWNSHIP WATER DISTRICT
SEWER SYSTEM PROVIDER	BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT
ELECTRICAL PROVIDER	
GAS PROVIDER	NICOR GAS

PARKING SCHEDULE

REQUIRED	ONE SPACE PER ROOM = 70 REQUIRED
PROPOSED	71 TYPICAL SPACES 4 ADA SPACES 75 TOTAL SPACES
STALL DIMENSIONS	9' X 18' ADA - 8' X 18"



VICINITY MAP
1"=80'

OWNER / DEVELOPER

stayAPT Suites
LG AS FRANCHISOR LLC
10801 MONROE RD., SUITE C
MATTHEWS, NC 28015
(781) 439-8843
CONTACT: BRUCE COLLINS

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
4509 CREEDMOOR RD, SUITE 201
RALEIGH, NC 27612
800-680-6630
CONTACT:RODNEY MCNABB

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
4350 MAIN STREET, SUITE 219
CHARLOTTE, NC 28075
704-412-7474
CONTACT:PETER DOSTER, PE

SURVEYOR

WT GROUP
2675 PRATUM AVE
HOFFMAN ESTATES, IL 60192
224-293-6333

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

Bowman

Bowman

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TBPE Firm Registration No. F-14309

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4350 MAIN STREET
Suite 219
HARRISBURG, NC 28075
Phone: (704)412-7424
bowmanconsulting.com
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COVER
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

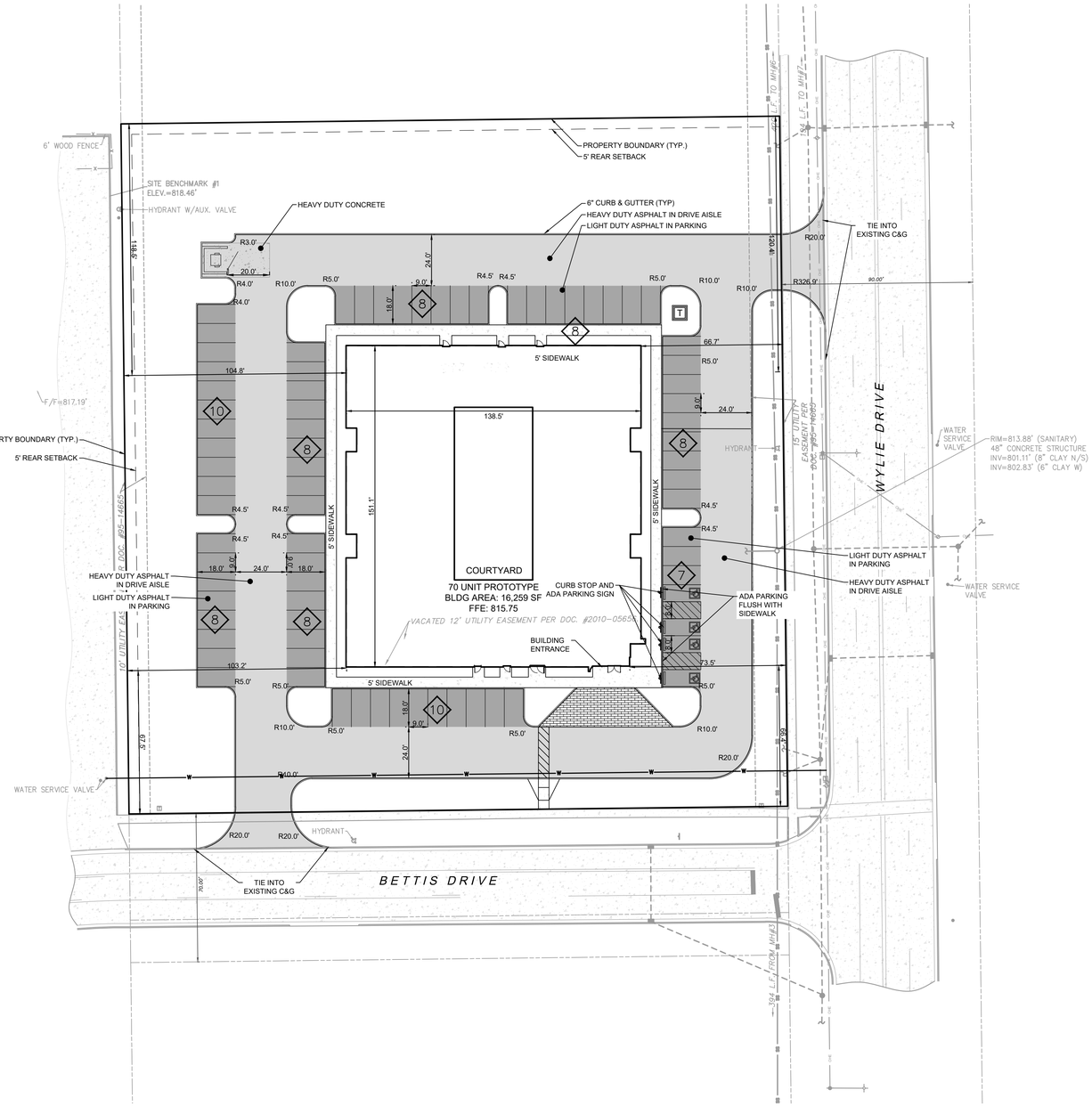
LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
03/11/22

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: V:	

JOB No.150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET C0.0

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C0 COVER.dwg



CONTRACTOR MUST REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF ALL OUTSIDE DOORS AND BUILDING UTILITIES/

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY WT GROUP, DATED 01/18/22, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF BLOOMINGTON SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE IDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADII ARE 5' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. REFER TO GEOTECHNICAL ENGINEERING REPORT BY ATLAS DATED 01/27/2022 FOR PAVEMENT RECOMMENDATIONS.

BUILDING DATA

MINIMUM BUILDING SETBACK REQUIREMENTS

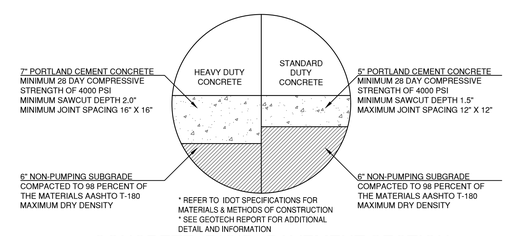
BOUNDARY	DIRECTION	SETBACK
FRONT	SOUTH	0'
BACK	NORTH	5'
SIDE	WEST	5'
FRONT	EAST	0'

PARKING DATA

REQUIRED SPACES:	1 PER BED	
	70	
SPACES PROVIDED:	71	REGULAR
	4	ADA
	75	TOTAL
TYPICAL DIMENSIONS:	8.5'	WIDTH
	18'	DEPTH

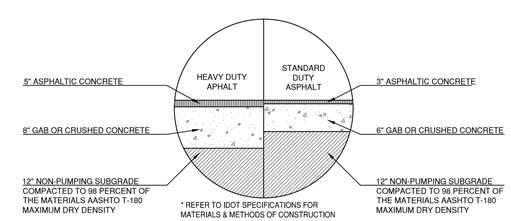
SITE DATA & AREA CALCULATIONS

CURRENT LAND USE CLASSIFICATION:		VACANT LOT
FUTURE LAND USE CLASSIFICATION:		COMMERCIAL
CURRENT ZONING CLASSIFICATION:		G
CURRENT LOCAL JURISDICTION:		CITY OF BLOOMINGTON
FLOOD ZONE CLASSIFICATION;		ZONE 'AH'
FEMA PANEL:		FEMA FIRM MAP NUMBER
DATE:		03/11/2019
SITE AREA	TOTAL:	(2.31 AC)
IMPERVIOUS AREA	TOTAL:	(1.70 AC)
PERVIOUS AREA	OPEN SPACE:	(1.07 AC)
FLOOR AREA RATIO	BLDG/SITE:	17.05%



CONCRETE (RIGID) PAVEMENT SECTION

SCALE: NONE



ASPHALT (FLEXIBLE) PAVEMENT SECTION

SCALE: NONE

PROPOSED LEGEND

PROPOSED BUILDING
CONCRETE SIDEWALK
PROPERTY LINE
STD. 6" CONCRETE CURB
PARKING SPACE COUNT
HEAVY DUTY ASPHALT
LIGHT DUTY ASPHALT
HEAVY DUTY CONCRETE
FIRE HYDRANT

EXISTING LEGEND

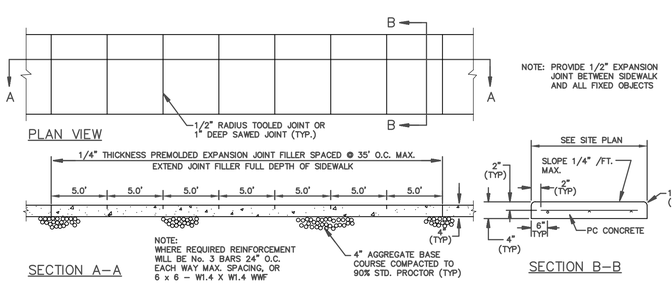
SANITARY SEWER
WATER LINE
OVERHEAD POWER
BURIED TELECOM
IRON FENCE
CONCRETE
WATER VALVE
FIRE HYDRANT
POWER POLE
SIGN
GUY WIRE
STORM MANHOLE
SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 60 30 60 120

(IN FEET)
1 inch = 30 ft.

N



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Phone: (704)412-7424
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SITE PLAN
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

BLOOMINGTON, IL

150032-01-028

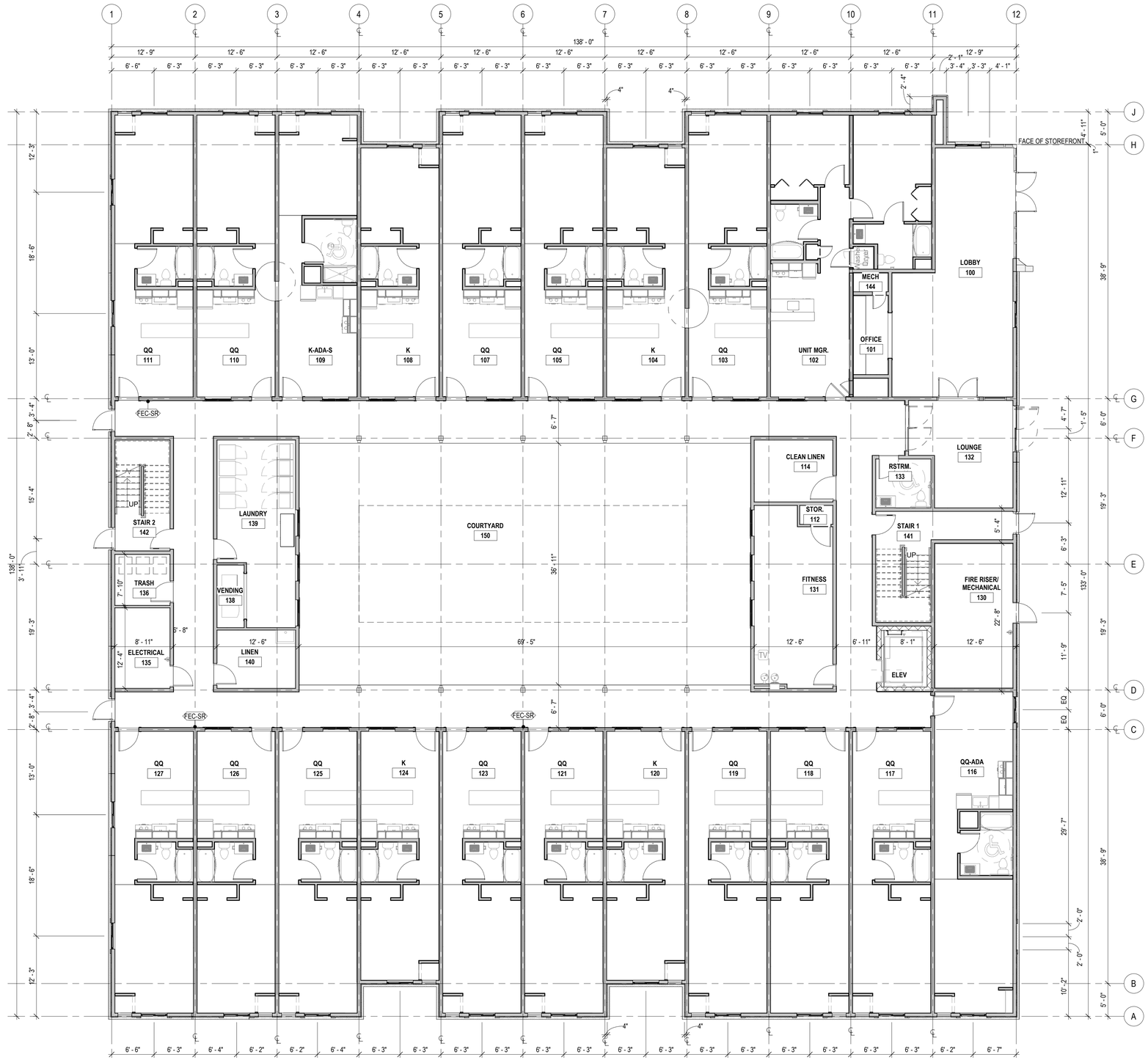
LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
10/11/22

PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C3.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C3.0 SITE.dwg



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

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF

WOOLPERT
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
FIRST FLOOR PLAN

PLAN NORTH

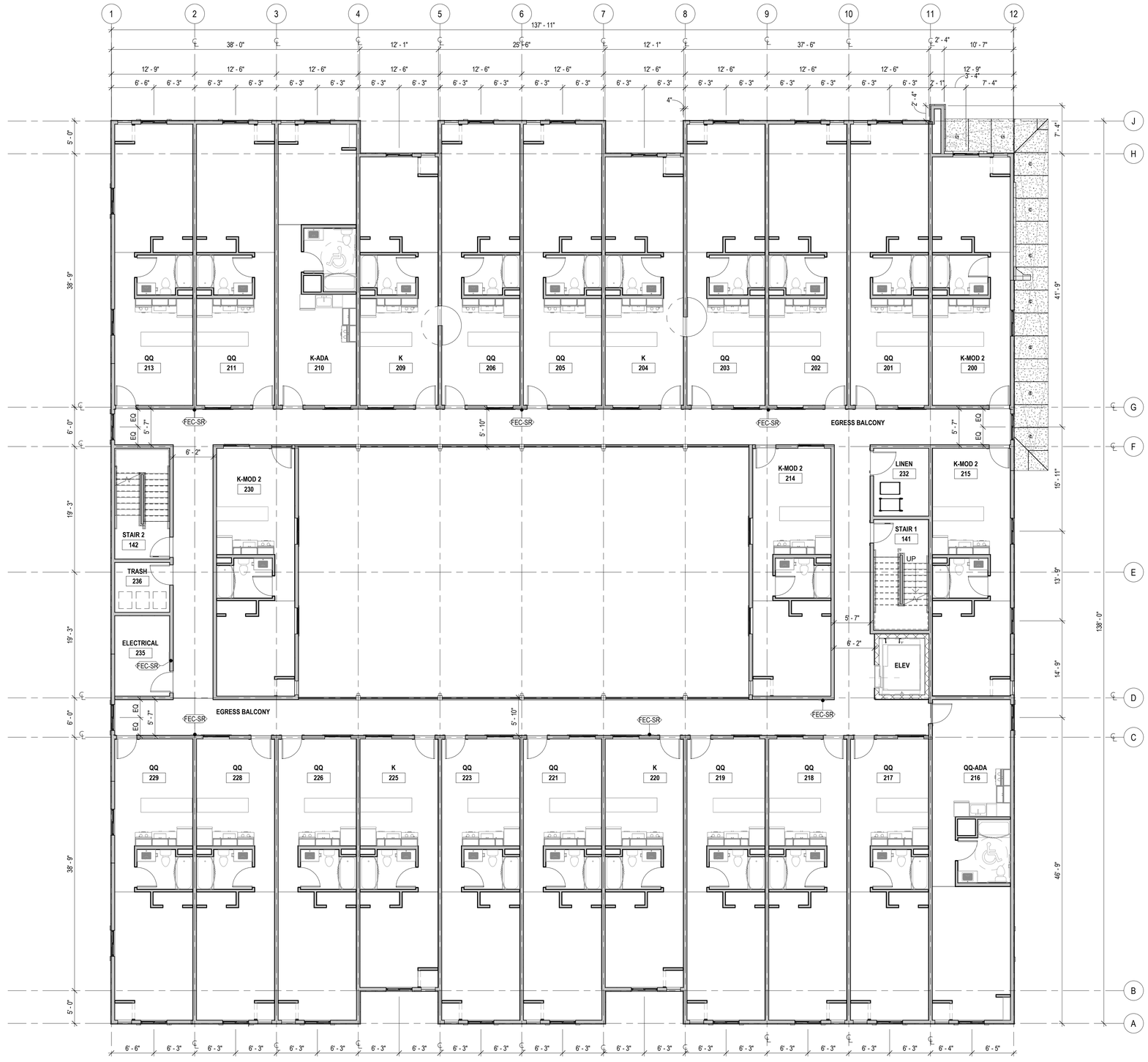
GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

A-101

2/18/2022 5:59:26 PM

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF



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

PLAN NORTH

GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

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2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
SECOND FLOOR PLAN

A-102

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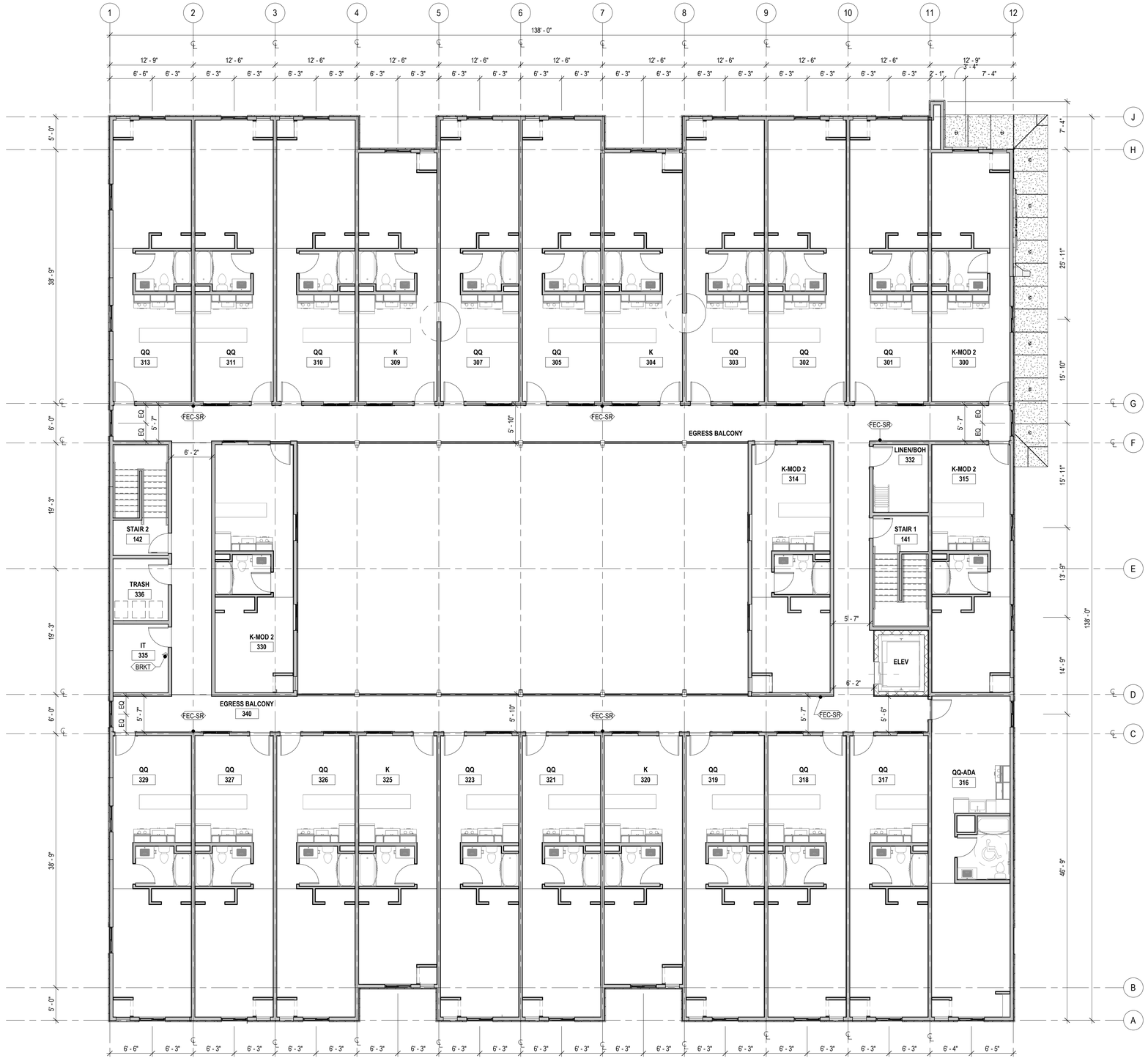


1 THIRD FLOOR PLAN
1/8" = 1'-0"

BUILDING CONSTRUCTION TYPE
TYPE V-A

OCCUPANT LOAD TABLE		
FLOOR	OCCUPANT TYPE (Table 1004.1.2)	AREA
FLOOR 1	A-3 (FITNESS)	375 SF
	B (BUSINESS)	1,600 SF
	R-1 (RESIDENTIAL)	12,425 SF
FLOOR 2	R-1 (RESIDENTIAL)	14,400 SF
FLOOR 3	R-1 (RESIDENTIAL)	14,400 SF
TOTAL		43,200 SF

WOOLPERT
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
THIRD FLOOR PLAN

PLAN NORTH

GRAPHIC SCALE
1/8"=1'-0" 0 4' 8' 16' 24'

A-103

2/18/2022 5:59:41 PM

WOOLPERT
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"

1 LEFT EXTERIOR ELEVATION
1/8" = 1'-0"

2 FRONT EXTERIOR ELEVATION
1/8" = 1'-0"

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

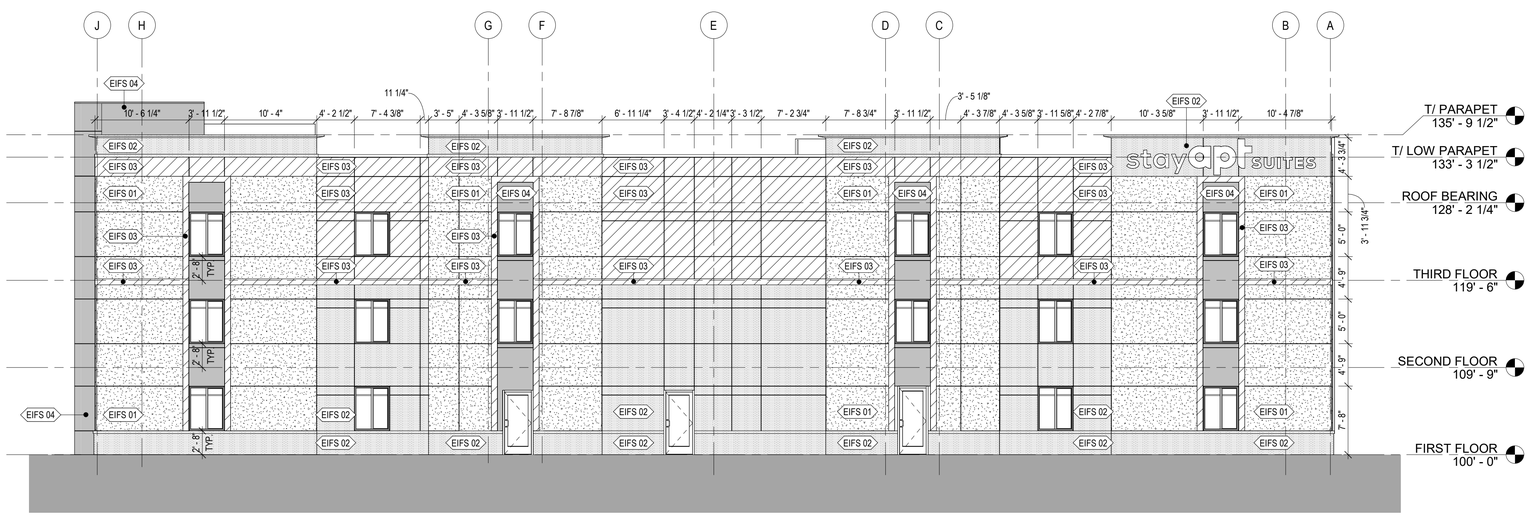
Sheet Name:
EXTERIOR BUILDING ELEVATIONS

A-201

2/18/2022 5:59:45 PM

1 RIGHT EXTERIOR ELEVATION

1/8" = 1'-0"



2 BACK EXTERIOR ELEVATION

1/8" = 1'-0"

KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"

WOOLPERT

1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

STAY APT SUITES

3-STORY, 70 UNIT SUITES

1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
EXTERIOR BUILDING ELEVATIONS

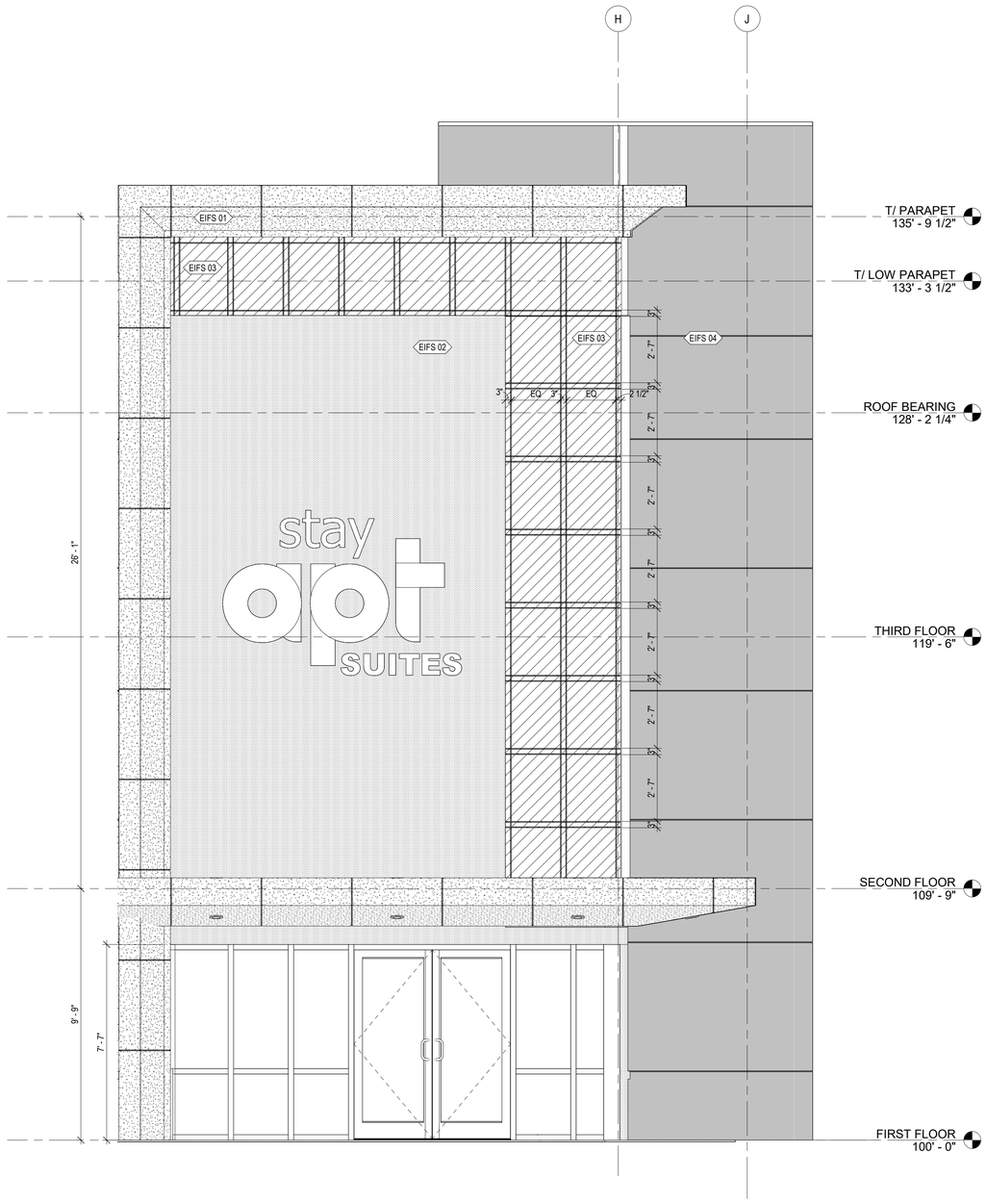
A-202

2/18/2022 5:59:50 PM

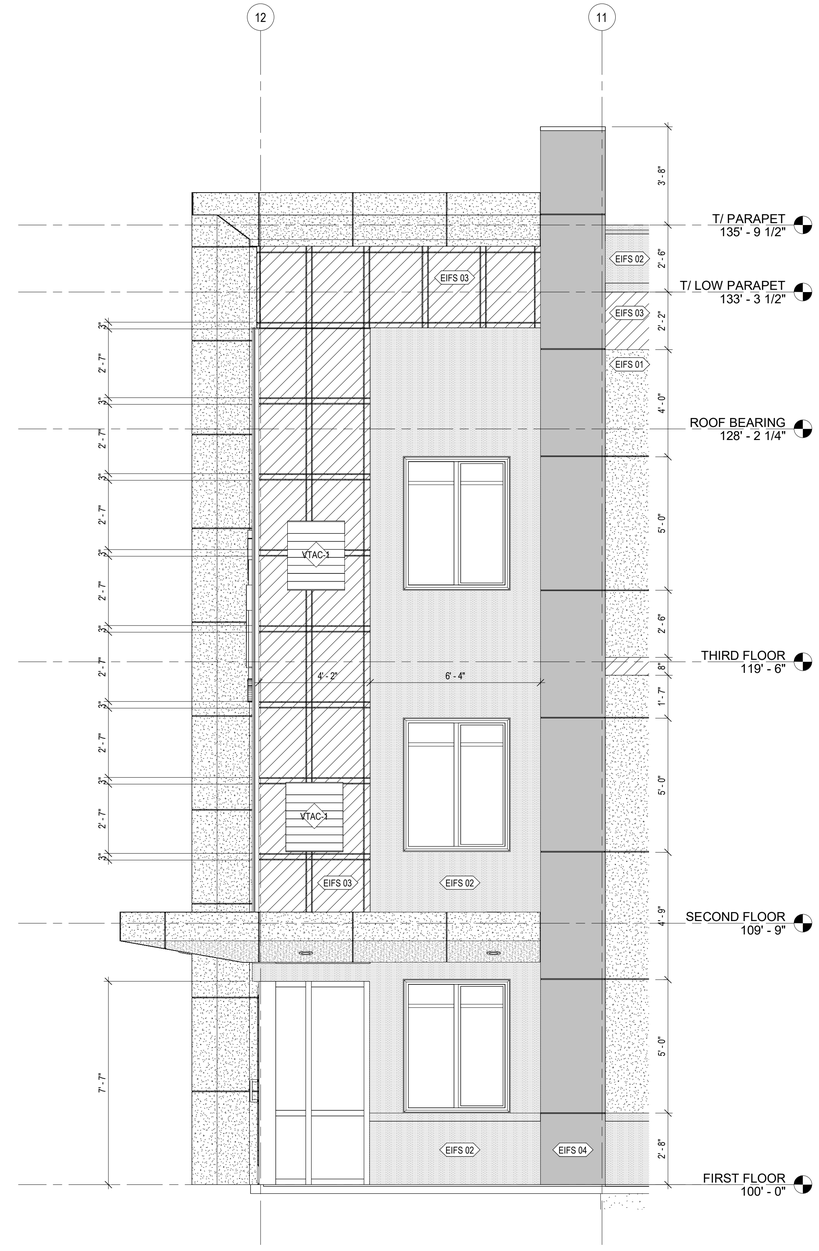
WOOLPERT
1203 Walnut Street
2nd Floor
Cincinnati, OH 45202
513.272.8300

KEYNOTES

EIFS 01	EIFS: BENJAMIN MOORE 1422 "VIOLET SPARKLE"
EIFS 02	EIFS: BENJAMIN MOORE 2118-40 "SEA LIFE"
EIFS 03	EIFS: BENJAMIN MOORE 2118-50 "EXCALIBUR GRAY"
EIFS 04	EIFS: BENJAMIN MOORE 2063-20 "DOWNPOUR BLUE"



1 FRONT EXT ELEV - ENTRYWAY
3/8" = 1'-0"



2 RIGHT EXT ELEV - ENTRYWAY
3/8" = 1'-0"

STAY APT SUITES
3-STORY, 70 UNIT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

ISSUANCES:

REV	DESCRIPTION	DATE

Proj. No.: 082142
Date: 02.18.22

Sheet Name:
ENLARGED
EXTERIOR BUILDING
ELEVATIONS

A-204

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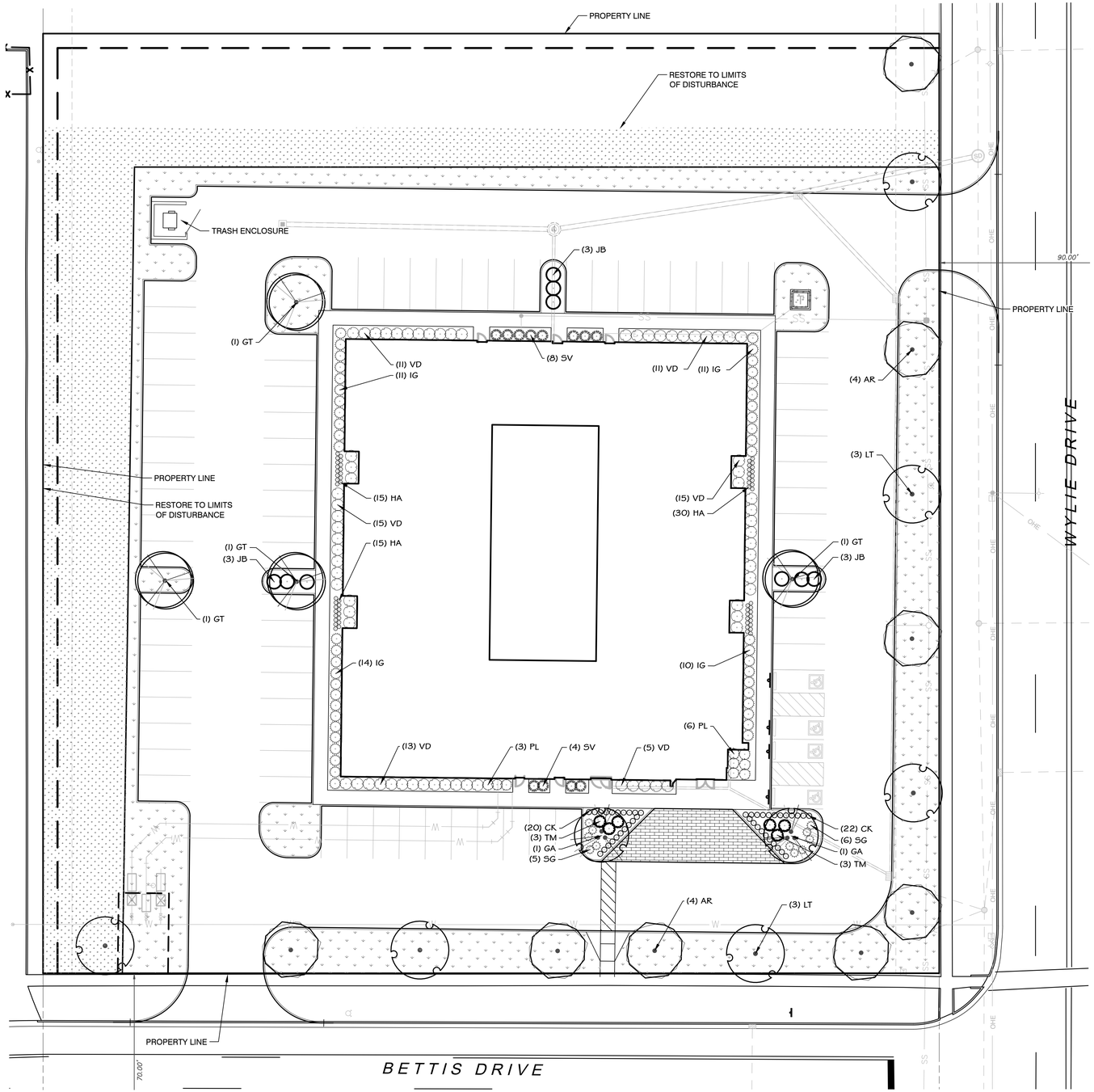

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	AR	8	Acer rubrum `Red Sunset` Red Sunset Maple	3" Cal.	Cont. or B&B	12` min.
	GA	2	Ginkgo biloba `Autumn Gold` TM Autumn Gold Maidenhair Tree	3" Cal.	B&B	12`-14`
	GT	4	Gleditsia triacanthos inermis `Skycole` TM Skyline Thornless Honey Locust	3" Cal.	B&B	12` min.
	LT	6	Liriodendron tulipifera Tulip Poplar	3" Cal.	B&B	12` min.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	CK	42	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	1 gal.	24" OC	12" HT MIN.
	HA	60	Hakonechloa macra `All Gold` All Gold Japanese Forest Grass	1 gal.	Per Plan	18"
	IG	46	Ilex glabra `Shamrock` Inkberry	5 gal.	Per Plan	30" Min
	JB	9	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 gal.	Per Plan	18" Min.
	PL	9	Physocarpus opulifolius `Little Devil` TM Dwarf Ninebark	5 gal.	Per Plan	30" Min
	SV	12	Spiraea alba latifolia Broad-Leaved Meadow-Sweet	5 gal.	Per Plan	30" Min
	SG	11	Spiraea japonica `Goldmound` Goldmound Japanese Spirea	3 gal.	36" OC	18" Min.
	TM	6	Taxus x media `Densiformis` Dense Yew	2 gal.	36" OC	24" Min.
	VD	70	Viburnum dentatum `Arrowwood` Arrowwood Viburnum	5 gal.	Per Plan	30" Min

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	PP	12,476 sf	Poa pratensis Kentucky Bluegrass	Hydromulch		
	TURF	12,475 sf	Poa pratensis Kentucky Bluegrass	sod		

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND TOWSHIP LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

LANDSCAPE CALCULATIONS

STREET TREES	
FRONTAGE LENGTH - WYLIE DR:	325 LF
STREET TREES REQUIRED:	7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED:	7 TREES
FRONTAGE LENGTH - BETTIS DRIVE:	310 LF
STREET TREES REQUIRED:	7 TREES (MINIMUM 1 PER 50 LF OF FRONTAGE)
STREET TREES PROVIDED:	7 TREES
PARKING LOT	
SURFACE AREA	34,563 SF
LANDSCAPE AREA REQUIRED:	1,728 SF (5%)
LANDSCAPE AREA PROVIDED:	2,389 SF (6.9%)
PARKING SPACES:	75 SPACES
TREES REQUIRED:	5 TREES (1 PER 15 SPACES)
TREES PROVIDED:	6 TREES

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

Cad file name:

0' 10' 20' 40'
Scale 1" = 20'

EVERGREEN DESIGN GROUP
(800) 680-6630
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St Louis, MO 63108
www.EvergreenDesignGroup.com

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LANDSCAPE PLANTING
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705
BLOOMINGTON, IL

150032-01-028

LICENSED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
157-001581
STATE OF ILLINOIS
03/01/2022

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
EMS DESIGN	EMS DRAWN	EMS/RM CHKD
SCALE	H: V:	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	LP-1	

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

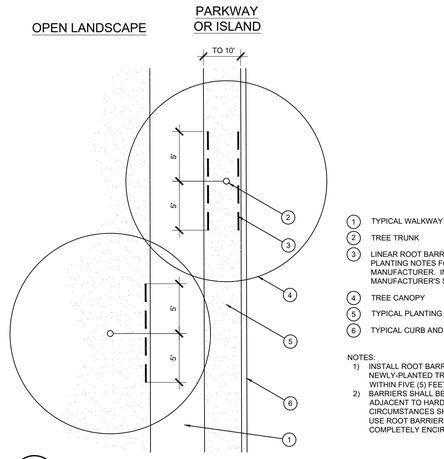
A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTIBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
      iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      iv. IRON SULPHATE - 2 LBS, PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
D. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKES BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

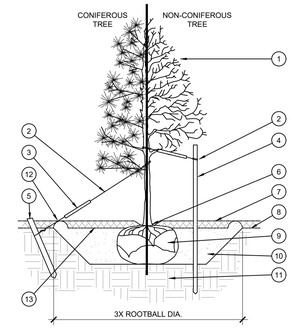
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS COVERING THE ENTIRE PLANTING AREA.
F. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
G. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
H. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
I. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
J. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

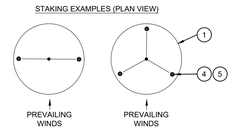


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

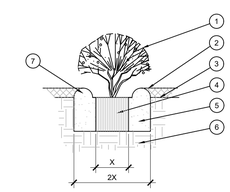




1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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Cad file name:

EVERGREEN DESIGN GROUP
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4635 Ladell Blvd., Ste 200
St Louis, MO 63101
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Bowman

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TBPE Firm Registration No. F-14309

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LANDSCAPE DETAILS & SPECIFICATIONS
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705
BLOOMINGTON, IL

150032-01-028

LICENSED LANDSCAPE ARCHITECT
ERIC M. SHEPLEY
157-001581
STATE OF ILLINOIS
03/01/2022

PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
EMS	EMS	EMS/RM
DESIGN	DRAWN	CHKD

SCALE H: V:
JOB No. 150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET LP-2

PROJECT INFORMATION

PROJECT	STAYAPT SUITES - BLOOMINGTON, IL
PROJECT ADDRESS/LOCATION	10332 WYLIE DRIVE BLOOMINGTON, IL 61705
PARCEL TAX NUMBERS	14-31-351-008, 14-31-351-009, 14-31-351-015
LOT ACREAGE	2.31 ACRES
LIMIT OF DISTURBANCE (LOD)	XX.XX ACRES
PARCEL ZONING	B-1
EXISTING BUILDING CONDITIONS	VACANT LAND

THIS SITE SITS IN AN AREA OF MINIMAL FLOOD HAZARD - ZONE X
AS SEEN IN FEMA FLOOD MAP FEMA FIRM Map Number, DATED XX/XX/XX.

SITE DEVELOPMENT PLANS FOR

STAYAPT SUITES - BLOOMINGTON, IL

PROPERTY ID. 14-31-351-008, 14-31-351-009, 14-31-351-015
10332 WYLIE DRIVE
BLOOMINGTON, IL 61705

AGENCY CONTACTS

CITY ENGINEERING/PUBLIC WORKS, CITY OF BLOOMINGTON

CONTACT	CRAIG SHONKWILER
PHONE	(309) 434-2225
EMAIL	CSHONKWILER@CITYBLM.ORG

CITY ECONOMY & COMMUNITY DEVELOPMENT - CITY OF BLOOMINGTON

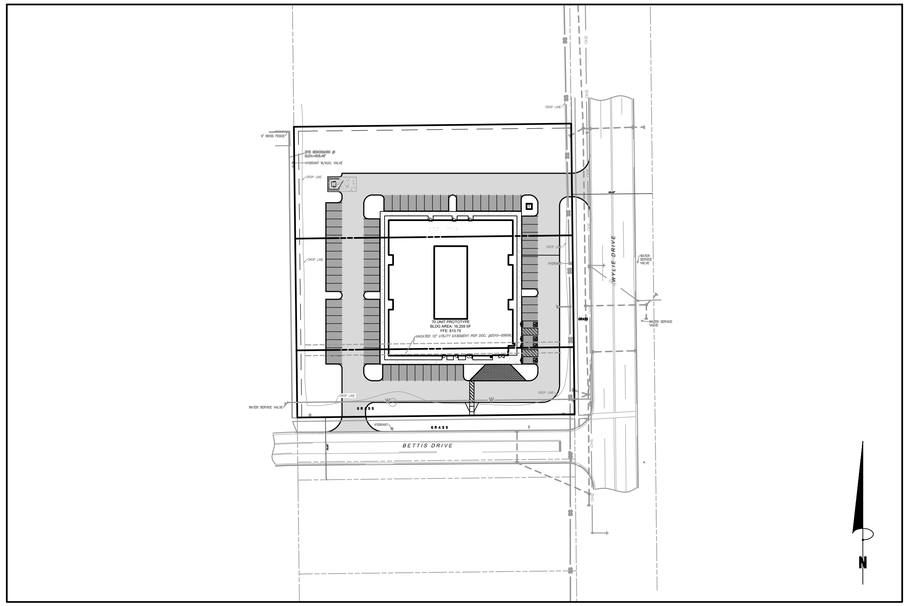
CONTACT	GLEN WETTEROW
EMAIL	GWETTEROW@CITYBLM.ORG

UTILITY SYSTEMS

WATER SYSTEM PROVIDER	BLOOMINGTON TOWNSHIP WATER DISTRICT
SEWER SYSTEM PROVIDER	BLOOMINGTON AND NORMAL WATER RECLAMATION DISTRICT
ELECTRICAL PROVIDER	
GAS PROVIDER	NICOR GAS

PARKING SCHEDULE

REQUIRED	ONE SPACE PER ROOM = 70 REQUIRED
PROPOSED	71 TYPICAL SPACES 4 ADA SPACES 75 TOTAL SPACES
STALL DIMENSIONS	9' X 18' ADA - 8' X 18"



VICINITY MAP
1"=80'

OWNER / DEVELOPER

stayAPT Suites
LG AS FRANCHISOR LLC
10801 MONROE RD., SUITE C
MATTHEWS, NC 28015
(781) 439-8843
CONTACT: BRUCE COLLINS

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
4509 CREEDMOOR RD, SUITE 201
RALEIGH, NC 27612
800-680-6630
CONTACT:RODNEY MCNABB

CIVIL ENGINEER

BOWMAN CONSULTING GROUP
4350 MAIN STREET, SUITE 219
CHARLOTTE, NC 28075
704-412-7474
CONTACT:PETER DOSTER, PE

SURVEYOR

WT GROUP
2675 PRATUM AVE
HOFFMAN ESTATES, IL 60192
224-293-6333

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COVER
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
03/11/22

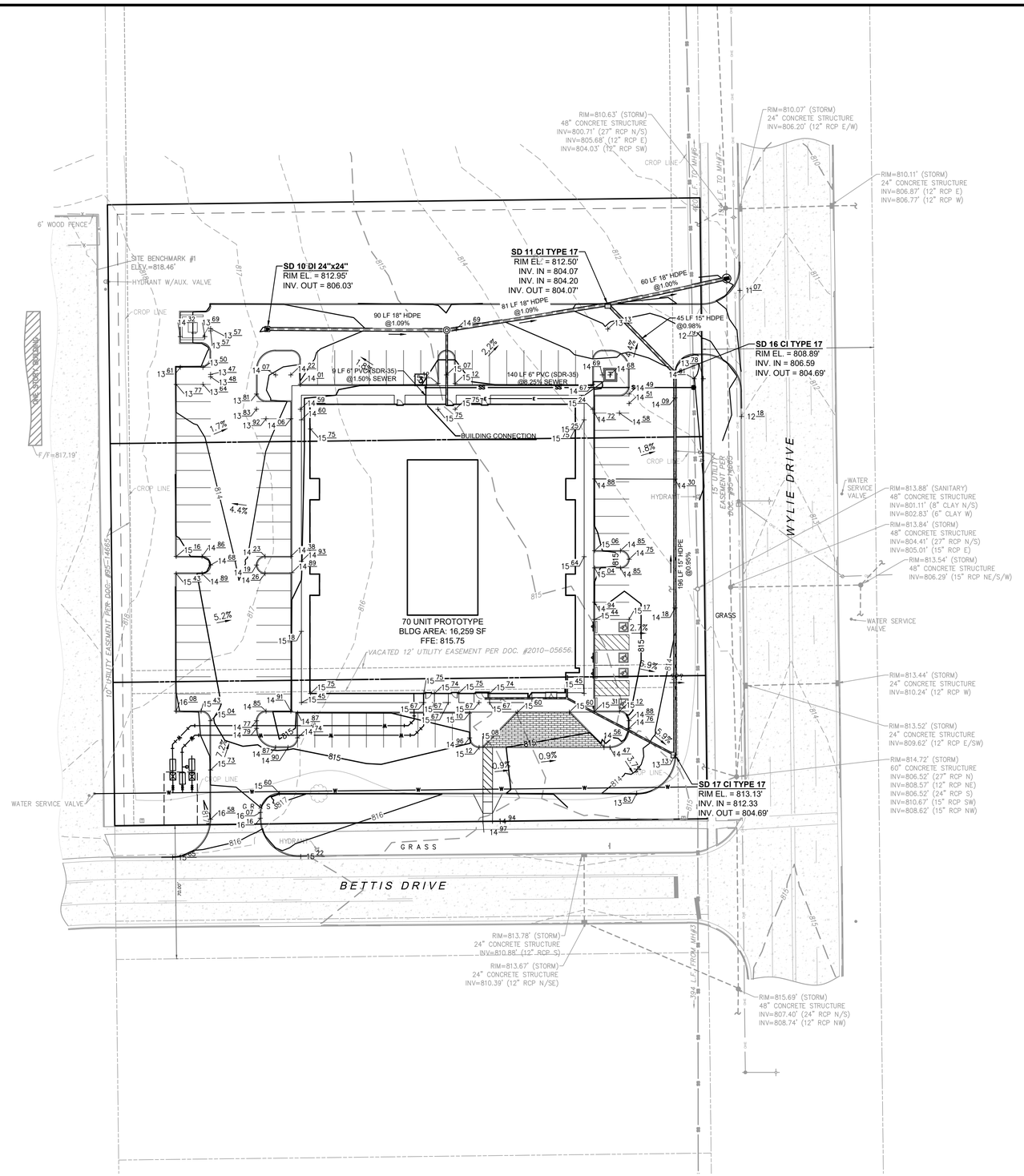
PLAN STATUS

02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: V:	

JOB No.150032-01-028
DATE : MAR 11, 2022
FILE No.
SHEET C0.0

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C0 COVER.dwg



ADA NOTES

1. THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
3. THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
4. SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
2. CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TRESS EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
3. STRIP WORK LIMITS, REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TRESS, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
4. IMMEDIATELY FOLLOWING FINE GRADING OPERATIONS, COMPACT SUBGRADE TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 METHOD (MODIFIED PROCTOR). PROOF ROLLING WITH A 20-30 TON LOADED DUMP TRUCK IS ALSO REQUIRED.
5. ALL FILLS WITHIN PUBLIC ROW AND EASEMENTS SHALL BE ENGINEERED. ADDITIONALLY, ANY FILLS OUTSIDE OF PUBLIC ROW WHICH ARE OVER TWO (2) FEET IN DEPTH SHALL BE ENGINEERED. ENGINEERED FILLS SHALL BE CONSTRUCTED IN 6"-8" LIFTS. EACH LIFT SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D698 TEST METHOD (MODIFIED PROCTOR). THE UPPER 2' BENEATH SLABS AND PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 98% OF THE SAME CRITERIA.
6. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES SHOWN. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
7. ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
8. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 3:1.
9. CONTRACTOR SHALL HYDROSEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
10. PIPE LENGTHS ARE TO CENTER OF BOX AND ROUNDED TO THE NEAREST 1' INCREMENT.
11. ALL DITCHES AND SWALES, DETENTION POND(S), AS WELL AS DISTURBED AREAS INSIDES RIGHTS-OF-WAY AND DRAINAGE EASEMENT, ARE TO BE FULLY SODDED
12. AN AS-BUILT SURVEY OF THE DETENTION POND, DIMENSIONS OF POND OUTLET STRUCTURE, AND A POND CERTIFICATION LETTER FROM THE ENGINEER OF RECORD WILL BE REQUIRED PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED.
13. ALL SPOT ELEVATIONS ARE TO BOTTOM OF CURB, EDGE OF SIDEWALK, OR GRATE/THROAT OF STRUCTURE UNLESS NOTED OTHERWISE.

PROPOSED LEGEND

- 325 — MAJOR CONTOUR
- 324 — MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- +25 32 — SPOT ELEVATION (BOTTOM OF CURB)
- STORM SEWER PIPE
- CURB INLET
- GRATE INLET
- FLOW DIRECTION

EXISTING LEGEND

- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- BURIED TELECOM
- IRON FENCE
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGN
- GUY WIRE
- STORM MANHOLE
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

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GRADING AND DRAINAGE PLAN
STAYAPT SUITES

1032 WYLIE DRIVE
BLOOMINGTON, IL 61705 BLOOMINGTON, IL

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
OF ILLINOIS
3/11/22

PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

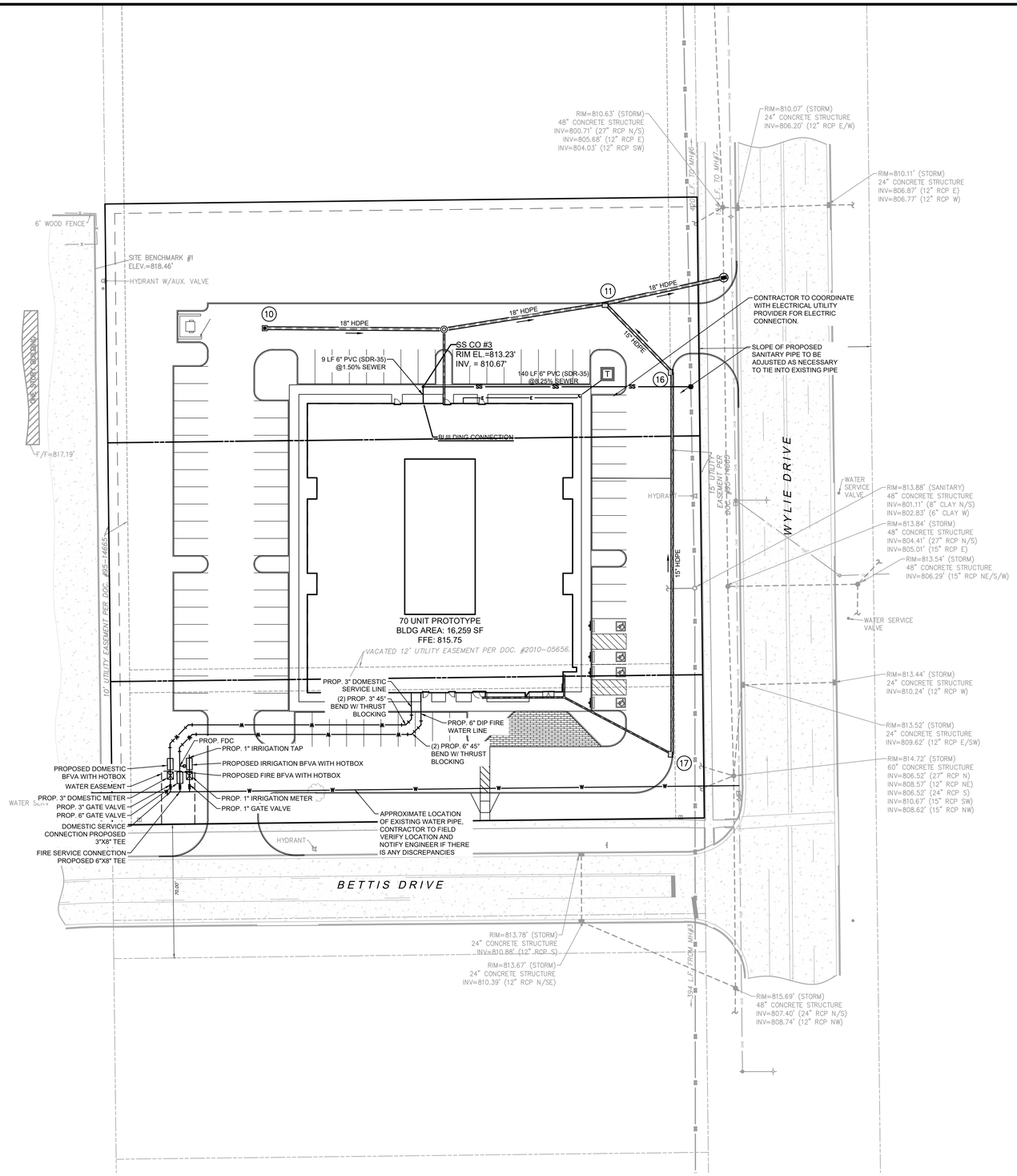
DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No. 150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C4.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C4.0 GRADING.dwg

CONTRACTOR TO VERIFY IF FIRE PUMP WILL BE REQUIRED FOR FIRE SPRINKLER DESIGN. IF FIRE PUMP IS NOT REQUIRED, CONTRACTOR TO CONTACT ENGINEER ABOUT METER AND BACKFLOW CONFIGURATION PRIOR TO ORDERING AND INSTALLING FIRE LINE EQUIPMENT. CHANGES TO METER AND BACKFLOW CONFIGURATION MUST BE APROVED BY THE CITY OF PORT ARTHUR.

GENERAL UTILITY NOTES

1. NOTIFY THE CITY OF BLOOMINGTON OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE
2. ONLY THE CITY OF BLOOMINGTON PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN



PROPOSED LEGEND

- 325 — MAJOR CONTOUR
- 324 — MINOR CONTOUR
- LOD — LIMITS OF DISTURBANCE
- +25.32 — SPOT ELEVATION (BOTTOM OF CURB)
- STORM SEWER PIPE
- CURB INLET
- GRATE INLET
- FLOW DIRECTION

EXISTING LEGEND

- SANITARY SEWER
- WATER LINE
- OVERHEAD POWER
- BURIED TELECOM
- IRON FENCE
- CONCRETE
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SIGN
- GUY WIRE
- STORM MANHOLE
- SANITARY SEWER MANHOLE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

N

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM

Bowman

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TBPE Firm Registration No. F-14309

Bowman Consulting Group, Ltd.
4350 MAIN STREET
Suite 219
HARRISBURG, NC 28075
Phone: (704)412-7424
bowmanconsulting.com
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UTILITY PLAN
STAYAPT SUITES
1032 WYLIE DRIVE
BLOOMINGTON, IL 61705

150032-01-028

LICENSED PROFESSIONAL ENGINEER
PETER DOSTER
062-069387
02/11/22
OF ILLINOIS

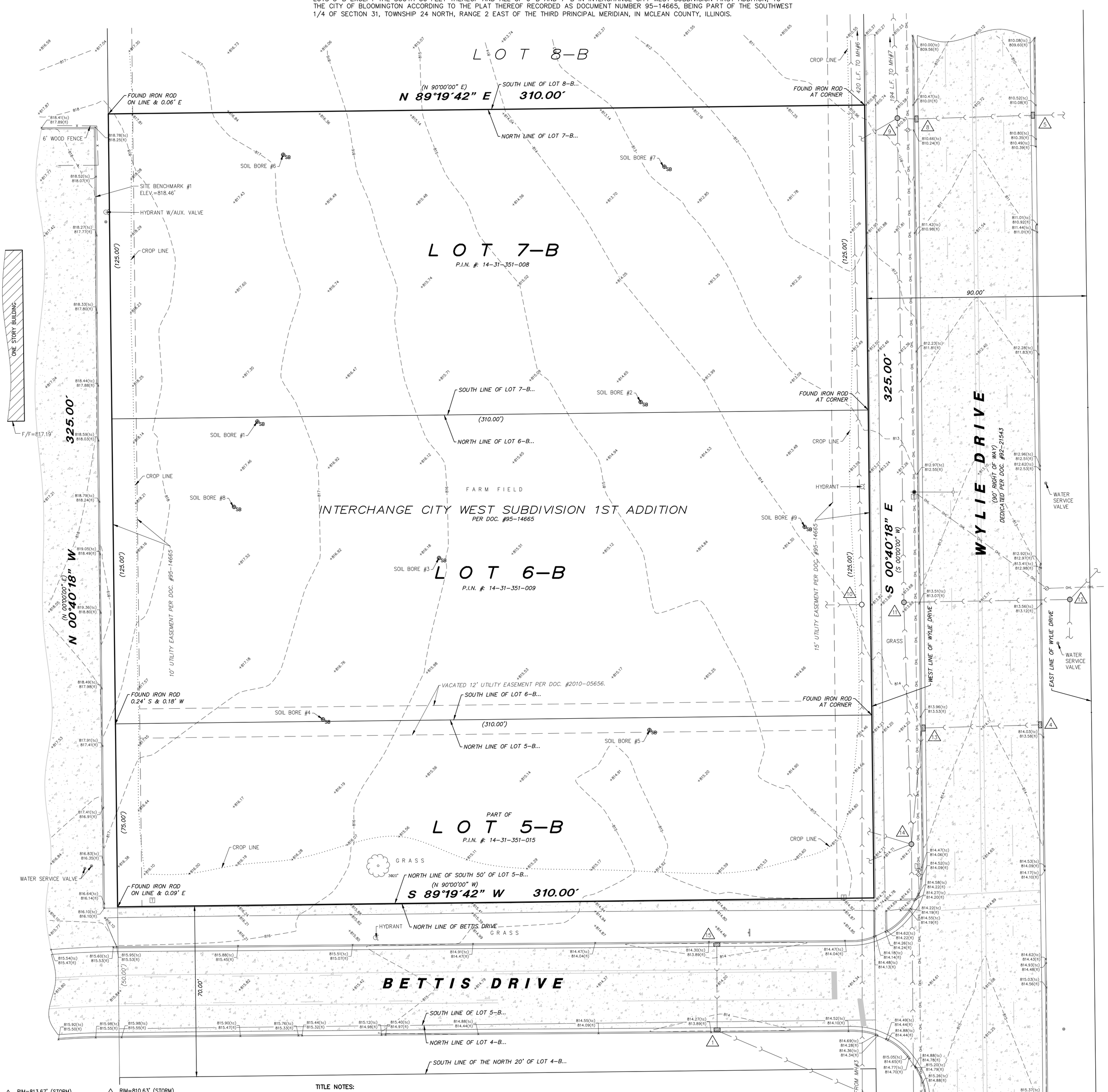
PLAN STATUS	
02/11/22	PERMITTING SUBMITTAL

DATE	DESCRIPTION	
CK DESIGN	CK DRAWN	CK/BS/PD CHKD
SCALE	H: 1" = XXX' V: 1" = XXX'	
JOB No.150032-01-028		
DATE : MAR 11, 2022		
FILE No.		
SHEET	C5.0	

Cad file name: V:\150032 - Affordable Suites\150032-01-028 (ENG) - stayAPT Suites 2.31 acres Bloomington IL\Engineering\Engineering Plans\Sheet Set\150032-01-028 - C5.0 UTILITIES.dwg

ALTA / NSPS
LAND TITLE SURVEY

LOTS 5–B EXCEPT THE SOUTH 50 FEET THEREOF AND ALL OF 6–B AND 7–B IN INTERCHANGE CITY WEST SUBDIVISION FIRST ADDITION, TO THE CITY OF BLOOMINGTON ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 95–14665, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 24 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCLEAN COUNTY, ILLINOIS.



1 RIM=813.67' (STORM)
24" CONCRETE STRUCTURE
INV=810.39' (12" RCP N/SE)

2 RIM=815.69' (STORM)
48" CONCRETE STRUCTURE
INV=807.40' (24" RCP N/S)
INV=808.74' (12" RCP NW)

3 RIM=817.38' (SANITARY)
48" CONCRETE STRUCTURE
INV=805.28' (8" CLAY N/E/S)
INV=807.28' (8" CLAY SW)
INV=805.88' (8" CLAY W)

4 RIM=813.44' (STORM)
24" CONCRETE STRUCTURE
INV=810.24' (12" RCP W)

5 RIM=810.11' (STORM)
24" CONCRETE STRUCTURE
INV=806.87' (12" RCP E)
INV=806.77' (12" RCP W)

6 RIM=807.55' (SANITARY)
48" CONCRETE STRUCTURE
INV=793.30' (8" CLAY N/S)

7 RIM=807.38' (STORM)
48" CONCRETE STRUCTURE
INV=796.63' (24" RCP N/S)
INV=799.48' (15" RCP SW)
INV=801.63' (12" RCP N)

8 RIM=810.07' (STORM)
24" CONCRETE STRUCTURE
INV=806.20' (12" RCP E/W)

9 RIM=810.63' (STORM)
48" CONCRETE STRUCTURE
INV=800.71' (27" RCP N/S)
INV=805.68' (12" RCP E)
INV=804.03' (12" RCP SW)

10 RIM=813.88' (SANITARY)
48" CONCRETE STRUCTURE
INV=801.11' (8" CLAY N/S)
INV=802.83' (6" CLAY W)

11 RIM=813.84' (STORM)
48" CONCRETE STRUCTURE
INV=804.41' (27" RCP N/S)
INV=805.01' (15" RCP E)

12 RIM=813.54' (STORM)
48" CONCRETE STRUCTURE
INV=806.29' (15" RCP NE/S/W)

13 RIM=813.52' (STORM)
24" CONCRETE STRUCTURE
INV=809.62' (12" RCP E/SW)
14

14 RIM=814.72' (STORM)
60" CONCRETE STRUCTURE
INV=806.52' (27" RCP N)
INV=808.57' (12" RCP NE)
INV=806.52' (24" RCP S)
INV=810.67' (15" RCP SW)
INV=808.62' (15" RCP NW)

15 RIM=813.78' (STORM)
24" CONCRETE STRUCTURE
INV=810.88' (12" RCP S)

N

SCALE: 1" = 20'

00 10 20 40

BAR SCALE

LEGEND

PROPERTY LINE	T/F T/T TOP FOUNDATION/THRESHOLD	SB	SOIL BORING
CENTER LINE		T E	TEL/ELEC MANHOLE
EASEMENT LINE			UTILITY POLE
BUILDING SETBACK			GUARDRAIL
(XXX')	RECORD DATA		GUY WIRE ANCHOR
+ XXX.XX / XXX.XX	TOP OF (CURB,WALL, ETC.) / SPOT GRADE / BOTTOM OF (GROUND, GUTTER,ETC.)	773	CONTOUR LINE
	CONCRETE		TREE LINE / HEDGE LINE
			EDGE GRAVEL/STONE
	EVERGREEN/DECIDUOUS WITH SIZE IN INCHES		FENCE LINE
			STORM SEWER
			SANITARY SEWER
	SHRUB/SHRUB LINE		COMBO SEWER
	MONITOR WELL	WS	WATER SERVICE LINE
	GAS VALVE	WM	WATER MAIN
	UTILITY MARKINGS (cable,elec,fiber) (tel,water,gas)	OHL	OVERHEAD LINE
		FO	FIBER OPTIC LINE
	MAILBOX	G	GAS LINE
		UGT	U.G. TELCO LINE
		UGE	U.G. ELECTRIC LINE

TITLE NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 5606–2102521 HAVING AN EFFECTIVE DATE OF JANUARY 3, 2022

SCHEDULE B EXCEPTIONS

ITEM 18 – DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED FEBRUARY 25, 1930 IN BOOK 392 PAGE 392 AS DOCUMENT NO. 9415.
DOCUMENT NOT PROVIDED

ITEM 19 – DEDICATION OF A RIGHT–OF–WAY FOR PUBLIC ROAD PURPOSES RECORDED APRIL 3, 1963 AS DOCUMENT NO. 34460 TO THE STATE OF ILLINOIS.
DOCUMENT NOT PROVIDED

ITEM 20 – DEDICATION OF RIGHT OF WAY FOR PUBLIC ROAD PURPOSES RECORDED APRIL 3, 1963 AS DOCUMENT NO. 36460.
DOCUMENT NOT PROVIDED

ITEM 21 – RIGHT OF WAY IN FAVOR OF THE TOWN OF NORMAL RECORDED APRIL13, 1983 AS DOCUMENT NO. 83–4051.
DOCUMENT NOT PROVIDED

ITEM 22 – WATERMAIN EASEMENT IN FAVOR OF THE TOWN OF NORMAL AS DISCLOSED BY RESOLUTION NO. 1015 RECORDED NOVEMBER 6, 1986 AS DOCUMENT NO. 86–19848.
DOES NOT AFFECT THE SURVEYED PROPERTY.

ITEM 23 – TERMS AND PROVISIONS OF AN ANNEXATION AGREEMENT RECORDED AUGUST 12, 1994 AS DOCUMENT NO. 94–21716 BETWEEN MIDWEST PROPERTIES AND THE CITY OF BLOOMINGTON.
NOT PLOTTABLE

ITEM 24 – COVENANTS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 96–10246
NOT PLOTTABLE

ITEM 25 – RESOLUTION ACCEPTING THE DEDICATION OF A PERMANENT STREET EASEMENT FOR VALLEY VIEW DRIVE RECORDED FEBRUARY 7, 1997 AS DOCUMENT NO. 97–3099.
DOES NOT AFFECT SURVEYED PROPERTY. STREET EASEMENT IS FOR VALLEY VIEW DRIVE WHICH IS LOCATED NORTHWEST OF THE SURVEYED PROPERTY.

ITEM 26 – PERMANENT STREET EASEMENT IN FAVOR OF THE CITY OF BLOOMINGTON, CONTAINED IN THE INSTRUMENT RECORDED FEBRUARY 7, 1997 AS DOCUMENT NO. 97–3100.
DOES NOT AFFECT SURVEYED PROPERTY. STREET EASEMENT IS FOR VALLEY VIEW DRIVE WHICH IS LOCATED NORTHWEST OF THE SURVEYED PROPERTY.

ITEM 27– TERMS AND PROVISIONS OF A PREANNEXATION AGREEMENT BETWEEN INTERCHANGE CITY WEST, L.L.C. AND THE CITY OF BLOOMINGTON, RECORDED 08/16/99 AS DOCUMENT NOS. 99–25680 AND 99–25681.
NOT PLOTTABLE

ITEM 28 – COVENANTS AND RESTRICTIONS IN THE DOCUMENT RECORDED AS DOCUMENT NO. 96–1049
NOT PLOTTABLE

ITEM 29 – EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT; PURPOSE: UTILITIES
UTILITY EASEMENTS ARE SHOWN PER INTERCHANGE CITY WEST SUBDIVISION FIRST ADDITION PLAT.

ITEM 30 – COVENANTS AND RESTRICTIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 4, 2000 AS DOCUMENT NO. 2000–29777
NOT PLOTTABLE

ITEM 31 – ORDINANCE NO. 2007 – 21 PROVIDING FOR THE VACATION OF GENERAL UTILITY EASEMENT (LOCATED AT LOT 5B AND 6B INTERCHANGE CITY WEST SUBDIVISION, FIRST ADDITION) RECORDED MARCH 22, 2010 AS DOCUMENT NO. 2010–5656.
VACATED EASEMENT IS SHOWN.

SURVEY NOTES:

1. SITE BENCHMARK – CROSS SET IN CONCRETE CURB ON PROPERTY TO THE WEST, 37' NE OF THE NORTHEAST BUILDING CORNER AND 7' NW OF HYDRANT AS SHOWN. ELEVATION=818.46' (NAVD88)
2. PERMANENT INDEX NUMBER (P.I.N. #):14–31–351–008, 14–31–351–009 & 14–31–351–015
3. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
4. PROPERTY AREA: 2.313 ACRES (100,750 SQUARE FEET)
5. FIELD WORK COMPLETED ON 1/4/2022.
6. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO. 17113C0481E DATED 7/16/2008.
7. SURVEY PREPARED FOR: BOWMAN CONSULTING
8. THERE ARE NO BUILDINGS OR PARKING ON THE SURVEYED PROPERTY.
9. ZONING REPORT NOT PROVIDED TO SURVEYOR.
10. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
11. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

STATE OF ILLINOIS
) SS
COUNTY OF COOK

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2–5, 6A, 7A, 8, 9 AND 11 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2022.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____.
AT HOFFMAN ESTATES, ILLINOIS.

1/18/22 PRELIMINARY FOR REVIEW

FRANJO I. MATICIC – PLS #035–003556 EXPIRES 11/30/2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570–0015

AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

SUR-1
SHEET 1 OF 1
ALTA/NSPS LAND TITLE SURVEY

JOB: S200001
DRAWN:REM
CHECK:FIM

ISSUE TO CLIENT	DATE
	1/18/2022

STAYAPT SUITES - BLOOMINGTON
1032 WYLIE DRIVE
BLOOMINGTON, ILLINOIS

WT GROUP
Engineering with Precision, Pace and Passion.
2675 Pratum Avenue | Hoffman Estates, IL 60192
T: 224.293.6333 | F: 224.293.6444
wtengineering.com
IL. License No: 184.007570-0015 Expires: 04.30.2023

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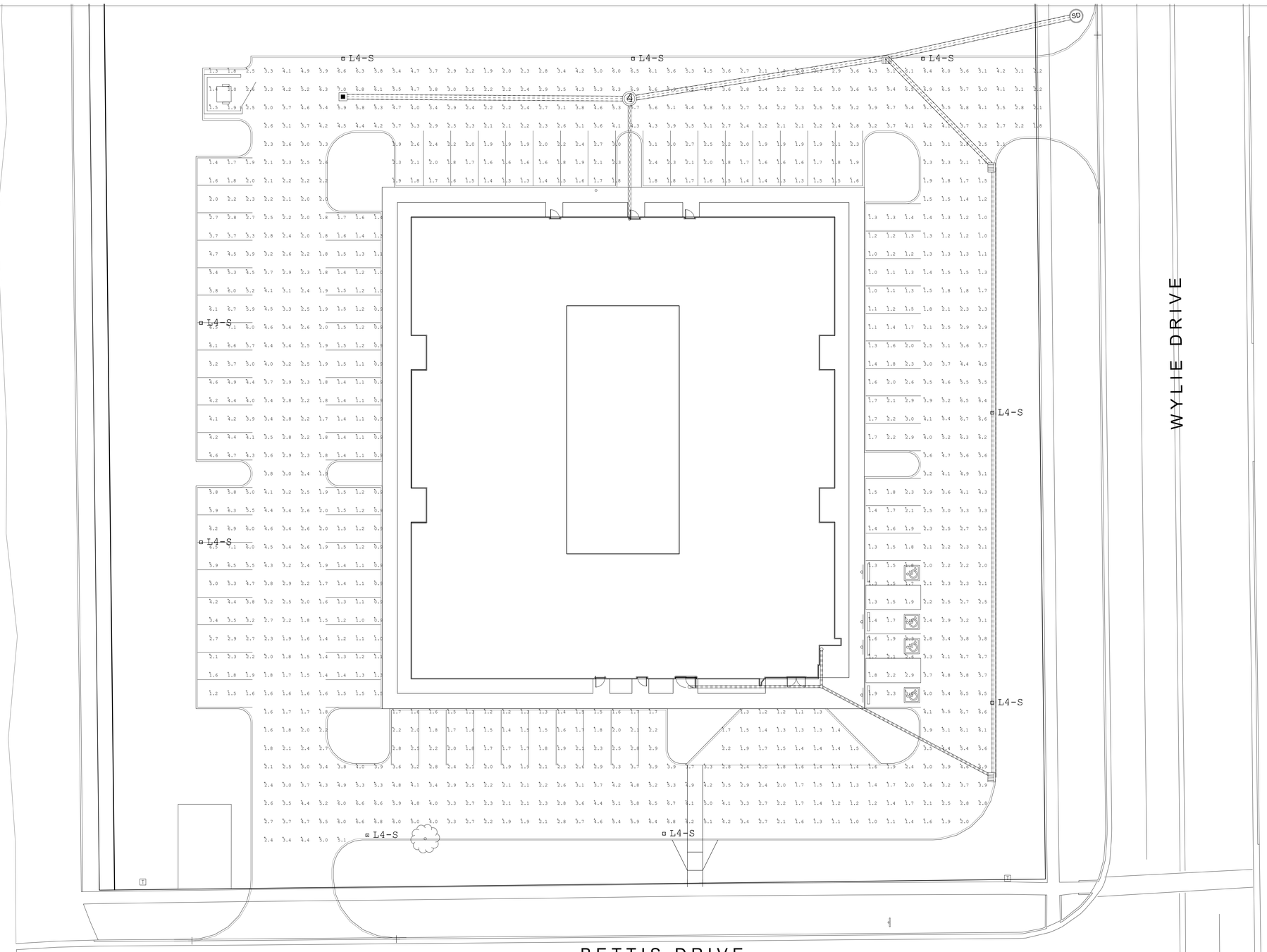


STAY APTS - BLOOMINGTON
MAINTAINED ILLUMINANCE CALCULATIONS AT FINISH GRADE
REVISED 2-25-22

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	9	L4-S	SINGLE	21044	0.950	LED AREA LIGHT TYPE IV DIST WITH HSS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.87	7.1	0.9	3.19	7.89

Commercial Lighting Industries
81161 Indio Boulevard, Indio, CA 92201
Tel: 800-755-0155 | Fax: 760-262-3940

No.	Issue	Date
1.	DRAWING ISSUE	02.24.22
2.	REVISION ISSUE	02.25.22

STAY APT SUITES
BLOOMINGTON

ALL PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CLI PLANS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE NOT TO BE REPRODUCED. ALL MEASUREMENTS MUST BE CHECKED ON SITE BY THE CONTRACTORS AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE DESIGNER OR ARCHITECT.

Title

SITE LIGHTING PLAN & PHOTOMETRICS

Scale: 1/16"=1'-0"
Date: 02.25.22
Drawn By: FG
Approved By: I.D.
Job No.:
Sheet No.: LDE-1

3/23/2022

1032 Wylie Dr

N
W E
S

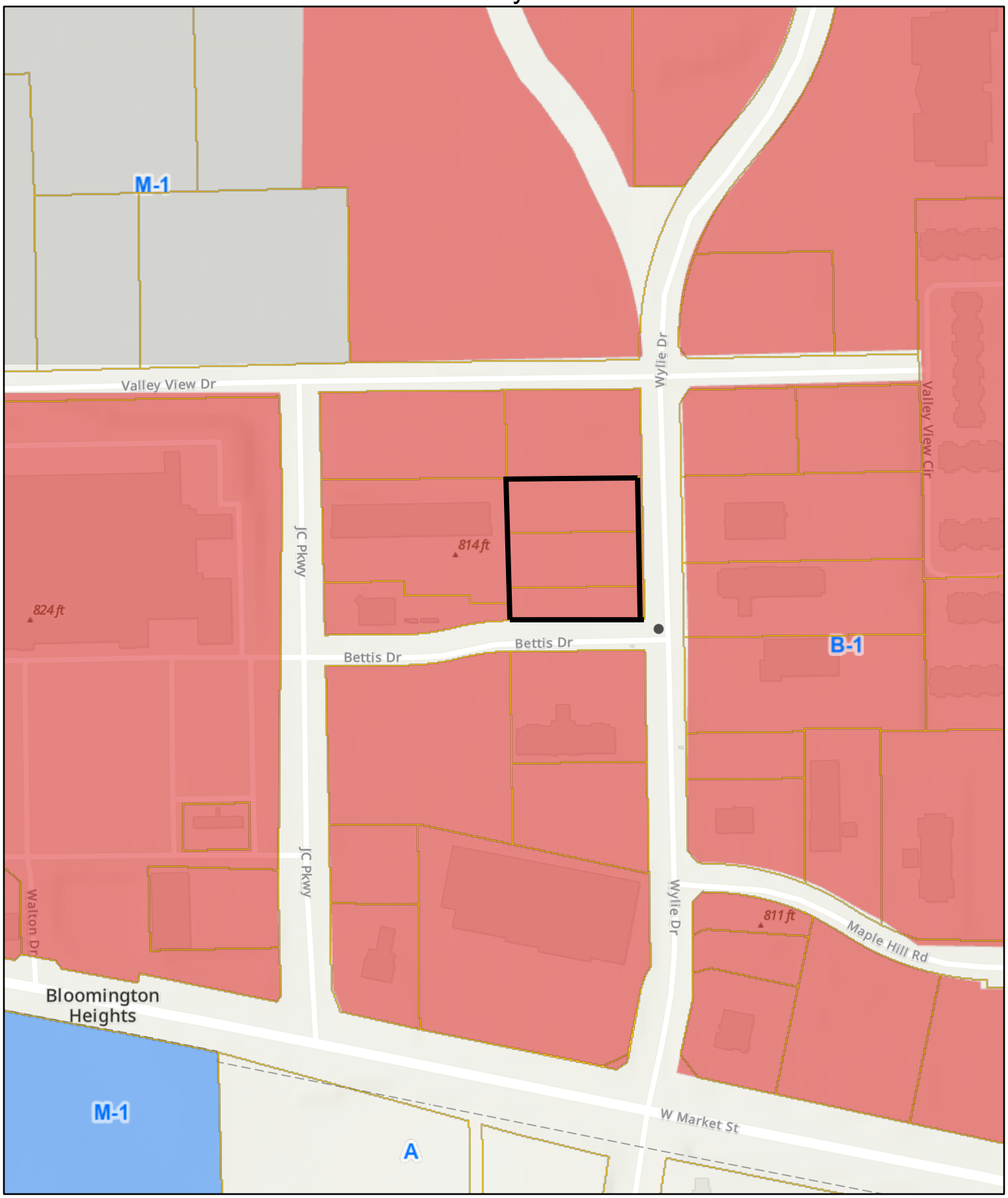
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.04 0.07
mi
1 inch = 188 feet

McGIS

3/23/2022

1032 Wylie Dr



N
W E
S

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

0 0.07 0.15
mi
1 inch = 376 feet

McGIS

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

March 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-04-22 Public hearing, review and action on a petition submitted by submitted by Bruce Collins of EVP Construction, on behalf of ICW LLC and stayAPT, for approval of a **Site Plan Review and Special Use Permit to allow a hotel on property zoned B-1, for property located at 1032 Wylie Drive (PIN: 14-31-351-009).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

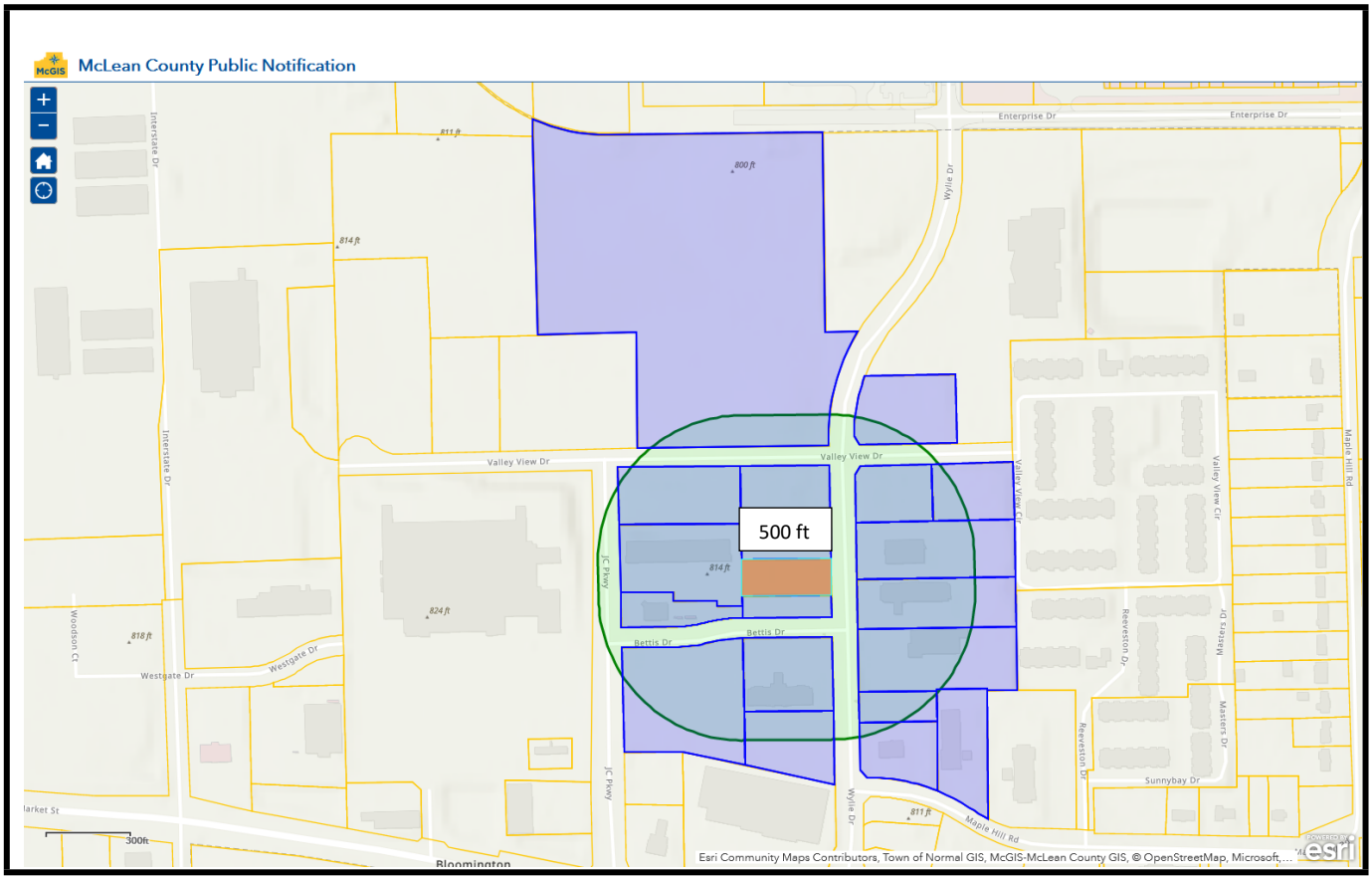
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	PR-05-22, Site Plan Review
REQUEST:	Public hearing, review and action on a request submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for a Legislative Site Plan Review with potential Variances for the property located at 604 IAA Drive (PIN: 14-35-377-022).

BACKGROUND

Petitioners' request:
The petitioner is requesting a legislative site plan review, to allow the development of a restaurant on the subject property.

Property Characteristics:
The subject property consists of roughly 0.52 acres of land located northwest of the intersection of North Veterans Parkway and East Empire Street The property previously had a cash loan business located on it. This building has been demolished to allow for the construction of this new restaurant. The surrounding uses are all commercial.

Notice:
The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, March 21, 2022. Courtesy notices were mailed to 29 property owners within 500 feet of the subject property as part of the April meeting.

Surrounding Zoning and Land Uses

	Zoning	Land Uses
North	B-1, General Commercial	Hotel
South	B-1, General Commercial	Strip Mall
East	B-1, General Commercial	Vacant
West	B-1, General Commercial	Hotel and Strip Mall

ANALYSIS

Compliance with the Comprehensive Plan
The subject property is identified as Tier 1-Infill Redevelopment Priority. The Future Land Use map shows the site as regional commercial. Approval of the Site Plan algins with the following goals of the Comprehensive Plan:

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

STANDARDS FOR REVIEW

Ch. 44, 17-9 Legislative site plan review
The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan.

Standards for Consideration of Site Plan Review

Standard	Discussion	Finding
The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.	The proposed development is not incompatible with the existing development in the area. The layout of the restaurant and parking lot are consistent with developments on surrounding properties. The building meets all bulk requirements for B-1 zoning. The parking lot meets the code requirements for off-street parking and loading. The landscaping plan should be revised to ensure code requirements for landscaping are met. This should include interior parking lot landscaping requirements. Approach aprons need to be designed to meet city standards.	The standard is met with condition of approval of variances related to landscaping.
The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.	The proposed use will not have any adverse impacts on the development of adjoining land. The use is permitted within the zoning and is compatible with the uses of the surrounding properties. The landscaping plan should be revised to ensure code requirements for landscaping are met. The trash enclosure shall be fully screened as city code requires. Per city code a stormwater retention/detention plan is required. This plan needs to be reviewed and approved by Public Works.	The standard is met with the conditions of approval of variances related to landscaping.
The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.	The site is accessible by and directly situated on IAA Drive. There are existing curb cuts and aprons at the site. If the approach aprons are being repaired/refurbished or modified, they need be designed to meet city standards.	Standard is met.

Standards for Consideration of Site Plan Review (Continued)

Standard	Discussion	Finding
The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.	The surrounding properties are all zoned commercial. The uses are a hotel and strip malls. The activities occurring at the proposed site would be complementary to the existing uses.	Standard is met.

ADDITIONAL REQUESTS

Ch 44, 17-9-D, Concurrent Applications (Variances)

The applicant has requested Variances as part of the application, in accordance with Ch. 17, 17-9-D of the site plan review process. The requests are as follows:

Petitioners' request:
The petitioner seeks a variance from §44-1307C(1)(b) (Parking lot interior landscaping – Dimensions) and §44-1307C(1)(c) (Parking lot interior landscaping – Design), to allow petitioner to meet the parking requirement specified in §44-1208, and to support the long-term viability of the plantings in the subject islands.

Standard	Discussion	Finding
That the property has physical characteristics that pose unreasonable challenges which make strict adherence to the Code difficult.	Due to site constraints, this development requires *either* a variance to the number of required parking spaces, or the parking lot interior landscaping requirements. The purpose and intent of the Off-Street Parking and Loading section of the Code (§44-12) discusses safety, the reduction of vehicular congestion, and the adequacy of vehicle parking, as of primary importance. On the other hand, the purpose and intent of the Landscaping and Screening section (§44-13) addresses items that are primarily of issue for the protection of adjacent properties (buffering) or environmental impacts (stormwater, erosion control); additional purpose and intent statements (Safeguard and enhance property values; Enhance the quality and appearance new development) can still be met through other provisions of the proposed site plan (additional exterior plantings, increased planting coverage in provided islands, etc.)	Standard is met.
That the variance would be the minimum action necessary to afford relief to the applicant.	Shared parking is not a feasibly alternative for practical and pedestrian safety reasons. Expansion of the property boundaries to accommodate both provisions is not feasible, as this is redevelopment, surrounding by other existing structures.	Standard is met.

(Variance analysis, continued)

Standard	Discussion	Finding
That the special conditions and circumstances were not created by any action of the applicant.	While the B-1 District does not prescribe minimum lot sizes, this property is one of the smallest commercial lots in the vicinity, and seeking to make the best use of the site, as available.	Standard is met.
That granting the variation request will not give the applicant any special privilege that is denied to others by the Code.	Granting of these variances to the landscaping and screening provisions allow the applicant to comply with the off-street parking requirements. In addition, the applicant has volunteered to provide plantings in the entire area of each parking lot island—as opposed to the 75% required—to help mitigate the visual impact of the missing trees, and are evaluating the provision of additional shade trees in external planting areas as well.	Standard is met.
That the granting of the variation will not be detrimental to the public welfare, alter the essential character of the neighborhood, nor unreasonably impair the use of development of adjoining properties.	In order to provide the required parking, and the required islands, the size of the islands needed to be reduced to a size that makes long-term survival of shade trees unlikely; granting this variance will help ensure that the on-site plantings remain viable and meet the purpose of safeguarding and enhancing property values, rather than detracting from them.	Standard is met.

STAFF RECOMMENDATION

Staff finds that the application meets all the standards for a variance application and recommends that the Zoning Board of Appeals take the following actions:

1. Motion to establish findings of fact that carrying out the strict letter of the Code <u>does</u> create a practical difficulty or particular hardship for the petitioner.

STAFF RECOMMENDATION

Staff finds that the application <u>meets</u> the standards for site plan review and recommends its <u>approval with the following condition, additional trees (2) be planted in exterior parking lot landscaping area</u>. Staff recommends that the Commission take the following actions:

1. Motion to establish findings of fact that the subject property <u>meets</u> the legislative site plan criteria in Chapter 44.17-9 of the City Code.

2. Motion to recommend that City Council <u>approve</u> a Site Plan for a restaurant in the B-1 (General Commercial) District for the property located property located at 604 IAA Drive (PIN: 14-35-377-022) with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping – Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping – Design) and condition that additional trees (2) be planted in exterior parking lot landscaping area.

Respectfully submitted,

Glen Wetterow
City Planner

Attachments:
- Draft ordinance
- Site Plan
- Aerial map
- Zoning map
- Neighborhood notice and map

ORDINANCE NO. 2022 - _____

AN ORDINANCE APPROVING A SITE PLAN AND VARIANCE FOR A RESTAURANT IN THE B-1 (GENERAL COMMERCIAL) DISTRICT, FOR PROPERTY LOCATED AT 604 IAA DRIVE (PIN: 14-35-377-022).

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition requesting approval of a Site Plan for a restaurant in the B-1 (General Commercial) District for certain premises hereinafter described in Exhibit "A"; and

WHEREAS, said petition included a site plan, illustrated in Exhibit "B," hereinafter referred to as the "Plan" and attached hereto and made part hereof by this reference; and

WHEREAS, after proper notice was given, the Bloomington Planning Commission conducted a public hearing on said petition and plan, and at said public hearing, the Planning Commission made findings of fact that such Site Plan complies with the standards for granting approval of a site plan found in Chapter 44 Division 17-9 of the Bloomington City Code; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and approve this site plan.

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

1. The above recitals are hereby incorporated into this Ordinance.

2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.

3. The City Council hereby approves the Site Plan for a restaurant for the property at 604 IAA Drive, legally described in Exhibit "A" and depicted in Exhibit(s) "B," with the following variances: variance from §44-1307C(1)(b) (Parking lot interior landscaping – Dimensions) and variance from §44-1307C(1)(c) (Parking lot interior landscaping – Design) and condition that additional trees (2) be planted in exterior parking lot landscaping area.

This Ordinance shall take effect immediately upon passage and approval.

PASSED this _____ day of April, 2022.

APPROVED this _____ day of April, 2022.

CITY OF BLOOMINGTON

_____
Mboka Mwilambwe, Mayor

ATTEST

_____
Leslie Smith-Yocum, City Clerk

EXHIBIT A

Legal Description of Subject Premises

A part of the SW¼ of Section 35, Township 24 North, Range 2 East of the Third Principal Meridian, McLean County, Illinois, more particularly described as follows: Commencing at the northeast corner of a tract of land conveyed to Martin Oil Services, Inc. recorded March 18, 1954, in Deed Record Book 628, Page 7 as Document No. 22235, in McLean County, Illinois, and which point also lies 60 feet west of the west right of way line of U.S. Route 66 (F.A. Route 5); thence N.02°-45'W. 50 feet parallel with said west right of way line to the Point of Beginning; From said Point of Beginning thence S.87°-15'W. 150 feet parallel with the north line of said Martin Oil Services, Inc. tract; thence N.02°-45'W. 150 feet parallel with said west right of way line; thence N.87°-15'E. 150 feet parallel with the north line of said Martin Oil Services, Inc. tract to a point which is 60 feet west of said west right of way line; thence S.02°-45'E. 150 feet parallel with said west right of way line to the Point of Beginning.

Exhibit B

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022

FIESTA RANCHERA

PLAN REVIEW INFORMATION

Code Review – FIESTA RANCHERA
6 January 2022
Project Number: 21-068

Chapter 2: Definitions:
NONE IDENTIFIED FOR THIS CODE REVIEW

Chapter 3: Use and Occupancy Classification:
Section 303
A-2 – Assembly, Restaurant = 3,670 sf
Total Footprint Area = 3,868 sf

Chapter 4: Special Detailed Requirements:
NONE IDENTIFIED FOR THIS CODE REVIEW

Chapter 5: General Building Height and Area:
Construction Type V-B; SPRINKLERED
Table 504.3 – Allowable Height
A-2 Occupancy = 60'-0"
Actual Building Height = 22'-6" < 60'-0" OK

Table 504.4 – Allowable Number of Stories
A-2 Occupancy = 2
Actual Building Stories = 1 Story < 2 OK

Table 506.2 – Allowable Building Area
A-2 Occupancy = 24,000 sf
Total Building Area = 3,670 sf < 24,000sf OK

Chapter 6: Types of Construction
Section 602.2 – All materials to be non-combustible materials with exception of the materials listed in Section 603.
Table 601: Fire-Resistant Rating Requirements for Building Elements
Type V-B

Primary structural frame:	0 HR
Bearing walls, exterior:	0 HR
Bearing walls, interior:	0 HR
Nonbearing walls and partitions, exterior (Tab. 602):	0 HR
Nonbearing walls and partitions, interior:	0 HR
Floor Construction:	0 HR
Roof Construction:	0 HR

Chapter 7: Fire and Smoke Protection
NONE REQUIRED FOR THIS CONSTRUCTION TYPE

Chapter 8: Interior Finishes
Table 803.13 – A-2 // Sprinklered
Interior Wall & Ceiling Finish Requirements
Exit Passageway & Corridors – Class B
Rooms and Enclosed Spaces – Class C

Section 804 – Flooring shall not have less than a Class II critical radiant flux level.

Chapter 9: Fire Protection Systems

Section 903.2.1.2 - An automatic fire sprinkler system is required because it is an A-2 occupancy with more than 100 occupants.

Sections 903.3.1 through 903.3.6. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1 unless otherwise permitted by IBC Sections 903.3.1.2 and 903.3.1.3 and other chapters of the IBC, as applicable.
NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section IBC 903.3.1.1.1.

Section 903.4 – Valves on sprinkler shall be electrically supervised. Monitoring shall be provided on sprinkler system to an approved supervising station.

Section 906 – An inspected and labeled 10# ABC fire extinguisher shall be placed in the building. One ABC extinguisher is required for the building. One K-type extinguisher is required within the kitchen area of the building.

Section 907.2.1 – A manual fire alarm system is not required because the occupant load is less than 300 in this A-2 occupancy. A system will be provided with the sprinkler system.

Chapter 10: Means of Egress
Table 1004.1.1:
Seating area and Bar Area (16078 sf) = 145 occupants – based on seating arrangement

Reception/Waiting Area = 332 / 7 sf = 47 occupants

Kitchen/Back Bar/Staff = 1067 / 200 sf = 6 occupants

Building Total Occupancy = 198 occupants

Section 1005.3 – Means of egress needs to be 198* 0.2 = 39.6".
All other means of egress shall not be less than:
Five exits are provided.
1 – 72" + 4 – 36" = 216" > 39.6"

Section 1005.7.1 – Doors that open into the path of egress shall not reduce the path more than 7 inches.

Section 1006 – 2 exits are required from the building. 5 exits are provided around the perimeter of the building.

Section 1006.2.1 – Common path of egress travel can not exceed 75'-0". The overall building dimensions are 74'-0" x 50'-0. A path has not been shown on the diagram.

Section 1007.1.1 – Exits must be at least 1/3 the diagonal distance of the building. See diagram for that information.

Section 1008 – The path of egress shall be illuminated no less than 1 footcandle at the walking surface. Emergency systems shall illuminate the path of egress in the event of power failure.

Section 1010.1.2.1 – Doors shall swing in the direction of egress.

Section 1010.1.9.4 – Locks and latches shall be permitted to prevent operation of doors where a building in occupancy Group A having an occupant load of 300 (worse case 198 occupants) or less, exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
2.1. The locking device is readily distinguishable as locked;
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be in letters 1inch high on a contrasting background; and
2.3. The use of the key-operated locking device is revokable by the building official for due cause.

Section 1010.1.10 – Panic hardware is not required because of the exception noted above.

Section 1013 – Exit signs shall be lighted and visible that clearly marks the path of egress. Exit must have the ability to stay illuminated for at least 90 minutes after power loss (2702.2.6)

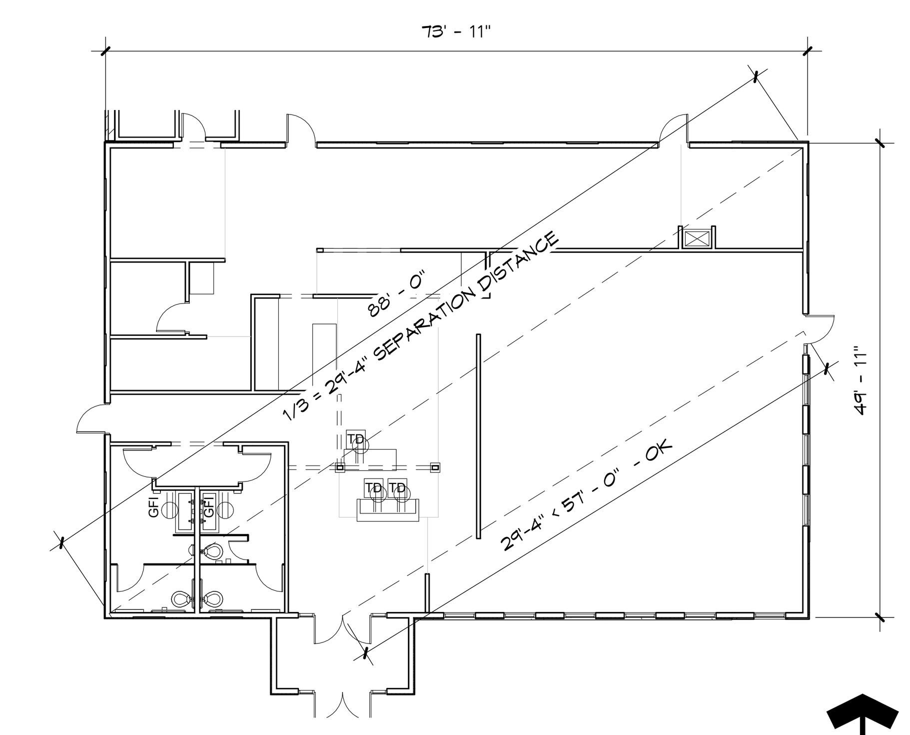
Section 1017 – Exit access travel distance can not exceed 250'-0". The overall building dimensions are 74'-0" x 50'-0. A path has not been shown on the diagram.

Illinois Plumbing Code
Section 890.810
Food Service = 3,370 sf / 30 = 112.33
Total Occupants = 114 ____ 57 men and women
Section 890.Appendix A
Required plumbing fixtures – For Restaurant:

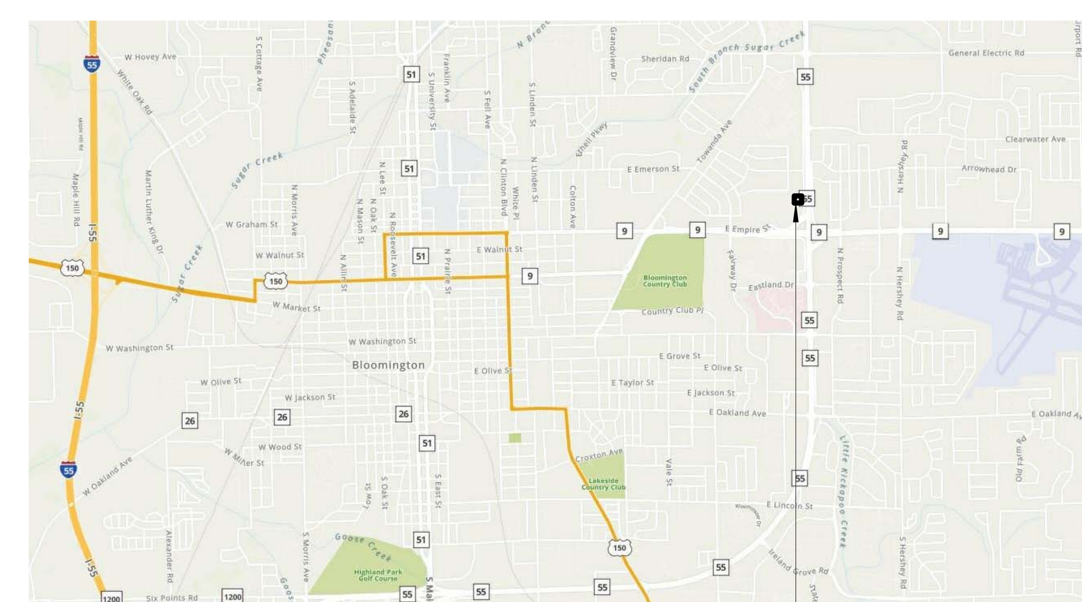
	Required	Provided	
WOMEN			
Water Closets – 1-100	2	2	ok
Lavatories – 1-100	1	2	ok
MEN			
Water Closets - 1-100	1	1	ok
Urinals – 1-150	1	1	ok
Lavatories – 1-100	1	2	ok
Miscellaneous			
Drinking Fountain – 1 per 75 -	Water provided by owner		ok
Service Sink	1 per floor	1	ok

2018 IECC Code Check
McLean County - Table 301.1 – Climate Zone - 5A

Table C402.1.3
Required R-Factors
Roof – Above Roof Deck – R-30ci
Walls above grade – Wood framed – R-13 + R-3.8ci OR R-20
Slab on Grade – R-10ci for 24" horiz. or vert.
Table C402.1.4
Required U-Factors
Roof – Above Roof Deck – U-0.032
Walls above grade – Wood framed – U-0.064
Slab on Grade – F-0.54



CODE PLAN
1/16" = 1'-0"



604 I-AA DRIVE

LOCATION MAP

DRAWING INDEX

PREVIOUS SUBMITTALS

PHASE 1 - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

PHASE 2 - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

SET NOTES:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

CONTRACTOR	PROJECT OWNER	PROJECT INFORMATION	CODES
TBD	**NICOLAS CANCHOLA FIESTA RANCHERA 1500 E EMPIRE STREET, SUITE A-3 BLOOMINGTON, ILLINOIS 61701 309-663-1615**	AUTHORITY HAVING JURISDICTION (AHJ): CITY OF BLOOMINGTON OCCUPANCY TYPE: A-2 CONSTRUCTION TYPE: TYPE V-B **SITE PLAN LEGISLATIVE REVIEW DOCUMENTS DATE: 3/1/2022**	THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION OF FULL COMPLIANCE WITH THE FOLLOWING CODES: 1. INTERNATIONAL BUILDING CODE, 2018 2. ILLINOIS STATE PLUMBING CODE, 2014 3. NATIONAL ELECTRIC CODE, 2020 4. INTERNATIONAL MECHANICAL CODE, 2018 5. ILLINOIS ACCESSIBILITY CODE, 2018 6. BLOOMINGTON CITY CODES FOR ALL TRADES 7. INTERNATIONAL FUEL GAS CODE, 2018 8. INTERNATIONAL ENERGY CONSERVATION CODE, 2018 9. AMERICAN DISABILITIES ACT, 2010

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.
I AM DULY LICENSED ARCHITECT/ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE:______________________

NAME: XXXXXX XXXXXXXX

DATE:______________________

LICENSE RENEWAL DATE: 11/30/2018

PAGES OR DIVISIONS COVERED BY THIS CERTIFICATION: G-SHEETS, A-SHEETS, MEP SHEETS

No.	Date	REVISIONS

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DESIGN FIRM #184.007110

FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 3/3/2022
SCALE: AS NOTED
DRAWN BY: npe
JOB: 21-068
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LSPR REVIEW_4.1.22

DEMOLITION SPECIFICATION

1.1. WORK INCLUDES

A. General Contractor provide:

1. Demolition and removal of buildings and site improvements.
2. Removing below-grade construction.
3. Disconnecting, capping or sealing, and site utilities.
4. Salvaging items for reuse by Owner.

1.2. DEFINITIONS

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.

B. Remove and Salvage: Items indicated to be removed and salvaged remain the Owner's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner's designated storage area.

C. Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in locations indicated.

D. Existing to Remain: Protect construction indicated to remain against damage and soiling during demolition. When permitted by the Architect, items may be removed to a suitable, protected storage location during demolition and then cleaned and reinstalled in their original locations.

1.3. MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes the property of Contractor

1.4. QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.

B. Regulatory Requirements: Provide licensed or specialized workers where required by Federal, State, or local regulations for demolition or modification of indicated systems or elements.

C. EPA Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

D. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

E. Demolition Firm Qualification: Engage an experienced firm that has successfully completed demolition Work similar to that indicated for this Project.

1.5. PROJECT CONDITIONS

A. Buildings to be demolished will be vacated and their use discontinued before start of the Work.

B. Owner assumes no responsibility for buildings and structures to be demolished.

1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

LSPR REVIEW_4.1.22

1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner and under and separate contract.

D. On-site storage or sale of removed items or materials is not permitted.

E. Provide, erect, and maintain temporary barriers and security devices.

F. Conduct operations with minimum interference to public or private thoroughfares. Maintain protected egress and access at all times.

G. Do not close or obstruct roadways sidewalks without permits.

1.6. COORDINATION

A. Arrange demolition schedule so as not to interfere with operations of adjacent occupied buildings.

2. PRODUCTS

2.1. SOIL MATERIALS

A. Satisfactory Soils: Comply with requirements as listed in the civil engineered drawings.

1. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.

3. EXECUTION

3.1. EXAMINATION

A. Verify that utilities have been disconnected and capped before starting demolition operations.

3.2. PREPARATION

A. Refrigerant: Remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction before starting demolition.

B. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.

1. Arrange to shut off indicated utilities with the utility companies.
2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
3. Cut off pipe or conduit a minimum of 24 inches below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.

C. Existing Utilities: See plumbing and electrical drawings for shutting off, disconnecting, removing, and sealing or capping utilities. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing.

D. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of demolition.

3.3. PROTECTION

A. Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.

1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.

Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated.

1. Protect adjacent buildings and facilities from damage due to demolition activities.
2. Protect existing site improvements, appurtenances, and landscaping to remain.
3. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.
4. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
5. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
6. Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
7. Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.

B. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

3.4. DEMOLITION - GENERAL

A. General: Demolish indicated buildings and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
2. Maintain fire watch after flame cutting operations.
3. Maintain adequate ventilation when using cutting torches.
4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.

C. Explosives: Use of explosives is not permitted.

3.5. DEMOLITION BY MECHANICAL MEANS

A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.

B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.

C. Below-Grade Construction: Demolish foundation walls and other below-grade construction that are within footprint of new construction and extending 5-feet outside

footprint indicated for new construction. Abandon below-grade construction outside this area.

1. Remove below-grade construction, including basements, foundation walls, and footings, completely.

D. Existing Utilities: Demolish existing utilities and below-grade utility structures that are within 5 feet outside footprint indicated for new construction. Abandon utilities outside this area.

1. Fill abandoned utility structures with satisfactory soil materials according to backfill requirements listed in the civil drawings.

3.6. SITE RESTORATION

A. Below-Grade Areas: Completely fill below-grade areas and voids resulting from building demolition operations with satisfactory soil materials according to backfill requirements listed in civil drawings.

B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.7. REPAIRS

A. Promptly repair damage to adjacent structures and sitework caused by demolition operations.

3.8. DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Do not burn demolished materials.

3.9. CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

1. Clean roadways of debris caused by debris transport.

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1 SITE PLAN - DEMOLITION
1" = 30'-0"

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BLOOMINGTON, ILLINOIS 61701

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1 SITE PLAN
1/16" = 1'-0"

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LSPR REVIEW_4.1.22

LANDSCAPE PLAN NOTES

1. LANDSCAPING SHALL OCCUR BASED ON A DESIGN-BUILD BASIS

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING, SUBMITTING, AND PERMITTING THE LANDSCAPE WORK.

3. THIS DRAWING IS TO SHOW ARCHITECTS DESIGN INTENT ONLY. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ETC. TO INSTALL A FULLY ACCEPTABLE PLAN MEETING THE CITY OF BLOOMINGTON'S LANDSCAPE REQUIREMENTS. REFERENCE CITY OF BLOOMINGTON, MUNICIPAL CODE, CHAPTER 44-1301, ARTICLE XIII LANDSCAPING AND SCREENING. THE FOLLOWING REQUIREMENTS LISTED ARE NOT ALL INCLUSIVE OF ALL REQUIREMENTS. IT IS THE RESPONSIBILITY FOR THE LANDSCAPE CONTRACTOR TO FOLLOW ALL CITY OF BLOOMINGTON'S REQUIREMENTS.

4. LANDSCAPE PLAN SUBMITTALS. LANDSCAPING PLANS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL LANDSCAPE ARCHITECT OR DESIGNER AND MUST BE PROVIDED FOR EACH PHASE OF THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESSES. THE LANDSCAPE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION PROVIDED ON ONE OR MORE SHEETS:
- THE STREET ADDRESS AND PARCEL NUMBER OF THE PROPERTY;

- THE APPLICANT'S NAME, ADDRESS AND INTEREST IN THE PROPERTY;

- THE OWNER'S NAME AND ADDRESS, IF DIFFERENT FROM THE APPLICANT, AND THE OWNER'S SIGNED CONSENT TO THE FILING OF THE PLAN;

- TITLE, SCALE, NORTH MARKER, AND DATE;

- ZONING OF SITE AND THE USE(S) OF ALL ADJOINING PROPERTY(S);

- ALL LOT LINES, EASEMENTS AND RIGHTS-OF-WAY;

- ALL SURROUNDING ROADS WITH STREET NAMES LABELED;

- IDENTIFICATION OF EXISTING TREES AND OTHER LANDSCAPE ELEMENTS TO BE REMOVED OR PRESERVED;

- EXISTING AND PROPOSED SITE CONTOURS ON THE PROJECT SITE AND 100 FEET BEYOND THE SITE LOT LINES, AT INTERVALS NOT TO EXCEED TWO FEET;

- ALL EXISTING AND PROPOSED DRAINAGE AND DETENTION AREAS;

- THE TOTAL SQUARE FOOT OF THE SITE AREA DEDICATED FOR VEHICLE USE, INCLUDING PARKING, LOADING, CIRCULATION, DROP-OFF/PICK-UP, ETC.;

- LOCATION, SIZE, SPACING, AND SPECIES OF PROPOSED PLANT MATERIAL, INCLUDING PLANT LISTS SHOWING THE REQUIRED AND PROPOSED QUANTITIES;

- A PLANT LIST KEYED TO THE LANDSCAPE PLAN THAT IDENTIFIES LANDSCAPE MATERIALS BY SCIENTIFIC NAME AND COMMON NAME, PLANTING SIZE AND PLANTING DETAILS;

- METHODS AND DETAILS FOR PROTECTING EXISTING VEGETATION DURING CONSTRUCTION;

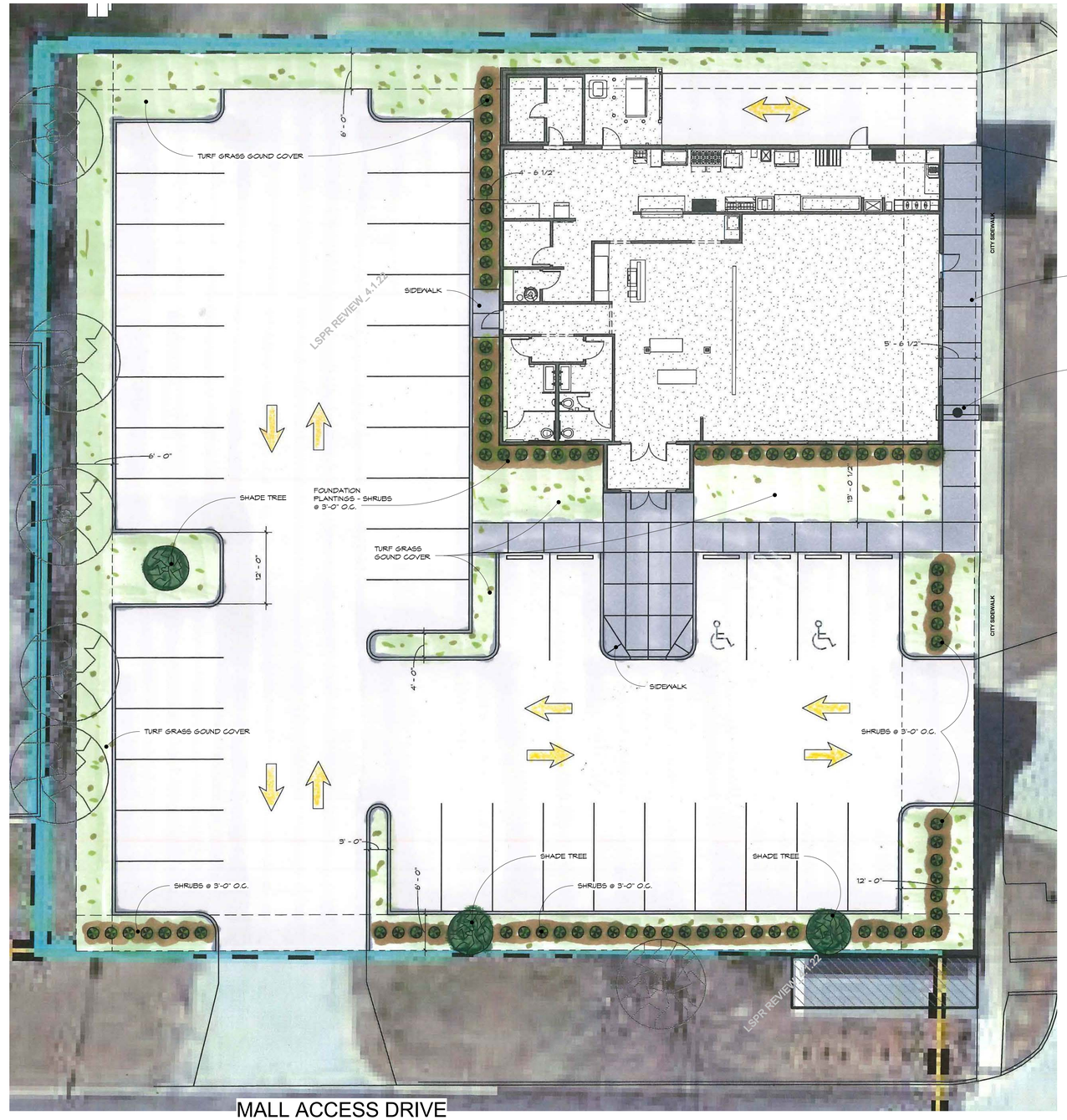
- CALCULATIONS VERIFYING THE MINIMUM LANDSCAPING REQUIRED FOR THE SITE UNDER THIS ARTICLE AND CALCULATIONS VERIFYING THE MINIMUM PERCENTAGE OF REQUIRED LANDSCAPE AREA(S);

- DESCRIPTION OF IRRIGATION METHODS FOR LANDSCAPE AREAS;

- DESCRIPTION OF LANDSCAPE MAINTENANCE PROGRAM, INCLUDING STATEMENT THAT ALL DISEASED, DAMAGED OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ARTICLE; AND

- OTHER INFORMATION OR DOCUMENTATION AS THE DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT MAY DEEM NECESSARY TO ALLOW A FULL AND PROPER CONSIDERATION AND DISPOSITION OF THE PARTICULAR PLAN, INCLUDING BUT NOT LIMITED TO SPECIAL FEATURES, SIGN LOCATIONS, LIGHTING, DECKS, PAVING, GAZEBOS, ETC.

5. REVIEW SPECIFIC REQUIREMENTS WITHIN CHAPTER 44-1301
44-1301 [CH. 44, 13-1] PURPOSE AND INTENT.
44-1302 [CH. 44, 13-2] APPLICABILITY.
44-1303 [CH. 44, 13-3] LANDSCAPE PLAN SUBMITTAL REQUIREMENTS.
44-1304 [CH. 44, 13-4] GENERAL LANDSCAPING REQUIREMENTS.
44-1305 [CH. 44, 13-5] PLANT MATERIAL REQUIREMENTS.
44-1306 [CH. 44, 13-6] LANDSCAPING AREAS.
44-1307 [CH. 44, 13-7] PARKING LOT LANDSCAPE REQUIREMENTS.
44-1308 [CH. 44, 13-8] ADDITIONAL SCREENING REQUIREMENTS.



TOTAL LOT AREA = 150' x 150' = 22,500 SQUARE FEET

BUILDING AREA (INCLUDING WALK-IN COOLER AND DUMPSTER AREA) = 4,208 SQUARE FEET

PARKING LOT AREA = 12,603 SQUARE FEET

DUMPSTER DRIVE AREA = 660 SQUARE FEET

SIDEWALK AREA = 1,131 SQUARE FEET

LANDSCAPE AREA = 16,628 SQUARE FEET

1 LANDSCAPE PLAN
1" = 10'-0"

IAA DRIVE

No.	Date	REVISIONS

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BLOOMINGTON, ILLINOIS 61701
PHONE: (309) 663-7111 FAX: (309) 663-7222
DESIGN FIRM #184.001110

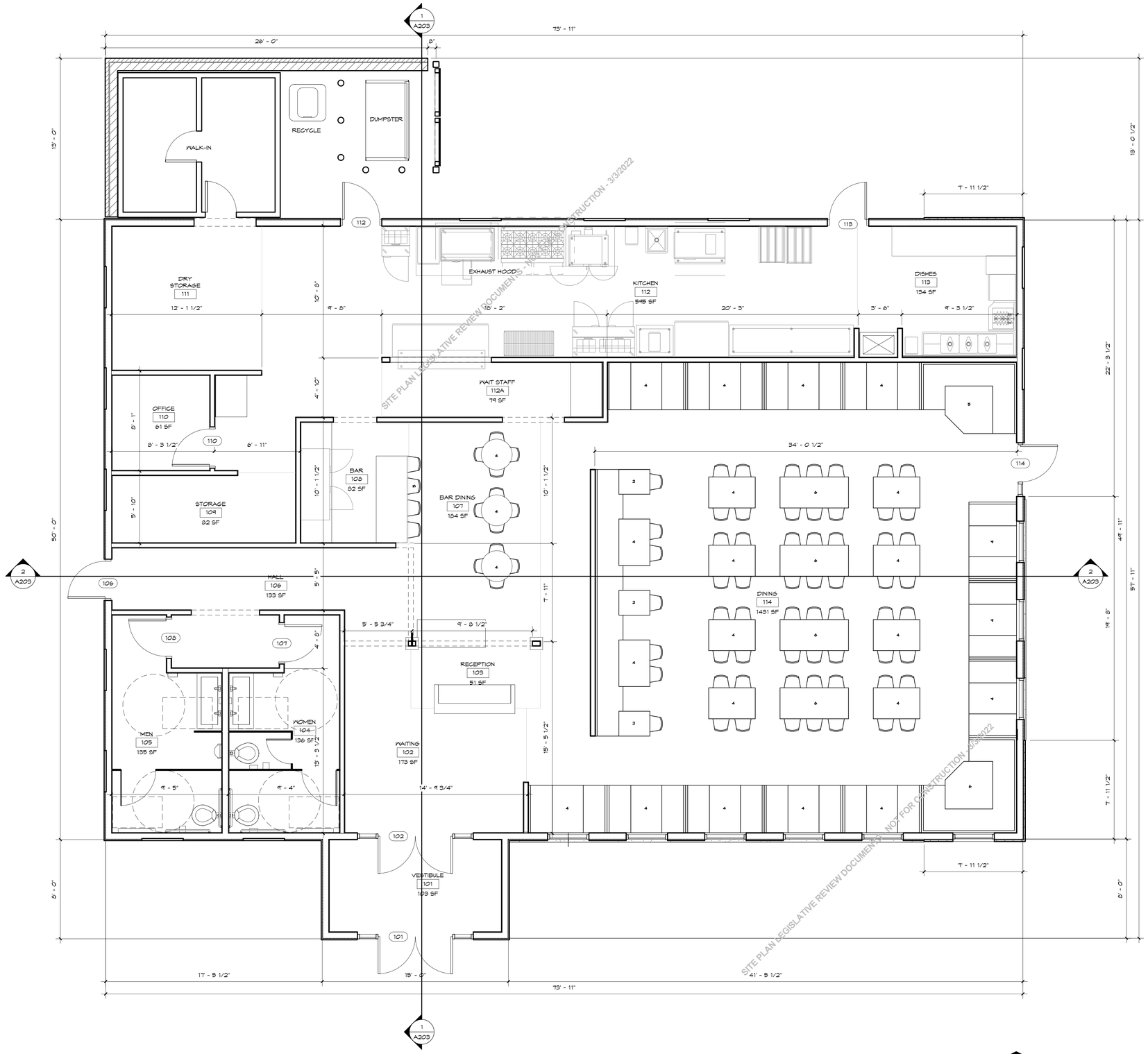
FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 4/1/2022
SCALE: AS NOTED
DRAWN BY: npe
JOB: 21-068
SCHEMATIC LANDSCAPE PLAN
SHEET: L102
OF

4/1/2022 8:47:48 AM
C:\Users\Nathan Elliott\Documents\Fiesta_DESIGN_Nathan Elliott.rvt

LSPR REVIEW_4.1.22

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022



1 FLOOR PLAN
1/4" = 1'-0"

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FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 3/3/2022
SCALE: AS NOTED
DRAWN BY: npe
JOB: 21-068
FLOOR PLAN
SHEET: A101
OF

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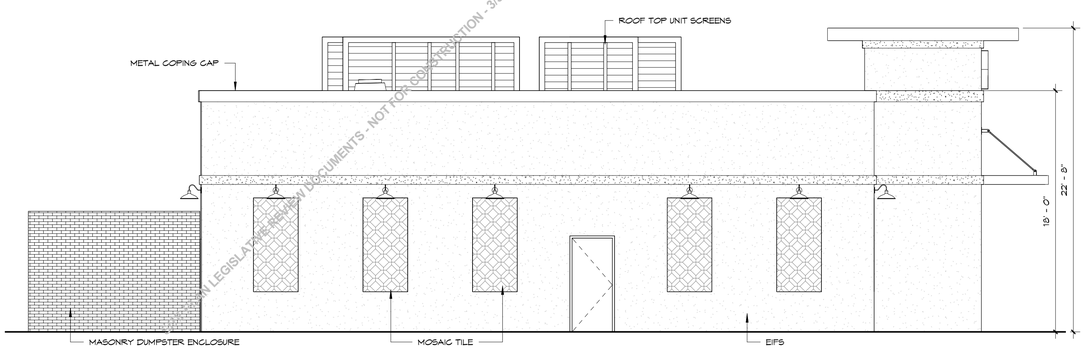
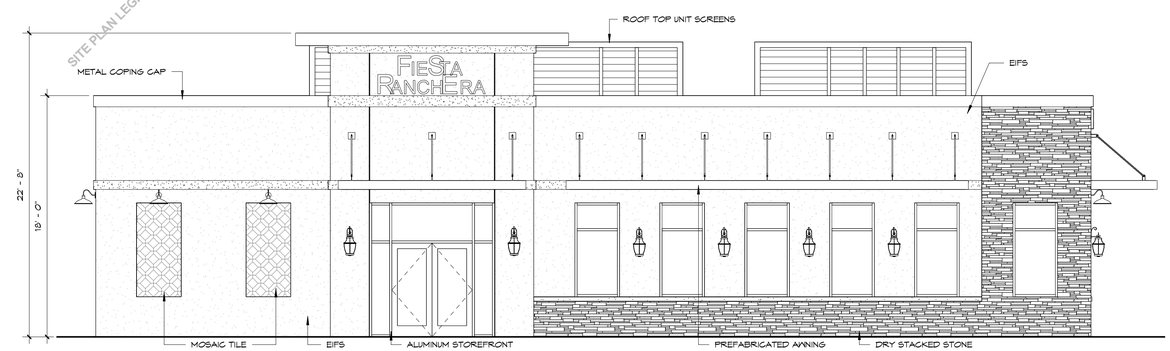
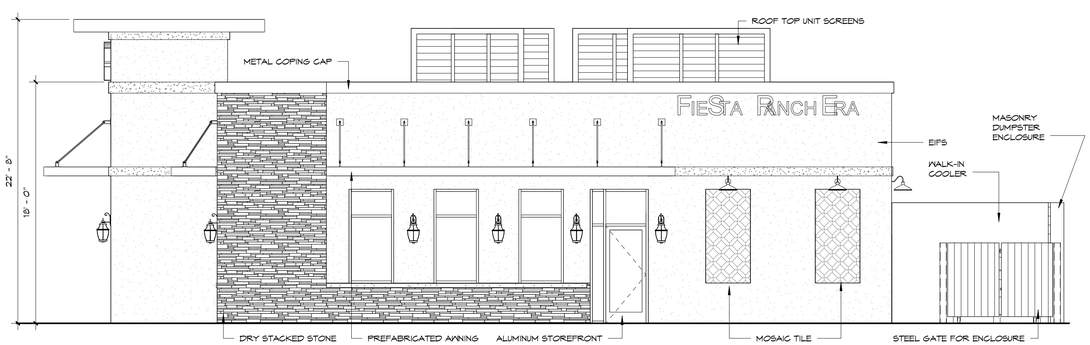


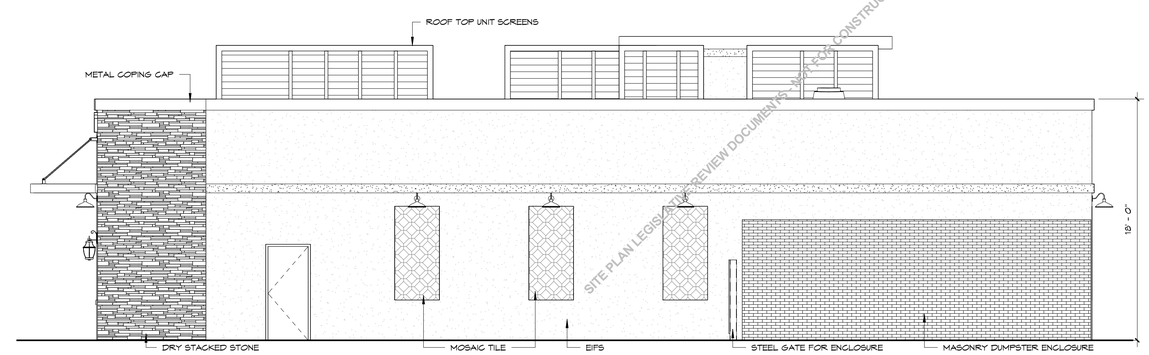
4 WEST ELEVATION
3/16" = 1'-0"



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



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



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

No.	Date	REVISIONS

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FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 3/3/2022
SCALE: AS NOTED
DRAWN BY: npe
JOB: 21-068
BUILDING ELEVATIONS
SHEET: A201
OF

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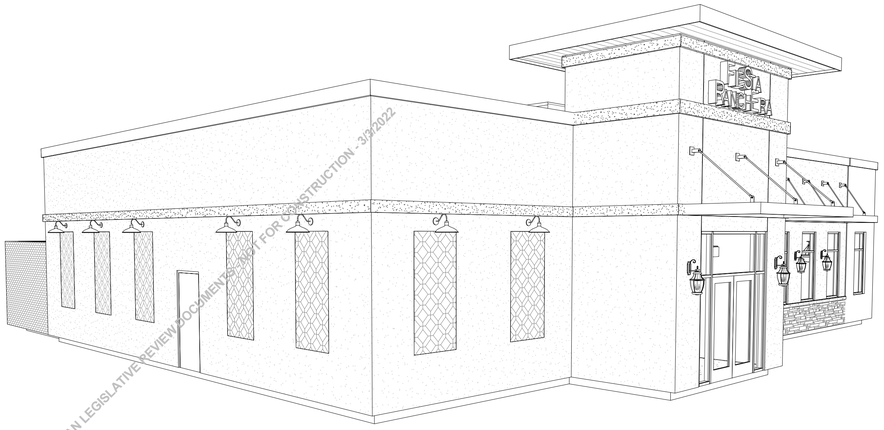

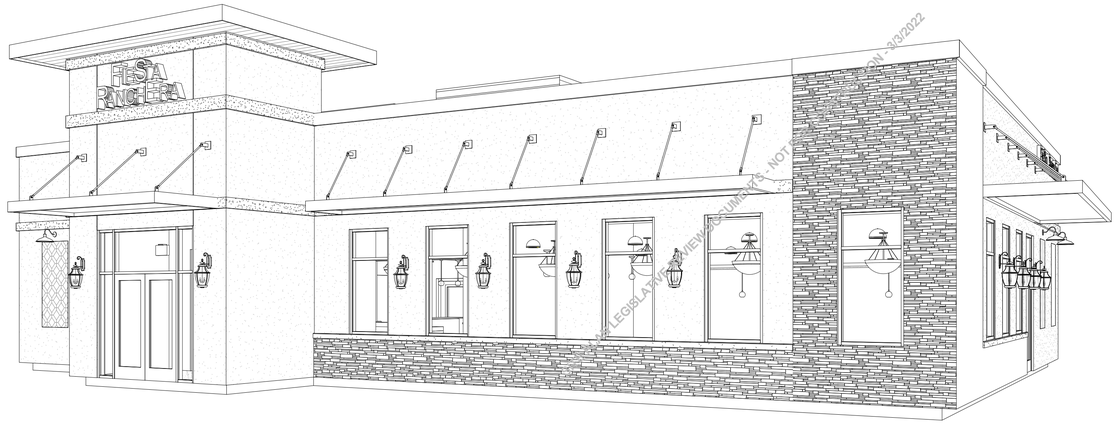

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No.	Date	REVISIONS

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DESIGN FIRM #184.007110

FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 3/3/2022

SCALE: AS NOTED

DRAWN BY: npe

JOB: 21-068

BUILDING PERSPECTIVES

SHEET: A202

OF

3/1/2022 9:06:05 AM
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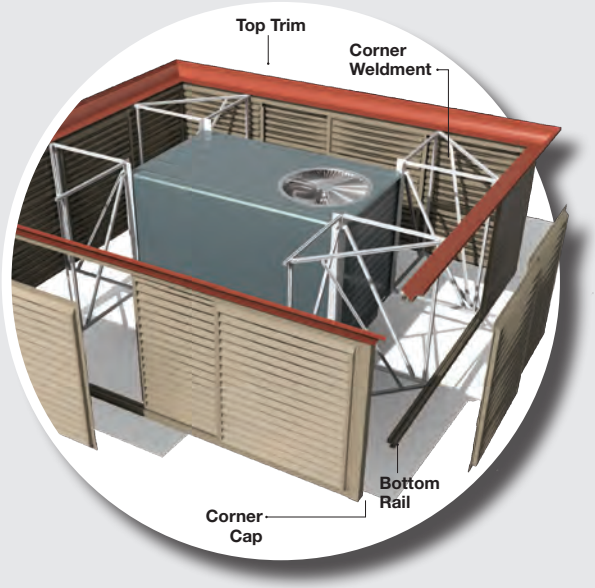
envisor®

Innovative Rooftop Screens

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks and communication equipment. You name it, we can screen it!

- **Zero Rooftop Penetration**
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

CityScapes®
ARCHITECTURAL INNOVATIONS

COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.

CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match

NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

envisor®

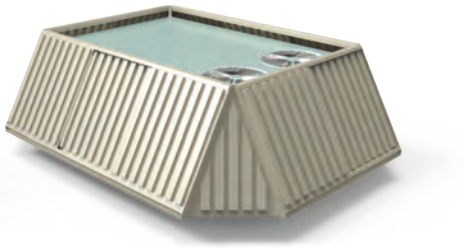
DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL

(Available in Metal or Acrylicap® ABS)

CANTED



(Available in Acrylicap® ABS only)

POST MOUNT

(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP® ABS SERIES PANELS

LOUVER HORIZONTAL

RIB HORIZONTAL

BRICK

FLAT PAN

FOREST

BATTEN VERTICAL

7.2 RIB HORIZONTAL

RIB VERTICAL

METAL SERIES PANELS

7.2 RIB
HORIZONTAL SOLID

7.2 RIB
VERTICAL SOLID

NEW!
4.0 CORRUGATED
HORIZONTAL SOLID

NEW!
4.0 CORRUGATED
VERTICAL SOLID

7.2 RIB
HORIZONTAL PERFORATED

7.2 RIB
VERTICAL PERFORATED

PAN SOLID

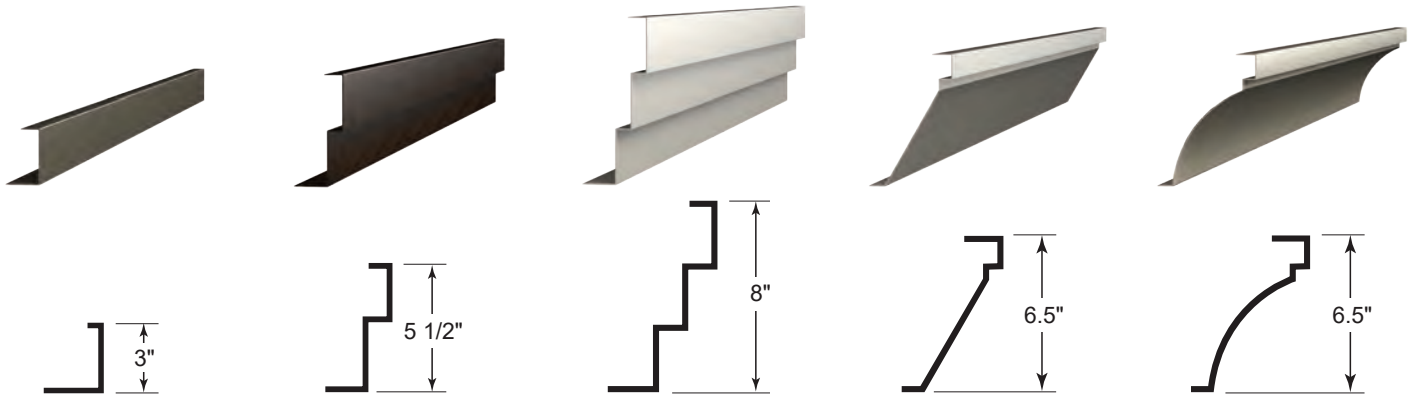
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



LINEAL BAND | 2 STEP | 3 STEP | ALAMO | COVE

COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.

ALABASTER | ALMOND | OYSTER | PUTTY | KHAKI | SAGEBRUSH | DARK BRONZE

SHADOW GRAY | SLATE GRAY | RANCHERO RED | CYPRESS MOSS | FOREST GREEN | MANSARD BROWN

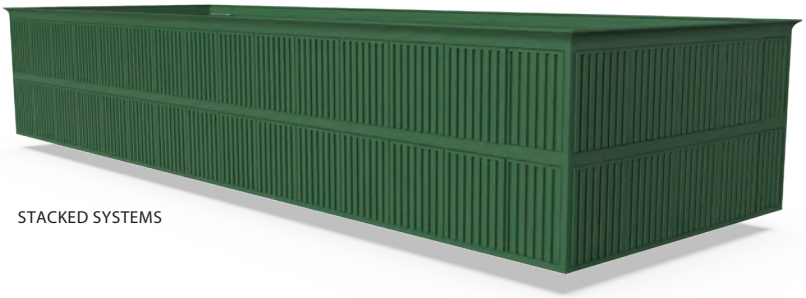
Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

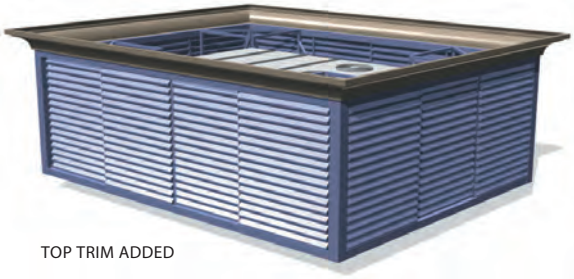
CityScapes®
ARCHITECTURAL INNOVATIONS

CUSTOM SOLUTIONS

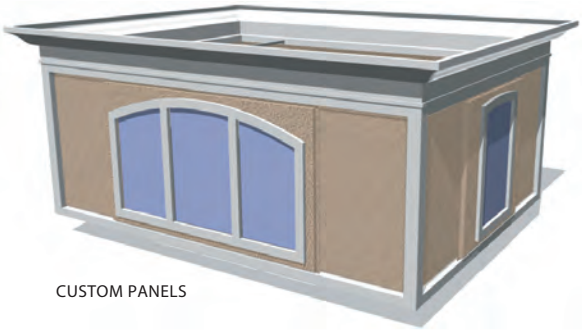
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*



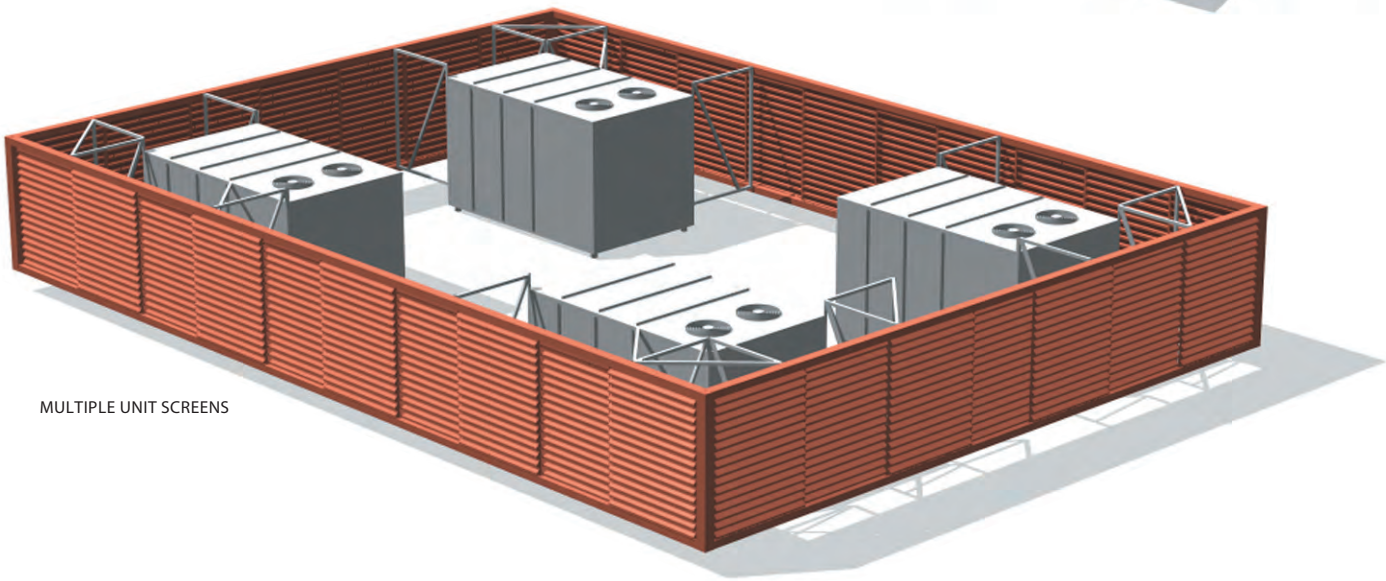
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



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Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units

MEDICAL BUILDING ROOFTOP SEATING AREA
• 52" Forest Style Panel with Cove Top Trim
• Color: Forest Green

DESIGN | MANAGE | MANUFACTURE | INSTALL

THE COMPLETE SOLUTION

We get it. You're busy. We want you to be able to focus on the parts of your project that matter most to you. That's why we provide each customer with a project manager — a single point of contact. Tell us what you need and we'll coordinate everything from design and engineering to manufacturing and installation so you can spend your time on more important things.

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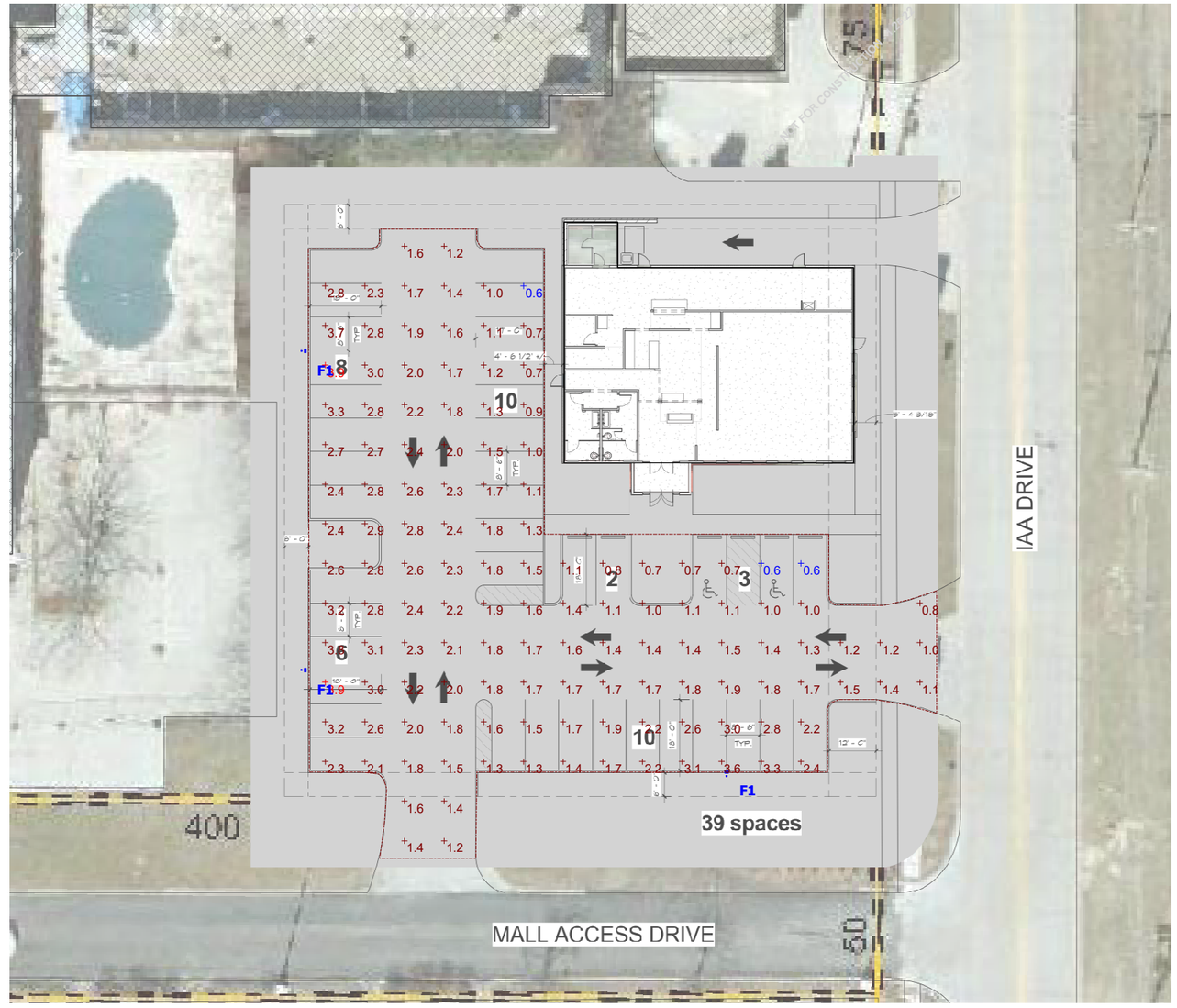
Rev 12/21

KSA LIGHTING & CONTROLS

Fiesta Ranchera Parking Lot RSX

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	3.9 fc	0.6 fc	6.5:1	3.2:1



Plan View
Scale - 1" = 35ft

STUDY B

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	F1		3	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.9	133.14	Max: 11793cd

Note

1. CALCULATION POINTS ARE AT 0" AFF.
2. FIXTURES ARE MOUNTED AT 27' AFF.
3. BASED ON REFLECTANCES OF 0
4. CALCULATIONS ARE BASED ON INFORMATION PROVIDED

Designer
Jake Wacker
Date
02/18/2022
Scale
Not to Scale
Drawing No.

Summary

** This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. FOR LIGHTING DESIGNS This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting and Controls is not responsible for specifying the lighting or illumination requirements for and specific project, including municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectivemess for use in a particular application. Field Verification is recommended when calculations are based on end-user or customer provided information. End-user enviornment and application (including, but not limited to, Voltage variation and dirt accumulation) can cause actual field performace to differ from the calculated photometric performance represented in this lighting design. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this lighting design.

Case PR-05-22 Site Plan

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022

FIESTA RANCHERA

SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022

PLAN REVIEW INFORMATION

Code Review – FIESTA RANCHERA
6 January 2022
Project Number: 21-068

Chapter 2: Definitions:
NONE IDENTIFIED FOR THIS CODE REVIEW

Chapter 3: Use and Occupancy Classification:
Section 303
A-2 – Assembly, Restaurant = 3,670 sf
Total Footprint Area = 3,868 sf

Chapter 4: Special Detailed Requirements:
NONE IDENTIFIED FOR THIS CODE REVIEW

Chapter 5: General Building Height and Area:
Construction Type V-B; SPRINKLERED
Table 504.3 – Allowable Height
A-2 Occupancy = 60'-0"
Actual Building Height = 22'-6" < 60'-0" OK

Table 504.4 – Allowable Number of Stories
A-2 Occupancy = 2
Actual Building Stories = 1 Story < 2 OK

Table 506.2 – Allowable Building Area
A-2 Occupancy = 24,000 sf
Total Building Area = 3,670 sf < 24,000sf OK

Chapter 6: Types of Construction
Section 602.2 – All materials to be non-combustible materials with exception of the materials listed in Section 603.
Table 601: Fire-Resistant Rating Requirements for Building Elements

Type V-B	
Primary structural frame:	0 HR
Bearing walls, exterior:	0 HR
Bearing walls, interior:	0 HR
Nonbearing walls and partitions, exterior (Tab. 602):	0 HR
Nonbearing walls and partitions, interior:	0 HR
Floor Construction:	0 HR
Roof Construction:	0 HR

Chapter 7: Fire and Smoke Protection
NONE REQUIRED FOR THIS CONSTRUCTION TYPE

Chapter 8: Interior Finishes
Table 803.13 – A-2 // Sprinklered
Interior Wall & Ceiling Finish Requirements
Exit Passageway & Corridors – Class B
Rooms and Enclosed Spaces – Class C

Section 804 – Flooring shall not have less than a Class II critical radiant flux level.

Chapter 9: Fire Protection Systems

Section 903.2.1.2 - An automatic fire sprinkler system is required because it is an A-2 occupancy with more than 100 occupants.

Sections 903.3.1 through 903.3.6. Sprinkler systems shall be designed and installed in accordance with Section 903.3.1.1 unless otherwise permitted by IBC Sections 903.3.1.2 and 903.3.1.3 and other chapters of the IBC, as applicable.
NFPA 13 sprinkler systems. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Section IBC 903.3.1.1.1.

Section 903.4 – Valves on sprinkler shall be electrically supervised. Monitoring shall be provided on sprinkler system to an approved supervising station.

Section 906 – An inspected and labeled 10# ABC fire extinguisher shall be placed in the building. One ABC extinguisher is required for the building. One K-type extinguisher is required within the kitchen area of the building.

Section 907.2.1 – A manual fire alarm system is not required because the occupant load is less than 300 in this A-2 occupancy. A system will be provided with the sprinkler system.

Chapter 10: Means of Egress
Table 1004.1.1:
Seating area and Bar Area (16078 sf) = 145 occupants – based on seating arrangement

Reception/Waiting Area = 332 / 7 sf = 47 occupants

Kitchen/Back Bar/Staff = 1067 / 200 sf = 6 occupants

Building Total Occupancy = 198 occupants

Section 1005.3 – Means of egress needs to be 198* 0.2 = 39.6".
All other means of egress shall not be less than:
Five exits are provided.
1 – 72" + 4 – 36" = 216" > 39.6"

Section 1005.7.1 – Doors that open into the path of egress shall not reduce the path more than 7 inches.

Section 1006 – 2 exits are required from the building. 5 exits are provided around the perimeter of the building.

Section 1006.2.1 – Common path of egress travel can not exceed 75'-0". The overall building dimensions are 74'-0" x 50'-0. A path has not been shown on the diagram.

Section 1007.1.1 – Exits must be at least 1/3 the diagonal distance of the building. See diagram for that information.

Section 1008 – The path of egress shall be illuminated no less than 1 footcandle at the walking surface. Emergency systems shall illuminate the path of egress in the event of power failure.

Section 1010.1.2.1 – Doors shall swing in the direction of egress.

Section 1010.1.9.4 – Locks and latches shall be permitted to prevent operation of doors where a building in occupancy Group A having an occupant load of 300 (worse case 198 occupants) or less, exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
2.1. The locking device is readily distinguishable as locked;
2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be in letters 1inch high on a contrasting background; and
2.3. The use of the key-operated locking device is revokable by the building official for due cause.

Section 1010.1.10 – Panic hardware is not required because of the exception noted above.

Section 1013 – Exit signs shall be lighted and visible that clearly marks the path of egress. Exit must have the ability to stay illuminated for at least 90 minutes after power loss (2702.2.6)

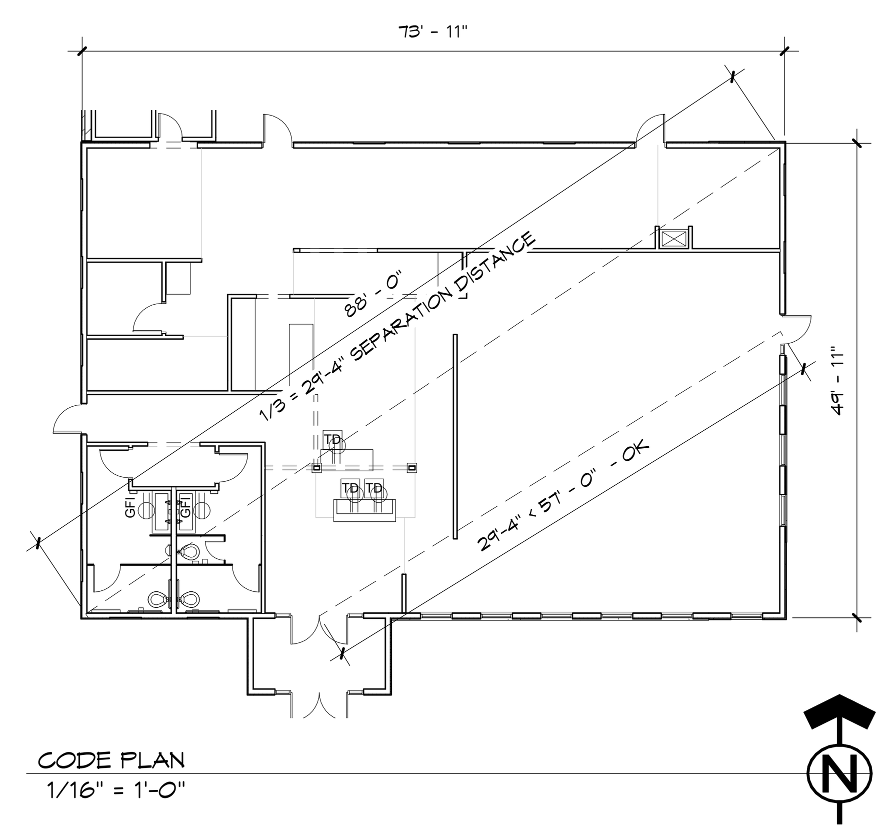
Section 1017 – Exit access travel distance can not exceed 250'-0". The overall building dimensions are 74'-0" x 50'-0. A path has not been shown on the diagram.

Illinois Plumbing Code
Section 890.810
Food Service = 3,370 sf / 30 = 112.33
Total Occupants = 114 ____ 57 men and women
Section 890.Appendix A
Required plumbing fixtures – For Restaurant:

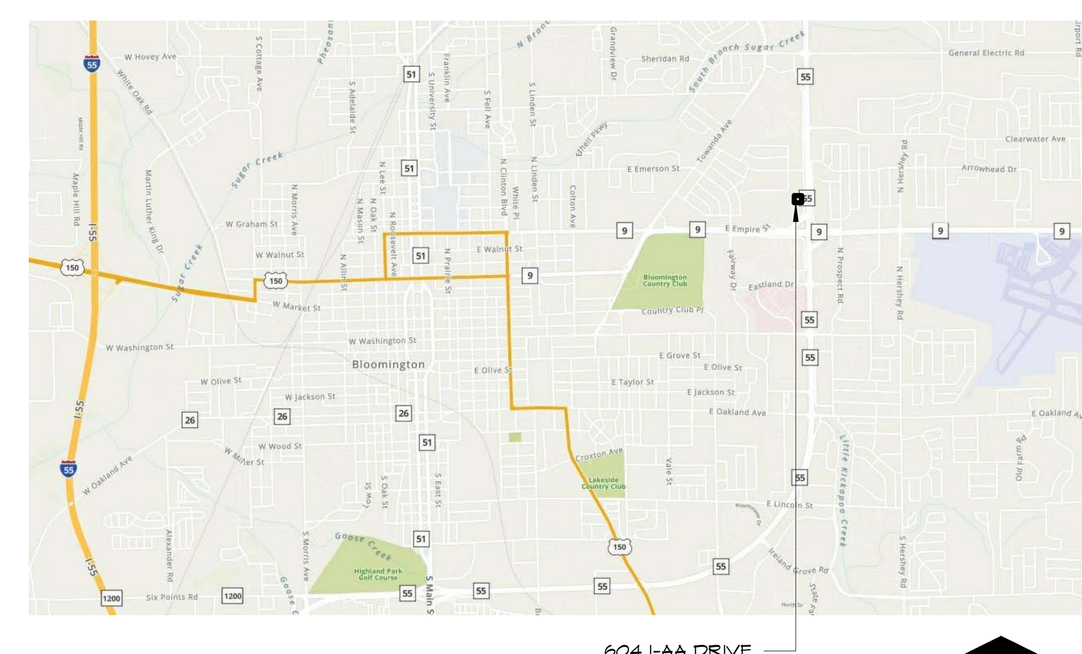
	Required	Provided	
WOMEN			
Water Closets – 1-100	2	2	ok
Lavatories – 1-100	1	2	ok
MEN			
Water Closets - 1-100	1	1	ok
Urinals – 1-150	1	1	ok
Lavatories – 1-100	1	2	ok
Miscellaneous			
Drinking Fountain – 1 per 75 -	Water provided by owner		ok
Service Sink	1 per floor	1	ok

2018 IECC Code Check
McLean County - Table 301.1 – Climate Zone - 5A

Table C402.1.3
Required R-Factors
Roof – Above Roof Deck – R-30ci
Walls above grade – Wood framed – R-13 + R-3.8ci OR R-20
Slab on Grade – R-10ci for 24" horiz. or vert.
Table C402.1.4
Required U-Factors
Roof – Above Roof Deck – U-0.032
Walls above grade – Wood framed – U-0.064
Slab on Grade – F-0.54



CODE PLAN
1/16" = 1'-0"



LOCATION MAP

DRAWING INDEX

PREVIOUS SUBMITTALS

PHASE 1 - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

PHASE 2 - XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

SET NOTES:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

CONTRACTOR	PROJECT OWNER	PROJECT INFORMATION	CODES
TBD	NICOLAS CANCHOLA FIESTA RANCHERA 1500 E EMPIRE STREET, SUITE A-3 BLOOMINGTON, ILLINOIS 61701 309-663-1615	AUTHORITY HAVING JURISDICTION (AHJ): CITY OF BLOOMINGTON OCCUPANCY TYPE: A-2 CONSTRUCTION TYPE: TYPE V-B **SITE PLAN LEGISLATIVE REVIEW DOCUMENTS DATE: 3/1/2022**	THESE PLANS HAVE BEEN DESIGNED WITH THE INTENTION OF FULL COMPLIANCE WITH THE FOLLOWING CODES: 1. INTERNATIONAL BUILDING CODE, 2018 2. ILLINOIS STATE PLUMBING CODE, 2014 3. NATIONAL ELECTRIC CODE, 2020 4. INTERNATIONAL MECHANICAL CODE, 2018 5. ILLINOIS ACCESSIBILITY CODE, 2018 6. BLOOMINGTON CITY CODES FOR ALL TRADES 7. INTERNATIONAL FUEL GAS CODE, 2018 8. INTERNATIONAL ENERGY CONSERVATION CODE, 2018 9. AMERICAN DISABILITIES ACT, 2010

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED HEREIN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.
I AM DULY LICENSED ARCHITECT/ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNATURE:____________________
NAME: XXXXXX XXXXXXXX
DATE:____________________
LICENSE RENEWAL DATE: 11/30/2018
PAGES OR DIVISIONS COVERED BY THIS CERTIFICATION:____
G-SHEETS, A-SHEETS, MEP SHEETS

No.	Date	REVISIONS

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PHONE: (309) 663-7111 FAX: (309) 663-7222
DESIGN FIRM #184.007110

FIESTA RANCHERA
604 I-AA DRIVE
BLOOMINGTON, ILLINOIS 61701

DATE: 3/3/2022
SCALE: AS NOTED
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JOB: 21-068
TITLE SHEET
SHEET: G101
OF

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LSPR REVIEW_4.1.22

DEMOLITION SPECIFICATION

1.1. WORK INCLUDES

A. General Contractor provide:

1. Demolition and removal of buildings and site improvements.
2. Removing below-grade construction.
3. Disconnecting, capping or sealing, and site utilities.
4. Salvaging items for reuse by Owner.

1.2. DEFINITIONS

A. Remove: Remove and legally dispose of items except those indicated to be reinstalled, salvaged, or to remain the Owner's property.

B. Remove and Salvage: Items indicated to be removed and salvaged remain the Owner's property. Remove, clean, and pack or crate items to protect against damage. Identify contents of containers and deliver to Owner's designated storage area.

C. Remove and Reinstall: Remove items indicated; clean, service, and otherwise prepare them for reuse; store and protect against damage. Reinstall items in locations indicated.

D. Existing to Remain: Protect construction indicated to remain against damage and soiling during demolition. When permitted by the Architect, items may be removed to a suitable, protected storage location during demolition and then cleaned and reinstalled in their original locations.

1.3. MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes the property of Contractor

1.4. QUALITY ASSURANCE

A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.

B. Regulatory Requirements: Provide licensed or specialized workers where required by Federal, State, or local regulations for demolition or modification of indicated systems or elements.

C. EPA Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

D. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

E. Demolition Firm Qualification: Engage an experienced firm that has successfully completed demolition Work similar to that indicated for this Project.

1.5. PROJECT CONDITIONS

A. Buildings to be demolished will be vacated and their use discontinued before start of the Work.

B. Owner assumes no responsibility for buildings and structures to be demolished.

1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

LSPR REVIEW_4.1.22

1. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner and under and separate contract.

D. On-site storage or sale of removed items or materials is not permitted.

E. Provide, erect, and maintain temporary barriers and security devices.

F. Conduct operations with minimum interference to public or private thoroughfares. Maintain protected egress and access at all times.

G. Do not close or obstruct roadways sidewalks without permits.

1.6. COORDINATION

A. Arrange demolition schedule so as not to interfere with operations of adjacent occupied buildings.

2. PRODUCTS

2.1. SOIL MATERIALS

A. Satisfactory Soils: Comply with requirements as listed in the civil engineered drawings.

1. Obtain approved borrow soil materials off-site when sufficient satisfactory soil materials are not available on-site.

3. EXECUTION

3.1. EXAMINATION

A. Verify that utilities have been disconnected and capped before starting demolition operations.

3.2. PREPARATION

A. Refrigerant: Remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction before starting demolition.

B. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.

1. Arrange to shut off indicated utilities with the utility companies.
2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
3. Cut off pipe or conduit a minimum of 24 inches below grade. Cap, valve, or plug and seal remaining portion of pipe or conduit after bypassing according to requirements of authorities having jurisdiction.

C. Existing Utilities: See plumbing and electrical drawings for shutting off, disconnecting, removing, and sealing or capping utilities. Do not start demolition work until utility disconnecting and sealing have been completed and verified in writing.

D. Temporary Shoring: Provide and maintain interior and exterior shoring, bracing, or structural support to preserve stability and prevent unexpected movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of demolition.

3.3. PROTECTION

A. Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.

1. Do not interrupt existing utilities serving adjacent occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction.

Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated.

1. Protect adjacent buildings and facilities from damage due to demolition activities.
2. Protect existing site improvements, appurtenances, and landscaping to remain.
3. Erect a plainly visible fence around drip line of individual trees or around perimeter drip line of groups of trees to remain.
4. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
5. Provide protection to ensure safe passage of people around building demolition area and to and from occupied portions of adjacent buildings and structures.
6. Protect walls, windows, roofs, and other adjacent exterior construction that are to remain and that are exposed to building demolition operations.
7. Erect and maintain dustproof partitions and temporary enclosures to limit dust, noise, and dirt migration to occupied portions of adjacent buildings.

B. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

3.4. DEMOLITION - GENERAL

A. General: Demolish indicated buildings and site improvements completely. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Do not use cutting torches until work area is cleared of flammable materials. Maintain portable fire-suppression devices during flame-cutting operations.
2. Maintain fire watch after flame cutting operations.
3. Maintain adequate ventilation when using cutting torches.
4. Locate building demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

B. Site Access and Temporary Controls: Conduct building demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.

1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic ways if required by authorities having jurisdiction.
2. Use water mist and other suitable methods to limit spread of dust and dirt. Comply with governing environmental-protection regulations. Do not use water when it may damage adjacent construction or create hazardous or objectionable conditions, such as ice, flooding, and pollution.

C. Explosives: Use of explosives is not permitted.

3.5. DEMOLITION BY MECHANICAL MEANS

A. Proceed with demolition of structural framing members systematically, from higher to lower level. Complete building demolition operations above each floor or tier before disturbing supporting members on the next lower level.

B. Remove debris from elevated portions of the building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

1. Remove structural framing members and lower to ground by method suitable to minimize ground impact and dust generation.

C. Below-Grade Construction: Demolish foundation walls and other below-grade construction that are within footprint of new construction and extending 5-feet outside footprint indicated for new construction. Abandon below-grade construction outside this area.

1. Remove below-grade construction, including basements, foundation walls, and footings, completely.

D. Existing Utilities: Demolish existing utilities and below-grade utility structures that are within 5 feet outside footprint indicated for new construction. Abandon utilities outside this area.

1. Fill abandoned utility structures with satisfactory soil materials according to backfill requirements listed in the civil drawings.

3.6. SITE RESTORATION

A. Below-Grade Areas: Completely fill below-grade areas and voids resulting from building demolition operations with satisfactory soil materials according to backfill requirements listed in civil drawings.

B. Site Grading: Uniformly rough grade area of demolished construction to a smooth surface, free from irregular surface changes. Provide a smooth transition between adjacent existing grades and new grades.

3.7. REPAIRS

A. Promptly repair damage to adjacent structures and sitework caused by demolition operations.

3.8. DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

B. Do not burn demolished materials.

3.9. CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

1. Clean roadways of debris caused by debris transport.

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1 SITE PLAN - DEMOLITION
1" = 30'-0"

N

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BLOOMINGTON, ILLINOIS 61701

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1 SITE PLAN
1/16" = 1'-0"

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LSPR REVIEW_4.1.22

LANDSCAPE PLAN NOTES

1. LANDSCAPING SHALL OCCUR BASED ON A DESIGN-BUILD BASIS

2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING, SUBMITTING, AND PERMITTING THE LANDSCAPE WORK.

3. THIS DRAWING IS TO SHOW ARCHITECTS DESIGN INTENT ONLY. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, ETC. TO INSTALL A FULLY ACCEPTABLE PLAN MEETING THE CITY OF BLOOMINGTON'S LANDSCAPE REQUIREMENTS. REFERENCE CITY OF BLOOMINGTON, MUNICIPAL CODE, CHAPTER 44-1301, ARTICLE XIII LANDSCAPING AND SCREENING. THE FOLLOWING REQUIREMENTS LISTED ARE NOT ALL INCLUSIVE OF ALL REQUIREMENTS. IT IS THE RESPONSIBILITY FOR THE LANDSCAPE CONTRACTOR TO FOLLOW ALL CITY OF BLOOMINGTON'S REQUIREMENTS.

4. LANDSCAPE PLAN SUBMITTALS. LANDSCAPING PLANS SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL LANDSCAPE ARCHITECT OR DESIGNER AND MUST BE PROVIDED FOR EACH PHASE OF THE DEVELOPMENT REVIEW AND BUILDING PERMIT PROCESSES. THE LANDSCAPE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION PROVIDED ON ONE OR MORE SHEETS:
- THE STREET ADDRESS AND PARCEL NUMBER OF THE PROPERTY;

- THE APPLICANT'S NAME, ADDRESS AND INTEREST IN THE PROPERTY;

- THE OWNER'S NAME AND ADDRESS, IF DIFFERENT FROM THE APPLICANT, AND THE OWNER'S SIGNED CONSENT TO THE FILING OF THE PLAN;

- TITLE, SCALE, NORTH MARKER, AND DATE;

- ZONING OF SITE AND THE USE(S) OF ALL ADJOINING PROPERTY(S);

- ALL LOT LINES, EASEMENTS AND RIGHTS-OF-WAY;

- ALL SURROUNDING ROADS WITH STREET NAMES LABELED;

- IDENTIFICATION OF EXISTING TREES AND OTHER LANDSCAPE ELEMENTS TO BE REMOVED OR PRESERVED;

- EXISTING AND PROPOSED SITE CONTOURS ON THE PROJECT SITE AND 100 FEET BEYOND THE SITE LOT LINES, AT INTERVALS NOT TO EXCEED TWO FEET;

- ALL EXISTING AND PROPOSED DRAINAGE AND DETENTION AREAS;

- THE TOTAL SQUARE FOOT OF THE SITE AREA DEDICATED FOR VEHICLE USE, INCLUDING PARKING, LOADING, CIRCULATION, DROP-OFF/PICK-UP, ETC.;

- LOCATION, SIZE, SPACING, AND SPECIES OF PROPOSED PLANT MATERIAL, INCLUDING PLANT LISTS SHOWING THE REQUIRED AND PROPOSED QUANTITIES;

- A PLANT LIST KEYED TO THE LANDSCAPE PLAN THAT IDENTIFIES LANDSCAPE MATERIALS BY SCIENTIFIC NAME AND COMMON NAME, PLANTING SIZE AND PLANTING DETAILS;

- METHODS AND DETAILS FOR PROTECTING EXISTING VEGETATION DURING CONSTRUCTION;

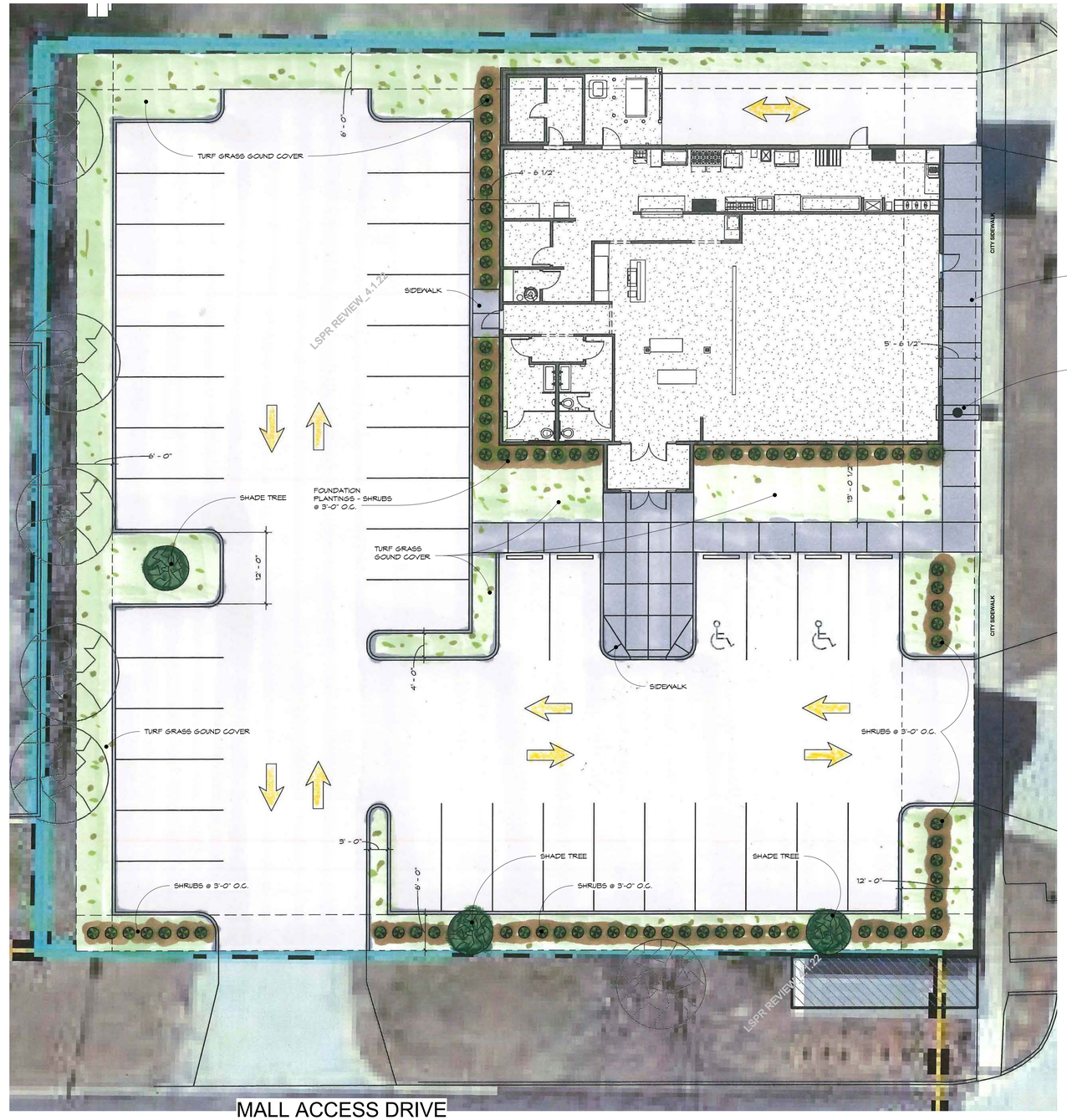
- CALCULATIONS VERIFYING THE MINIMUM LANDSCAPING REQUIRED FOR THE SITE UNDER THIS ARTICLE AND CALCULATIONS VERIFYING THE MINIMUM PERCENTAGE OF REQUIRED LANDSCAPE AREA(S);

- DESCRIPTION OF IRRIGATION METHODS FOR LANDSCAPE AREAS;

- DESCRIPTION OF LANDSCAPE MAINTENANCE PROGRAM, INCLUDING STATEMENT THAT ALL DISEASED, DAMAGED OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ARTICLE; AND

- OTHER INFORMATION OR DOCUMENTATION AS THE DIRECTOR OF ECONOMIC AND COMMUNITY DEVELOPMENT MAY DEEM NECESSARY TO ALLOW A FULL AND PROPER CONSIDERATION AND DISPOSITION OF THE PARTICULAR PLAN, INCLUDING BUT NOT LIMITED TO SPECIAL FEATURES, SIGN LOCATIONS, LIGHTING, DECKS, PAVING, GAZEBOS, ETC.

5. REVIEW SPECIFIC REQUIREMENTS WITHIN CHAPTER 44-1301
44-1301 [CH. 44, 13-1] PURPOSE AND INTENT.
44-1302 [CH. 44, 13-2] APPLICABILITY.
44-1303 [CH. 44, 13-3] LANDSCAPE PLAN SUBMITTAL REQUIREMENTS.
44-1304 [CH. 44, 13-4] GENERAL LANDSCAPING REQUIREMENTS.
44-1305 [CH. 44, 13-5] PLANT MATERIAL REQUIREMENTS.
44-1306 [CH. 44, 13-6] LANDSCAPING AREAS.
44-1307 [CH. 44, 13-7] PARKING LOT LANDSCAPE REQUIREMENTS.
44-1308 [CH. 44, 13-8] ADDITIONAL SCREENING REQUIREMENTS.



TOTAL LOT AREA = 150' x 150' = 22,500 SQUARE FEET

BUILDING AREA (INCLUDING WALK-IN COOLER AND DUMPSTER AREA) = 4,208 SQUARE FEET

PARKING LOT AREA = 12,603 SQUARE FEET

DUMPSTER DRIVE AREA = 660 SQUARE FEET

SIDEWALK AREA = 1,131 SQUARE FEET

LANDSCAPE AREA = 16,628 SQUARE FEET

1 LANDSCAPE PLAN
1" = 10'-0"

IAA DRIVE

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SCHEMATIC LANDSCAPE PLAN
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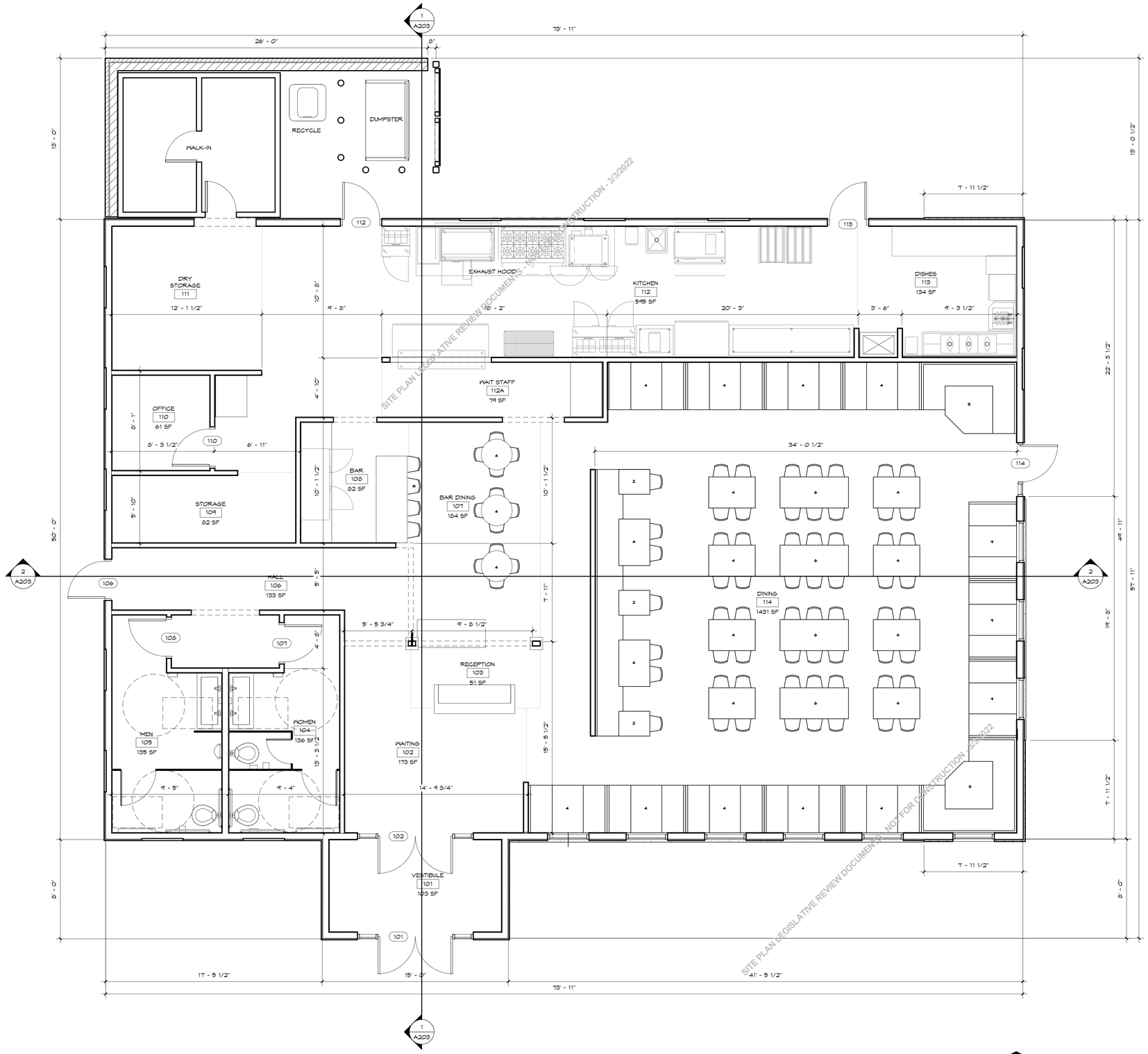
SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022



1 FLOOR PLAN
1/4" = 1'-0"

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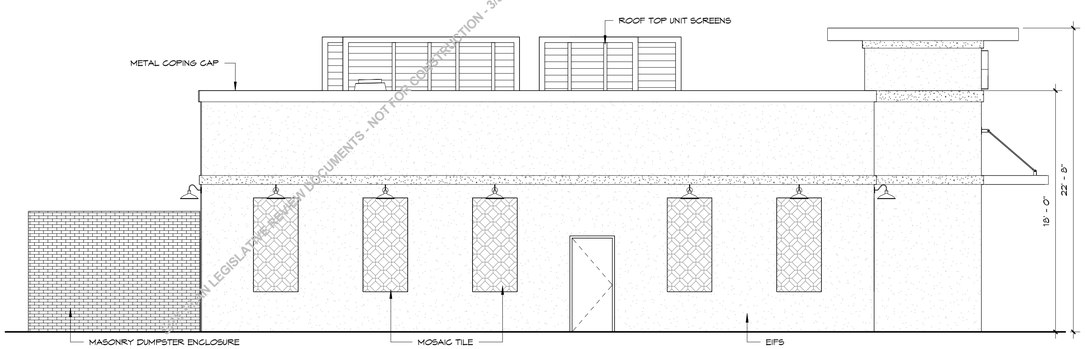
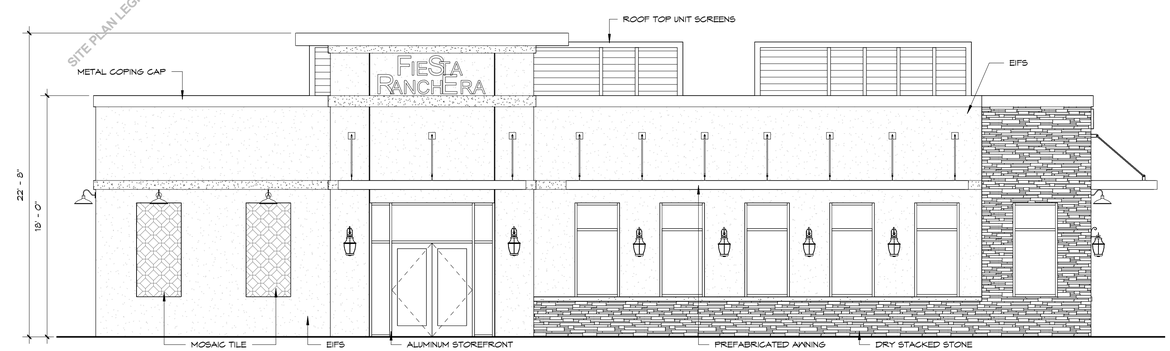
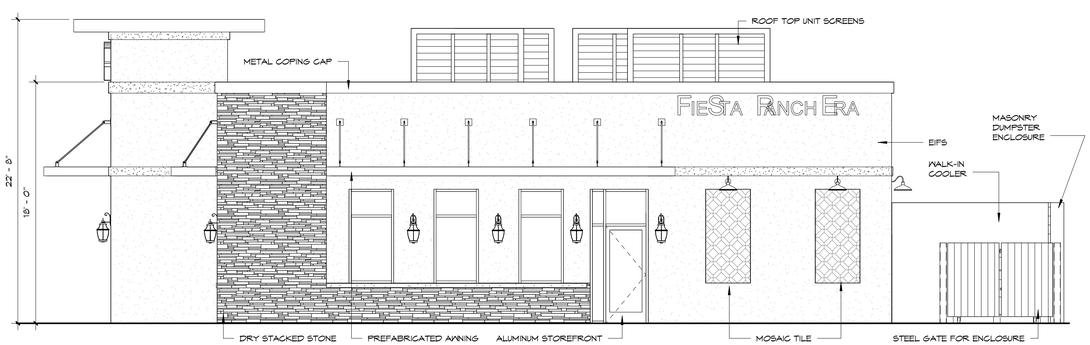


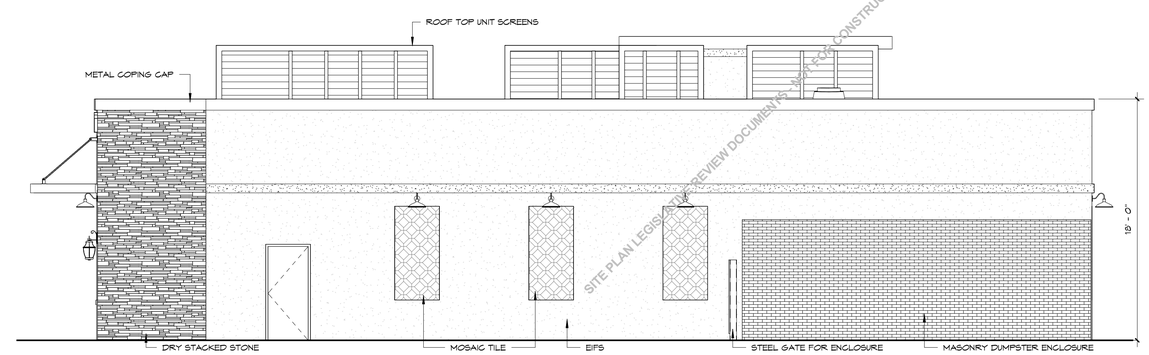
4 WEST ELEVATION
3/16" = 1'-0"



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



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



1 NORTH ELEVATION
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JOB: 21-068
BUILDING ELEVATIONS
SHEET: A201
OF

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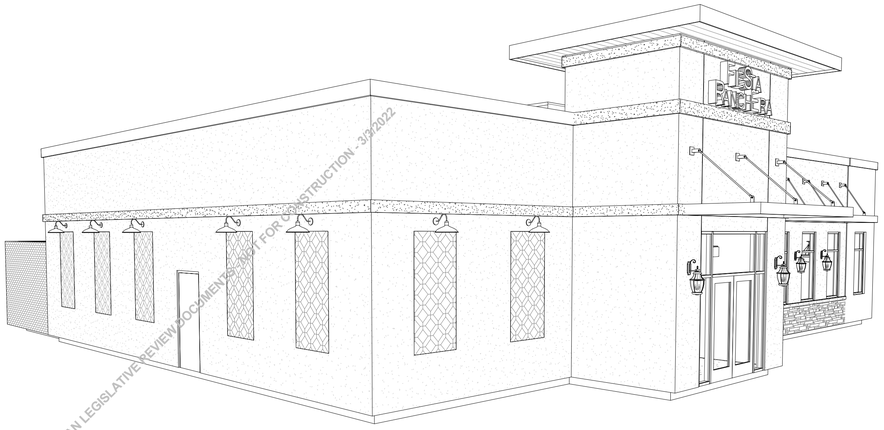
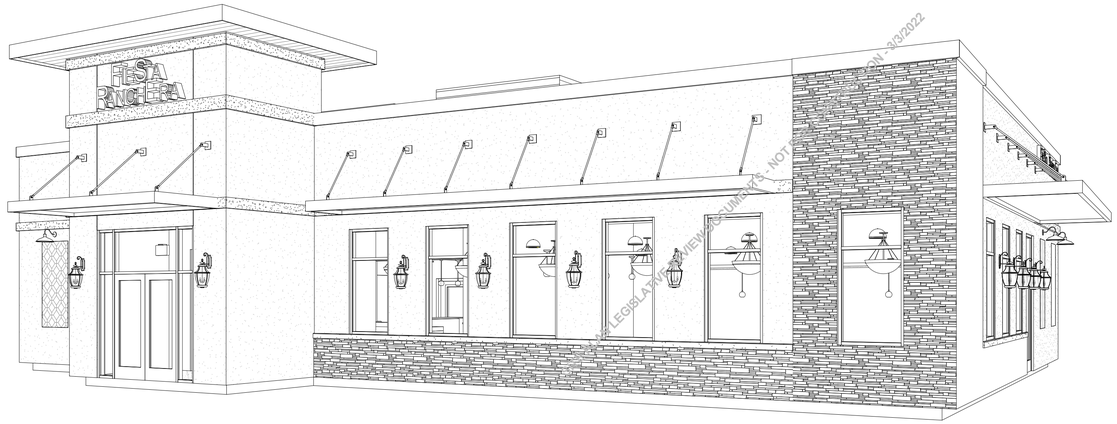
SITE PLAN LEGISLATIVE REVIEW DOCUMENTS - NOT FOR CONSTRUCTION - 3/3/2022





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Innovative Rooftop Screens

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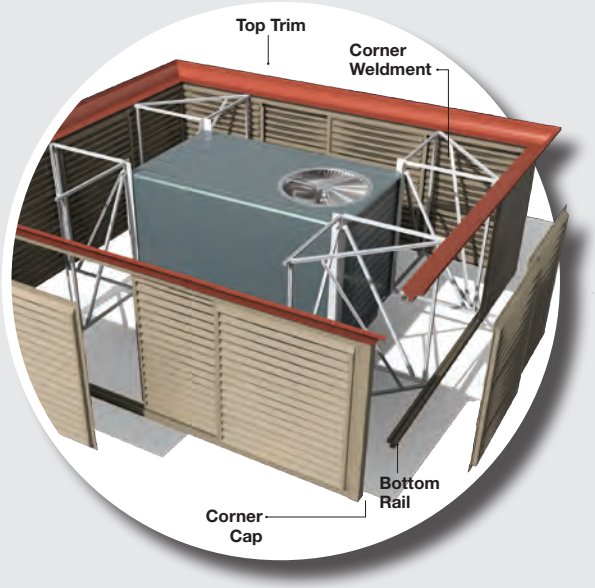
- **ABS or Metal**
- **Sliding Panels for Easy Service Access**



U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

CityScapes®
ARCHITECTURAL INNOVATIONS

COMMERCIAL OFFICE SPACE
• 52" Horizontal Louver panel with Lineal Band style top trim
• Color: Almond

THE LEADING ROOF SCREEN CHOICE OF ARCHITECTS, BUILDING OWNERS AND CONTRACTORS FOR MORE THAN 20 YEARS.

CHURCH OFFICE
• 52" Horizontal Louver panel with Cove top trim
• Color: Custom color match

NATIONAL RETAILER
• 70" Horizontal Louver panel with 2 Step top trim
• Color: Alabaster

envisor®

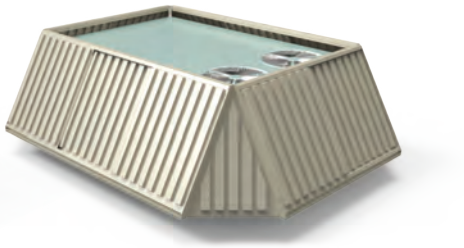
DESIGN OPTIONS

Envisor screens are the perfect alternative to parapet walls and they satisfy even the strictest screening code requirements. Both styles feature our patented attachment method, which secures our screens directly to the equipment with no rooftop penetration. Post mounted options are also available. Screen heights are available to shield virtually anything you desire. Envisor systems can be stacked up to three panels high to enclose tall RTUs.

VERTICAL

(Available in Metal or Acrylicap® ABS)

CANTED



(Available in Acrylicap® ABS only)

POST MOUNT

(Available in Metal or Acrylicap® ABS)

PANEL STYLES

Panels are available in ten standard styles, allowing you to match or coordinate with the building design. The panels are constructed of thermoformed, high-impact ABS with a co-extruded UV protective layer on both sides or choose one of our metal series options in a variety of thicknesses and finishes. The panels are held firmly in place using a rust-free, double tracked aluminum rail system. This enables the panels to slide side-to-side for easy access to the unit during servicing and maintenance.

ACRYLICAP® ABS SERIES PANELS

LOUVER HORIZONTAL

RIB HORIZONTAL

BRICK

FLAT PAN

FOREST

BATTEN VERTICAL

7.2 RIB HORIZONTAL

RIB VERTICAL

METAL SERIES PANELS

7.2 RIB
HORIZONTAL SOLID

7.2 RIB
VERTICAL SOLID

NEW!
4.0 CORRUGATED
HORIZONTAL SOLID

NEW!
4.0 CORRUGATED
VERTICAL SOLID

7.2 RIB
HORIZONTAL PERFORATED

7.2 RIB
VERTICAL PERFORATED

PAN SOLID

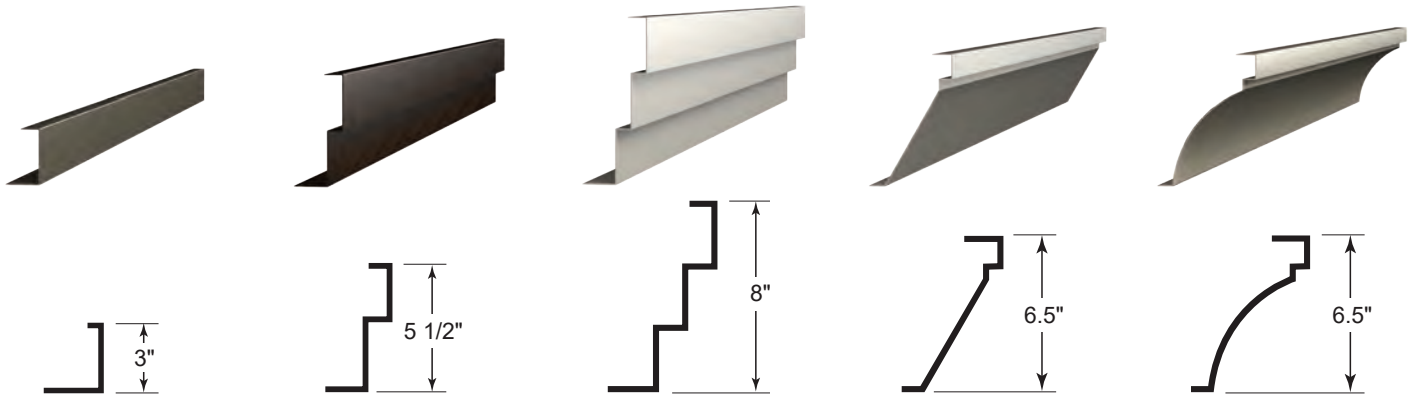
PAN PERFORATED

Don't see a panel that fits your project?

Tell us and we'll make one that you design. (Mold fee may apply)

TOP TRIM STYLES

OPTIONAL — Decorative top trim options offer the flexibility to further customize the elegant appearance of the screens by picking up building design elements and incorporating those details into the screen. Although optional, they offer one more way to make screens part of the design, not part of the problem. *Prices vary by style.*



LINEAL BAND | 2 STEP | 3 STEP | ALAMO | COVE

COLORS

Our designer colors complement most architectural applications, but don't let standard colors limit your creativity. We have the ability to match any cross-referenced color specifications. Send us samples to match. We've even matched a color to a rock! Colors are approximations. Please call for actual samples.

ALABASTER | ALMOND | OYSTER | PUTTY | KHAKI | SAGEBRUSH | DARK BRONZE

SHADOW GRAY | SLATE GRAY | RANCHERO RED | CYPRESS MOSS | FOREST GREEN | MANSARD BROWN

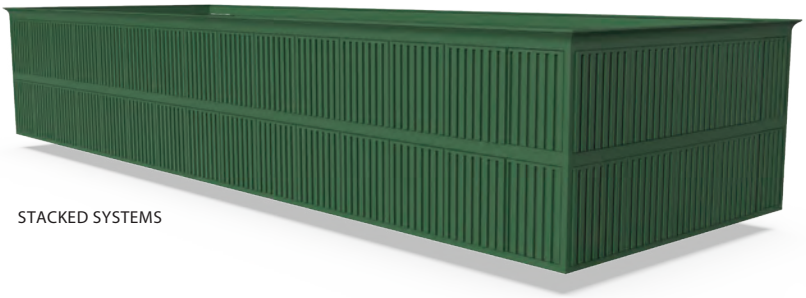
Need a custom color? Provide a Sherwin Williams or PMS code and we can color match.

Speak to a project manager about our Envisor accessories, including lighting kits and more.

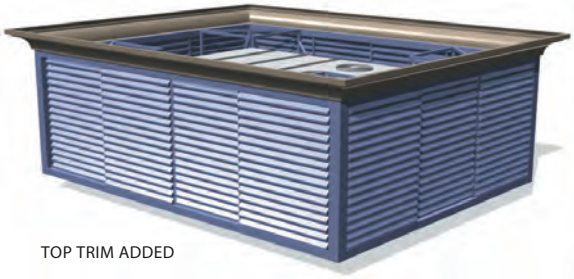
CityScapes®
ARCHITECTURAL INNOVATIONS

CUSTOM SOLUTIONS

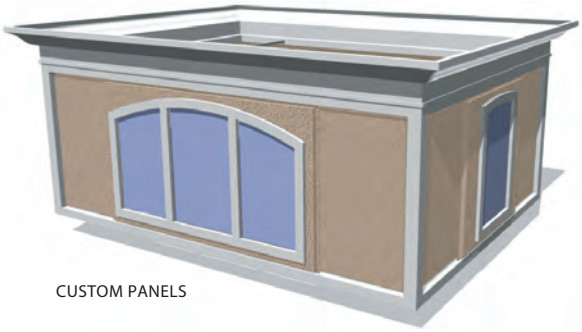
Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations to help reduce cost, add to the aesthetics of a building or both. Let us design one for you! Just tell us the equipment manufacturer, the model numbers and any special requirements you might have. **Additional costs may apply.*



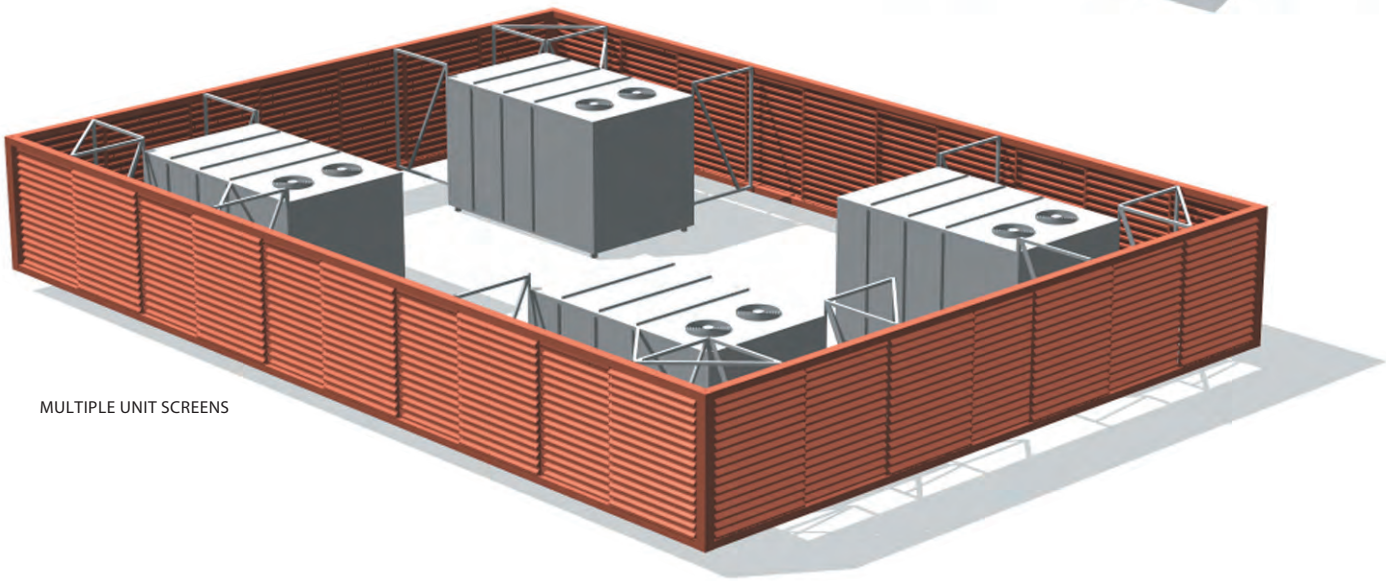
STACKED SYSTEMS



TOP TRIM ADDED



CUSTOM PANELS



MULTIPLE UNIT SCREENS

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Popular Applications: RTUs • HVACs • Air Chillers • Air Handlers • Cooling Towers Condensers • Exhaust Fans • Cellular • Equipment • Refrigeration Units

MEDICAL BUILDING ROOFTOP SEATING AREA
• 52" Forest Style Panel with Cove Top Trim
• Color: Forest Green

DESIGN | MANAGE | MANUFACTURE | INSTALL

THE COMPLETE SOLUTION

We get it. You're busy. We want you to be able to focus on the parts of your project that matter most to you. That's why we provide each customer with a project manager — a single point of contact. Tell us what you need and we'll coordinate everything from design and engineering to manufacturing and installation so you can spend your time on more important things.

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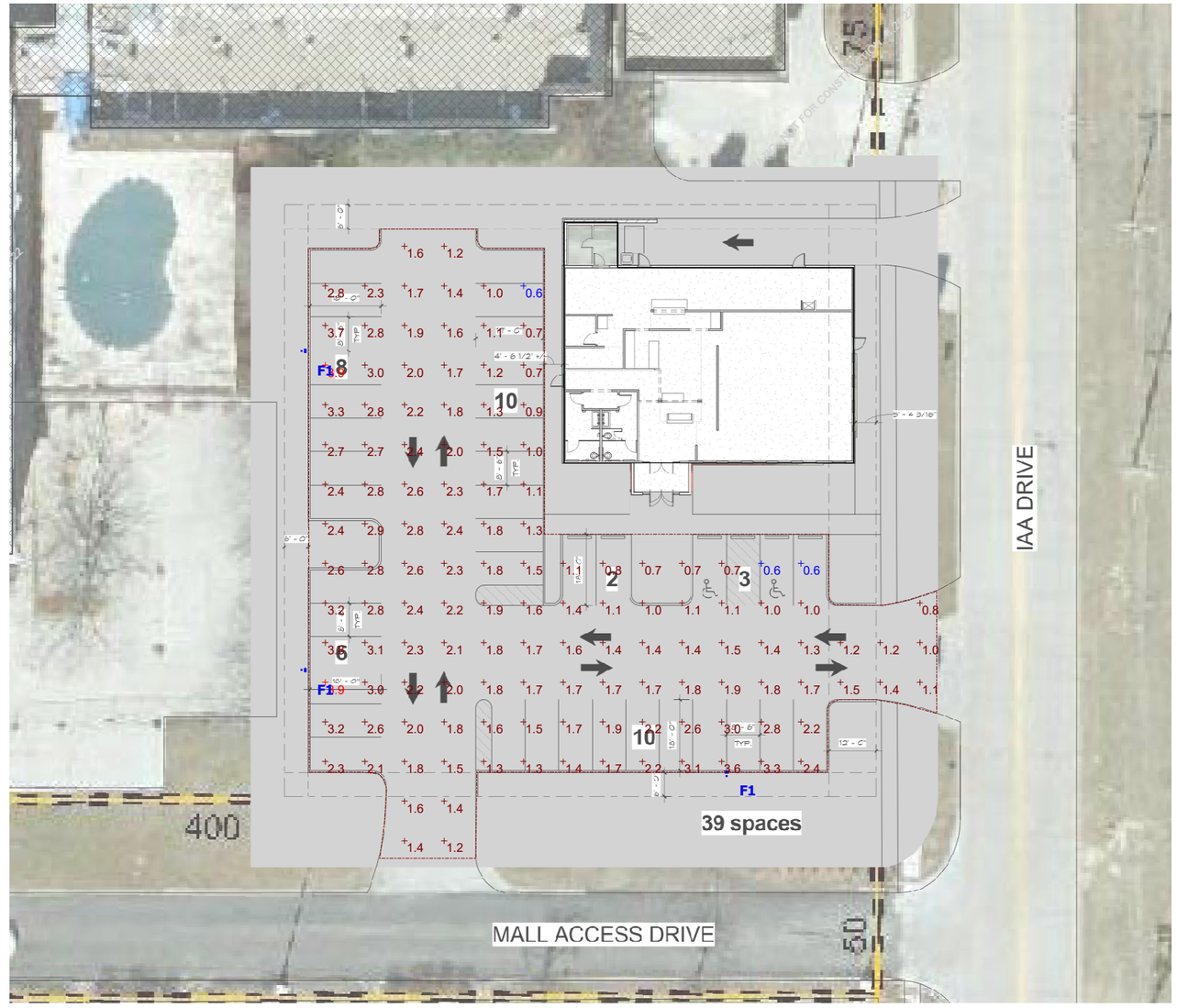
Rev 12/21

KSA LIGHTING & CONTROLS

Fiesta Ranchera Parking Lot RSX

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.9 fc	3.9 fc	0.6 fc	6.5:1	3.2:1



Plan View
Scale - 1" = 35ft

STUDY B

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	F1		3	Lithonia Lighting	RSX1 LED P4 40K R3	RSX Area Fixture Size 1 P4 Lumen Package 4000K CCT Type R3 Distribution	1	16359	0.9	133.14	Max: 11793cd

Note

1. CALCULATION POINTS ARE AT 0" AFF.
2. FIXTURES ARE MOUNTED AT 27' AFF.
3. BASED ON REFLECTANCES OF 0
4. CALCULATIONS ARE BASED ON INFORMATION PROVIDED

Designer
Jake Wacker
Date
02/18/2022
Scale
Not to Scale
Drawing No.

Summary

** This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. FOR LIGHTING DESIGNS This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting and Controls is not responsible for specifying the lighting or illumination requirements for and specific project, including municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectivemess for use in a particular application. Field Verification is recommended when calculations are based on end-user or customer provided information. End-user enviornment and application (including, but not limited to, Voltage variation and dirt accumulation) can cause actual field performace to differ from the calculated photometric performance represented in this lighting design. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this lighting design.

3/24/2022

Case PR-05-22 - Aerial Map

N
W E
S

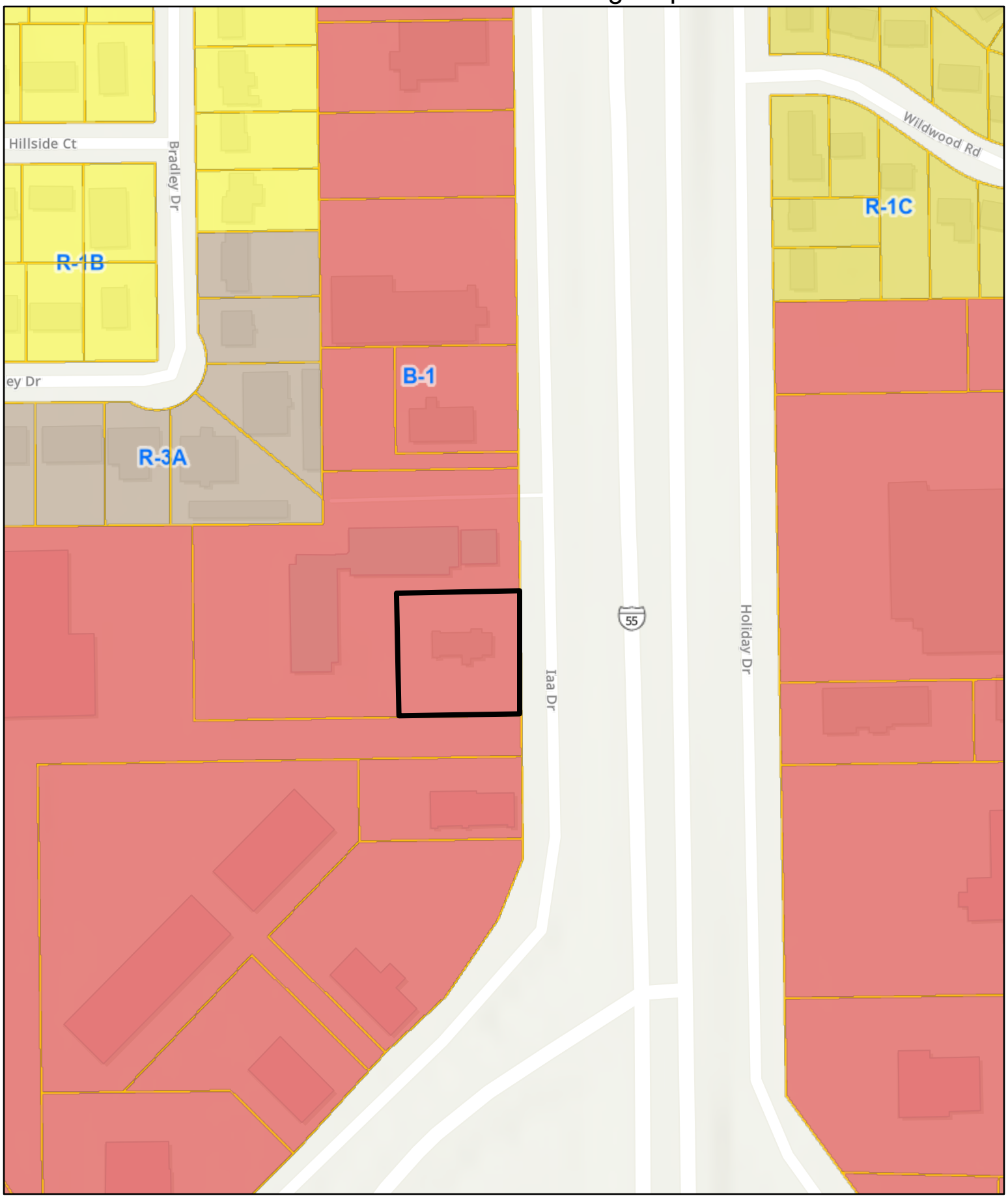
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.

0 0.04 0.08
mi
1 inch = 200 feet

McGIS

3/31/2022

Case PR-05-22 - Zoning Map



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0 0.04 0.08
mi
1 inch = 200 feet

McGIS

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

March 18, 2022

NOTICE OF PUBLIC HEARING

The Planning Commission of the City of Bloomington, Illinois, will hold a public hearing on **Wednesday, April 6th, 2022 at 4:00 PM in the Osborne Room, 2nd Floor, at the Bloomington Police Station, 305 S East St, Bloomington, IL 61701** on the following: Case PR-05-22 Public hearing, review and action on a petition submitted by submitted by Nathan Elliott of EA Architecture & Design, on behalf of Nicolas Canchola, for approval of a **Site Plan Review with potential Variances for property located at 604 IAA Drive (PIN: 14-35-377-022).**

You are receiving this notice because you own property within a 500-foot radius of the subject property (refer to attached map).

- Those persons wishing to provide testimony on any of the agenda items designated as a public hearing may appear in-person.
- Those persons wishing to provide public comment may register at www.cityblm.org or email publiccomment@cityblm.org.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

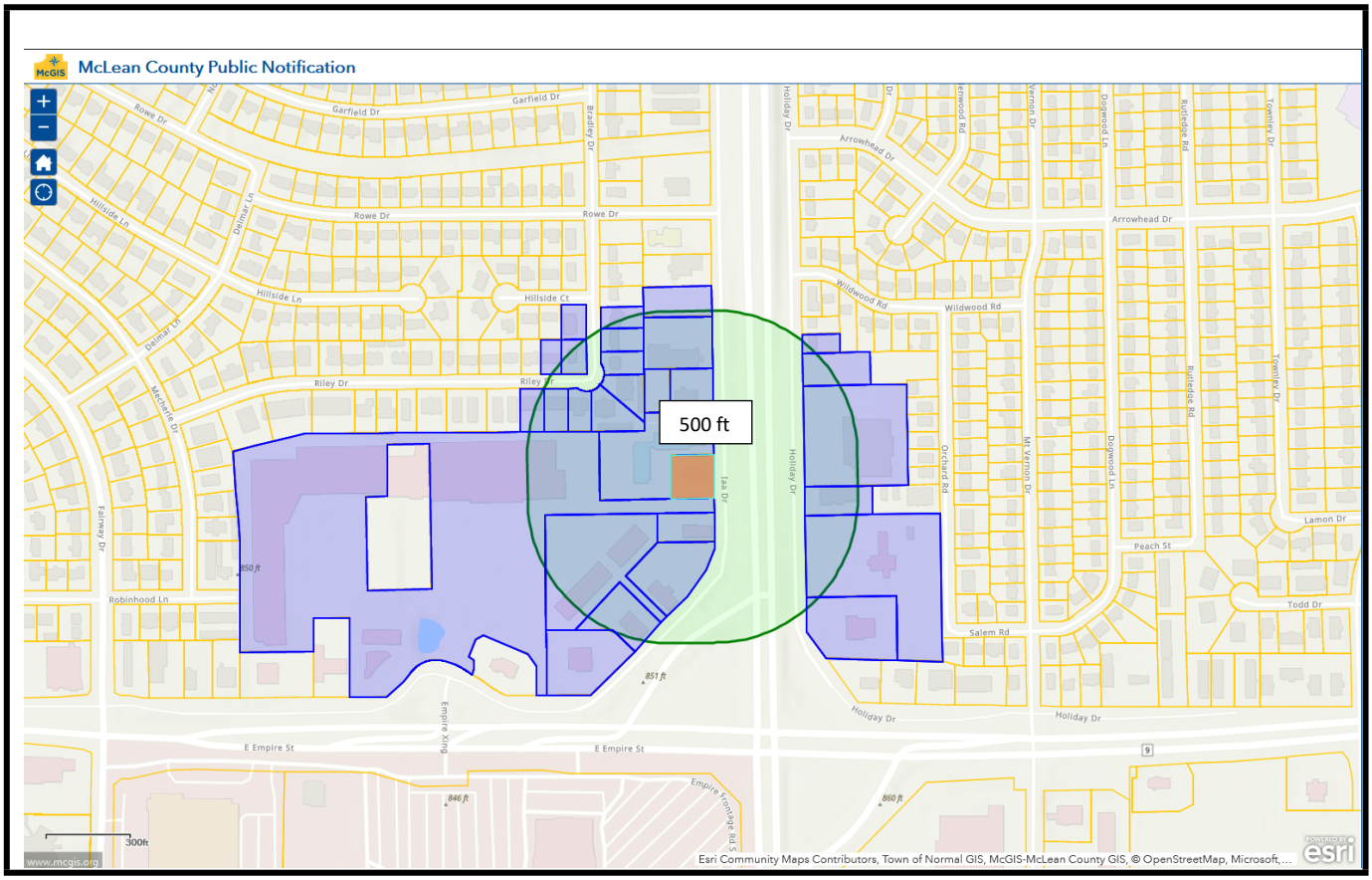
The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website https://www.cityblm.org/government/boards-commissions. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at https://www.cityblm.org/government/boards-commissions.

For questions contact the Economic & Community Development Department at 309-434-2226.

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property



PLANNING COMMISSION

TO:	Planning Commission
FROM:	Economic & Community Development Department
DATE:	April 6, 2022
CASE NO:	Z-06-22, Zoning Map Amendment
REQUEST:	Public Hearing, review and action on a petition submitted by Joseph A. Dehn, Attorney, on behalf of Akshar Plastic requesting a zoning map amendment for property located at 1101 E Bell Street in the City of Bloomington, from M-1, Restricted Manufacturing District, to M-2, General Manufacturing District.

TABLED UNTIL THE MEETING OF MAY 4, 2022, AT THE REQUEST OF THE PETITIONER