

**CITY OF BLOOMINGTON**  
**COUNCIL MEETING AGENDA**  
**109 E. OLIVE**  
**MONDAY, JULY, 9, 2012, 7:00 P.M.**

- 1. Call to order**
- 2. Pledge of Allegiance to the Flag**
- 3. Remain Standing for a Moment of Silent Prayer**
- 4. Roll Call of Attendance**
- 5. Public Comment**
- 6. Recognition/Appointments**
- 7. “Consent Agenda”**
  - A. Council Proceedings of, 2012. (Recommend that the reading of the minutes of the previous Council Meeting of June 11, 2012 and June 25, 2012 be dispensed with and the minutes approved as printed.)**
  - B. Bills and Payroll. (Recommend that the Bills and Payroll be allowed and the orders drawn on the Treasurer for the various amounts as funds are available.)**
  - C. Application of Bloomington Normal Jaycees requesting a Limited Liquor License - Beer and wine only, LB, for an event called “Bruegala”, a charitable fundraiser to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. to 11:00 p.m. (Recommend that an LB liquor license for Bloomington Normal Jaycees for the event called “Bruegala”, a charitable fundraiser to be held at the BCPA, located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. until 11:00 p.m., be created, contingent upon compliance with all applicable health and safety codes.)**
  - D. Analysis of Request for Qualifications (RFQ) for Professional Design Services, Bid Development and Construction Management for Eagle View**

**South Park (Recommend that the Contract be awarded to Planning Resources, Inc. (PRI), in the amount of \$60,400 and the Mayor and City Clerk be authorized to execute the necessary documents.)**

- E. Locust St. CSO Elimination and Water Main Replacement Project, Approval of Costs Related to Meeting Bloomington High School and Bloomington Country Club Completion Deadlines. (Recommend approve payment to Stark Excavating in the amount of \$32,901.82 for overtime and “skip” construction related costs incurred to meet the March 1 deadline for completing sewer work across Bloomington High School and the Bloomington Country Club.)**
- F. Resolution for Participation in the Illinois Department of Housing and Development Authority (IHDA), Single Family Owner Occupied Rehabilitation (SFOOR) \$210,000 Grant Program Wingover East Zoning (Recommend City Council approve the City to participate in the IHDA-SFOOR \$210,000 Grant Program by signing a resolution.)**
- G. Petition submitted by Wingover East, LLC, requesting Special Use approval for a multiple family dwellings for the property located at 1028 Ekstam Drive. (Recommend that Council approve the Special Use Permit Ordinance)**

## **8. “Public Hearings ”**

### **9. “Regular Agenda”**

- A. Application of Setinthebar, Inc., d/b/a Gat’s Jazz Cafe, located at 424 N. Main St., for a TAS liquor license, which will allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days week. (Recommend that a TAS liquor license for Setinthebar, Inc., d/b/a Gat’s Jazz Cafe, located at 424 N. Main St., be created, contingent upon compliance with all applicable health and safety codes.) (15 minutes)**
- B. Application of Blues Blowtorch Society requesting a Limited Liquor License - Beer and wine only, LB, for an event called “Ain’t Nothin But The Blues”, a charitable fundraiser to be held at the General Electric (GE) Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. to 11:30 p.m. and Saturday, July 21, 2012 from 12 noon to 11:30 p.m. (Recommendation that an LB liquor license for Blues Blowtorch Society for the event called “Ain’t Nothin But The Blues”, a charitable fundraiser to be held at the GE Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. until 11:30 p.m. and Saturday, July 21, 2012 from 12 noon until 11:30 p.m., be created, contingent upon compliance with all applicable health and safety codes.) (15 minutes)**
- C. Presentation of the Draft Zoo Master Plan – Phase I (40 minutes)**

- D. Downtown Enterprise Zone (Recommend Approval to allow Staff to work collaboratively with the Economic Development Council of Bloomington-Normal (EDC) to initiate the formal process for an extension of the Enterprise Zone to include Downtown Bloomington.) (15 minutes)**
- E. Analysis of Bids and Approval of Contract for Morris Avenue Reconstruction: Six Points Road to Fox Hill Apartments (Recommend the bid is awarded to Stark Excavating, Inc. in the amount of \$1,046,725.75) (10 minutes)**

**10. City Manager's Discussion**

**11. Mayor's Discussion**

**12. City Aldermen's Discussion**

**13. Executive Session - cite section**

- A. Security procedures and the use of personnel and equipment to respond to an actual, a threatened, or a reasonably potential danger to the safety of employees, students, staff, the public or public property – Section 5 ILCS 120/2-12**

**14. Adjournment**

**15. Notes**

FOR COUNCIL: July 9, 2012

SUBJECT: Council Proceedings of June 11 and June 25, 2012

**RECOMMENDATION/MOTION:** That the reading of the minutes of the previous Council Proceedings of June 11 and June 25, 2012 be dispensed with and the minutes approved as printed.

**BACKGROUND:** The Council Proceedings of June 11 and June 25, 2012 have been reviewed and certified as correct and complete by the City Clerk.

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

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

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

**FINANCIAL IMPACT:** Not applicable.

Respectfully submitted for Council consideration.

Prepared by:

Recommended by:

Tracey Covert  
City Clerk

David A. Hales  
City Manager

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			



FOR COUNCIL: July 9, 2012

SUBJECT: Bills and Payroll

**RECOMMENDATION/MOTION:** That the bills and payroll be allowed and orders drawn on the Treasurer for the various amounts as funds are available.

**BACKGROUND:** The list of bills and payrolls will be posted on the City's website on Thursday, July 5, 2012 by posting via the City's web site.

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

**FINANCIAL IMPACT:** Total disbursements information will be provided via addendum.

Respectfully submitted for Council consideration.

Prepared by:

Recommended by:

Patti-Lynn Sliva  
Director of Finance

David A. Hales  
City Manager

(ON FILE IN CLERK'S OFFICE)

**Attachment:** Attachment 1. Bills and Payroll on file in the Clerk's office. Also available at [www.cityblm.org](http://www.cityblm.org)

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Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			
				Mayor Stockton			

FOR COUNCIL: July 9, 2012

**SUBJECT:** Application of Bloomington Normal Jaycees requesting a Limited Liquor License - Beer and wine only, LB, for an event called “Bruegala”, a charitable fundraiser to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. to 11:00 p.m.

**RECOMMENDATION/MOTION:** Based upon the report from the Liquor Hearing, the Liquor Commission recommends to the City Council that an LB liquor license for Bloomington Normal Jaycees for the event called “Bruegala”, a charitable fundraiser to be held at the BCPA, located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. until 11:00 p.m., be created, contingent upon compliance with all applicable health and safety codes.

**BACKGROUND:** The Bloomington Liquor Commissioner Marabeth Clapp called the Liquor Hearing to order to hear the application of Bloomington Normal Jaycees requesting a Limited Liquor License - Beer and wine only, LB, for an event called “Bruegala”, a charitable fundraiser to be held at the Bloomington Center for the Performing Arts, (BCPA), located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. to 11:00 p.m. Present at the hearing were Liquor Commissioners Richard Buchanan, Marabeth Clapp, Steve Petersen and Geoffrey Tompkins; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk; and Jeremy Kelley, Jaycee and Applicant representative.

Commissioner Clapp opened the liquor hearing and requested that the Applicant address this request. Jeremy Kelley, Jaycee and Applicant representative, addressed the Commission. This year marked Bruegala’s thirteenth (13<sup>th</sup>) year. Sample sales would be available inside the BCPA and outside in Lincoln Park. Bruegala was a charity event.

Commissioner Buchanan informed the Commission that he had attended last year’s event. Commissioner Tompkins had also attended this event last year.

Commissioner Petersen noted that the request was for an LB Liquor License. Mr. Kelley added that the Jaycees would hold the liquor license for this event.

Motion by Commissioner Buchanan, seconded by Commissioner Tompkins that the application of Bloomington Normal Jaycees requesting a Limited Liquor License - Beer and wine only, (LB), for the event called “Bruegala”, a charitable fundraiser to be held at the BCPA, located at 600 N. East St., on Friday and Saturday, August 24 and 25, 2012 from 5:00 p.m. until 11:00 p.m. be approved.

Motion carried, (unanimously).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the June 12, 2012 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** None.

Respectfully,

Reviewed and concur:

Stephen F. Stockton  
Chairman of Liquor Commission

Randall D. McKinley  
Police Chief

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			

FOR COUNCIL: July 9, 2012

**SUBJECT:** Agreement for Professional Design Services, Bid Development and Construction Management for Eagle View South Park between Planning Resources, Inc. and the City of Bloomington

**RECOMMENDATION/MOTION:** That the Agreement for Professional Design Services, Bid Development and Construction Management for Eagle View South Park be awarded to Planning Resources, Inc. (PRI), in the amount of \$60,400 and the Mayor and City Clerk be authorized to execute the necessary documents.

**BACKGROUND:** Eagle View South Park is identified in the 2005 East Side Plan Addendum to the 1997 Parks and Recreation Comprehensive Plan (see the attached excerpt referring to NP#1, neighborhood park #1, located east of Towanda-Barnes Road, halfway between Fort Jesse and General Electric roads). It is also listed as a priority in the Near Term of the 2010 Parks Master Plan Update (see attached) – due to the obligation for the Open Space Lands Acquisition and Development (OSLAD) Grant funding. After the completion of Gaelic Park, Eagle View South Park rises to the highest priority in new park development in the current Parks Master Plan.

In June 2008, Staff, with City Council approval from the May 12, 2008 meeting, applied for the OSLAD Grant from the Illinois Department of Natural Resources (IDNR) and was subsequently awarded a \$400,000 matching grant to develop Eagle View South Park that carried an expiration date of December 31, 2011. This grant is now set to expire on December 31, 2012; after staff requested and received a one-year extension from IDNR. The current estimated construction budget is \$1,000,000 for development costs; actual costs will be determined at a later date. The net cost to the City after the grant funds would be \$600,000.

On May 24, 2012, staff released an RFQ seeking Professional Design Services, Bid Development and Construction Management of Eagle View South Park.

On June 13, 2012, the City Clerk's office received seven (7) Statements of Qualifications (SOQ). The procurement method for this project was determined based on the State of Illinois Local Government Professional Services Selection Act (50 ILCS 510). Section: 1 Policy, "It shall be the policy of the political subdivisions of the State of Illinois to negotiate and enter into contracts for architectural, engineering and land surveying services on the basis of demonstrated competence and qualifications for the type of services required and at fair and reasonable compensation." Additionally, the Act states, "In no case shall a political subdivision, prior to selecting a firm for negotiation under Section 7, seek formal or informal submission of verbal or written estimates of costs or proposals in terms of dollars, hours required, percentage of construction cost, or any other measure of compensation." These SOQs were reviewed by Parks, Recreation & Cultural Arts and the Purchasing Agent. Utilizing a weighted matrix instrument, Planning Resources, Inc. received the top score and was selected by the review group.

The matrix examined design, project management and grant administration. The Planning Resources, Inc. document provided a clear and definitive narrative for all facets required.

Planning Resources, Inc. will have personnel specifically assigned to complete the scope of services in this project.

In addition to the matrix scores, PRI's familiarity with similar park design and construction projects assisted in their selection. PRI has completed other similar projects for the City, including a very similar scope of services for Gaelic Park, and staff deemed this prior experience as very favorable.

On June 20, 2012, Parks, Recreation & Cultural Arts staff, Engineering staff and the City's Purchasing Agent met with PRI representatives to negotiate the project components and cost for services. An agreement as to the scope of work and fees was successfully reached between the parties and is included in the attached contract.

If City Council approves the contract with PRI, one of their responsibilities is to establish the construction timetable to be used in requesting an extension to the \$400,000 Open Space Lands Acquisition and Development (OSLAD) Grant. The current grant expiration date is December 31, 2012.

The OSLAD Grant for Eagle View South park is currently set to expire on December 31, 2012. Staff will be formally requesting another extension from the Illinois Department of Natural Resources in September 2012. This is the earliest that IDNR would review an extension request.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:**

Public notice of the RFQ was placed in the Pantagraph and the Purchasing Agent notified eight (8) design firms concerning the project. On June 13, 2012, at the 2:00pm deadline, seven (7) SOQ had been received. Since 2004 there have been 2 public meetings with the neighbors of Eagle View and Eagle View South subdivisions to gather input on park design amenities. Planning Resources, Inc. will continue to include public involvement in the design process.

**FINANCIAL IMPACT:**

\$80,000 was budgeted in FY 2013 Capital Improvement Fund account 40100100-70050 for this expense. This is a design plan only and not a commitment to develop the project. The commitment to develop the project would be discussed during upcoming City Council Meetings.

Respectfully submitted for Council consideration.

Prepared by:

Reviewed by:

Reviewed by:

John R. Kennedy  
Director of Parks, Recreation  
& Cultural Arts

Patti-Lynn Silva  
Finance Director

Rosalee Dodson  
Assistant Corporation  
Counsel

Reviewed by:

Recommended by:

Barbara J. Adkins  
Deputy City Manager

David A. Hales  
City Manager

**Attachments:**

1. Attachment 1 – 2005 East Side Parks Plan Addendum
2. Attachment 2 – City Parks Master Plan Priorities and Financing Approach for Near Term and Future Projects – page 81 in the Master Plan
3. Attachment 3 – Agreement for Professional Services between Planning Resources, Inc. and City
4. Attachment 4 – June 25, 2012 Design Services Agreement by Planning Resources, Inc.

Motion: \_\_\_\_\_

Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			

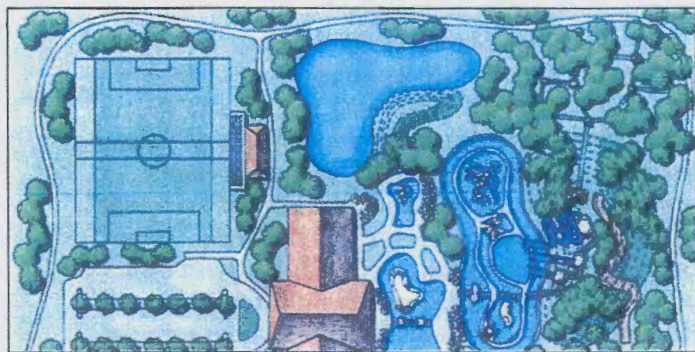
## CHAPTER IV – PLAN RECOMMENDATIONS

### 4.1 PLAN RECOMMENDATIONS

In order for the City to meet its open space and recreational obligations arising from new development, it must consider the acquisition of additional land that might be available either now or in the future. Some of this potential could be realized through the City buying or leasing recreational facilities and sites currently owned and operated by private concerns as they become available. In addition, the City can negotiate for the provision of sites for City open space and recreational facilities as sites are presented and approved for development. The careful application of its subdivision regulations will result in substantial open space opportunities particularly when the City has a strong negotiating position such as when parcels are proposed for annexation or City services are desired.

This East Side Plan Update recommends the acquisition of fifteen potential sites for significant proposed open space, recreational, municipal and/or educational facilities. Map 6 exhibits the general location of these sites.

#### 4.11 NPA 7 (described in order of their location and ordered from north to south)



Bloomington Edge Park boasts a major aquatic facility which includes indoor pool and sprayground, outdoor water slides and outdoor spray facilities. The facility will pay for the cost of ongoing operations through the use of user fees (north half shown).

unincorporated McLean County in Towanda Township but is considered for future annexation to Bloomington. It could be provided in conjunction with a detention/retention facility. It should be connected to the proposed trail system.

**The second recommended facility is a proposed public school/park site (NP#2)** approximately halfway between General Electric Road and Route 9, located approximately one-quarter mile east of Towanda Barnes Road. The proposed school site would be located adjacent to the neighborhood park to permit portions of the school building to be utilized for park/recreation purposes. The school site could be used for both middle school and elementary school buildings if necessary. This site was selected to maximize access for the school facility and provide a school site serving the northern portions of NPA 7. This proposed park would also be designed to meet the needs of new residential neighborhoods that would surround the site. It should be improved with typical neighborhood park improvements. The neighborhood park would also have its service area reduced by Towanda Barnes Road. It is presently located in unincorporated McLean County in Towanda Township and could also be provided in conjunction with a detention/retention facility. It should also be connected to the proposed trail system.

**The third recommended facility is a proposed public school/ neighborhood park site (NP#3)** located south of Route 9 and approximately one-half mile east of the Airport. This proposed school site

**The first recommended facility is a proposed neighborhood park (NP#1)** located east of Towanda Barnes Road in the northern portion of NPA 7 southeast of Bittner Park and approximately half way between Fort Jesse and General Electric to serve residents of new development in the northern portions of the Study Area and neighborhood park facilities mentioned above. As with the service area for Bittner Park (outside the Study Area), the service area for this proposed park will be somewhat reduced by Towanda Barnes R.d. which is a barrier to pedestrians from the east. This property is currently located in



## **CITY OF BLOOMINGTON PARKS MASTER PLAN PRIORITIES AND FINANCING APPROACH FOR NEAR TERM AND FUTURE PROJECTS**

The following outlines the proposed approach for the current economic times to identify and rank the Priorities for the Parks Department in each of their near-term budget years. The intent is to keep the Future Projects List in perspective and available should funding opportunities or exceptional circumstances arise that would merit a revision to the Priorities listed below.

The initial Priorities should be completing current commitments and the renovation of the playgrounds that are well beyond their “standard life span”. The highest priority within the current commitments is to the Department of Natural Resources to complete Gaelic Park by the grant deadline of December 2010. This would have Gaelic Park designed and issued for competitive bids during the coming fall/winter months for construction starting in the spring of 2010. The second, Eagle View South, is a similar project that the DNR has awarded a grant to the City of Bloomington. The budget for each project is \$1,000,000, with \$400,000 in grant funding available for each park. Any forfeiture of an awarded OSLAD Grant would have a drastic impact on the City's ability to receive future grants.

Park playground renovations that should be completed as soon as possible include the following locations:

- Emerson Park
- Ewing Park II
- Sunnyside Park
- Miller Park
- Buck-Mann Park
- Evergreen Park
- Franklin Park
- Pepper Ridge Park

In addition to the renovation of these playgrounds, the following parcels should be placed high on the Priority list for development. They are geographically in locations where additional services are warranted and in some cases, overdue:

- Wittenberg Woods Park
  - Woodberry Park
  - Westwood Park
  - Sugar Creek Park



**Agreement for Professional Services  
Between Planning Resources Inc.  
and  
City of Bloomington, Illinois**

**June 25, 2012**

This AGREEMENT made and entered into this \_\_\_\_\_, by and between **PLANNING RESOURCES INC.**, 402 WEST LIBERTY DRIVE, WHEATON, ILLINOIS 60187 (hereinafter referred to as the "CONSULTANT"), and **CITY OF BLOOMINGTON, ILLINOIS**, 109 E. Olive Street, Bloomington, Illinois 61702 (hereinafter referred to as the "CLIENT"),

WITNESSETH THAT:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish technical and professional assistance providing professional design services, bid development and construction management services for **Eagle View South Park, Bloomington, Illinois** (hereinafter referred to as the "PROJECT"), and the CONSULTANT has signified their willingness to furnish technical and professional services to the CLIENT.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

A. Scope of Consultant's Services:

The CONSULTANT agrees to perform in a good and professional manner those services described in Attachment A, a copy of which is attached thereto and incorporated in this AGREEMENT.

B. Services to be provided by the Client:

The CLIENT shall provide one copy of applicable City Ordinances, plans and policies. In the event that any information, data, reports, records and maps are existing and available to CLIENT and are useful for carrying out the work on this PROJECT, as determined by the sole discretion of the CLIENT, this information shall be promptly furnished to the CONSULTANT. Examples could include base maps, utility atlas, aerial photography, boundary survey, etc.

If, by reason of any fault of CLIENT, materials or services to be provided by the CLIENT are not made available to the CONSULTANT in a timely manner, the CONSULTANT may, at its option, notify CLIENT in writing, and stop work on the PROJECT until such materials or services are provided.

C. Changes:

The CLIENT may from time to time, require or request changes in the scope of services of the CONSULTANT to be performed hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon by and between the CLIENT and the CONSULTANT, shall be incorporated in written amendments to the

AGREEMENT.

D. Consultant's Compensation:

The CONSULTANT shall be compensated for services rendered under the terms of Section E of this AGREEMENT and Attachment A, Scope of Services not to exceed the following:

<b>Labor Costs:</b>	<b>\$ 60,400.00</b>
<b>Anticipated Direct Costs</b>	<b>\$ INCLUDED</b>
<b>Total Labor and Anticipated Direct Costs:</b>	<b>\$ 60,400.00</b>

E. Method of Payment:

The CONSULTANT shall submit invoices to the CLIENT not more often than once per month during the course of the work, for partial payment on account, for work completed to date. Such invoices shall represent the value of the partially completed work and shall be accompanied by a one to two-page progress report documenting the work accomplished at the end of the billing period. Invoices shall be due and payable within thirty (30) days of receipt by the CLIENT.

F. Time of Performance:

The services of the CONSULTANT will begin upon execution of this AGREEMENT by both parties. Absent causes beyond the control of the CONSULTANT, the CONSULTANT shall complete the work covered by this AGREEMENT within six (6) months from the date of notice-to-proceed. This AGREEMENT shall expire two (2) months after the scheduled completion date specified herein, unless the time is extended by mutual agreement of the CLIENT and CONSULTANT, as evidenced by an amendment to this AGREEMENT.

G. Hold Harmless:

Client and Consultant each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives from and against liability for all claims, losses, damages, and expenses, including reasonable attorney's fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of the Client and Consultant, they shall be borne by each party in proportion to its negligence.

H. Termination:

This AGREEMENT may be terminated by either party upon seven (7) days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.

This AGREEMENT may be terminated by the CLIENT upon at least seven (7) days' written notice to the CONSULTANT in the event that the PROJECT is abandoned by the CLIENT.

In such event, all finished and unfinished documents and work papers prepared by the CONSULTANT under the AGREEMENT shall become the property of the CLIENT and the CONSULTANT shall receive the compensation to which it is entitled based upon hours of work performed and expenses incurred in accordance with Sections D and E.

I. Nondiscrimination:

The CONSULTANT agrees not to discriminate by reason of age, race, religion, color, sex, national origin, or handicap unrelated to the duties of a position, of applicants for employment, promotion, demotion or transfer, recruitment, layoff or termination, compensation, selection for training, or participation in recreational and educational activities. This contract is subject to and governed by the rules and regulations of the Illinois Fair Employment Practices Act.

J. Contract Documents:

The contract documents that constitute the entire AGREEMENT between the CLIENT and the CONSULTANT shall include the following component parts, all of which are attached hereto and shall be deemed to be a part hereof just as though set forth in full in this AGREEMENT.

Attachment A – Scope of Services/Work Program

K. Excusable Delays:

The CONSULTANT shall not be in default by reason of any failure in performance of this AGREEMENT in accordance with its terms (including any failure by the CONSULTANT to make progress in the prosecution of the work hereunder which endangers such performance) if such failure arises out of causes beyond the control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God or of the public enemy, acts of government in either the sovereign or contractual capacity, fires or floods, but in every case, if the failure to perform is beyond the control and without the fault or negligence of the CONSULTANT, the CONSULTANT shall not be deemed to be in default.

L. Extra Work:

No extra work will be undertaken without written authorization. If requested and authorized in writing by the CLIENT, the CONSULTANT will be available to furnish, or obtain from others, extra work of the following types:

1. Extra work due to changes in the general scope of the study including, but not limited to, changes in size, complexity or character of the work items.
2. Additional or extended services due to: (a) the prolongation of the AGREEMENT time through no fault of the CONSULTANT, (b) the acceleration of the work schedule involving services beyond normal working hours, or (c) non-delivery of any materials, data or other information to be furnished by the CLIENT or others not within the control of the CONSULTANT.

3. Other additional services requested and authorized by the CLIENT that are not otherwise provided for under this AGREEMENT.
4. Attendance at additional meetings beyond those made part of this AGREEMENT and described in Attachment A.

The costs and schedule for completing extra work authorized by the CLIENT shall be subject to negotiation between the CLIENT and the CONSULTANT in accordance with the provision of Paragraph C (Changes) and Paragraph E (Method of Payment) of this AGREEMENT.

M. Validation of Agreement:

The terms of this AGREEMENT will become valid upon execution by both parties:

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this AGREEMENT on the date and year first above written.

CONSULTANT:

CLIENT:

PLANNING RESOURCES INC.

CITY OF BLOOMINGTON, ILLINOIS



By: \_\_\_\_\_  
Darrell E. Garrison

By: \_\_\_\_\_  
Name

Title: Principal/Dir. Of Landscape Arch.

Title: \_\_\_\_\_

Date: June 25, 2012

Date: \_\_\_\_\_



PLANNING  
RESOURCES INC.

402 West Liberty Drive  
Wheaton, Illinois 60187  
Web: www.planres.com  
P: 630.668.3788  
F: 630.668.4125

**Design Services Agreement:** June 25, 2012

**Landscape Architect:** **Planning Resources Inc.**  
402 W. Liberty Drive  
Wheaton, Illinois 60187

**Client:** **City of Bloomington**  
**Parks, Recreation and Cultural Arts Department**  
109 E. Olive Street  
Bloomington, Illinois 61702

**Project:** **Eagle View South Park**  
**Professional Design Services, Bid Development and**  
**Construction Management**

**Fees:**

The PRI Team proposes to complete and deliver to the City of Bloomington a Final Design Development Plan and complete set of Construction Documents and Technical Specifications as outlined in the Request for Proposals for Landscape Architect/Engineering Consultant Services dated May 25, 2012. These work products and deliverables will be performed in conformance with industry standards for the total direct and labor costs of **\$60,400.00 (Sixty thousand, four hundred dollars and no cents)**. The fees expressed above are for total services which include all labor necessary to perform the site evaluation, topographic survey, preparation of Design Development drawings, cost estimating, construction documents, details and technical specifications, the cost of any and all transportation, and necessary living expenses.

**The above total cost is comprised of the following Key Tasks:**

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**Task 1 - Project "Kick-Off" & Design Conversation**

Review the existing site conditions which will include a kick off meeting with City staff to further understand your *vision* for the park and the future uses of the property. Our first role is to listen and ask questions. We will talk with you about the Master Concept Plan previously prepared by another consultant, discuss the OSLAD grant requirements, and review the previously submitted DOC 4 and final construction budget, as well as any revisions to the project scope. At this meeting, we will set goals, gain full concurrence on roles, discuss project schedule and deliverables required, obtain all available background data for the site, and establish a firm working partnership with all individuals who will be involved in the project. By the conclusion of this conversation, we will have confirmed the recreation program and IDNR grant requirements, determined the final activities & experiences to be offered and discussed the orientation of the activities and experiences offered.

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**Task 1 – Kick-Off Meeting & Design Conversation**

**\$1,600.00**

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**Task 2 - Site Reading & Reconnaissance**

The team's civil partner will prepare a site survey for use as base map. We will visit the site with City staff to conduct a site inventory and gain an understanding of all existing vegetation, natural systems, site constraints, utilities, and infrastructure that exist which may affect the proposed plan through an in-depth on-site analysis. Our staff ecologists will

visit the site to verify the existing woodland vegetation for quality species. We will also identify potential impacts of the proposed plan. The Team will also evaluate advantages and constraints on the site as well as look at opportunities to incorporate green infrastructure and sustainable techniques that will advance the City of Bloomington’s commitment to preserve, conserve, and enhance the natural features within the City.

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**Task 2 – Site Reading & Reconnaissance**

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**\$11,650.00**

**Task 3 - Design Development**

Review and verify the uses identified in the master plan and the park program and physical elements identified in the Request for Proposals dated 5/25/12 with Department staff. Additionally we will...

Design for Access and Circulation:

- Vehicular – Park entryway off of Baywood Road and 12 car parking lot
- Pedestrian – 8’ wide walk/jog path/bike path network
- Maintenance

Accessory Facilities:

- Lighting
- Drinking fountains
- Litter receptacles/Recycling receptacles

Park Facilities:

- Picnic shelter
- Circular basketball court
- Two ball fields
- Soccer field
- Creative play area
- Open turf space

ParkScape:

- Landscaping/site restoration
- Upland dry prairie area
- Woodland meadow

The Design Team shall, from the Program of Space requirements approved by the City, review alternative approaches for the design and construction of the Project. Based upon the mutually agreed upon program, IDNR grant requirements, and the previously prepared DOC 4 construction budget requirements, the Design Team shall prepare for approval by the City a Design Development Plan illustrating the scale and relationship of the Project components. The Design Development Plan will be produced to reflect the master plan design and material selections in detail as well as circulation, infrastructure, woodland, and any necessary revisions. Additionally, our landscape architects are mindful of community and environmental resources and will seek every opportunity to incorporate the goals of the principles of SITES™ which promotes sustainable design and green infrastructure to design a **“Performance Based Landscape”** into the project. The plan will be drawn to-scale identifying conceptual hardscape elements and planting areas, showing the location and rough dimensions of recommended site improvements, proposed plant massing, and layout.

A reference of images used in the design process to help convey material selections, scale, texture, color, or other individual landscape features will be developed as part of the Design Development Phase for review and consideration.

The Design Development Plan will be used to obtain a preliminary cost estimate and establish the construction budget for the project. This estimate of probable construction costs will be sufficiently detailed to project realistic costs for the project by taking into consideration local construction climate and the current bidding environment. Should the City of Bloomington’s wish list result in a probable construction cost that exceeds the original project budget established in the DOC 4 of the OSLAD grant application, we can work together to prioritize design features, reduce the size of certain recreation features, or identify additional phasing of the project.

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**Task 3 – Design Development** **\$8,500.00**

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**Task 4 - Geotechnical Review - Subsurface Investigation & Testing**

It is our recommendation that soil borings be taken at strategic locations in the vicinity of the proposed basketball court, access drive, and parking lot to provide an understanding of the soil types and the profile of the existing site conditions that will support these improvements. This recommended additional exploration will be critical to the subsequent analysis, final design, and cost analysis of the project. An engineering report analyzing the results and identifying specific construction issues will be developed and distributed to the City staff for their records. *(Soil testing, if authorized by the City, will be performed as an additional expense to the City of Bloomington.)*

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**Task 4 – Geotechnical Investigation & Testing** **\$100.00**

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**Task 5- Progress Review Meetings/Public Input Process**

Input gained from Community meetings and design workshops are instrumental and extremely important in the process of renovations or improvements to recreational spaces.

The PRI Team will work with City staff, community groups, neighborhood representatives, stakeholders, and special interest groups to guide the development of the project and to gain consensus on these improvements. Special interest groups are valuable resources to the development of the park. It is very critical to ascertain their perception of the present facilities and more importantly, their future from the perspective of a user or neighbor of the park. It is our experience that the design program and its ongoing disposition will grow out of these meetings. The goal is for participants involved to endorse the final master plan for the project.

Through our facilitation expertise, our aim is to make the community feel included, not threatened – to involve both the people who will speak up loudly as well as those who will not. The goal of PRI by the end of the design process is to unveil a “community-designed park” for Eagle View South Park as a result of collective input and differing opinions from a lot of people in the community working together through a very structured process.

**Proposed Progress Review Meetings and Public Input Process Work Program –**

- **Meeting #1**
  - Meet with City staff to review and discuss previously prepared design plan and budget
- Revise and modify plan as necessary - prepare two (2) Preliminary Concept Plans which address staff concerns and site impacts to the proposed plan)
- **Meeting #2**
  - Meet with City staff to review two (2) Preliminary Concept Plans. (Gain authorization to present to public)
- **Meeting #3**
  - Attend public meeting to review two (2) Preliminary Concept Plans
- Based on input from public, create one (1) hybrid plan or modified plan – Master Plan. (prepare estimate)
- **Meeting #4**
  - Meet with City staff to discuss the Master Plan and budget. (Gain authorization to present to public)
- **Meeting #5**
  - Attend public meeting to present the Master Plan and budget.
- Gain authorization to proceed into Construction Document Phase.

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**Task 5 –Progress Review Meetings/Public Input Process**
**\$2,750.00**


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**Task 6 - Construction Documentation/Bid Development**

During the Construction Documents Phase, the PRI Team will develop the Design Development Plan into a series of CAD drafted plans, elevations, sections, and details that clearly define the materials, layout, and specifications of the project. Based on the approved Design Development Plan, we will develop a complete set of Construction Documents and Technical Specifications including grading, drainage, cross-sections, and necessary details that will eliminate uncertainties during the bidding process and ultimately provide the City of Bloomington with the most competitive bids possible and superior construction. The PRI Team will ascertain and familiarize themselves with applicable codes and labor regulations governing projects in the City of Bloomington, McLean County, the State of Illinois, and other regulatory agencies as required. An estimate of final construction cost will also be prepared during this phase. The finished plan set may include the following drawings:

- General Notes
- Existing Conditions Plan
- Erosion and Sediment Control Plan
- Storm Water Pollution Prevention Plan
- Storm Water Management Plan
- Layout & Dimension Plan
- Overall Construction Plan
- Overall Dimension Plan
- Creative Play Area Construction Plan
- Creative Play Area Dimension Plan
- Basketball Court Construction Plan
- Basketball Court Dimension Plan
- Parking Lot Construction Plan
- Parking Lot Dimension Plan



- Site Details
- Electrical Plan & Details
- Plumbing Plan & Details
- Landscape & Restoration Plan

*Progress Construction Documents will be assembled at 60%, 85% and 100% complete and submitted to the City of Bloomington for review.*

*Project Manual & Technical Specifications* - Project manuals will be prepared, which will include the bidding documents supplied by the City of Bloomington, as well as bid proposal forms; special conditions; instruction to bidders; and technical specifications. Technical specifications provide information that relates to the type and quality of materials and furnishings that are to be incorporated into the project. The PRI Team will prepare complete technical specifications for all work shown on the construction drawings. *Technical specifications will be assembled at 85% complete and submitted to the City of Bloomington’s staff and legal counsel for review.*

*Final Estimate of Probable Construction Costs* - Based on the final construction drawings and the technical specifications for the project, the PRI Team will prepare a final estimate of probable construction costs prior to project bidding (*100% Construction Drawing Review*).

*NPDES & NOI (Stormwater) Permit Application Assistance* – The PRI Team will assist the City of Bloomington in the preparation of an application for an *IEPA NPDES Permit* from the City of Bloomington. Should additional permits be required the Team will provide the necessary assistance to secure these permits. Application forms will be assembled and an initial meeting with the City of Bloomington’s Engineering Department will be held. Permit fees, if any, will be paid directly by the City of Bloomington to the permitting agency.

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**Task 6 – Construction Documentation Phase** **\$16,500.00**

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**Task 7- Quality Control Review**

The PRI Team will review the previously prepared drawings to ensure the necessary quality related requirements conform to industry standards before the development of the “Issue for Bid” set is prepared. This review will identify construction elements in need of clarification or additional detailed annotation.

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**Task 7 –Quality Assurance Quality Control Review** **\$1,550.00**

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**Task 8 - Final Submittal & Review Meeting**

Following the completion of the Construction Drawings and Specifications along with the Final Estimate of Probable Construction Cost for the project, these documents will be submitted to City staff for final review. The PRI Team will attend a final review meeting with staff and interested Board members to discuss 100% complete construction documents, the final construction estimate, and the bidding and construction process. *(The PRI Team will attend a total of 3 meetings during this phase followed by the preparation of meeting minutes to be distributed by the City of Bloomington staff).*

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**Task 8 – Final Submittal & Review Meeting** **\$600.00**

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**Task 9 - Bidding Assistance**

The PRI Team will assist the City of Bloomington in preparing a list of qualified contractors to perform the work required as envisioned and depicted on the Construction Documents.

The PRI Team will assist in the preparation of the notice to bidders, distribution of Bid Documents and Specifications to prospective qualified bidders for competitive bidding. During the bidding process, the PRI Team will attend a Pre-Bid Conference with the construction bidders. In cooperation with the City, the Design Team shall prepare responses to RFI's by interpreting the documents and answering questions regarding the project that may assist the bidder in further understanding the project parameters and construction requirements. Should clarifications of the documents be required, addenda will be prepared and released to the contractors bidding the project. Addenda will be distributed, only upon the approval of the City staff.

The PRI Team will participate in the opening of the bids and in cooperation with the City, the PRI Team will analyze and review the bid results and make a recommendation for a contract award.

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**Task 9 – Bidding Assistance** **\$850.00**

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**Task 10 - NPDES Inspections**

The PRI Team will walk the site, at least once every 7 days and within 24 hours following a storm event greater than 0.5 inches, to verify that the SWPPP is accurate and BMPs are in place and functioning properly. We will check the site for effectiveness as well as to document inspection activities.

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**Task 10 – NPDES Inspections** **\$5,500.00**

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**Task 11 - Construction Administration & Observation**

The PRI Team shall provide for the preparation and administration of the contract for the construction in cooperation with the City. PRI will attend a pre-construction meeting with the contractor and City staff to discuss the construction schedule and answer any questions regarding the construction documents or technical specifications, and establish a firm working relationship with the contractor. The PRI Team shall attend weekly or bi-weekly progress meetings (as determined at the beginning of the Construction Phase) for the orderly and efficient administration of the construction phase. The Design Team will conduct the meetings and coordinate minutes with the contractor.

*Site Visits:* The PRI Team will visit the site to observe the contractor's work and verify conformance to the plans and specifications at least once per week and at intervals appropriate to the stage of the contractor's operations or as otherwise agreed to by the City. The PRI Team will perform these site visits to become generally familiar with the progress of the project and to determine in general, if the work is being performed in a manner indicating that the work, when completed, will be in accordance with the contract documents. We will also recommend plan interpretations and changes to the City.

*Field Reports:* Written field reports will be prepared to inform the City about the progress and quantity of the work completed, endeavor to guard the City of Bloomington against defects and deficiencies in the work. *(The PRI Team shall not be required to make exhaustive nor continuous on-site visits to check the quality or quantity of the work.)*

*Evaluation of Work and Payment Claims:* Based on the PRI Team’s observations and evaluation of each Contractor’s Application for Payment, the PRI Team will review and certify the amounts due the respective Contractors. The PRI Team’s certification for payment shall constitute a presentation to the City, based on the PRI Team’s observations at the site and on the data comprising the Contractor’s application for payment that to the best of the PRI Team’s knowledge, information, and belief, the work has progressed to approximately the point indicated by the payment request.

*Rejection of Work:* The PRI Team shall have authority, after notification to the City, to reject work that does not conform to Contract Documents. Whenever the PRI Team considers it necessary or advisable for implementation of the intent of the Contract Documents, the PRI Team will have authority, upon written authorization from the City, to require additional inspection or testing of the work in accordance with the provisions of the Contract Documents, whether or not such work is fabricated, installed or completed.

*Submittals:* The PRI Team shall review and approve or take other appropriate action upon contractor’s submittals, such as manufacturer’s shop drawings, product data and samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The PRI Team’s action shall be taken with such reasonable promptness as to cause no delay in the Contractor’s work or in construction by the City’s own forces, while allowing sufficient time in the PRI Team’s professional judgment to permit adequate review. When the Contract Document requires professional certification of performance characteristics of materials, systems, or equipment, the PRI Team shall be entitled to rely upon such certification to establish the materials, systems or equipment will meet the performance criteria required by the Contract Documents.

The PRI Team will also provide the following services during this phase as may be appropriate:

- Review of applicable field tests and inspection reports for compliance with design requirements, codes and contract documents;
- Preparation of requests for estimates of change orders effecting work designed or specified by the PRI Team – *Change orders greater than \$10,000.00 must be reviewed and approved by IDNR;*
- Final inspection of the work completed and preparation of a “punch list”; and
- Final sign-off upon completion of punch list items and prepare recommendation of acceptance by the City of Elgin upon satisfactory completion of the project by the contractor.

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**Task 11 – Construction Administration & Observation** **\$8,650.00**

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**Task 12 – OSLAD Grant Requirements & Post Construction**

The PRI Team has a solid understanding of the IDNR grant program and its administration requirements. PRI has successfully executed projects similar in size and scope funding in part by the IDNR OSLAD program.

**Proposed Work Program –**

- Review application submittal and DOC #4 budget requirements
  - Contact grant administrator for the project – discuss project timeline
- Complete and submit the required periodic progress reports (Jan 1, April 1, July 1, and October 1.)
- Forward the newly developed Master Plan and revised DOC 4 to IDNR for review and comment prior to presentation at Meeting #5. Seek approval and design sign off.
- During the Contract Administration Phase of the project, notify IDNR of and Change Orders greater than \$10,000.00. – Seek approval from grant administrator to proceed.
- Assist the Parks Department in completing the Development Project Billing Form and Final Project Performance Report.
- With information received from the contractor, prepare “As Built” Construction documents to reflect any field changes and/or change in scope of work by amending the Bid/Construction Documents – signed and sealed by the architect.
- Deliver to IDNR for archiving.

<b>Task 12 – OSLAD Grant Requirements &amp; Post Construction</b>	<b>\$950.00</b>
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<b>Direct Costs, Production and General Project Expenses</b>	<b>\$1,200.00</b>
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<b>Grand Total Compensation</b>	<b>\$60,400.00</b>
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**Client Responsibilities**

- The Client shall provide all information to the landscape architect required for the timely preparation of the plan.
- The Client shall identify objectives, schedule, and budget and provide them to the landscape architect early in the design process.

**Compensation**

- **Basic Services Compensation:** The lump sum cost of the entire project as described in Tasks 1-12 including reimbursable expenses shall be **\$60,400.00**.
- The landscape architect shall submit monthly invoices for Labor and Direct Costs, and Additional Services.

FOR COUNCIL: July 9, 2012

**SUBJECT:** Locust St. CSO Elimination and Water Main Replacement Project, Approval of Costs Related to Meeting Bloomington High School and Bloomington Country Club Completion Deadlines

**RECOMMENDATION/MOTION:** That payment to Stark Excavating, Inc. in the amount of \$32,901.82 for overtime and “skip” construction related costs incurred to meet the March 1 deadline for completing sewer work across Bloomington High School and the Bloomington Country Club be approved.

**BACKGROUND:** On August 22, 2011 Council initially awarded the Locust St. CSO Elimination and Water Main Replacement Project to Di Paolo Company from Glenview, IL. On November 17, 2011 Council rescinded the award to Di Paolo, after they were unable to provide a performance bond, and awarded the project to Stark Excavating, Inc. As part of the award to Stark, the City and Stark both agreed to work with each other in good faith to meet project timelines.

Because of this delay in final award of the project, Stark would not have been able to meet the March 1, 2012 contract deadline to complete sewer work across the Bloomington High School and Bloomington Country Club. In order to allow Stark to meet this deadline, the City agreed to pay Stark’s overtime costs (up to \$76,340) to work weekends. The City also agreed to pay Stark for an additional time saving step that included installing sewer structures out of sequence (called “skip” construction) that forced Stark to mobilize equipment more often than normal.

Stark successfully completed all required work prior to the March 1 deadline, and has now submitted related costs as follows:

Overtime:	\$27,301.82
Skip Construction:	<u>\$ 5,600.00</u>
Total	\$32,901.82

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

**FINANCIAL IMPACT:** The FY 2013 Budget includes \$99,000 of Storm Water Funds (55100-72550), and \$99,000 of Sewer Funds (52100-72550) appropriated for this project.

Payment to the Contractor will be made from the following funds:

<b><u>Fund</u></b>	<b><u>Department</u></b>	<b><u>Amount</u></b>
53103100-72550, Storm Water	Public Works	\$16,450.91
51101100-72550, Sewer	Public Works	<u>\$16,450.91</u>
<b>Total</b>		<b>\$32,901.28</b>

Respectfully submitted for Council consideration.

Prepared by:

Reviewed by:

Reviewed by:

Jim Karch, PE CFM  
Director of Public Works

Tim Ervin  
Performance Auditor/  
Budget Manager

Patti-Lynn Silva  
Director of Finance

Reviewed by:

Reviewed by:

Recommended by:

Rosalee Dodson  
Assistant Corporation  
Counsel

Barbara J. Adkins  
Deputy City Manager

David A. Hales  
City Manager

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Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			

FOR COUNCIL: July 9, 2012

**SUBJECT:** Resolution for Participation in the Illinois Department of Housing and Development Authority (IHDA), Single Family Owner Occupied Rehabilitation (SFOOR) Grant Program in the amount of \$210,000

**RECOMMENDATION/MOTION:** City Council approve the City to participate in the IHDA-SFOOR Grant Program in the amount of \$210,000 by signing a resolution.

**BACKGROUND:** This grant provides housing rehabilitation loans to single family, owner occupied, low / moderate income households, within the City of Bloomington Corporate Limits. Assistance will be provided in the form of a 5-year or 10-year forgivable loan, depending upon the amount of assistance. The \$210,000 grant spans a two (2) year period from June 1, 2012 – May 31, 2014 and is expected to assist a minimum of five (5) households.

In 2010, the City was awarded \$378,000 for distribution between June 1, 2010 – May 31, 2012 and nine (9) households were assisted.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** This is a continuation of participation in the IHDA / SFOOR grant program which was originally approved by Council on 2-22-10.

Program announcements have been on the City's website home page January 17, 2012 – June 8, 2012(see attached), City's website under Community Development June 29, 2012 - present, in the Pantagraph on May 19, 2012 (see attached), in the PATHOGRAM on January 14, 2012 (see attached) and posted in the Government Center on the message board on the first floor outside the south elevator that is used to gain access to the Planning and Code Enforcement Department.

Households will be selected on a first come-first serve basis, upon meeting eligibility requirements. Applicants may also be chosen from our CDBG housing rehabilitation program waiting list.

**FINANCIAL IMPACT:** \$100,000 was approved for Fiscal Year 2013 in organization code 22502520. \$110,000 will be proposed in the Fiscal Year 2014 Budget.

Respectfully submitted for Council consideration,

Prepared by:

Reviewed by:

Reviewed by:

Sharon Walker, Division Mgr.  
Planning and Code Enforcement

Mark R. Huber, Director  
Planning and Code Enforcement

Patti-Lynn Silva  
Finance Director

Reviewed by:

Recommended by:

Barbara J. Adkins  
Deputy City Manager

David A. Hales  
City Manager

**Attachments:**

1. Attachment 1 – Resolution Approving Participation in IDHA-SFOOR Program
2. Attachment 2 – Information Available on the City’s Website
3. Attachment 3 – Notice of Intent to Request Release of Funds – sent to Pantagraph
4. Attachment 4 – Pathogram Publication

Motion: \_\_\_\_\_

Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			



RESOLUTION NO. 2012 -

RESOLUTION APPROVING PARTICIPATION IN THE ILLINOIS HOUSING  
DEVELOPMENT AUTHORITY (IHDA) SINGLE FAMILY OWNER OCCUPIED  
REHABILITATION (SFOOR) PROGRAM  
(June 1, 2012 – May 31, 2014)

WHEREAS, the Illinois Housing Development Authority (IHDA) has awarded a grant of \$210,000.00 to the City of Bloomington for the Single Family Owner Occupied Rehabilitation (SFOOR) Program; and

WHEREAS, the Single Family Owner Occupied Rehabilitation (SFOOR) Program benefits the City of Bloomington by preventing blighted conditions and promoting stable neighborhoods.

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

1. That the City of Bloomington shall enter into a Grant Agreement with the Illinois Housing Development Authority (IHDA), as program administrator of the HOME Investment Partnerships Program for the State of Illinois, wherein the Authority agrees to make a grant to the City of Bloomington, which shall be used to make forgivable loans to assist low-income households to finance the rehabilitation, of their single-family owner-occupied residence, all in accordance with the terms and conditions set forth in the Grant Agreement.
2. That David A. Hales, City Manager of the City of Bloomington be and is hereby authorized to execute and deliver to the Authority the Grant Agreement and all other documents and instruments relating to the Grant to be delivered to the Authority in connection with the closing of the Grant.
3. That the City of Bloomington hereby ratifies, authorizes and confirms all documents and instruments previously executed in connection with the Grant.
4. That the City Clerk is hereby authorized and directed to certify such documents as needed by the Illinois Housing Development Authority on behalf of the City of Bloomington.

ADOPTED this 7th day of July, 2012.

APPROVED this \_\_\_\_ day of July, 2012.

APPROVED:

Steve Stockton, Mayor

ATTEST:

Tracey Covert, City Clerk



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**News**

1/17/2012

**PUBLIC NOTICE: SFOOR**

TO: Notice to City of Bloomington Residents

FROM: Sharon Walker  
 Community Development Division,  
 City of Bloomington  
 PH: 309-434-2342  
 FAX: 309-434-2801  
 Email: swalker@cityblm.org

**SUBJECT: Single-Family Owner-Occupied Rehabilitation (SFOOR) Grant Application**

The City of Bloomington, Community Development Division intends to submit a grant application no later than February 3, 2012, to the Illinois Housing Development Authority (IHDA) for the receipt of HOME funds for participation in the Single-Family Owner-Occupied Rehabilitation Program (SFOOR). This is a competitive grant program that provides for housing rehabilitation loans to owner-occupied homeowners that are at or below 80% of the Area Median Income (*see below*) and are located within the City of Bloomington Corporate Limits. P

participant loans will be five or ten year "forgivable loans" (*depending upon the amount borrowed*). The owner-occupant may borrow a minimum of \$4,000 or up to a maximum of \$40,000.00. Community Development's grant application request will be for \$200,000, projected to assist 5 single family households. If successful, funding awards are projected to be made by September, 2012.

**Household Size Maximum Gross Annual Household Income**

1	\$44,350
2	\$50,650
3	\$57,000
4	\$63,300
5	\$68,400
6	\$73,450
7	\$78,500
8	\$83,600

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<< **January** >>

su	mo	tu	we	th	fr	sa
1	2	3	4	5	6	7
8	<b>9</b>	10	<b>11</b>	12	13	<b>14</b>
15	16	<u>17</u>	<b>18</b>	<b>19</b>	20	<b>21</b>
22	<b>23</b>	24	<b>25</b>	<b>26</b>	27	<b>28</b>
29	<b>30</b>	31				

**CDBG Action Plan**  
 Planned Activities and Applications for FY38



Community Development Division  
Planning and Code Enforcement Department  
115 E. Washington Street, P.O. Box 3157  
Bloomington, IL 61702-3157

07/02/2012

TO: Notice to City of Bloomington Residents

FROM: Sharon Walker, Community Development Division, City of Bloomington  
PH: 309-434-2342 FAX: 309-434-2801 Email: swalker@cityblm.org

**SUBJECT: Single-Family Owner-Occupied Rehabilitation (SFOOR) Grant Application**

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Household Size	Maximum Gross Annual Household Income
1	\$44,350
2	\$50,650
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6	\$73,450
7	\$78,500
8	\$83,600

## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

May 19, 2012

The City of Bloomington  
109 E. Olive Street  
P.O. Box 3157  
Bloomington, IL 61702-3157  
309-434-2244

On or about May 30, 2012 the City of Bloomington will request The Illinois Housing Development Authority to authorize the release of HOME Investment Partnership funds under Title II of the National Affordable Housing Act of 1990, as amended, to undertake a project known as the City of Bloomington Single Family Owner-Occupied Rehabilitation (SFOOR) Program, HO-50523), for the purpose of rehabilitation of single family owner occupied homes within the City of Bloomington, Corporate Limits, for the benefit of low- moderate income home owners. \$210,000 has been set aside for this project.

The activities proposed ARE CATEGORICALLY EXCLUDED UNDER HUD REGULATIONS AT 24 CFR PART 58 FROM NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at The City of Bloomington, Planning and Code Enforcement Department, 115 E. Washington Street, 2<sup>nd</sup> Floor, Bloomington, IL 61701, and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

### CONDITIONS

The current Environmental Review Record represents the first of a two-tiered review. The Environmental Review identifies which statutes will be reviewed and what steps taken to complete the review for each specific site.

### PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of Bloomington, Planning and Code Enforcement Department, 115 E. Washington Street, 2<sup>nd</sup> Floor, Bloomington, IL 61701. All comments received by May 29, 2012 will be considered by the City of Bloomington prior to submission of a request for release of funds to the Illinois Housing Development Authority.

### RELEASE OF FUNDS

The City of Bloomington certifies to IHDA that David A. Hales in HIS capacity as City Manager consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. IHDA's acceptance of the certification satisfies its responsibilities under NEPA and allows the Illinois Housing Development Authority and the City of Bloomington to use Program funds.

### OBJECTIONS TO RELEASE OF FUNDS

The Authority will accept objections to its release of funds and the certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Illinois Housing Development Authority's; (b) the Illinois Housing Development Authority's has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to the Illinois Housing Development Authority at 401 N. Michigan Avenue, Suite 700 Chicago, IL 60611. Potential objectors should contact the Authority to verify the actual last day of the objection period.

**NOTICE**

THE FOLLOWING IS THE PROPOSED BUDGET FOR THE CITY OF BLOOMINGTON COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTIVITIES AND APPLICATION FOR PROGRAM YEAR 38 (May 1, 2012 – April 30, 2013):

CDBG GRANT YEAR 38 (B-2012-MC-17-0004)	\$556,748 (estimated)
ESTIMATED PROGRAM INCOME	\$ <u>31,000</u>
TOTAL	\$587,748

THE PROPOSED ACTION PLAN OF OBJECTIVES FOR PROGRAM YEAR 38, WILL BE AVAILABLE FOR A 30 DAY PUBLIC REVIEW BEGINNING ON **TUESDAY, JANUARY 17, 2012**, AT THE BLOOMINGTON PUBLIC LIBRARY, IN THE OFFICE OF THE COMMUNITY DEVELOPMENT DIVISION, 115 E. WASHINGTON STREET, 2<sup>nd</sup> FLOOR IN THE GOVERNMENT CENTER, IN THE CITY CLERK'S OFFICE, 109 EAST OLIVE, BLOOMINGTON, IL AND ON THE CITY'S WEBSITE [WWW.CITYBLM.ORG](http://WWW.CITYBLM.ORG). PLEASE SUBMIT ANY COMMENTS IN WRITING BY 5:00 PM, **FRIDAY, FEBRUARY 17, 2012**.

THE **PUBLIC HEARING** WILL BE PART OF THE CITY COUNCIL MEETING HELD ON **MONDAY, FEBRUARY 13, 2012, AT 7:00 PM** IN THE CITY HALL COUNCIL CHAMBERS, 109 EAST OLIVE, BLOOMINGTON, IL.

**FOR FURTHER INFORMATION, CONTACT:**

**Sharon Walker**  
**Code Enforcement Division Manager**  
**Planning and Code Enforcement Department**  
**115 Washington Street, 2<sup>nd</sup> Floor, Government Center**  
**Phone: 309-434-2342**  
**Fax: 309-434-2801**  
**Email: [swalker@cityblm.org](mailto:swalker@cityblm.org)**

Participation of all residents, including non-English speaking and physical, visual or hearing impaired individuals are encouraged to attend. Individuals with impairments are asked to notify the Planning and Code Enforcement Department office at least five days prior to the hearing of their intent to participate so that the appropriate arrangements can be made.

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**2012-13 / Fiscal Year 38 City of Bloomington  
Community Development Block Grant (CDBG)  
Budget Summary of Proposed Activities**

**Project:**

Rehabilitation Loans / Grants for Low and Moderate Income Households Including Service Delivery costs <i>Objective / Outcome – 2. Provide Decent Affordable Hsing. /1. Availability</i>	\$120,418
Demolition of Deteriorated Structures – elimination of slum / blight <i>Objective / Outcome –1. Suitable Living Env. / 3. Sustainable</i>	\$ 75,000
Administration and General Management <i>(Allowed up to 20% of grant + program income)</i>	\$ 14,650
Public Services: Homeless Outreach Worker Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access.</i>	\$ 14,000
Public Services: Housing and Benefits Specialist for the Homeless Paid to PATH as part of the Continuum of Care match money <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 9,680
Public Services: Emergency Services Grant Paid to PATH for services to prevent homelessness of low/moderate income individuals, i.e.: housing, utilities, repairs, etc. <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 20,000
Public Services: Peace Meals Senior nutrition program for Bloomington residents <i>Objective / Outcome – 1. Suitable Living Env. / 1. Availability-Access</i>	\$ 20,000
Public Services: – Section 3 Job / Life Training Section 3 participation is a HUD requirement <i>Objective / Outcome – 3. Creating Economic Opportunities / 1. Avail- Access.</i>	\$ 10,000
Public Services: – Go 4 College Summer Youth Program Life Skills for Successful Career Choices - for youth age 13-15 years <i>Objective / Outcome – 3. Creating Economic Opportunities / 1. Avail- Access.</i>	\$ 4,000
Public Facilities: New Construction for Labyrinth, 604 W. Washington Housing for recently paroled women – 4 units <i>Objective / Outcome – 1. Suitable Living Env. / 3. Sustainable</i>	\$300,000
<b>TOTAL</b>	<b>\$587,748</b>
Proposed Grant:	\$556,748
Program Income:	\$ 31,000
<b>TOTAL:</b>	<b>\$587,748</b>

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TO: Notice to City of Bloomington Residents

FROM: Sharon Walker, Community Development Division, City of Bloomington  
PH: 309-434-2342 FAX: 309-434-2801 Email: [swalker@cityblm.org](mailto:swalker@cityblm.org)

**SUBJECT: Single-Family Owner-Occupied Rehabilitation (SFOOR) Grant Application**

The City of Bloomington, Community Development Division intends to submit a grant application no later than February 3, 2012, to the Illinois Housing Development Authority (IHDA) for the receipt of HOME funds for participation in the Single-Family Owner-Occupied Rehabilitation Program (SFOOR). This is a competitive grant program that provides for housing rehabilitation loans to owner-occupied homeowners that are at or below 80% of the Area Median Income (*see below*) and are located within the City of Bloomington Corporate Limits. Participant loans will be five or ten year "forgivable loans" (*depending upon the amount borrowed*). The owner-occupant may borrow a minimum of \$4,000 or up to a maximum of \$40,000.00. Community Development's grant application request will be for \$200,000, projected to assist 5 single family households. If successful, funding awards are projected to be made by September, 2012.

Household Size	Maximum Gross Annual Household Income	Household Size	Maximum Gross Annual Household Income
1	\$44,350	5	\$68,400
2	\$50,650	6	\$73,450
3	\$57,000	7	\$78,500
4	\$63,300	8	\$83,600

## ***Volunteer Opportunities:***

**Become a PATH Hotline Volunteer:** Adult volunteers are needed to answer phones on the 24-hour hotline. Volunteering your time on the hotline offers a rewarding experience and a great opportunity to give back to your community. A complete training program and professional back-up is provided. Our training program teaches you everything you need to know, including communication techniques and community resources. The next 8-week training class begins January 26th. If interested, the volunteer application is available on-line at [www.pathcrisis.org](http://www.pathcrisis.org). Classroom training meets on Thursdays from 6 to 9 pm. Questions? Call Jared at 834-0541.

United Way of McLean County is proud to offer the community's only online volunteer center. United Way has established an online database that allows volunteers and organizations to connect – and it's free! It is a very simple process to register, just go to [www.uwaymc.org](http://www.uwaymc.org), click on the Volunteer tab and Volunteer Center, and follow the easy registration process. Once you've registered, be sure to check out the Product Connections and Board Connections pages on the site. Product Connections allows you to place "wish list" items your organization needs on the site – volunteers can see what you need and donate those specific items. Board Connections allows you to recruit new members for your board of directors. If you would like more information or have any questions, please feel free to contact Gary Leake at [gleake@uwaymc.org](mailto:gleake@uwaymc.org) or 309-828-7383.

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FOR COUNCIL: July 9, 2012

SUBJECT: Ordinance for a Special Use Permit Requested by Wingover East, LLC, for Multiple- Family Dwellings for Property located at 1028 Ekstam Drive in Bloomington, McLean County, Illinois

**RECOMMENDATION/MOTION:** That the Ordinance for a Special Use Permit Requested by Wingover East, LLC, for Multiple- Family Dwellings for Property located at 1028 Ekstam Drive in Bloomington, McLean County, Illinois be approved and the Mayor and City Clerk be authorized to execute the necessary documents.

**BACKGROUND:** The property located at 1028 Ekstam Drive in Bloomington is zoned B-1 Highway Business District. This district allows many commercial uses as well as apartments with a special land use. The site is currently unimproved and the petitioner, Wingover East, LLC, is seeking to develop the two acre site in conjunction with the adjacent four acre site into apartments. This adjacent site is zoned R-3B and could be developed into apartments without a special use permit but the owner wishes to develop the sites as one project.

Since the request is tied to a site development plan we know what the project will look like and this was the preferred as opposed to a request for rezoning the site to R-3B. This assures the site will be developed as laid out in the plan whereas with a rezoning no development plan is reviewed. A key component of the site plan is the site will provide access through the area for good circulation in and out of the development as well as easy movement for emergency services. Overall, the density will be less than allowed if the four acre site was developed under the R-3B requirements for floor area ratio. The development should be compatible with the other nearby apartments, condominiums and commercial uses.

The petition was reviewed by the McLean County Regional Planning Commission and received a B rating for its consistency with the City and the regional comprehensive plans. A rating of "A" is the best possible rating and an "E" is the worst rating. This B rating signifies that the project provides minimal features or acceptable alternatives, plus 6-10 options and it merits a favorable recommendation.

This request was before the Zoning Board of Appeals for a public hearing and review on June 20, 2012. The petitioner and its engineer spoke in favor of the petition. Their belief is there is still ample acreage for commercial development within a mile of the site. The units will be high end and there will be two playground areas on the west side of the development in the four acre area. No one else from the public spoke in favor of the request. Eight people spoke in opposition to the petition. Please see the attached summary. The Board voted 6 to 0 to stipulate that there must be an ingress/egress to Goldfinch Way. Then the Board voted to recommend approval of the special use permit by a vote of 5-1.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Public notice was published in the Pantagraph in accordance with the City Code. In accordance with Chapter 44, Section 44.10-3 of the Bloomington City Code, twenty (20) courtesy copies of the Public Notice were mailed. In addition, a public notice/identification sign was posted on the property.

**FINANCIAL IMPACT:** The apartments will generate new property tax revenue as well as an increase in a demand for services as related to vacant property.

Respectfully submitted for Council consideration,

Prepared by:

Reviewed by:

Reviewed by:

Mark Woolard  
City Planner

Mark R. Huber  
Director, PACE

Barbara J. Adkins  
Deputy City Manager

Reviewed by:

Recommended by:

Rosalee Dodson  
Assistant Corporation  
Counsel

David A. Hales  
City Manager

**Attachments:**

1. Attachment 1 – Ordinance
2. Attachment 2 – Staff Responses to Neighborhood Concerns
3. Attachment 3 – June 28, 2012 Meeting Notes
4. Attachment 4 – Maps of the area – four (4) maps
5. Attachment 5 – Report from Zoning Board of Appeals prepared 6/14/2012
6. Attachment 6 – Unapproved Minutes from June 20, 2012 Zoning Board of Appeals Meeting
7. Attachment 7 – Area Businesses and Residents – mailing list for Public Notice
8. Attachment 8 – Chapter 44: Section 44.6-20 from City Code
9. Attachment 9 – Examples of Permitted Use in B-1 Zoning Districts

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			

**ORDINANCE NO. 2012 –**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR**

**Multiple-Family Dwellings**

**FOR PROPERTY LOCATED AT: 1028 Ekstam Drive, Bloomington, McLean County, Illinois**

WHEREAS, Wingover East, LLC filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a petition requesting a Special Use Permit for Multiple-Family Dwellings for property located at 1028 Ekstam Drive in Bloomington, McLean County, Illinois; and

WHEREAS, the Bloomington Board of Zoning Appeals, after proper notice was given, conducted a public hearing on said petition; and

WHEREAS, the Bloomington Board of Zoning Appeals, after said public hearing made findings of fact that such Special Use Permit would comply with the standards and conditions for granting such special permitted use for said premises as required by Chapter 44, Section 44.6-30 of the Bloomington City Code, 1960; and

WHEREAS, the City Council of the City of Bloomington has the power to pass this Ordinance and grant this Special Use Permit.

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

1. That the Special Use Permit for Multiple-Family Dwellings for property located at 1028 Ekstam Drive in Bloomington, McLean County, Illinois shall be and the same is hereby approved with the condition that the south parking lot have an ingress/egress from Goldfinch Way.

2. This Ordinance shall take effect immediately upon passage and approval.

PASSED this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

Tracey Covert  
City Clerk

# **Staff Responses to Neighborhood Concerns Related to the Wingover East Apartment Complex**

During the Zoning Board of Appeals hearing of June 20, 2012 several concerns were raised by neighbors related to the proposed development. The following is an attempt to relate these concerns and provide a response by City staff.

## **Neighborhood Concerns**

## **Staff Responses**

Increased traffic

As discussion continued it became apparent the issue was not the amount of traffic but the congestion in the area due to permitted street parking. The street designs would carry as many as 12,000 cars per day. The actual current traffic counts are approximately 2000 cars per day, well under capacity. The street parking concerns are currently being reviewed by staff, with the recommendation to remove parking from one side of the surrounding streets. This will ease the ability of cars to move along the streets. In addition, the owners/developers have committed to provide a drive link between the two developments that will allow for traffic to exit south out of the development, thereby, reducing the traffic on Ekstam and Cornelius.

Safety of Children

As with any neighborhood or residential development adults are responsible for their children and being aware of others in the area. The Wingover Apartments and the proposed Wingover East Apartments provide recreational amenities for their tenants above and beyond the park dedication used for City sponsored parks.

Parking lot congestion

All the parking lots meet City Codes for parking space and drive aisle size and circulation requirements.

Health concerns related to cooking without proper ventilation.

All kitchen ventilation systems will meet City adopted minimum code requirements.

Not enough neighborhood and apartment play areas.

Apartments and the proposed Wingover East Apartments provide recreational amenities for their tenants above and beyond the park dedication used for City sponsored parks. A regional park has been provided in the area (McGraw Park). There are no further requirements or plans for a

## Neighborhood Concerns

## Staff Responses

On Street Parking.

neighborhood park.

Realizing on-street parking is causing congestion in this area, city staff has already started the process of reviewing the street parking situation with recommendations to limit parking in most areas to one side of the street.

Commercial uses would be a far better use for this site.

While some might prefer commercial uses on this site, the B-1, Highway Business zoning could allow for many uses that would be objectionable to an area developing into a primarily residential area. These uses might include: Gas stations, convenient stores, bars, liquor establishments, and others.

Too many people

The proposal is far below the density that could be permitted by the zoning classifications already in place.

Trash and litter

There are ordinances in place to address improper disposal of trash and litter.

Fencing should be in place to prevent children from playing in the street.

This is impractical and untenable. This logic would require fences around all parks, any home with children, or any other place children would be present. Adults have to take responsibility for where their children are playing.

# MEMO

To: Honorable Mayor and City Council  
Cc: David Hales, City Manager  
Barb Adkins, Deputy City Manager  
From: Mark R. Huber, Director, Planning and Code Enforcement  
Subject: Wingover East Apartments Supplemental Meeting  
Date: June 28, 2012

---

At the suggestion of the Zoning Board of Appeals, the owners/developers of the Wingover East apartment complex met with neighborhood representatives to discuss the proposed development plan. The meeting was held on Wednesday, June 27, 2012, at 6:30 p.m., in a conference room of the Farnsworth Group offices, 2709 McGraw Drive, Bloomington. Nine members of the neighborhood group met with representatives and owners of the project as well as City staff.

Neil Finlen, of the Farnsworth Group provided introductions and a brief history of project as well as providing aerial photos of the area and drawings of the project for reference. City staff provided information related to the zoning and engineering aspects of the project including: possible densities, traffic control and design, and parkland fees and standards.

The neighbor discussion revolved around the primary issues of traffic, street parking/congestion, and park access. The following summarizes the discussion and results of the conversation:

- The neighbors brought up several issues related to traffic in the area surrounding the proposed project. Discussion narrowed on the difference between high volume traffic verses congestion. It was explained the Ekstam and Cornelius street designs would accommodate as many as 12,000 cars per day while actual numbers were approximately 2000 cars per day. Currently Ekstam Drive is a collector street and once Cornelius Drive is finished it will also be a collector street. The real issue was congestion of the streets. This is primarily a result of the current allowed street parking. City staff has already started the process of reviewing the street parking situation with recommendations to limit parking in most areas to one side of the street.
- In a related issue to ease traffic concerns Mr. Hoeflerle and Mr. Franke agreed to add a connecting driveway between the new complex and the existing Wingover apartment complex. This would allow the tenants to exit through the exiting complex and directly out on Haeffele Way.

- Concerns over increased noise from the new Wingover East Apartments being added to the existing Wingover project were discussed. Mr. Hoferle and Mr. Franke agreed to increase the number of trees being planted along the north side of the developments. The intent would be to increase the natural buffer these trees would eventually provide between the Wingover complexes and the single family residences to the north.
- Access to McGraw Park. While understanding the developers of this project were not responsible for the completion of the access to McGraw Park, there was a fair amount of discussion related to this topic. The issues raised were related to the delay in completion of Cornelius Drive through to the park. While not making any promises, Mr. Finlen did commit to bringing the topic up with the developer of Empire Business Park and the City to see if some type of temporary access could be created.

While no formal votes were taken, the closing comments of the neighbors seemed to be in general support of the project.

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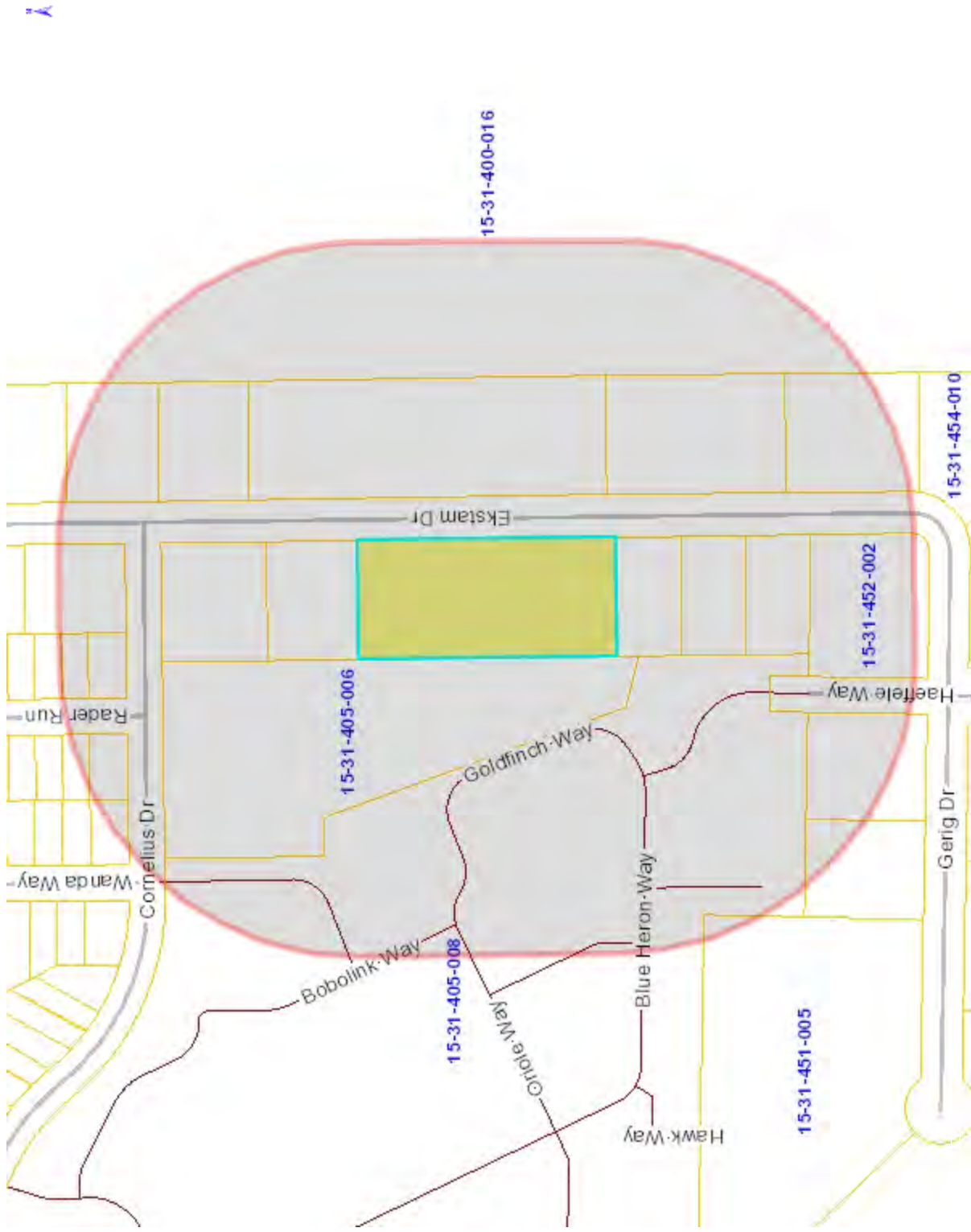
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# 1028 Ekstam Dr



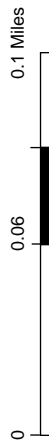
### Legend

- Parcels
- Interstates
- US\_Highways
- State\_Highways
- County\_Highways
- County\_Rd
- City\_Streets
- ALLEY
- CITY\_ARTERIAL
- CITY\_COLLECTOR
- CITY\_STREET
- PRIVATE\_STREET
- Railroad
- County

### Notes

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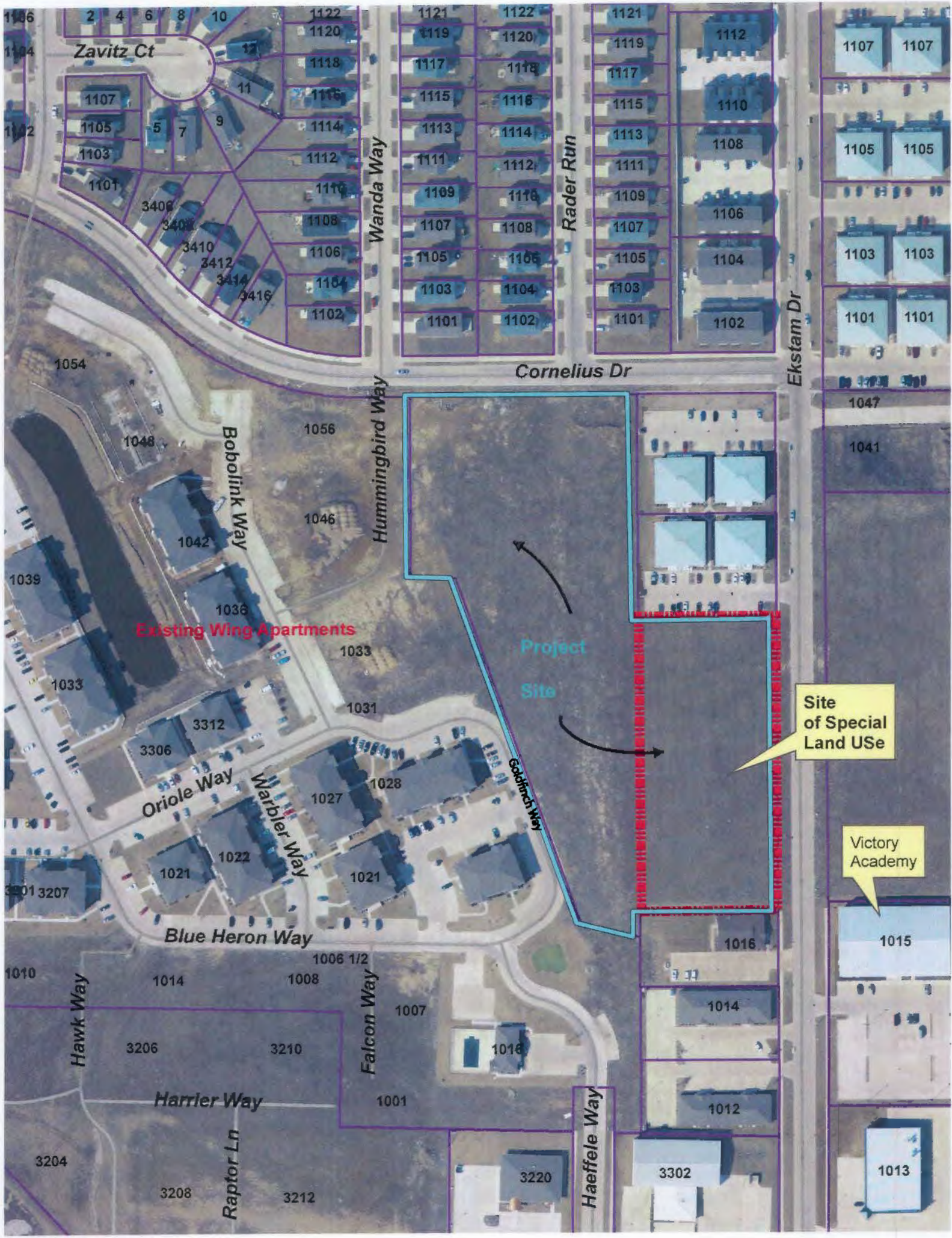
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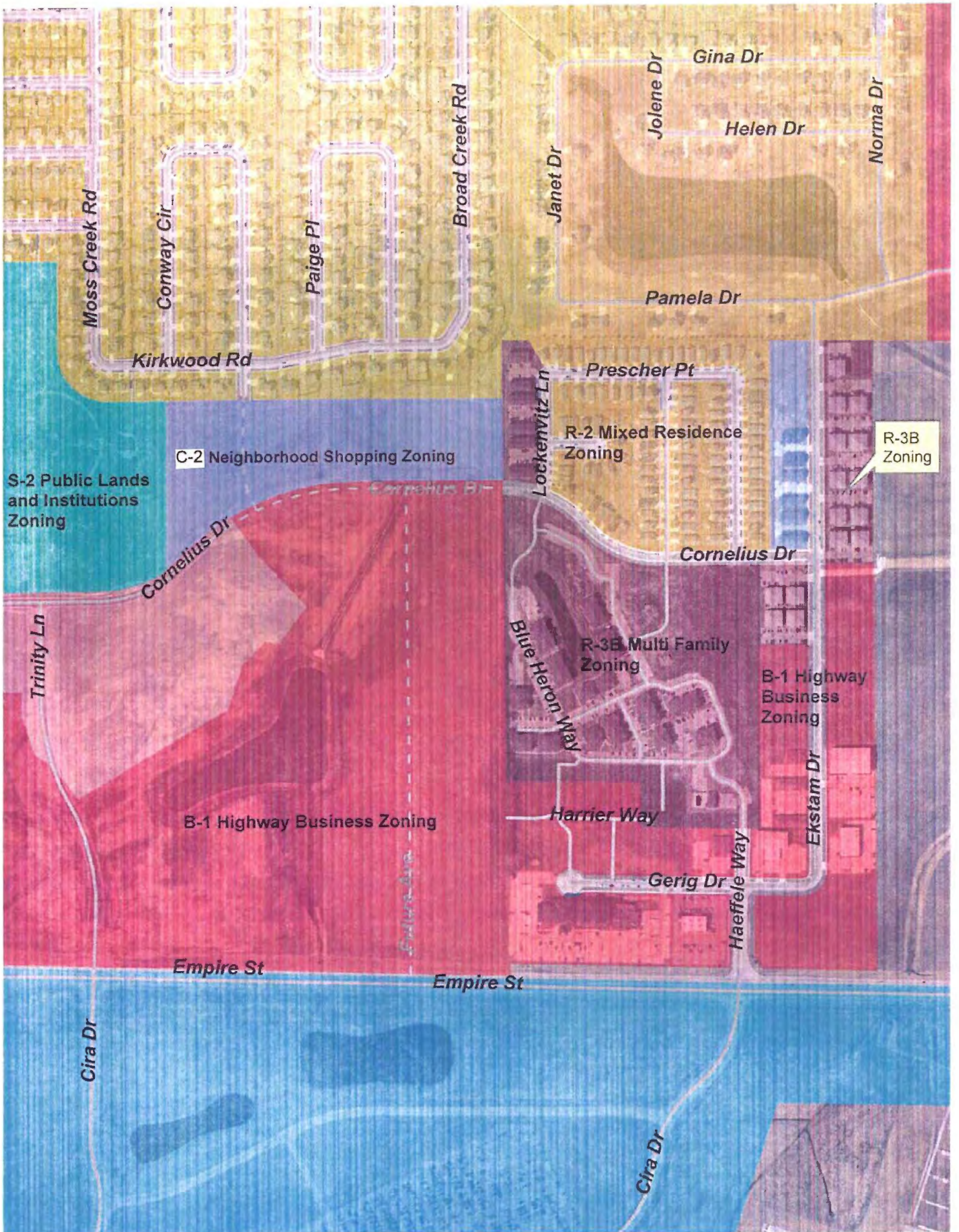
Existing Wing Apartments

Project Site

Site of Special Land Use

Victory Academy







ISSUE	Date	Description
1	07/27/12	05P REVIEW
2	09/04/12	05P REVIEW
3	09/20/12	UPDATED AREAS
4	09/29/12	ADDED GOLDFINCH CONNECTION & NOTES

PROJECT:  
Franke Construction

**Wingover East Apartments**

Date:	05/11/12
Design/Drawn:	RLW/RLW
Reviewed:	
Book No.:	
Project No.:	0120278.00
SHEET TITLE:	

**SKETCH PLAN**

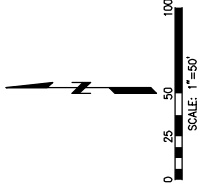
SHEET NUMBER:

**1**

SHEET 1 OF 1

File No.: 24-8697

PETITIONER:  
WINGOVER EAST, L.L.C.  
c/o KURT HOEFERLE  
912 N. LINDEN  
BLOOMINGTON, IL 61701



SITE/PARKING STATISTICS	
AREA OF PROJECT SITE	264,511 ± S.F.
RESIDENTIAL UNITS	132 Apartments
LAND/FLOOR RATIO	53% Floor Area
LAND/FLOOR RATIO WITHOUT GARAGES	49.6% Floor Area
DENSITY	22.0 Units/Acre
STANDARD PARKING SPACES	264 <b>257 Required</b>
ACCESSIBLE PARKING SPACES	8 <b>7 Required</b>
TOTAL PARKING SPACES	272 (103% of Req'd)



LOCATION MAP



ADDITIONAL LANDSCAPING TO BE INCLUDED ALONG CORNELLUS DRIVE AND ORIOLE WAY TO INCLUDE BLUE SPRUCE TREES AT 25' INTERVALS

CONNECTION TO EXISTING ROADWAY AS PART OF THE PARKING DEVELOPMENT



**REPORT**

To: Zoning Board of Appeals  
From: Staff  
Subject: **SP-04-12** Public Hearing and Review on the petition submitted by Wingover East, LLC requesting approval of a special use permit for multiple family dwellings for the property located at 1028 Ekstam Drive. Zoned B-1, Highway Business District

**BACKGROUND INFORMATION:**

Adjacent Zoning

North: R-2, Mixed Residence District  
South: R-3B, Multi Family, B-1, Highway Business  
East: R-3B, Multi Family, B-1, Highway Business  
West: R-3B, Multi Family, B-1, Highway Business

Adjacent Land Uses

North: Multi Family  
South: Multi Family, Office  
East: Multi Family, Vacant  
West: Multi Family

The Comprehensive Plan calls for the property to be residential and highway commercial.

This petitioner is seeking a special use for apartments on vacant land adjacent to Ekstam Drive. The apartments will be part of the new adjacent apartment complex to the west although the western units have zoning that allows the apartments by right. There are apartments near the site already and some businesses as well. Thus the proposed land use should be compatible with what is adjacent. The developer is complying with the required amount of parking. The only variance requested is for the floor area ratio. Two small playgrounds are being proposed and once Cornelius is extended there will be access to McGraw Park. Access will be off Cornelius and Ekstam. The developer also agreed to provide pedestrian access to the apartment complex to the west and extend the internal parking sidewalks to the public sidewalks along the streets.

Since the use is compatible with nearby uses, staff supports the request.

**Action by the Board of Zoning Appeals.**

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 such Board shall find:

- 1. that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, comfort or general welfare;**



- 2. that the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;**
- 3. that the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the zoning district;**
- 4. that adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided;**
- 5. that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and**
- 6. that the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by the Council pursuant to the recommendations of the Board of Zoning Appeals. (Ordinance No. 2006-137)**

**STAFF RECOMMENDATION:**

Staff recommends that the Zoning Board of Appeals pass a motion recommending City Council approval of this petition in Case SP-04-12 to allow multi family for the property located at 1028 Ekstam Drive.

Respectfully submitted,

Mark Woolard  
City Planner

Courtesy Copies of Public Notice Mailed

BLOOMINGTON-NORMAL AIRPORT  
3201 CIRA DR STE 200  
BLOOMINGTON, IL 61704

JANE LOPICCALO  
PO BOX 6372  
BLOOMINGTON, IL 61702

% RON HUNDMAN R MICHAEL HUN  
2712 MCGRAW DR  
BLOOMINGTON, IL 61704

WHH, LLC  
405 N HERSHEY RD STE 3  
BLOOMINGTON, IL 61704

MICHAEL P OLSON  
1101 RADER RUN  
BLOOMINGTON, IL 61704

% CENTRAL ILLINOIS PROPERTIES  
3302 GERIG DR  
BLOOMINGTON, IL 61704

PRAIRIE NATIONAL LLC  
3220 GERIG DR  
BLOOMINGTON, IL 61704

CIP LLC  
405 N HERSHEY RD  
BLOOMINGTON, IL 61704

FRANKE LLC  
303 N WILLIAMSBURG DR  
BLOOMINGTON, IL 61704

DOUGLAS GERIG  
209 S PROSPECT RD STE 3B  
BLOOMINGTON, IL 61704

SHAWN OKELLEY  
1101 WANDA WAY  
BLOOMINGTON, IL 61704

HL BLOOMINGTON LLC  
1707 HAMILTON RD  
BLOOMINGTON, IL 61704

CIP LLC  
405 N HERSHEY RD  
BLOOMINGTON, IL 61704

VICTORY ACADEMY INC  
1015 EKSTAM DR  
BLOOMINGTON, IL 61704

% APT MART INC WINGOVER APTS  
912 LINDEN  
BLOOMINGTON, IL 61701

MIKE MAVEC  
3810 BALDOCCHI  
BLOOMINGTON, IL 61704

% RICHARD B. OWEN NOKESTRAM  
1700 MORRISSEY DR  
BLOOMINGTON, IL 61704

SAMUEL WILLIAM BRIDGER  
1103 RADER RUN  
BLOOMINGTON, IL 61704

KYLE & TELISA SIMPSEN  
1104 Rader Run  
Bloomington, IL 61704

WHH LLC  
405 N HERSHEY RD  
BLOOMINGTON, IL 61704

STEPHEN THOMAS  
1105 RADER RUN  
BLOOMINGTON, IL 61704

## **Chapter 44 : Section 44.6-20 : B-1 Highway Business District.**

A. Intent. The intent of this B-1 Highway Business District is to provide for: (1) retail, service and amusement establishments that primarily serve the needs of highway-oriented traffic; and (2) retail, service, and amusement uses that are not suitable in other business districts and can benefit from highway and cross-route traffic significantly.

Requiring high levels of accessibility, these areas are generally located adjacent to highway interchange and intersection areas. For purposes of traffic safety this district should be located adjacent to the right-hand exits of highways in order to minimize left-hand turning movements.

The automobile and truck traffic this district generates and the adverse effects from this traffic combine to make these business areas incompatible with residential development. The avoidance of undue traffic congestion, the promotion of smooth and safe traffic flow, and the protection of surrounding properties from adverse impacts are major considerations in the application of this district. (Ordinance No. 2006-137)

B. Zoning Map Amendment Guidelines. In making its legislative determination to zone or rezone property to a B-1 Highway Business District, the Planning Commission and City Council may apply the following guidelines to the proposal under consideration:

1. The relationship of the proposed development to the intended primary market for such goods and services, highway travelers;
2. The capacity of existing and proposed community facilities and utilities including water, sewer, and transportation systems to serve the permitted uses which lawfully occur on the property so zoned;
3. The potential impact the permitted uses authorized in the district would have upon any existing or permitted uses, especially residential uses, in the surrounding area;
4. The adequacy of public services, including police and fire protection, serving the property and the impact the permitted uses would have upon these services;
5. The impact any natural disasters, including flooding, would have upon the permitted uses;
6. The impact the permitted uses would have upon the environment including noise, air, and water pollution;
7. The conformance of the proposal to the Official Comprehensive Plan and Official Map. (Ordinance No. 2006-137)

C. Permitted Uses. In accordance with Section 44.6-30 of this Code, unless otherwise provided in this Code. (Ordinance No. 2006-137)

D. Special Uses. In accordance with Section 44.6-30 of this Code, subject to the conditions and standards stated in Division 10 of this Code. (Ordinance No. 2006-137)

E. Bulk Regulations. In accordance with Section 44.6-40 of this Code, unless otherwise provided in this Code. (Ordinance No. 2006-137)

F. Signs. All signs shall conform to the requirements contained in Chapter 3 of the Bloomington City Code, 1960, as amended. (Ordinance No. 2006-137)

G. Off-Street Parking and Loading Requirements. All off-street parking and loading shall conform to the requirements contained in Division 7 of this Code. (Ordinance No. 2006-137)

FOR EXAMPLE USE ONLY! PLEASE CONTACT ZONING OFFICER FOR OFFICIAL INTERPRETATION!

**PERMITTED USE IN THE B-1  
HIGHWAY BUSINESS DISTRICT**

Accounting, Auditing, Bookkeeping  
Adult Drive-in Theaters (S)  
Adult Mini-Motion Picture Theaters (5)  
Adult Motion Picture Theaters (5)  
Advertising Services  
Agency-operated Family Homes  
Agency-operated Group Homes  
Agency-supervised Homes  
Agriculture  
Airports and Landing Fields (S)  
Amphitheaters  
Amusement Centers (S)  
Amusement Parks  
Animal Hospital  
Antique Stores  
Apparel Shops  
Appliance Stores  
Aquariums  
Arenas, Field Houses, Stadiums  
Art Galleries, Museums  
Art Supplies, Craft Stores  
Athletic Clubs YMCA, YWCA  
Auction Houses  
Auditoriums, Concert Halls  
Automobile and Accessories Sales  
Automobile Rental Service  
Automobile Repair Shops  
Automobile Service Stations  
Awning, Tent, Canvas Products Sales  
Bakery Products Sales  
Ballrooms, Dance Halls  
Banking Services  
Barber Shops, Beauty Shops  
Bars, Taverns, Nightclubs  
Bed & Breakfast Establishments  
Billiard Centers, Pool Halls  
Blueprinting and Photocopying  
Boarding Schools  
Boat Sales, Service, Rentals

Book, Stationery Stores, Newsstands  
Bowling Establishments  
Building Construction Services  
Business Management Consulting  
Business Schools  
Bus Passenger Terminals  
Bus Sales, Service  
Cameras, Photographic Supplies  
Camping , Recreation Equipment Sales  
Candle Shops  
Candy, Confectionery Sales  
Carpentry Services  
Car Wash  
Cemeteries  
Children's Homes, Orphanages  
China, Glassware, Metalware Stores  
Churches, Synagogues, Temples  
Cigar, Tobacco Products Sales  
Clinics  
Collection Services  
College / University Classrooms  
Commercial Printing Services  
Commodity Contract Brokers  
Community Centers  
Computer Services  
Convalescent Homes, Rest Homes  
Convenience Establishments  
Country Clubs, Golf Clubs  
Credit Services  
Crematories (S)  
Cultural Activities  
Dairy Product Sales  
Dance Studios, Music Studios  
Day Care Centers  
Delicatessens  
Dental Services  
Department Stores  
Detective and Protective Services  
Diaper Services  
Donut Shops, Ice Cream Shops  
Draperies, Curtains, Upholstery Shops  
Dressmaking, Tailor Shops  
Drive-in Motion Picture Theaters (S)  
Drive-in Refreshment Stands  
Drug Stores

Dry Cleaning Services  
Dry Goods, Piece Good Stores  
Duplicating, Mailing Services  
Dwellings, Multiple Family (9)  
Dwellings, Single Family (S)  
Dwellings, Two Family  
Educational and Research Services  
Electrical Repair Services  
Electrical Services  
Electrical Supply Sales  
Electricity Regulating Substation  
Electronic Assembly Plants  
Employment Services  
Engineering, Architectural Services  
Equipment Rental, Leasing Services  
Exhibition - Exposition Halls  
Exterminating - Pest Control Service  
Fairgrounds, Agricultural Exhibits (S)  
Farm Machinery Sales and Service  
Farm Supply Stores  
Financial Services  
Fish Hatcheries, Poultry Hatcheries  
Fishing Camps  
Flammable Liquid Pipelines  
Floor Covering Stores  
Florist Shops  
Food Pantry  
Forestry  
Fuel Oil Services  
Funeral Parlor, Mortuary  
Furniture Stores  
Garden Supply Stores  
Gas Regulatory Stations  
General Merchandise Stores  
Gift Shops  
Go-cart Tracks (S)  
Golf Courses - Not Miniature Golf  
Golf Driving Ranges  
Government Services  
Greeting Card Shops  
Grocery Stores, Supermarkets  
Group of Organized Camps, Resorts (S)  
Gun Shops  
Gymnasiums, Recreation Centers  
Hardware Stores

Health Clubs  
Health Spas, Reducing Salons  
Heating, Plumbing Equipment Sales  
Heliports, Heliport Terminals (S)  
Hobby Shops, Toy Stores  
Homes for the Aged  
Home Maintenance Services  
Horticultural Services  
Hotels, Motels, Motor Hotels  
Hospitals, except Animal Hospitals  
Ice Rinks  
Institution for Child Care  
Institution for the Handicapped  
Insurance Services  
Irrigation Channels  
Jewelry Stores, Watch Repair  
Kennels  
Knit Goods Shops  
Laboratory, Psychological  
Laundering Services  
Leather Goods Shop  
Legal Services  
Legitimate Theaters  
Libraries  
Linen Supply Sales  
Linen Supply Services  
Liquor Sales  
Lodging Houses  
Lumber Yards, Building Materials  
Mail Order Houses  
Manufactured Home Sales (S)  
Marine Craft and Accessory Sales  
Masseurs, Masseuse Services  
Medical, Health Services  
Mental Health Services  
Merchandise Vending Machine Sales  
Miniature Golf Courses  
Mini-warehouses (S)  
Miscellaneous Services, Not Elsewhere Classified  
Mobile Home Sales (S)  
Monument Sales  
Motels, Hotels, Motor Hotels  
Motion Pictures Studios  
Motion Pictures Theaters  
Motorcycle Sales and Service

Motor Vehicle Sales, Not Elsewhere Classified  
Motor Vehicle Storage  
Music Stores, Record Shops  
News Syndicate Services  
Nursery Schools  
Nursing Homes  
Offices  
Optical Goods, Hearing Aids Sales  
Other Clubs, Not Elsewhere Classified  
Other Specialty Shops, Not Elsewhere Classified  
Outdoor Advertising Services  
Packing and Crating Services  
Paint, Glass, Wallpaper Stores  
Painting, Decorating Services  
Parking Lot, Commercial  
Parking Lot, Noncommercial  
Parks, Playgrounds, Arboretums  
Penny Arcades  
Pet Shops  
Photofinishing Services  
Photographic Services  
Planetariums  
Plumbing, Heating Services  
Police Stations, Fire Stations  
Postal Services  
Pottery, Ceramic Products Sales  
Pre Schools  
Printing, Publishing, Allied Uses  
Professional Clubs, Business Clubs  
Professional Supply Sales - Service  
Race Tracks, Grandstands (S)  
Radio Broadcasting Studios  
Radio, Television Repair Services  
Radio, Television Stations - Towers  
Radio, Television Stores  
Rail Passenger Terminals  
Real Estate Services  
Records Shops, Music Stores  
Recreational Vehicle Camps (S)  
Refuse Disposal Services (S)  
Rehabilitation Schools  
Religious Education Facility  
Research and Testing Services  
Restaurants, Cafeterias  
Riding Stables, Riding Schools



Roadside Markets  
Roller Skating Rinks  
Rooming Houses  
Savings & Loan Associations  
Security and Commodity Services  
Service Clubs, Civic Clubs  
Sewage Lift Stations  
Sewage Treatment Plant (S)  
Sheltered Care Homes  
Shoe Repair Services  
Shoe Stores  
Shooting Galleries, Rifle Ranges (S)  
Sign Painting Services  
Ski Mobile Sales - Service  
Social Clubs, Lodges  
Specialty Food Shops  
Specialty Schools  
Sporting Goods, Bicycle Sales  
Stenographic Services  
Swimming Clubs  
Taxi Terminals  
Telecommunication Antenna Facilities (10)  
Telegraph Message Centers  
Telephone Exchange Stations  
Telephone Exchange Substations  
Telephone Relay Towers  
Television Broadcasting Studios  
Tires, Batteries, Accessories Sales  
Title Abstracting Services  
Tourist Camps (S)  
Towing Services (2)  
Townhouses (S)  
Trade Supply Sales - Service  
Trading Stamp Services  
Travel Arranging Services  
Travel Trailer Camps (S)  
Treatment Center for Drug Abuse  
Tree Sales, Nurseries, Greenhouses  
Truck Rental Services  
Truck Sales and Service  
Truck Stops, Truck Plazas  
Truck Wash  
Utility Conduits, Lines, Pipelines  
Variety Stores  
Veterinarian Services

Vocational Schools  
Water Pressure Control Stations  
Water Purification Plants  
Water Storage Reservoirs  
Welding Services  
Well Drilling Services  
Wholesale Sales Establishments (1)  
Windows Cleaning Services  
Zoos

**If the use listed is followed by a .....**

**(S) The use is allowed with a Special Use Permit.**

- (1) The use is allowed as an accessory use provided it does not occupy more than 40% of the floor area within a principal use.
- (2) The use is allowed as an accessory use provided it does not occupy more than 25% of the floor area of a floor within the principal use.
- (5) The use is allowed providing:
  - a. The lot line in question is at least 1000 feet from the lot line of an; Adult bookstore, Adult Cabaret, Adult Drive-in, Adult Mini-motion Picture Theater, or an Adult Motion Picture Theater.
  - b. The lot line of the lot in question is at least 500 feet from a boundary line of any residence district.
  - c. The lot line of the lot in question is at least 500 feet from the lot line of any lot being used for a; Day Care Center, Children's Home, Orphanage, Agency-operated Family Home, Childcare Facility, Foster Care Home, Institutional Home for the Care of Children, Nursery School, Elementary School, Junior High School, Senior High School, Park, Playground, Gymnasium, Recreation Center, Place of Worship, or Hospital.
- (9) The use is :
  - a. A special use if the lot was rezoned to C-1, B-1, or B-2 after 8-26-1996.
  - b. A permitted use if the lot was zoned C-1, B-1, or B-2 on or before 8-26-1996 or would be zoned C-1, B-1, or B-2 under terms of an annexation agreement in effect on or before 8-26-1996.
- (10) The use is allowed as a permitted use provided that the maximum height of the Telecommunication Antenna Facility shall not exceed one (1) foot for each two (2) feet that such Telecommunication Antenna Facility is set back from "protected residential property."

FOR COUNCIL: July 9, 2012

**SUBJECT:** Application of Setinthebar, Inc., d/b/a Gat's Jazz Cafe, located at 424 N. Main St., for a TAS liquor license, which will allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days week

**RECOMMENDATION/MOTION:** Based upon the report from the Liquor Hearing, the Liquor Commission recommends to the City Council that a TAS liquor license for Setinthebar, Inc., d/b/a Gat's Jazz Cafe, located at 424 N. Main St., be created, contingent upon compliance with all applicable health and safety codes.

**BACKGROUND:** The Bloomington Liquor Commissioner Marabeth Clapp called the Liquor Hearing to order to hear the application of Setinthebar, Inc., d/b/a Gat's Jazz Cafe located at 424 N. Main St., requesting a TAS liquor license which would allow the sale of all types of alcohol by the glass for consumption on the premises seven (7) days week. Present at the hearing were Liquor Commissioners Richard Buchanan, Marabeth Clapp, Steve Petersen and Geoffrey Tompkins; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk; and James Gaston, owner/operator and Applicant representative, and Jim Bass, Applicant's attorney.

Commissioner Clapp opened the liquor hearing and requested that the Applicant address this request. Jim Bass, Applicant's attorney, addressed the Commission. Gat's Jazz Cafe would offer limited hours, jazz music and a relaxed venue. He described the Cafe as a benefit to the community. James Gaston, owner/operator and Applicant representative, addressed the Commission. He noted the photograph of his father on his materials. He had wanted to open a jazz cafe. He noted his family's history and his love of jazz. The Cafe would allow him to do something good. The Cafe would be an upscale place. He believed that the Downtown needed a hip jazz cafe.

Commissioner Clapp noted the business' 10:00 p.m. closing hour. Mr. Gaston replied 10:00 p.m. on weeknights and 12 midnight on weekends. Jazz would be offered from 5:00 to 8:00 p.m. or 6:00 to 9:00 p.m. on weeknights. On weekends jazz would be offered from 7:00 to 10:00 p.m. or 8:00 to 11:00 p.m. He had visited with some Downtown business.

Commissioner Clapp questioned the Applicant's liquor sales experience. Mr. Gaston noted his employment at various restaurants and taverns in the City since 1974, (Turn of the Century, Red Lion, After Hours, Juju's, Fat Jack's, etc.).

Commissioner Buchanan questioned if piano jazz would be offered during the week. Mr. Gaston responded affirmatively. On the weekends he hoped to host larger groups, (trios, quartets). Commissioner Buchanan questioned amplification and noted that the structure might vibrate. He hoped that the goal would be to contain the sound to the structure. He cited the apartments located on the building's second and third floors. He questioned a Saturday night quartet. Mr. Gaston stated that jazz music can be played softly. He described it as background music. He

added that the music would be louder on Saturday nights between the hours of 7:00 and 10:00 p.m. The music would not over power the customers' conversations.

Commissioner Buchanan described After Hours as an asset to the Downtown. He recalled that there were issues with the clientele, (behavior/demeanor).

Commissioner Buchanan stated that the issue would be the impact upon the neighborhood. He noted that the Council has expressed interest in a noise ordinance. Enforcement might be an issue. There would need to be a system of measurement. He cited eighty to ninety (80 - 90) decibels as an acceptable level.

Mr. Gaston informed the Commission under the terms of his lease the music must cease at 11:00 p.m. on Saturday nights. The piano, horns and saxophones would not be amplified. The premise was described as a small space. He restated that the jazz music would be background music. There would be a house PA (Public Announcement) system. The Jazz Cafe would hire in house staff.

Mr. Bass noted that there was a lease clause which stated that Mr. Gaston may not disturb the apartment residents. Commissioner Buchanan cited the lease and noted that the lessor and lessee needed to be reversed.

Commissioner Tompkins made note of the Cafe's food menu. He questioned if there would be a cover charge. Mr. Gaston responded negatively.

Commissioner Tompkins questioned the application for a "T", Tavern liquor license. Mr. Gaston noted that his business plan called for liquor sales to cover the cost for the musicians. Commissioner Tompkins read the Cafe's mission statement. It did not appear that this establishment would be a college bar. Mr. Gaston responded affirmatively.

Commissioner Tompkins requested that additional individuals be placed on the Emergency Call-in Listing.

Commissioner Petersen questioned the Cafe's layout. Mr. Gaston noted that the stage would be up front. He noted the large glass windows. There would be a baby grand piano. The Cafe would be on three (3) levels. Tom Delforge, building owner, had prepared the floor plan. The mezzanine level would be where the kitchen and banquet space would be located. This level was just above the basement.

Commissioner Clapp questioned the kitchen. Mr. Gaston described it as a good size. The Cafe would offer a tapas menu, (small plates), desserts, good coffee and wine, plus jazz music. He noted that there were a number of vacant properties in the City. He had selected the Downtown. He hoped to make the Cafe successful.

Commissioner Buchanan addressed "T", Tavern liquor licenses in the Downtown. This application would be scrutinized. He noted the recent GLT Summer Concert which was held in the Downtown on Saturday, June 9, 2012. The Downtown was a bar community. He noted the

2,500 plus college students, party buses, etc. which came to the Downtown on weekends. He believed that the Downtown benefited from this activity. He informed the Commission that he had ridden on approximately fifteen (15) of these buses on Friday and Saturday nights. He noted that there was over consumption by some individuals and had observed consumption of the buses. A small percentage of these individuals cause issues/challenges. He took issue with some individual's attire and/or behavior. All of these persons did not appear to be college students. He questioned how Mr. Gaston would handle this situation. Mr. Gaston stated that the Cafe would be closed before the college students arrived. He restated that the Club would offer jazz music. If an issue arose, it would be addressed. He planned to hire good people and there would be staff at the door. Customers would be refused service. He planned to operate a good establishment.

Commissioner Clapp opened the hearing to comments.

Jan Lancaster, 316 N. Main St., addressed the Commission. She noted the Downtown Entertainment Task Force's, (DETF), report. She cited the idea of no more taverns in the Downtown. She specifically cited the blocks of N. Main St. She had some concerns. If the establishment remained as presented, there might not be any issues. In the past, this has not worked out and the establishments have ended up marketing to college students. A food menu was an important component. She informed the Commission that she had spoken with Mr. Delforge.

Marlene Gregor, 107 W. Market St., addressed the Commission. Her residence was a half block from the proposed Cafe. She believed that there was a moratorium on taverns within the Downtown. She had seen a lot as a Downtown resident. She liked the proposal but wished that the Cafe had chosen a different location. She recalled when Robinson's Ribs was located at this address. She cited activities in the alley. There were a number of problems. She noted that the capacity of the banquet room was forty (40). She cited traffic issues. She restated her concerns. She liked the concept but not the location.

Commissioner Clapp informed the Commission that she served on the DETF. Concerns were expressed for this area of the Downtown. The proposal was attractive but the location was a concern. If the application was for an "R", Restaurant liquor license and focus was on food, her thoughts on this application might be different.

Mr. Gaston stated that the application was for a "T", Tavern liquor license but the establishment would be a cafe. He noted the investment needed in the premise, (kitchen, sprinkler system, etc.). Due to the investment, he had to make the business successful. He cited the business' closing hours: 10:00 p.m. on weeknights and 12 midnight on weekends.

Commissioner Tompkins questioned the number of minority businesses in the Downtown. The Cafe would bring diversity to the Downtown. He cited Mr. Gaston's stake in the business and noted his investment in same. The Cafe would attract a mature crowd. He cited Eleven located at 105 W. Front St. as the Downtown's most recent tavern. The Cafe would be classy and add variety to the Downtown. The Commission should allow the market to decide.

Commissioner Clapp noted the investment which would require a return. She expressed her concern regarding the business model. Mr. Gaston restated that his lease contained a clause. If the Cafe turned into a loud bar, he would lose his lease.

Commissioner Tompkins noted that the Cafe would be located in the 400 block of N. Main St. He described Commissioner Clapp's concerns as mission creep.

Commissioner Buchanan noted the investment required in the property. He cited the City's building codes, kitchen, etc. He added that the Commission had just received Mr. Gaston's financial statement. There had been no opportunity to review same. However, he predicted that the Cafe would be successful. Mr. Gaston acknowledged that there was an investor in the Cafe.

Commissioner Buchanan recalled that in the past the Commission had recommended to the Council that liquor licenses be granted based upon the marketplace. A recommendation to create a liquor license should not be seen as doing the Applicant a favor. He cited the size of Mr. Gaston's investment in the Cafe. He raised the issue of a sunset clause. He suggested a twelve (12) month sunset which would be based upon any substantial movement away from the business plan. He expressed his hope that the Cafe would be successful. A critical factor of each liquor license application was the applicant. He knew Mr. Gaston and also knew that this was his life's dream. He believed that Mr. Gaston would protect the neighbors and the Downtown community.

Mr. Bass expressed his concern regarding subjective criteria. The preference was for a positive recommendation with no restrictions. Mr. Gaston meant what he said. He questioned if a twelve (12) month trial period was fair. Mr. Gaston stated his preference that there be no restrictions. He had a plan and he would stick to it. He was not the only person involved in the Cafe.

Commissioner Tompkins did not believe that a sunset clause was necessary. The Applicant was known to Commissioner Buchanan. There were enforcement mechanisms in place.

Commissioner Petersen expressed his opinion that Mr. Gaston has presented an excellent plan/concept. Mr. Gaston's commitment appeared to be sincere. He had compromised on the business hours. Concerns had been expressed regarding additional "T", Tavern liquor licenses in the Downtown. The Cafe could enrich the Downtown. He expressed his support for this application.

George Boyle, Asst. Corporation Counsel, addressed the Commission. He acknowledged that there were mechanisms in place to address any liquor violations.

Motion by Commissioner Tompkins, seconded by Commissioner Petersen that the application of Setinthebar, Inc., d/b/a Gat's Jazz Cafe located at 424 N. Main St., requesting a TAS liquor license which allows the sale of all types of alcohol by the glass for consumption on the premises seven (7) days a week be approved.

Ayes: Commissioners Buchanan, Petersen and Tompkins.

Nays: Commissioner Clapp.

Motion carried.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Public notice was published in the Pantagraph in accordance with City Code. In accordance with City Code, approximately 141 courtesy copies of the Public Notice were mailed. In addition, the Agenda for the June 12, 2012 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** Annual fee for a TAS liquor license is \$2,210. This would be a new liquor license.

Respectfully,

Reviewed and concur:

Stephen F. Stockton  
Chairman of Liquor Commission

Randall D. McKinley  
Police Chief

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			

FOR COUNCIL: July 9, 2012

**SUBJECT:** Application of Blues Blowtorch Society requesting a Limited Liquor License - Beer and wine only, LB, for an event called "Ain't Nothin But The Blues", a charitable fundraiser to be held at the General Electric (GE) Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. to 11:30 p.m. and Saturday, July 21, 2012 from 12 noon to 11:30 p.m.

**RECOMMENDATION/MOTION:** Based upon the report from the Liquor Hearing, the Liquor Commission recommends to the City Council that an LB liquor license for Blues Blowtorch Society for the event called "Ain't Nothin But The Blues", a charitable fundraiser to be held at the GE Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. until 11:30 p.m. and Saturday, July 21, 2012 from 12 noon until 11:30 p.m., be created, contingent upon compliance with all applicable health and safety codes.

**BACKGROUND:** The Bloomington Liquor Commissioner Marabeth Clapp called the Liquor Hearing to order to hear the application of Blues Blowtorch Society requesting a Limited Liquor License - Beer and wine only, LB, for an event called "Ain't Nothin But The Blues", a charitable fundraiser to be held at the General Electric (GE) Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. to 11:30 p.m. and Saturday, July 21, 2012 from 12 noon to 11:30 p.m. Present at the hearing were Liquor Commissioners Richard Buchanan, Marabeth Clapp, Steve Petersen and Geoffrey Tompkins; George Boyle, Asst. Corporation Counsel, Clay Wheeler, Asst. Police Chief, and Tracey Covert, City Clerk; and Steve and Deborah Mehlberg and Ed Moore, Blue Blowtorch Society's officers and Applicant representatives.

Commissioner Clapp opened the liquor hearing and requested that the Applicant address this request. Steve Mehlberg, President, Ed Moore, Vice President, and Deborah Mehlberg, Treasurer, and Applicant representatives addressed the Commission. This year marked Ain't Nothin But the Blue's eleventh (11th) year. The festival moved to the GE Employees Club Park last year. Ms. Mehlberg noted that liquor sales and music would stop at 11:30 p.m. each night. She acknowledged that the music did not stop at 11:30 p.m. last year. Everyone would be gone by midnight this year. The Society had hired back a police officer.

Funds raised at this event brought the blues into local schools. School children were provided with a harmonica and a history lesson of the blues. Classes, (guitar and harmonica), were also held during the festival. All of the artists who were scheduled to perform were blues artists. She added that musicians were coming from all over the globe. Other non for profit groups were also involved in the festival.

Commissioner Clapp questioned the event's set up as music carries. Ms. Mehlberg acknowledged that the bass was too loud last year. The stage would be moved forward this year. The Society was attempting to address the residents' concerns. The GE Park was a beautiful place to host this event. She would be very busy during the festival.



Commissioner Buchanan questioned the location of the stage. Ms. Mehlberg noted the stage's location. It had been moved away from the adjacent residences. She noted the location of the porta potties. There would be a sound man.

Commissioner Petersen questioned if the Society had contacted the neighborhood association. Ms. Mehlberg stated she had not been contacted by citizens. She offered an e-mail and telephone number. She encouraged the neighbors to attend the festival.

Commissioner Clapp noted that generally outdoor music is stopped or the volume is lowered at 10:00 p.m. Ms. Mehlberg stated that the sound man would be given instructions. The musicians would also be informed. There were a number of things that needed to be controlled.

Commissioner Tompkins informed the Commission that he, Commissioner Buchanan and Alderman Mboka Mwilambwe attended last year's event. He noted that there were complaints from residents late in the evening.

Commissioner Tompkins questioned if there would be any vendors selling counterfeit goods.

Chuck Witte, 33 Monarch Dr., addressed the Commission. He currently served as President of the Spring Ridge Homeowners Association. Two (2) other Board members had accompanied him to the meeting. There were 147 residents at the Villas at Spring Ridge. At last year's festival, the music lasted until 11:58 p.m. on Friday night. The back of stage was less than fifty (50) yards from the residences. The curtain was not sound deadening. He cited a sound level of eighty to ninety (80 - 90) decibels. He had received forty-one (41) e-mails from Spring Ridge residents who complained about the Festival. These individuals had their air conditioning on and their windows closed. The Police Department was called and they did not respond. This Festival was an incompatible use due to the proximity to 147 residents. He noted the average age of same which was seventy-five (75). Music after 10:00 p.m. was problematic. A sound man would not resolve the issue. He was not interested in excuses. He wanted the music turned off by 10:00 p.m.

Mr. Witte suggested that the Society should look at the property to the west on the other side of the pool. This area of the park was further from the residences and closer to the Park's entrance and parking lot. He did not object to the Festival. It was the location. He noted that the Jaycees had chosen a Downtown location for their event.

Commissioner Tompkins questioned mitigating techniques. Mr. Witte recommended that the Festival be moved Downtown. Downtown residents seemed better able to deal with the noise. Another option was to move the Festival to the Park's west side and the music end time be 10:00 p.m. He believed that last year's attendance was approximately 1,000. Last year on Saturday evening, the sound was turned down at 10:00 p.m. This action was helpful. He noted that thirty to forty (30 - 40) residences backed up to the creek.

Ms. Mehlberg stated that she was very busy on Friday. She had depended upon the people who had been hired. Assurances were given that all issues would be addressed on Saturday. She provided Alderman Mwilambwe and the homeowners association with a telephone number. The

Festival could not be relocated to the Park's west side. She cited the tennis courts. Landscaping would help to filter noise.

Commissioner Tompkins expressed his opinion that the Society did a good job of liquor control. He addressed acoustics and quality improvements. Ms. Mehlberg noted that a professional stage was used with acoustic curtains. Commissioner Tompkins questioned if a second curtain could be hung with an area of separation between the two. Ms. Mehlberg described the previous year's staging. Three (3) different curtains were hung to keep the sound levels down.

Commissioner Tompkins recommended that if the acts ran behind schedule that the Festival end on time. Ms. Mehlberg stated that there would be thirty (30) minutes between sets. The schedule would be tightly controlled. Commissioner Tompkins stressed that there could not be a repeat of last year. Similar issues might impact the Society's ability to host the Festival next year. Ms. Mehlberg restated that there had not been any contact from the residents.

Commissioner Buchanan addressed the sound person. He noted that it would be impossible to please everyone. Sound men want to please the musicians. He had attended this Festival last year on Saturday night. He did not find the music too loud. He recommended that the amplification be reduced. Ms. Mehlberg did not believe that the Festival was as loud as GLT's Summer Concert which was held on Saturday, June 9, 2012. Commissioner Buchanan added that the gain on the equipment could be reduced. Ms. Mehlberg informed the Commission that the sound man had a decibel meter. He was instructed that the level could not exceed ninety (90) decibels. Commissioner Buchanan restated that the gain should be reduced. Ms. Mehlberg responded affirmatively.

Mr. Witte readdressed the Commission. Ms. Mehlberg had not been contacted by the residents because the Board (Villas at Spring Ridge) did outreach to the 147 homeowners. On Friday night, the decibel level exceeded ninety (90). On Saturday night, the decibel level ranged between eighty to eighty-five (80 - 85). The Society's guarantees had failed. The music did not stop on time. The curtain did not work as claimed. He had received complaints both nights. He had attended the Festival both nights.

Commissioner Petersen questioned if there was a difference between Friday and Saturday nights. Ms. Mehlberg stated that 11:30 p.m. meant 11:30 p.m. She had expected the residents to call her. She had been contacted by Alderman Mwilambwe on Friday night. This year, the stage would be moved forward. A second acoustic curtain could be hung.

Commissioner Petersen questioned the line up. The headliner usually performed last. He recommended that the volume be controlled. Ms. Mehlberg noted that the Society was the promoter. The Society hired the individuals, (sound man, musicians, etc.). All needed to follow her instructions. The Society wanted to continue the Festival. She noted the benefit to the City.

Commissioner Buchanan cited the Festival's hours of operation: Saturday from 12 noon until 11:30 p.m. Ms. Mehlberg stated that there would be music for ninety (90) minutes followed by a thirty (30) minute break. Workshops would be held in the building.

Commissioner Buchanan was looking for a compromise. Ms. Mehlberg responded negatively. The artist contracts were signed.

Randy Hoffman, 3 Dunbar Dr., addressed the Commission. He had served as the stage manager at the Festival for nine (9) years. Last year, someone else had performed this role. This year, he would return as the stage manager. The musicians will be on time and the sound will be controlled.

Ms. Mehlberg restated the Festival hours: Friday from 5:00 p.m. until 11:30 p.m. and Saturday from 12 noon until 11:30 p.m.

Commissioner Buchanan recommended that a condition be placed on the motion that the music stop at 11:30 p.m.

Motion by Commissioner Petersen, seconded by Commissioner Tompkins that the application of Blues Blowtorch Society requesting a Limited Liquor License - Beer and wine only, (LB), for the event called "Ain't Nothin But The Blues", a charitable fundraiser to be held at the GE Employees Club Park, located at 1750 GE Rd., on Friday, July 20, 2012 from 5:00 p.m. until 11:30 p.m. and Saturday, July 21, 2012 from 12 noon until 11:30 p.m. be approved, with the following condition 1.) the music must stop at 11:30 p.m.

Motion carried, (unanimously).

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** The Agenda for the June 12, 2012 Meeting of the Liquor Commission was placed on the City's web site. There also is a list serve feature for the Liquor Commission.

**FINANCIAL IMPACT:** None.

Respectfully,

Reviewed and concur:

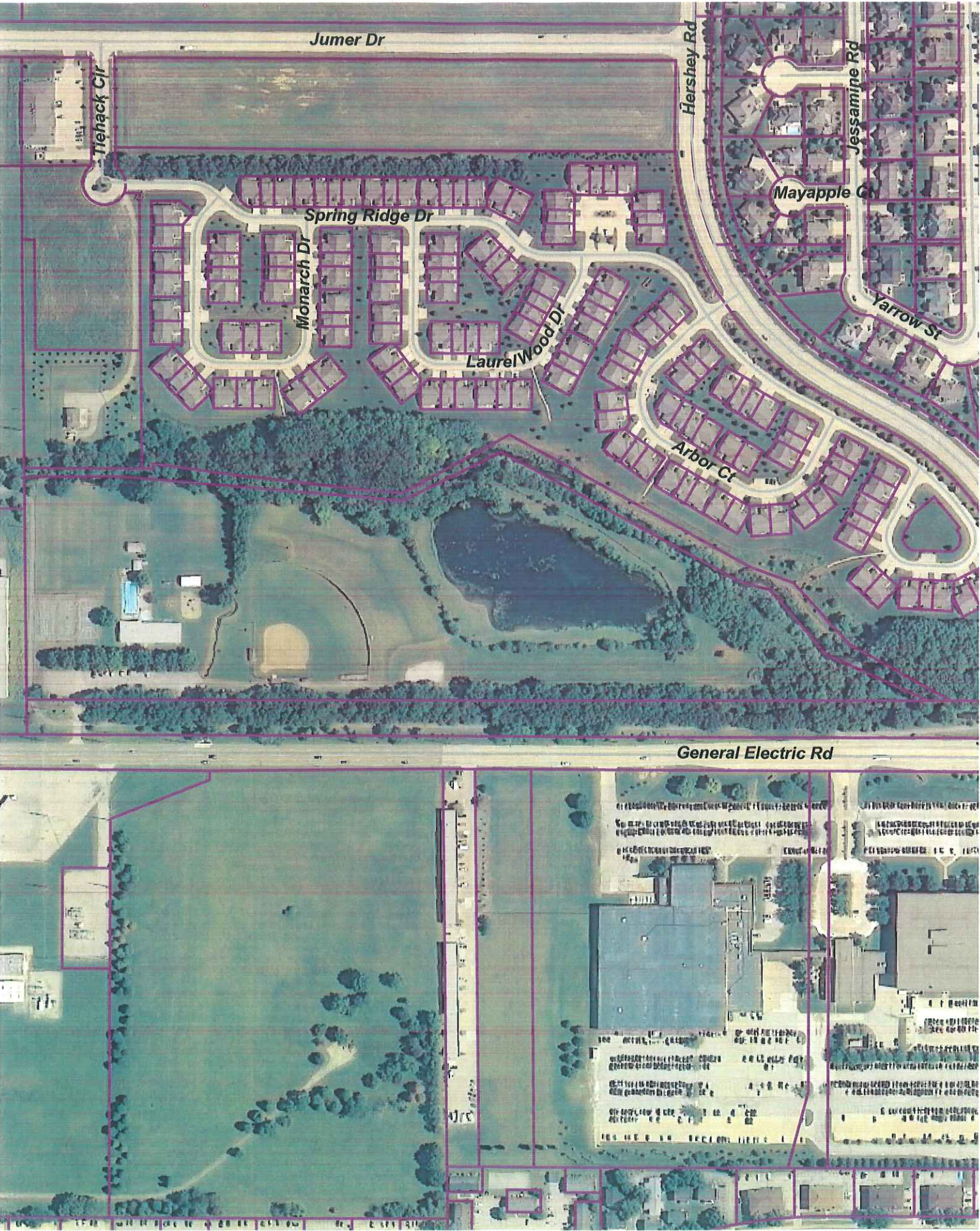
Stephen F. Stockton  
Chairman of Liquor Commission

Randall D. McKinley  
Police Chief

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			





Jumer Dr

Tenack Cir

Spring Ridge Dr

Monarch Dr

Laure/Wood Dr

Hershey Rd

Mayapple Ct

Jessamine Rd

Yarrow St

Arbor Ct

General Electric Rd



TO: David A. Hales, City Manager  
FROM: John Kennedy, Director of Parks, Recreation and Cultural Arts  
CC: Barbara J. Adkins, Deputy City Manager

SUBJECT: Miller Park Zoo Draft Master Plan Presentation on July 9, 2012

**BACKGROUND:** On September 12, 2011 City Council approved a \$126,230 contract with WDM Architects to prepare a master plan for Miller Park Zoo. The Miller Park Zoological Society (MPZS) agreed to fund \$116,230 for this master plan, with the remaining \$10,000 funded within the Miller Park Zoo's operating budget. A Master Plan is needed for the Miller Park Zoo to demonstrate a roadmap for what the facility will look like over the next twenty years. The purpose of the master plan will be to provide a tool for future facility development that provides a dynamic vision and realistic plan for improvement. The Zoo seeks to develop a viable plan for facility and program development that encompasses the most current zoo trends and best practices that will enhance the guest's experience and enhance the Zoo's conservation and education programming.

A very important aspect in the success of Miller Park Zoo is its accreditation status with the Association of Zoos and Aquariums (AZA). Miller Park Zoo has been AZA-accredited since 1978 and goes through a thorough review process every five (5) years. Being accredited is the only way the Zoo can house many of its featured animals and assures that the management practices meet the highest standards within the industry. Without the accreditation Miller Park Zoo would most likely not be able to have such a diverse and interesting animal collection. For FY 2012 the City Council approved funding for a Zoo Curator position in order to satisfy one of the findings in the AZA Accreditation report. Another concern of the AZA was the lack of a Master Plan. Completing a Master Plan will greatly improve the Zoo's ability to recertify its accreditation during its upcoming review in 2012.

A strategic or business plan will also be a part of this process as it will demonstrate how the institution will grow in the operation of the facility. This Master Plan will help reignite community support for the Zoo and aid in discover funding for the build-out of the plan. Additionally, the Master Plan will be needed to assist in future grant applications to assist with the funding of an approved plan. WDM Architects has partnered with Schultz & Williams (S & W), a firm that specializes in development, management and marketing. S & W brings excellent experience in integrating business planning with facility master plans at zoos throughout the country. Teamwork will be an important aspect in completing the Zoo's Master Plan. WDM and S & W have a proven track record, collaborating on multiple Zoo Master Plan projects.

The attached Miller Park Zoo Master Plan "Draft" was created by WDM Architects and Shultz & Williams with input received from Miller Park Zoo staff, Miller Park Zoological Society members, meetings with City administrators and two (2) public input meetings.

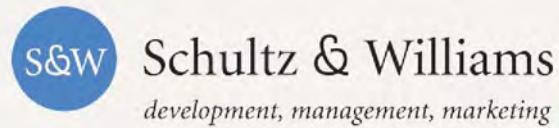




Miller Park Zoo  
THE MASTER  
PLAN

Our Vision of the Future





## Intro

---

### **Mission-**

*To expand our understanding of the interrelationship between people and animals and the need to preserve the natural resources of the world.*

### **Planning Goals-**

This Master Plan was commissioned to document possible future development of the Miller Park Zoo. It serves as a snapshot in time, a living document that reflects the current needs and those needs and opportunities foreseeable in the future. This plan reflects the vision of the Zoo staff, society, and design team.

### **Challenges-**

- Current Zoo footprint is extremely limiting, there is very little undeveloped space.
- Intersection at the entrance area between pedestrian and vehicular traffic is a safety concern.
- Circulation throughout the Zoo is not efficient.
- Several animal exhibit areas need upgrading to meet Association of Zoos and Aquariums (AZA) & U.S. Department of Agriculture (USDA) Standards.

### **Opportunities-**

- The zoogeographical layout of the Zoo can be enhanced.
- New revenue opportunities are available with added concessions and education and event venue spaces.
- Undeveloped space within Miller Park provides possibilities for growth.



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## Table of Contents

Site Analysis.....	p. 3 - 6
Master Plan.....	p. 7 - 24
Entry & Parking.....	p. 11 - 12
Africa.....	p. 13 - 14
North America.....	p. 15 - 16
Children's Area.....	p. 17 - 18
South America.....	p. 19 - 20
Asia.....	p. 21 - 22
Australia.....	p. 23 - 24





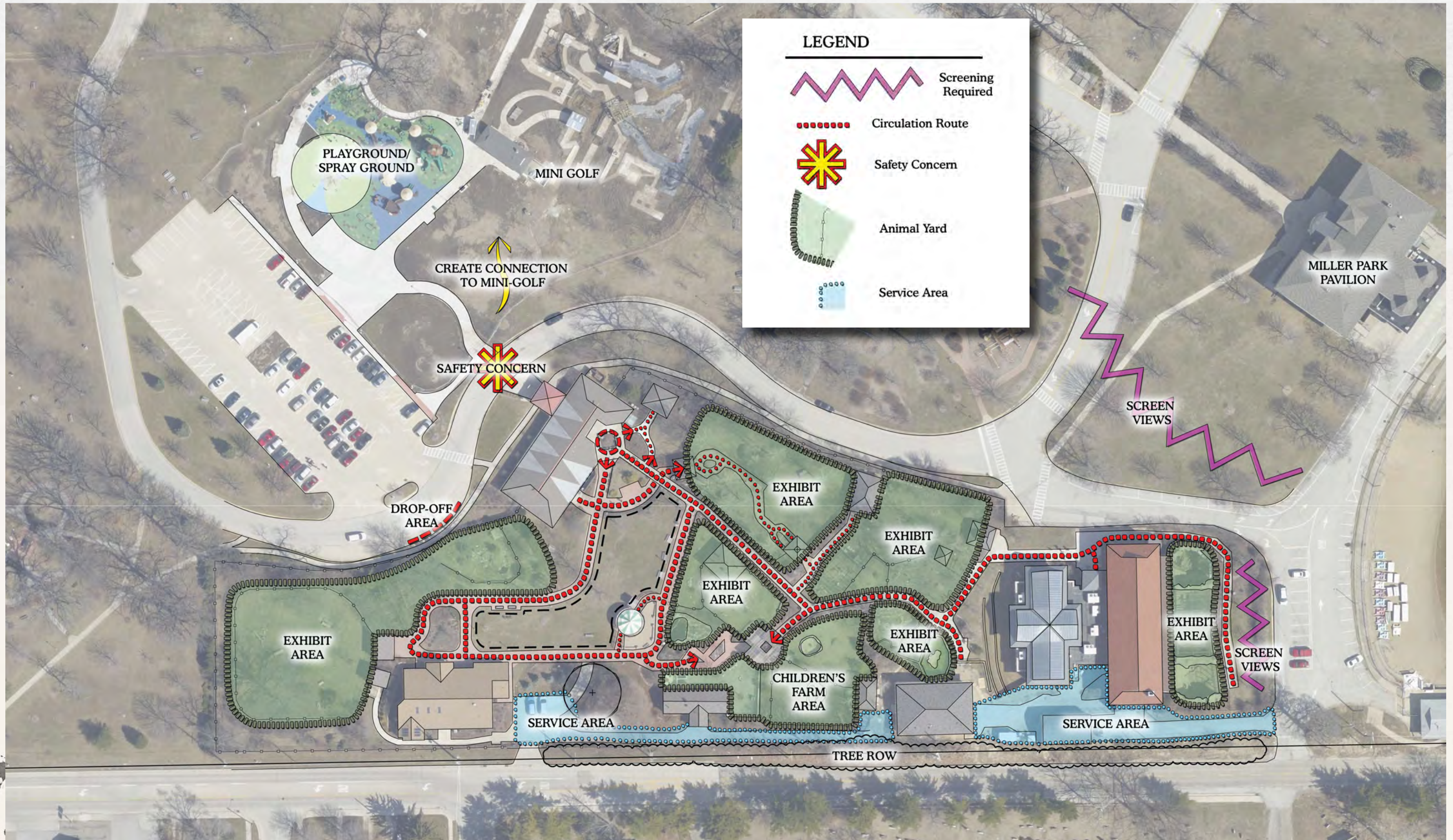
# Site Analysis...

where did we start...





# Site Analysis





**M**iller Park Zoo is located in Miller Park, at the intersection of Morris Ave. and Wood Street. The Zoo is home to a surprising variety of species considering its modest size. Community favorites include: Reindeer, Sumatran Tiger, Sea Lion, River Otter, Red Panda, Lemur, Galapagos Tortoise, Snow Leopard, and Red Wolf. The Zoo features indoor and outdoor exhibit areas such as the Tropical America Rainforest, Zoo Lab, Katthoefer Animal Building, Wallaby Walk About, Children's Zoo, and Animals of Asia.

### **Vehicular Circulation and Parking**

The Zoo is currently served by a 93 space parking lot, that it shares with other park attractions including the splash pad and miniature golf. The lot regularly fills to capacity. Additional parking is necessary. A public street separates the Zoo from the parking, with the connection at the crosswalk is a safety concern. The location of this public street also limits the current expansion capability of the Zoo. There is also a lack of bus parking available.

### **Zoo Entrance**

Upon approach from the parking, the entry is clearly marked. The single ticket window is currently adequate, most of the time, however, expanding to a second window would improve the guest flow during busy times.

### **Pedestrian Circulation**

As you enter into the Zoo from the entrance building, views are limited due to plant material, structures, and path design. There is no clearly defined route for visiting the Zoo that takes the guest to all exhibits. There is significant back tracking required to visit all animal exhibits at the Zoo.

### **Open Space**

The current footprint of the Zoo is limited and does not allow for growth. There is some open space near the carousel, however, without other reconfiguration, there is not much opportunity to add exhibits.

### **Animal Exhibits**

There are several exhibits that are not viable to remain in use for more than a few more years for varying reasons including structural concerns and AZA or USDA requirements. These exhibits include- Sea Lion, Otter, Lemur, Bobcat, and the Katthoefer Animal Building. Many exhibits could benefit from an improved guest experience by getting the guest closer to the animals and creating more naturalistic habitats.













Master Plan...

the big ideas...





# Master Plan

LEGEND	
	NEW BUILDING-PUBLIC USE
	NEW BUILDING
	NORTH AMERICA
	AFRICA
	CHILDREN'S AREA
	SOUTH AMERICA
	ASIA
	AUSTRALIA





## Looking forward with a plan

**T**his master plan seeks to more definitely organize the Zoo into geographic regions. The following pages represent each of the following areas: Entry and Parking, Africa, North America, Children's Area, South America, Asia, and Australia.

The major species and experiences found in each of these areas are highlighted with brief descriptions of their proposed habitats, and an improvement impacts statement describing how these proposed changes will benefit the animals and improve the guest experience.

This master plan has been developed by a discovery and programming process. During a series of interviews and site observation trips, the Zoo's challenges and opportunities were shared, catalogued and reviewed to determine the significance of each and what solutions may be taken to minimize the challenges and capitalize on the opportunities.

This document identifies opportunities and concepts for improving, adding or expanding facilities and operations to meet the needs, goals and mission of the Miller Park Zoo, and develop from a local family attraction into a regional community destination. Primary factors in decision making were: animal health and welfare, and overall guest experience.

Some of the things that were focused on include- providing a cohesive circulation pattern that emphasizes the different zoogeographic areas of the Zoo, creating unique guest experiences, strategically locating guest services, providing opportunities to incorporate storylines and cultural themes to strengthen educational messages, considering revenue generating opportunities, addressing needed facility improvements, and providing adequate space and services for the present and future animal collection.

The initial phases of the plan are intended to be implemented over the next 15 years with additional improvements identified to span beyond that time frame. The animal collection plan identified within each zoogeographic area is tentative in nature and may change when final exhibit design and or fundraising goals are completed. The collection plan is compiled here to provide a framework for program development, fund raising, public relations, and exhibit design. Factors affecting the ultimate collection include species availability, AZA Species Survival Plan (SSP) Programs needs and requirements, and creating a differentiation among other zoological institutions in the region.

The Miller Park Zoo of today...  
A local family attraction

The Miller Park Zoo of tomorrow...  
A regional community destination



# Entry & Parking

## Improvement Impacts

- Expanded lot providing additional parking spaces, as well as a dedicated bus parking area.
- New larger drop-off area to improve both safety and convenience for all Zoo guests.
- Eliminate the existing conflict between pedestrian & vehicular crossing by removing the public street currently in front of Zoo. This will provide a safer entry and exit to Zoo, as well as improving the connection to the adjacent park/ mini golf/ playground areas.
- Creation of large plaza area for seating area, which acts as a connection between the Zoo, mini-golf, and playground
- Enlarging the gift shop will increase revenue generation opportunities
- The addition of a concession stand that serves park patrons inside and outside the Zoo will benefit guests participating in all park activities.
- A new education and event building will expand the possibilities for the community to be involved in a variety of environmental based programs.





Existing Zoo Entrance



The entrance to the Zoo is clearly marked. The single ticket window is currently adequate, however, expanding to a second window would improve guest flow during peak times.

Example of a small covered amphitheater



Miller Park Zoo has a history of successful live animal presentations. A new amphitheater would allow the Zoo to take a show to the next level of entertainment and education.



# Africa

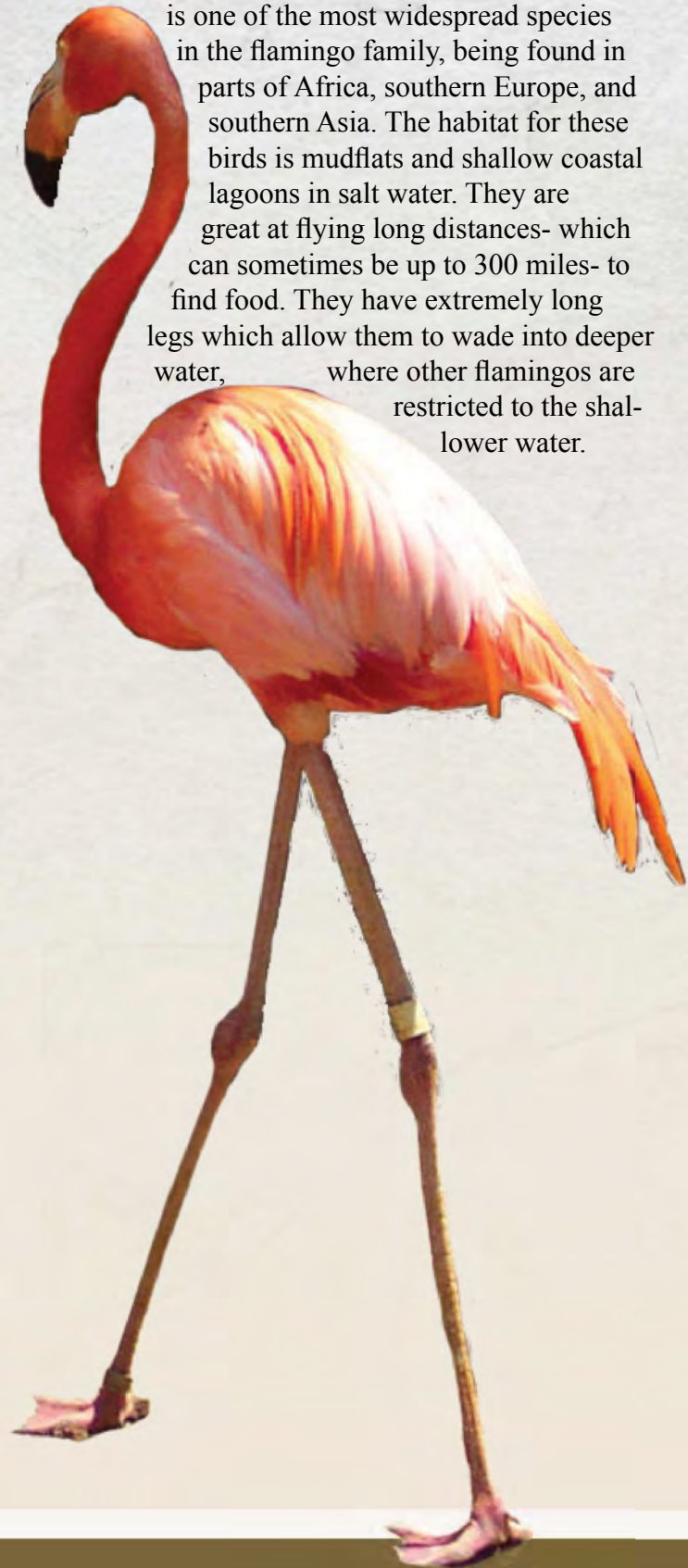
## Improvement Impacts

- A new Greater Flamingo exhibit at the entrance will bring color, sound, and activity to the front of the Zoo, creating an arrival experience the Zoo currently lacks.
- The guest paths are modified immediately upon entering the Zoo to create a natural flow to the right, into the new African area.
- The Debrazza Monkey with its distinctive facial features and coloring will capture the guests attention.
- New Sifaka, Fossa, and Lemur exhibits will showcase the uniqueness of Madagascar.





Greater Flamingo



The Greater Flamingo is one of the most widespread species in the flamingo family, being found in parts of Africa, southern Europe, and southern Asia. The habitat for these birds is mudflats and shallow coastal lagoons in salt water. They are great at flying long distances- which can sometimes be up to 300 miles- to find food. They have extremely long legs which allow them to wade into deeper water, where other flamingos are restricted to the shallower water.



Debrazza Monkey



Ring-tailed Lemur



Fossa

Sifaka

Sifaka are powerful jumpers and skillful climbers- leaping up to 30 feet. They are herbivores, eating flowers, fruits, and leaves. They have a unique call, which the Malagasy people named them for. Sifakas are being threatened by the destruction of their forest habitat





# North America

## Improvement Impacts

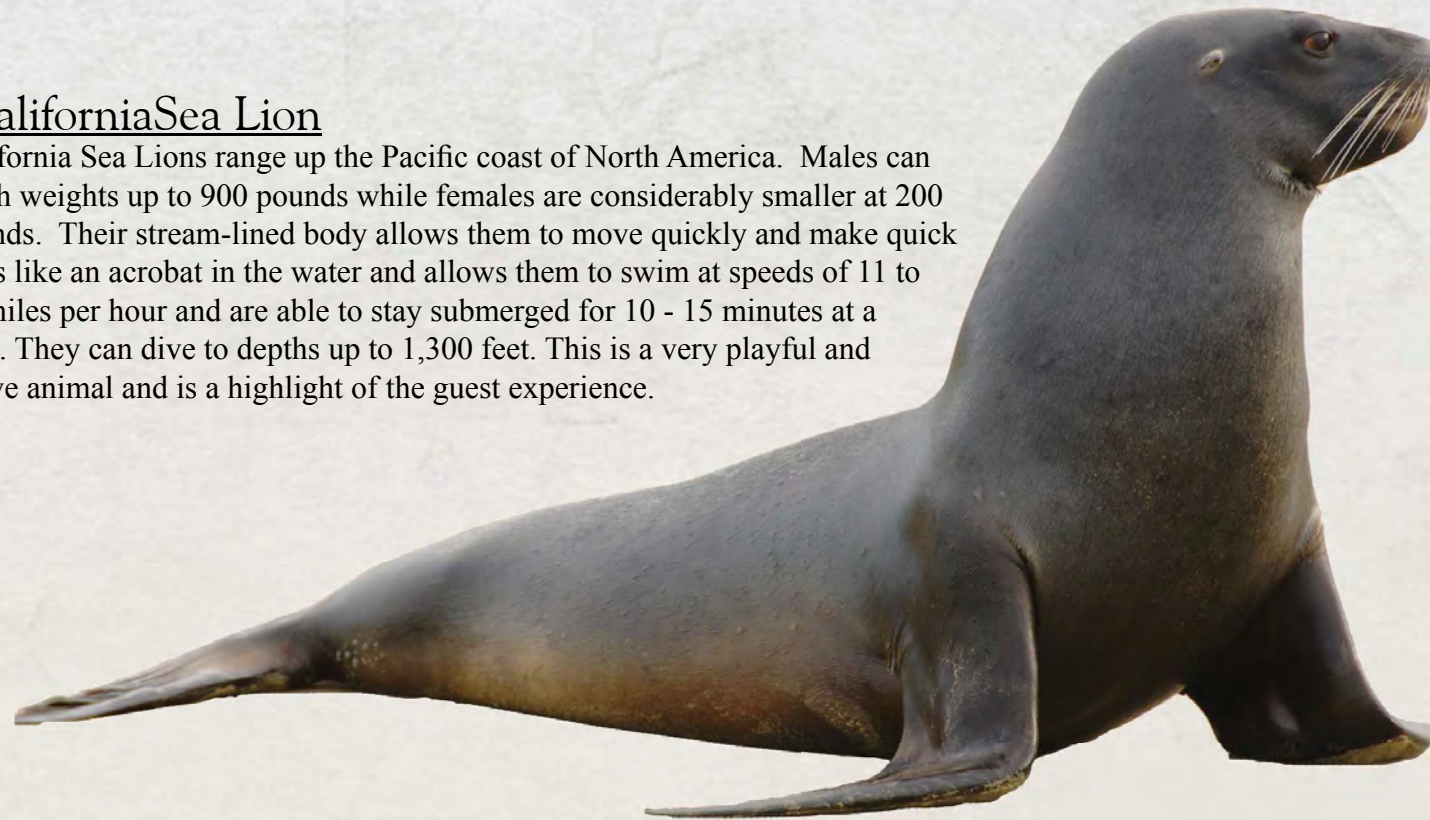
- New Sea Lion exhibit with shade structure over majority of the pool, to benefit the animals eye sight.
- Amphitheater style seating area for educational shows demonstrating the abilities and training styles used for the sea lions. This will only increase the love the community has shown for one of the Zoo's favorite species.
- An opportunity for underwater viewing of the sea lion and smaller aquariums to highlight underwater ecosystems of the North American region.
- New river otter exhibit with underwater viewing, water level viewing so the guest is eye to eye with the otters, and a terrestrial land viewing area. This will allow the guest to better appreciate their playful antics.
- Upgraded viewing area for the red wolf.
- Expanded education space of the Zoo Lab building will provide the opportunity for the Zoo to reach out to a large and ore diverse audience.
- Circulation path to prevent the previous "dead end".





California Sea Lion

California Sea Lions range up the Pacific coast of North America. Males can reach weights up to 900 pounds while females are considerably smaller at 200 pounds. Their stream-lined body allows them to move quickly and make quick turns like an acrobat in the water and allows them to swim at speeds of 11 to 24 miles per hour and are able to stay submerged for 10 - 15 minutes at a time. They can dive to depths up to 1,300 feet. This is a very playful and active animal and is a highlight of the guest experience.



Bald Eagle



Red Wolf

River Otter

North American River Otters are found throughout all of Canada and the United States (except SW USA). They are excellent swimmers and divers, swimming at an average speed of seven miles per hour. Unlike muskrats or beavers, the otter barely makes a ripple when swimming or a splash when diving. Otters can also run up to 18 mph, and can run and slide, gliding 25 feet on ice. This is a guest favorite due to their playful nature.

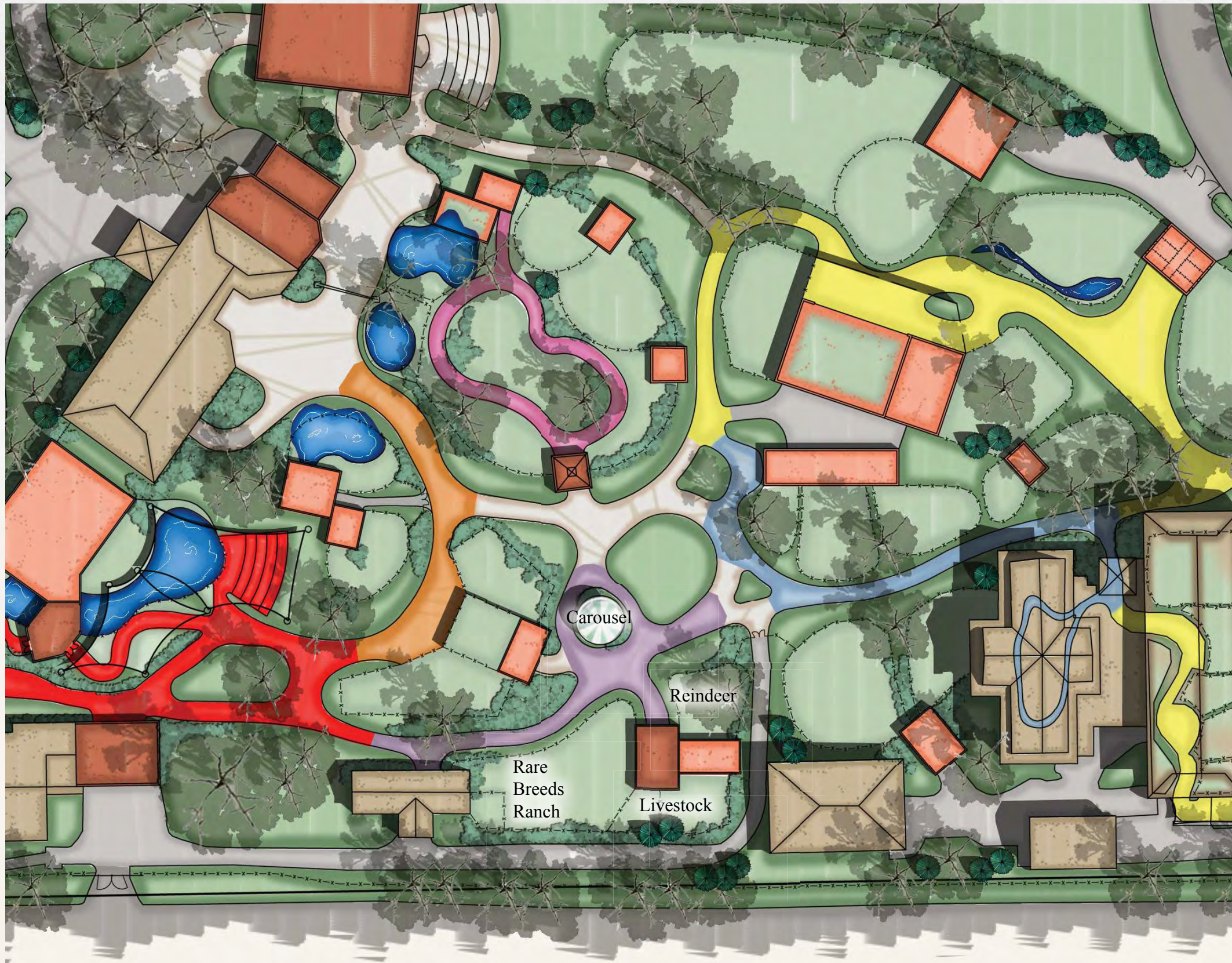




## Children's Area

### Improvement Impacts

- The Rare Breeds Ranch or "RBR" will be home to domestic animals such as goats, cattle, sheep and chickens. With "RBR", the Zoo will be able to talk about conservation everywhere throughout the Zoo including the "Petting Zoo." It will be home to a place where children will be able to feed and pet different animals that are very rare. San Clemente Island Goats are down to less than 500 animals. Many rare or heritage breeds ensures genetic diversity and maintains animals that are well-suited for sustainable agriculture.







Chicken

Carousel

The Carousel is a favorite of Miller Park Zoo guests. Guests can ride a tiger, a giraffe, or any one of the fourteen animals. With two additional benches, it can handle up to eighteen riders at a time. It adds to the overall guest experience and also brings in revenue for the Zoo.



Reindeer

Also known as Caribou, Reindeer are the only member of the deer family in which both males and females have antlers. Reindeer come from inhabit tundra and coniferous forests across northern Europe, Asia and North America. A highly nomadic species, Reindeer may travel up to 3,000 miles in a year, the longest documented movements of any terrestrial mammal.

San Clemente Island Goats

These goats are small, fine-boned, deer-like with the males having twisting, Spanish type horns. They are a domestic goat, derived from feral goats, which were once on San Clemente Island. The United States Navy was put under a directive to preserve the endangered flora and fauna of the island, which were threatened by the grazing goats. This led to the removal of these animals from the island. This species is listed as a critically endangered heritage breed by the American Livestock Breeds Conservancy.



Dutch Belted Cattle



## South America

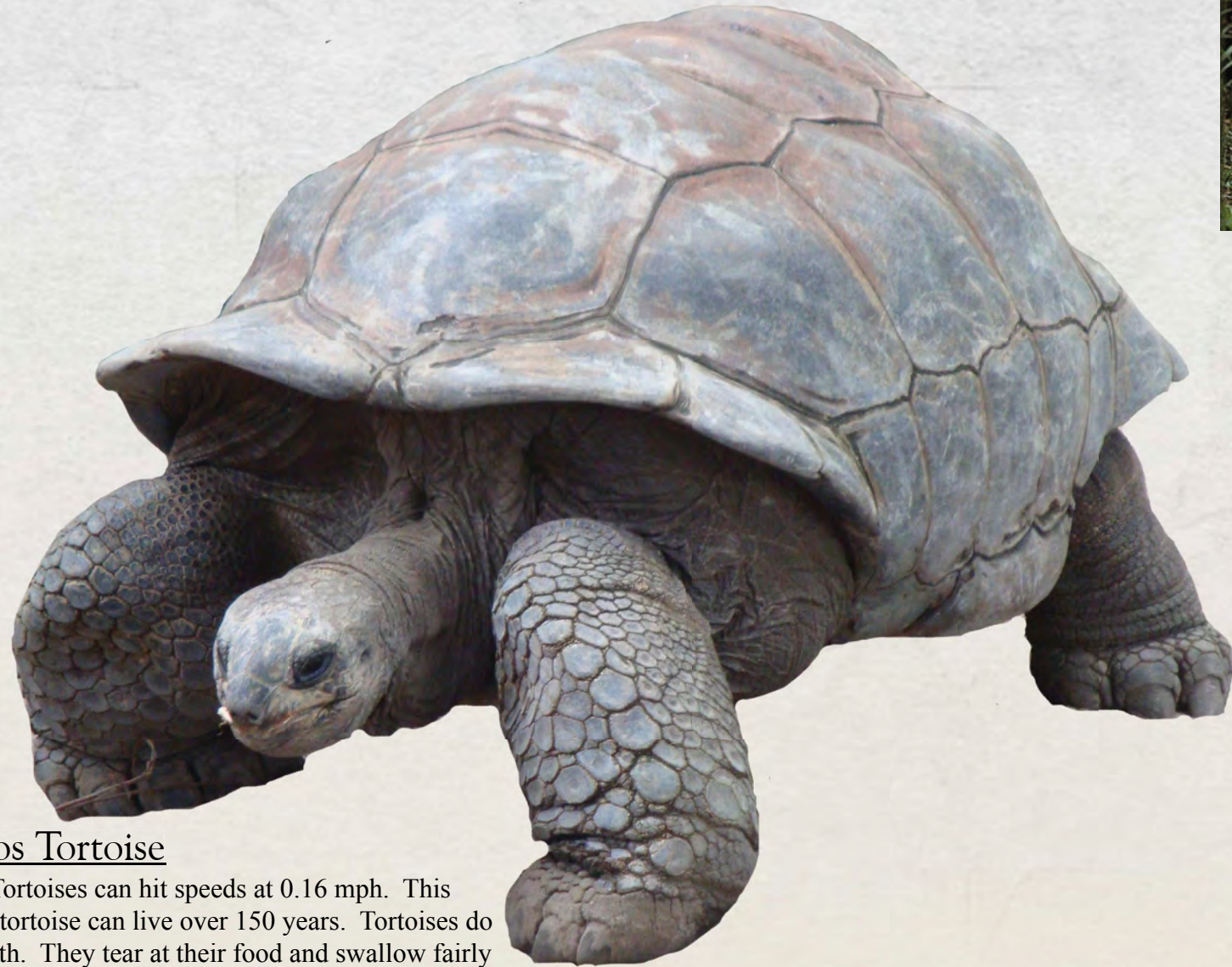
### Improvement Impacts

- This plan will include a revised experience for the entire South American area. It will include new animal species such as: Galapagos Tortoise, Anteater, Bush Dog, Tayra, Chacoan Peccary, Andean Bear, along with the existing South American Rainforest building.





New Experience & Exhibits



Galapagos Tortoise

Galapagos Tortoises can hit speeds at 0.16 mph. This endangered tortoise can live over 150 years. Tortoises do not have teeth. They tear at their food and swallow fairly quickly. Males can weigh over 500 pounds.



Giant Anteater



Tayra



Chacoan Peccary

Andean Bear

Also known as the Spectacled Bear for its facial markings, this South American bear can weigh up to 400 pounds and is listed as Vulnerable with a decreasing population. Habitat loss and fragmentation, and poaching of the Andean bear are the main threats to this species. Due to the difficult terrain of the Andean Bear, there still is not much known about this arboreal species.





# Asia



## Improvement Impacts

- The long-time icon of Miller Park Zoo- the Katthoefer Animal Building- will offer an all new tropical Asian experience through its completely revamped interior.
- The area south of the Katthoefer Animal Building will be expanded toward the existing parking. This area will be all new habitats for species such as: Crane/ Muntjac, Pheasant, Snow Leopard, Vulture, Pallas Cat, Red Panda, Koi pond, and an aviary.
- Future expansions to Asia will include Orngutans with both indoor and outdoor yards, Gibbon, Langur, Asian Deer, Asian Cattle, Malayan Tapir, and a new facility for Tiger, all of which are outside of the existing Zoo footprint.



New Experience & Exhibits



Sumatran Tiger

The Sumatran Tiger, the smallest subspecies of Tiger, is critically endangered due to primarily habitat loss. It is suggested that there are less than 500 Sumatran Tigers left. Tigers are solitary cats that only are seen together to breed or females with cubs. Sumatran Tigers are carnivores, and prey on small animals from fish and birds, to large ungulates like Wild Boar, Tapir, and Deer. Every Tiger has its own distinct striped coat pattern so no Tigers look alike.



Red Panda



Malayan Tapir



Muntjac



Pallas Cat

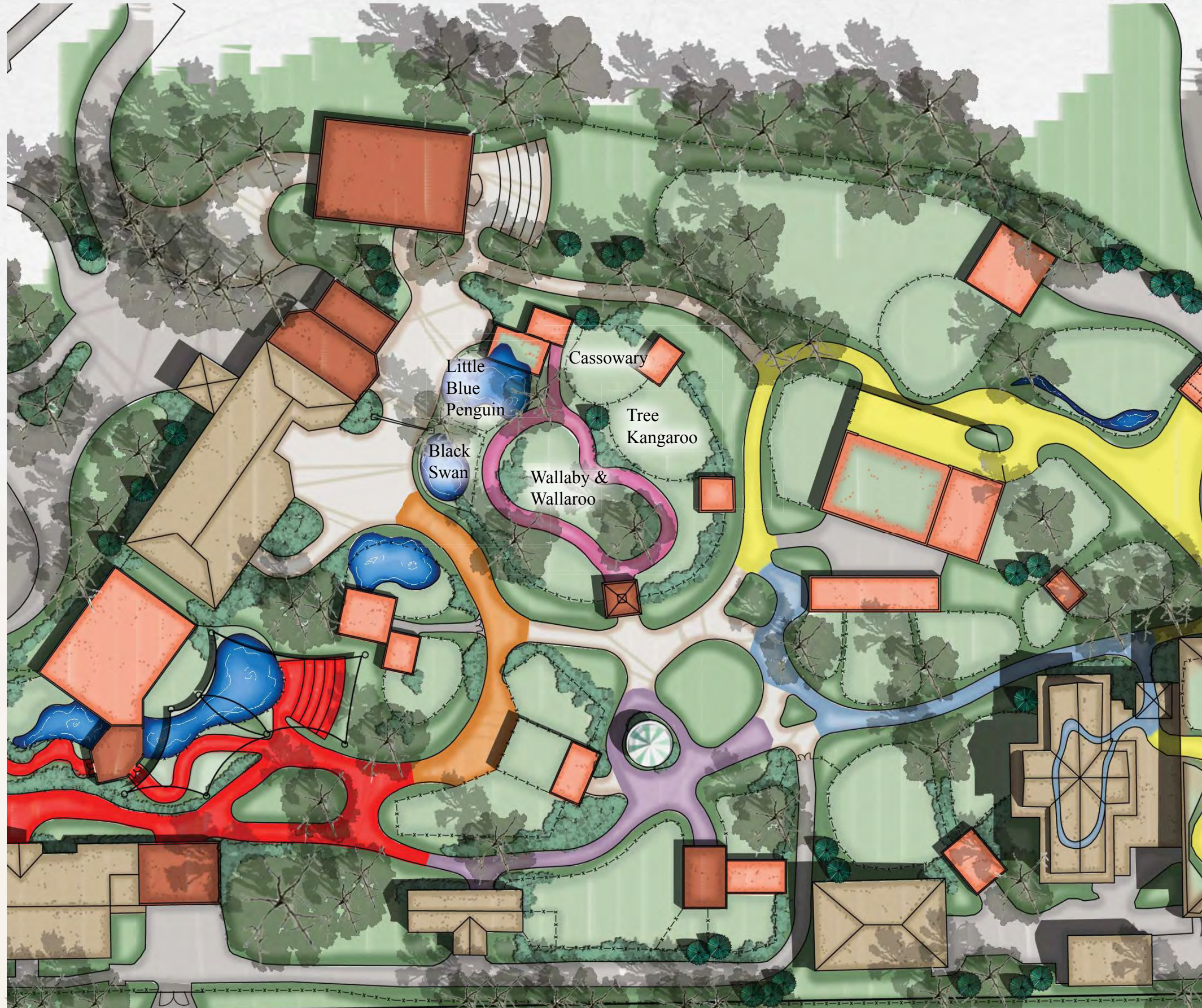
Orangutan

Sumatran Orangutans are a great ape that very intelligent and are adept at problem solving. The orangutan is exclusively an arboreal forest dweller and builds a nest in which to sleep on that can be as high as 70 feet in the air. Orangutans are the only non-social primate. Orangutans are critically endangered mostly due to human activities such as overpopulation, logging, and agriculture, which are destroying the orangutan forest environment. In fact, over the last 20 years, approximately 80 percent of the orangutans' habitat has been destroyed. Much of their habitat has been converted to palm oil plantations. Palm oil is used in many products we use every day. Current estimates show that four times more land is in palm oil production than is reserved for orangutans.





# Australia



## Improvement Impacts

- Australia will be reconfigured to accommodate a greater variety of species, while still giving guests the experience of a walk-thru with Wallaby & Wallaroos.
- New Tree Kangaroo and Cassowary habitats viewed from within the Wallaby and Wallaroo walking area.
- New Black Swan pond upon entrance into the Zoo will present an interesting contrast in color and posture to the Flamingos across the path.
- New Little Blue Penguin exhibit with viewing from both the plaza area leading to the amphitheater, and within the Wallaby & Wallaroo walk-about area.



## New Experience & Exhibits



### Tree Kangaroo

Tree Kangaroo's are adapted for life up in trees. They are considered endangered because of habitat loss and hunting. Up in trees, they are very agile and are able to move around by wrapping their forelimbs around the backs of trees and then using their powerful hind legs to hop. They are able to leap downwards up to 30 feet, and jump out of trees from as far up as 59 feet without getting hurt.



Cassowary



Wallaby



Black Swan



Wallaroo

### Little Blue Penguin

Little Blue Penguins are the smallest species of penguin. They are found on the coastlines of southern Australia and New Zealand. They usually grow to between 12 and 13 inches tall and weigh about 1.5 pounds. They will spend the entire day swimming looking for food.









Implementation...

We need your help!!!



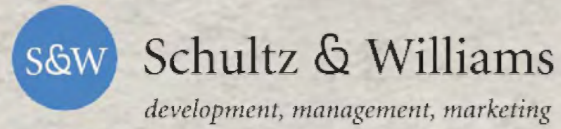




Miller Park Zoo  
1020 S. Morris Ave.  
Bloomington, IL 61701  
<http://www.cityblm.org/parks/Miller-Park-Zoo/about-the-zoo.htm>  
309.434.2250



WDM Architects  
105 N. Washington  
Wichita, Kansas 67202  
[www.wdmarchitects.com](http://www.wdmarchitects.com)  
316.304.1720



Schultz & Williams  
325 Chestnut Street, Suite 700  
Philadelphia, PA 19106  
[www.schultzwilliams.com](http://www.schultzwilliams.com)  
215-625-9955



Miller Park Zoological Society  
1020 S. Morris Ave.  
Bloomington, IL 61701  
<http://www.mpzs.org>  
309.434.2250



Miller Park Zoological Society  
109 E. Olive St.  
Bloomington, IL 61701  
<http://www.cityblm.org>  
309.434.2509



FOR COUNCIL: July 9, 2012

SUBJECT: Downtown Bloomington Enterprise Zone

**RECOMMENDATION/MOTION:** That City staff be allowed to work collaboratively with the Economic Development Council of Bloomington-Normal (EDC) to initiate the formal process for an extension of the Enterprise Zone to include Downtown Bloomington.

**BACKGROUND:** The purpose of the Illinois Enterprise Zone Act is to stimulate economic growth and neighborhood revitalization in economically depressed areas. Businesses located (or that choose to locate) in a designated Enterprise Zone can become eligible to obtain special state and local tax incentives, regulatory relief, and improved governmental services, thus providing an economic stimulus to an area that would otherwise be neglected.

In cooperation with the EDC, three (3) open Enterprise Zone areas are currently in existence in the Bloomington-Normal community. They include:

- West Bloomington
- Empire Business Park in East Bloomington
- Uptown Normal

Recognizing the needs of Downtown Bloomington business and property owners, especially as they relate to creating new investment opportunities, Staff has identified the Enterprise Zone as an economic incentive tool whereby participants can benefit when pursuing redevelopment projects. Incentives available to all applicants within Enterprise Zones include:

- An exemption of the state sales tax on building materials
- An investment tax credit
- An exemption on the state's natural gas tax

In addition to the benefits outlined above, this extension would afford Downtown Bloomington the same competitive advantage as Uptown Normal, given the fact that existing and potential businesses stand to benefit from these incentives if they opt for redevelopment in the Uptown area.

Several potential redevelopment projects could benefit from an expansion of the Enterprise Zone. These projects include:

- 115 East Monroe (Hockey Store)
- 303 East Washington (Illinois Healthcare)
- 408 East Washington (Coachman Hotel)
- 110 North Madison (Elks Lodge)
- 120 North Center (Commerce Bank)

115 East Monroe: Developers Fred Wollrab and Robert Vericella have plans to retrofit the existing structure to include 16 apartment units and keep retail on the first floor.



303 East Washington: A-5 (a systems and communications integration company) is in the process of purchasing the former Illinois Healthcare building with plans to retrofit the existing structure into a full scale Data Center to meet their growing business needs.

408 East Washington: The City of Bloomington recently posted a request for proposals to determine if there are any parties interested in redeveloping the site of the former Coachman Hotel.

110 North Madison: Merle and Carol Huff bought the former Elks Lodge in 2009 with plans to turn it into an indoor parking site. Carol Huff said that remains the goal today.

120 North Center: Commerce Bank recently placed their Downtown Bloomington branch location on the market, leaving the entire Front/Center block available for prime redevelopment opportunities.

These are just a few examples of the projects that could possibly be triggered into fruition as a result of the Enterprise Zone expansion into Downtown Bloomington.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** A meeting at Business Furniture, 205 N. Main Street, Bloomington was held on Wednesday, June 20, 2012 at 4:00 p.m. People who attended represented the Downtown Bloomington Property Owners Association, the Downtown Business Association; also in attendance was Justine Robinson, Economic Development Coordinator for the City. Ken Springer from the Economic Development Council of Bloomington-Normal was the lead presenter at the meeting.

**FINANCIAL IMPACT:** Each of the redevelopment projects instigated by the expansion of the Enterprise Zone will result in increased property values. For example, the project at 115 East Monroe reflects an estimated increase in property values from \$52,220 to \$430,000 and an increase in property taxes from \$4,070 to \$50,181. Ultimately these development opportunities will help to accomplish the values and objectives as outlined in the City's Strategic Plan; these include the retention and growth of current local businesses, attraction of new targeted businesses, revitalization of older commercial areas, expanded retail businesses and strong working relationships among the City, businesses and economic development organizations.

The incentives available through the Enterprise Zone originate from the State of Illinois and are available on an equal basis to all companies located in the zone. As proposed, the expansion of the Enterprise Zone would not jeopardize any existing revenue stream to the City of Bloomington.

Respectfully submitted for Council consideration.

Prepared by:

Reviewed by:

Recommended by:

Justine Robinson  
Economic Development  
Coordinator

Rosalee Dodson  
Assistant Corporation  
Counsel

David A. Hales  
City Manager

- Attachments:**
- 1. Attachment 1 – Enterprise Zone Proposed Zone Extension Maps (2)
  - 2. Attachment 2 – Introduction to Illinois Enterprise Zones
  - 3. Attachment 3 – EDC’s Common Questions About the Enterprise Zone
  - 4. Attachment 4 – Enterprise Zone Website Resources

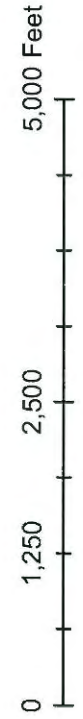
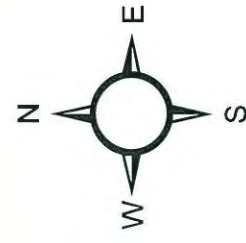
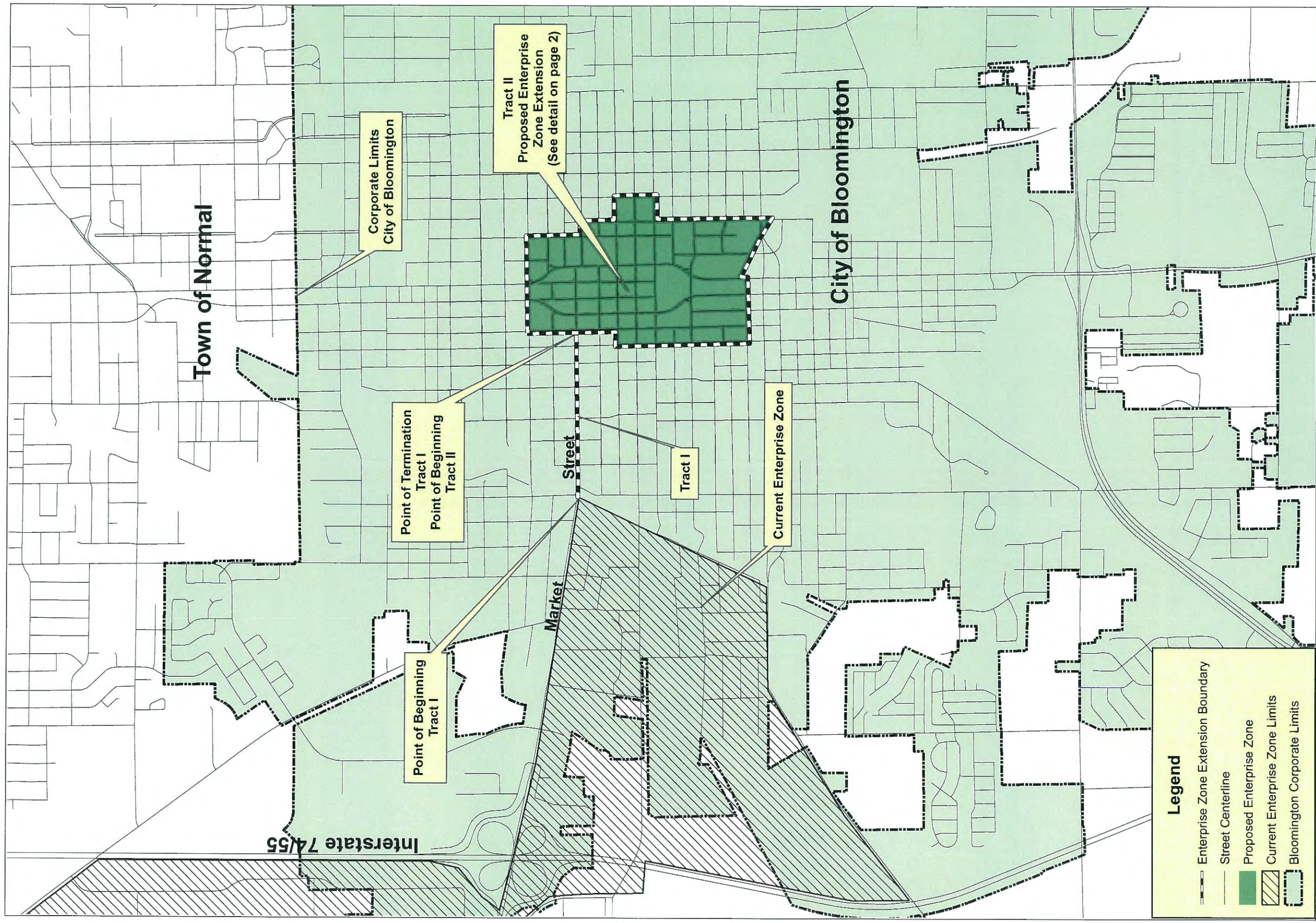
Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			



# McLean County/Bloomington-Normal Enterprise Zone

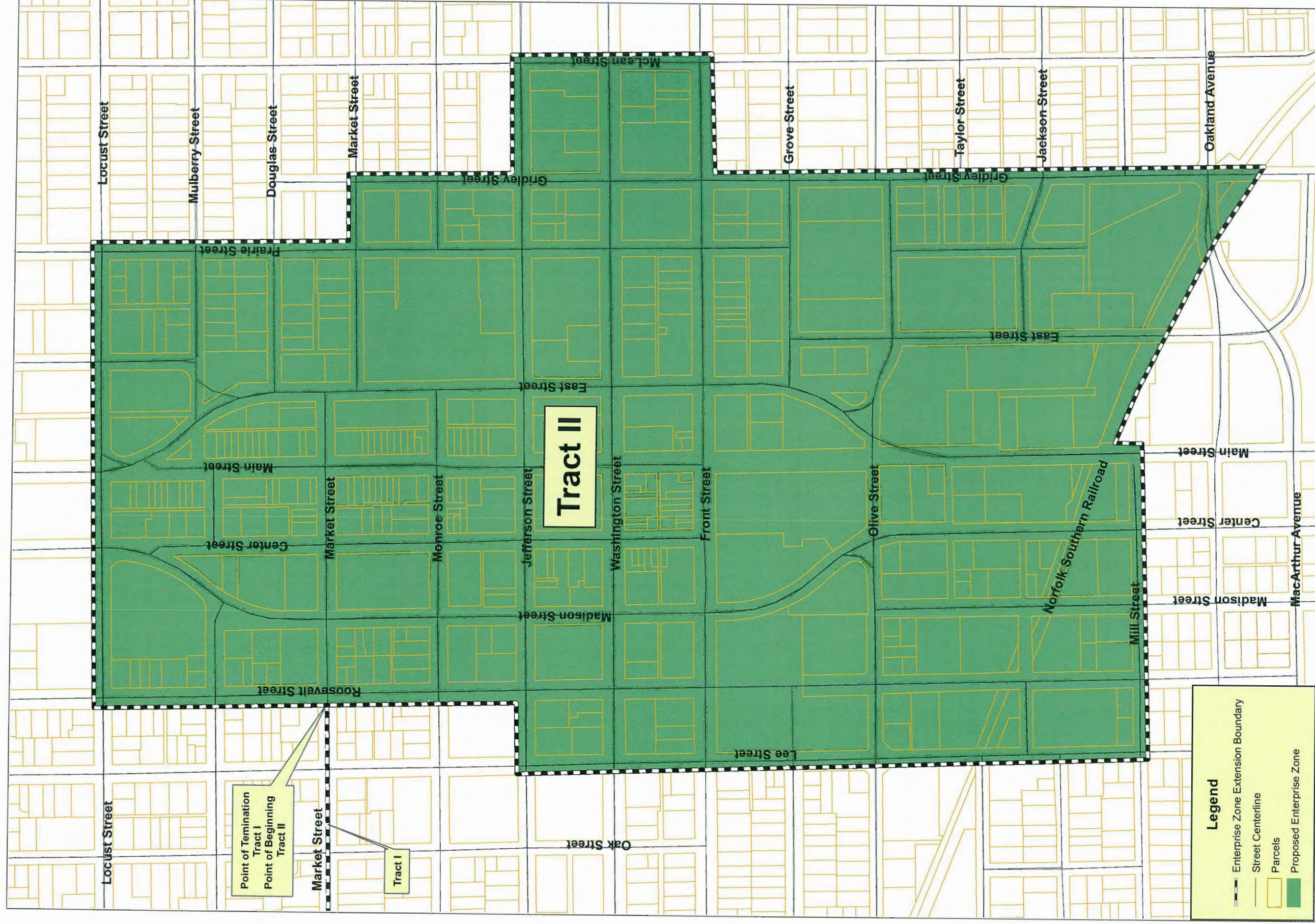
## Proposed Enterprise Zone Extension





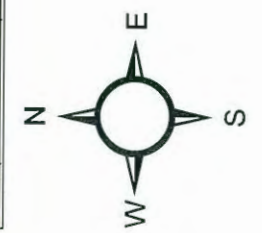
# McLean County/Bloomington-Normal Enterprise Zone

## Proposed Enterprise Zone Extension



**Legend**

- Enterprise Zone Extension Boundary
- Street Centerline
- Parcels
- Proposed Enterprise Zone



LYB Project # 4018.82  
 Created 06/14/2012 by JTS  
 Parcels and Street Centerlines provided by  
 the McLean County Regional  
 GIS Consortium



**ENTERPRISE ZONE PROGRAM**  
**TAX QUESTIONS AND ANSWERS**

The Illinois Enterprise Zone Act took effect December 7, 1982. An enterprise zone is a specific area designated by the State of Illinois in cooperation with a local government to receive various tax incentives and other benefits to stimulate economic activity and neighborhood revitalization.

The Enterprise Zone Program is administered at the state level by the Illinois Department of Commerce and Economic Opportunity. For general information on the program, contact the Department at 217/785-6145 in Springfield. The hearing impaired may call at 312/419-0667 in Chicago or at 217/785-6055 in Springfield.

Enterprise zones range from a half square mile to fifteen square miles.

## **ENTERPRISE ZONE TAX BENEFITS**

The following summarizes the most often asked questions on the tax benefits offered through the Enterprise Zone Program.

### **INVESTMENT TAX CREDIT**

**What is the enterprise zone investment tax credit?** The Illinois Income Tax Act 35 ILCS 5/201, as amended allows a .5 percent credit against the state income tax for investments in qualified property which is placed in service in an enterprise zone.

**Who are qualifying taxpayers?** The credit may be taken by corporations, trusts, estates, individuals, partners and Subchapter S shareholders who make investments in qualified property and who otherwise meet the terms and conditions established by statute.

**What is qualified property?** "Qualified property" is property which:

- is tangible; whether new or used, including buildings and structural components of buildings;
- is acquired by purchase as defined in Internal Revenue Code (IRC) Section 179( d);
- is depreciable pursuant to IRC Section 167;
- has a useful life of four or more years as of the date placed in service in an enterprise zone;
- is used in the enterprise zone by that taxpayer;
- has not been previously used in Illinois in such a manner and by such a person as would qualify for the credit; and, is an improvement or addition made on or after the date the zone was designated to the extent that the improvement or addition is of a capital nature, which increases the adjusted basis of the property previously placed in service in an enterprise zone and otherwise meets the requirements of qualified property.

**What are examples of “qualified property”?** Examples include buildings, structural components of buildings, elevators, materials tanks, boilers, and major computer installations. Examples of non-qualifying property are land, inventories, small personal computers, trademarks, typewriters, and other small, non-depreciable, or intangible assets.

**What does "placed in service" mean?** Qualified property is "placed in service" on the earlier of 1) the date the property is placed in a condition of readiness and availability for use, or 2) the date on which the depreciation period of that property begins. To qualify for the enterprise zone investment tax credit, the property must be placed in service on or after the date the zone was certified by the Department of Commerce and Economic Opportunity, and on or before the last day of the firm's taxable year.

**What is “depreciable” property?** Property must be depreciable pursuant to Internal Revenue Code Section 167. Depreciable property is used in the taxpayer's trade or business or held for the production of income (but not inventory) which is subject to wear and tear, exhaustion or obsolescence.

There are some types of assets that may not be depreciable, even though they are used in the taxpayer's business or trade or are held for the production of income. Good will and land are examples. Other examples of tangible property which are not depreciable are inventories, natural resources and currency.



**Does “used” property qualify for the enterprise zone investment tax credit?** Used property does not qualify if it was previously used in Illinois in such a manner and by such a person as would qualify for either the statewide investment tax credit or the enterprise zone investment tax credit.

Example: A corporation purchases a used pick-up truck for use in its manufacturing business in an enterprise zone from an Illinois resident who used the truck for personal purposes in Illinois. If the truck meets the other requirements for the investment tax credit, it will not be disqualified because it was previously used in Illinois for a purpose which did not qualify for the credit. However, had the corporation purchased the truck from an Illinois taxpayer in whose hands the truck qualified for the credit, the truck would not be qualified for the investment tax credit, even though the party from whom the truck was acquired had never received an investment tax credit for it.

**What is the “basis” value of property?** The "basis" value of property, for the purposes of this credit, is defined the same way it is defined for purposes of federal depreciation calculations. Essentially, the basis is the cost of the property, as well as related capital costs.

**Does the enterprise zone investment tax credit carry forward?** Yes. The credit is allowed for the tax year in which the property is placed in service, or, if the amount of the credit exceeds the tax liability for that year, the excess may be carried forward and applied to the tax liability of the five taxable years following the excess credit year. The credit must be applied to the earliest year for which there is a liability. If there is credit from more than one tax year that is available to offset a liability, the credit accruing first in time is applied first.

## SALES TAX DEDUCTION

**What is the sales tax deduction and what is the retailer's role?** Each retailer who makes a qualified sale of building materials to be incorporated into real estate in an enterprise zone established by a county or municipality under the Illinois Enterprise Zone Act by remodeling, rehabilitation or new construction, may deduct receipts from such sales when calculating the tax imposed by this Act. For purposes of this Section, "qualified sale" means a sale of building materials that will be incorporated into real estate as part of a building project for which a Certificate of Eligibility for Sales Tax Exemption has been issued by the administrator of the enterprise zone in which the building project is located. To document the exemption allowed under this Section, the retailer must obtain from the purchaser a copy of the Certificate of Eligibility for Sales Tax Exemption issued by the administrator of the enterprise zone into which the building materials will be incorporated. The Certificate of Eligibility for Sales Tax Exemption must contain:

- (1) a statement that the building project identified in the Certificate meets all the requirements for the building material exemption contained in the enterprise zone ordinance of the jurisdiction in which the building project is located;
- (2) the location or address of the building project; and
- (3) the signature of the administrator of the enterprise zone in which the building project is located.

In addition, the retailer must obtain certification from the purchaser that contains:

- (1) a statement that the building materials are being purchased for incorporation into real estate located in an Illinois enterprise zone;
- (2) the location or address of the real estate into which the building materials will be incorporated;
- (3) the name of the enterprise zone in which that real estate is located;
- (4) a description of the building materials being purchased; and
- (5) the purchaser's signature and date of purchase.

The deduction allowed by this Section for the sale of building materials may be limited, to the extent authorized by ordinance, adopted after the effective date of this amendatory Act of 1992, by the municipality or county that created the enterprise zone into which the building materials will be incorporated. The ordinance, however, may neither require nor prohibit the purchase of building materials from any retailer or class of retailers in order to qualify for the exemption allowed under this Section.

**How does the enterprise zone sales tax deduction effect the Regional Transit Authority Retailers' Occupation Tax (RTA ROT), the Metro-East ROT, the County Water Commission Tax, Home Rule Municipal Tax, and the County Supplemental Tax?** Once the gross receipts from sales of building materials are excluded from the Illinois Retailers' Occupation Tax base by virtue of exempted building materials, these receipts are also excluded from the RTA and the Metro-East ROT base.

**Do all retailers offer a point of sale exemption?** No. Retailers are not required by law to participate. The purchaser must ask the retailer for cooperation on this incentive. Retailers have, however, demonstrated good cooperation throughout the history of this program, as this incentive permits them to give customers a "break" without cost to themselves.

**What qualifies as "building materials" eligible for the sales tax deduction?** Building materials that are eligible for the enterprise zone sales tax deduction include items that are permanently affixed to real property such as lumber, mortar, glued-down carpets, paint, wallpaper and similar affixed items.





## **EZ MACHINERY AND EQUIPMENT SALES TAX EXEMPTION**

### **What is the EZ Manufacturing Machinery and Equipment (M, M & E) Sales Tax Exemption?**

The Revenue Act 35 ILCS 120/1d-1f, as amended allows a business enterprise that is certified by DCEO, that either creates a minimum of 200 full-time equivalent jobs in Illinois; or retains a minimum of 2,000 full-time jobs in Illinois; or which retains 90% of the existing jobs, a 6.25 percent state sales tax exemption on all tangible personal property which is used or consumed within an enterprise zone in the process of manufacturing or assembly of tangible personal property for wholesale or retail sale or lease. This exemption includes repair and replacement parts for machinery and equipment used primarily in the wholesale or retail sale or lease, and equipment, manufacturing fuels, material and supplies for the maintenance, repair or operation of manufacturing, or assembling machinery or equipment.

**How does a business become eligible for the M, M & E Sales Tax Exemption?** To be eligible for this incentive, DCEO must certify that the business has made an investment of at least \$5 million in an enterprise zone and has created a minimum of 200 full-time equivalent jobs in Illinois or has made an investment of at least \$40 million in an enterprise zone and has retained a minimum of 2,000 full-time jobs in Illinois or has made an investment of \$40 million in an enterprise zone and retained 90 percent of the jobs in place on date of certification. A business must submit an application to DCEO documenting the eligible investment and that the job creation or job retention criteria will be met.

**What is an eligible investment?** For purposes of this incentive, eligible investment may be either: 1) investments in qualified property as defined in the Enterprise Zone Investment Tax Credit (described on Page 3 of this publication); or, 2) non-capital and non-routine investments and associated service costs made for the basic construction, renovation or improvement of qualified property including productive capacity, efficiency, product quality or competitive position. Regular maintenance and routine expenditures are not included.

**Are eligible sales limited to the units of government sponsoring the zone?** No. Items eligible for the 6.25 percent state sales tax exemption may be purchased anywhere in Illinois.

**What tangible personal property is eligible for the M, M & E sales tax exemption?** To be eligible for this exemption the tangible personal property **must** be directly used or consumed in the process of manufacturing or assembling tangible personal property for wholesale or retail sale or lease. Examples of this include: repair and replacement parts; hand tools; materials and supplies such as abrasives, acids or lubricants; protective clothing and safety equipment; and, any fuel used for machinery and equipment.

NOTE: The above examples are only exempt to the extent they are used with machinery and equipment that qualifies for the statewide Manufacturing Machinery and Equipment Sales Tax Exemption.



## UTILITY TAX EXEMPTION

**What is the Utility Tax Exemption?** The Public Utilities Act 220 ILCS 5/9-222.1, as amended and the Telecommunications Excise Tax Act 35 ILCS 630/2(a)(5), as amended allows a business enterprise that is certified by DCEO, as making an investment in a zone that either creates a minimum of 200 full-time equivalent jobs in Illinois or retains a minimum of 1,000 full-time jobs in Illinois, a 5 percent state tax exemption on gas, electricity and the Illinois Commerce Commission .1 percent administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications. Local units of government may also exempt their taxes on gas, electricity and water .

**How does a business become eligible for the Utility Tax Exemption?** To be eligible for this incentive, DCEO must certify that the business makes an investment of at least \$5 million in an enterprise zone and has created a minimum of 200 full-time equivalent jobs in Illinois or makes an investment of at least \$175 million in an enterprise zone and has created a minimum of 150 full-time equivalent jobs in Illinois or makes an investment of at least \$20 million in an enterprise zone and has retained a minimum of 1,000 full-time jobs in Illinois. A business must submit an application to DCEO documenting the eligible investment and that the job creation or job retention criteria has been met.

**What is an eligible investment?** For purposes of this incentive, eligible investment may be either: 1 ) investments in qualified property as defined in the Enterprise Zone Investment Tax Credit (described on Page 3 of this publication); or, 2) non-capital and non-routine investments and associated service costs made for the basic construction, renovation or improvement of qualified property including productive capacity, efficiency, product quality or competitive position. Regular maintenance and routine expenditures are not included.

## **JOBS TAX CREDIT**

**What is the enterprise zone jobs tax credit?** The enterprise zone jobs tax credit 35 ILCS 5/201 offers employers a tax credit on their Illinois income taxes for hiring individuals who are certified as economically disadvantaged or as dislocated workers.

**How much is the tax credit?** An employer who conducts a trade or business in an enterprise zone is allowed a credit of \$500 per eligible employee hired to work in a zone during the taxable year. Any unused portion of the credit may be carried forward five years. The credit must be applied to the earliest year for which there is a tax liability.

**How do employers qualify for the jobs tax credit?** To qualify for the credit, five eligible employees must be hired in a zone during the taxable year; and, the taxpayer's total employees must increase by five beyond the total employed in the zone at the end of the previous tax year for which a jobs tax credit was taken.

**What individuals qualify as eligible employees for the Jobs Tax Credit?** An employee must be: 1) certified eligible for services pursuant to the regulations promulgated in accordance with Title I of the Workforce Investment Act (WIA); 2) employed in an enterprise zone where the employee either works in the zone or the zone is the base of operations for the services performed; and, 3) employed at least 180 consecutive days for 30 or more hours per week.

**How do employers obtain jobs tax credit eligible individuals?** An employer should list job openings with the local WIA Local Administrative office, note that the business is within an enterprise zone, and specify that the business seeks to hire workers certified as eligible for services pursuant to the regulations promulgated in accordance with Title I of the Workforce Investment Act. If employers have job applicants who have not been referred by the local administrative office, they can offer to determine if they are eligible. Eligible individuals will be issued a Jobs Tax Credit Certification Voucher to present to prospective employers. When a person is hired, the employer keeps the voucher for tax records. That is all the paperwork required.



## **PROPERTY TAX INCENTIVES**

There are two types of property tax incentives related to the Enterprise Zone Program: tax abatement and assessment reduction. Assessment reduction is available in Cook County only.

**What is the enterprise zone property tax abatement incentive?** The Revenue Act 35 ILCS 200/18-170, as amended provides that any taxing district may order the county clerk to abate (that is, to give up) any portion of its taxes on real property, or on any particular class thereof, located within a zone and upon which new improvements have been constructed or upon which existing improvements have been renovated or rehabilitated.

**Are taxes reduced on the current value of property (or on existing improvements)?** No. The abatement applies only to taxes on the increase in assessed value attributable to the new construction, renovation, or rehabilitation. Taxes based on the assessed value of land and existing improvements continue to be extended and collected.

**If property tax abatement is authorized, are new improvements made to property located within a zone assessed?** Yes. By law, every time property is improved, it is reassessed.

**What is the Cook county assessment reduction incentive?** Cook County offers special property tax incentives for property anywhere in the county. However, property in enterprise zones receives special consideration under the Class 6b - Industrial Program. Industrial property in Cook County is generally assessed at 36 percent of market value. Under the special incentives, improvements to enterprise zone property are assessed at 16 percent of market value for 8 years. The tax rate remains the same, but a company's tax liability drops because the rate is being multiplied by a much smaller property value. This program also applies to the purchase of existing buildings in enterprise zones, provided that the buildings have been vacant for 24 continuous months.

**Why is this available only in Cook County?** All other counties assess all property at 33 percent of market value. Cook is the only county that classifies property at different assessment rates.

**What is the process for obtaining these incentives?** For tax abatement, contact local zone administrators to find out if abatements are available in their zone. Most of the property tax abatements and the Cook County program require taxpayers to apply or give some formal notice **before** beginning construction. Contact the local zone administrator, and, if applicable, Cook County as early as possible to assure that eligibility is not denied due to tardy notice.

**How do these incentives affect the multiplier?** They don't. The multiplier or equalization factor is the application of a percentage increase or decrease, generated by the Illinois Department of Revenue, in order to adjust assessment levels in various counties to the same percentage of full value. Multipliers are not effected by the enterprise zone property tax abatement provision or by county assessment reductions.

**Does the abatement of taxes on improvements in an enterprise zone affect the tax rate?** Yes, however in most cases the effect will be marginal. Tax rates depend on the levy (amount of tax revenue the local government is raising) and the size of the tax base (total equalized assessed valuation of the district less homestead exemptions, plus the value of any State assessed property). Under normal circumstances, the tax rate for a district is calculated by dividing the district's tax levy by its tax base. The greater the tax base, the lower the rate needed to generate the amount of the levy .

Under the Enterprise Zone Program, the value of abated property is subtracted from the tax base prior to the calculation of the tax rate. In most cases, the tax base is large enough and the enterprise zone abatements are low enough that the overall effect is negligible.

**How does the enterprise zone property tax abatement provision in 18-170 of the Revenue Act differ from the property tax provision in 18-165?** The enterprise zone provision is broader and more flexible. The enterprise zone property tax abatement:

may be offered on all classes of real property , including commercial, residential and industrial (18-165 abatements are limited to commercial and industrial improvements).

may be offered for any number of years, up to the termination date of zone certification (18-165 abatements cannot exceed 10 years).

may be offered by a taxing district in any amount ( the abatement offered under 18-165 limits the aggregated amounts of an abatement offered by all taxing districts to \$3,000,000).

**Can property tax be abated in a tax increment financing district (TIF)?** Tax increment financing is a financing technique that cities may use to pay for public improvements such as land assemblage, building demolition, utilities, streets, and sidewalks. Property owners in the project area do pay their full share of taxes. Taxes generated by the increase in assessed valuation -- the tax increment -- go into a special allocation fund used to pay the bonds which financed the public improvement costs. This financing method is not a tool to speculatively prepare for development -- tax increment financing requires an advance commitment by a developer to a project.

Property tax abatement is, however, a tool that is used for development. It is not a financing technique. The Revenue Act provides that any taxing district, upon a majority vote of its governing authority, may order the county clerk to abate any portion of its taxes on improvements made to real property located in a zone, The increase in assessed valuation due to new construction, rehabilitation or renovation is not taxed for the term of the abatement as set by local ordinance.

**A TIF district may be included in the legal description of the zone and consequently be eligible to receive other tax incentives and benefits. However, the Enterprise Zone designating Ordinance pertaining to property tax abatement must be amended to exclude the TIF district from the area eligible for abatement.**

**Am I automatically entitled to a 100 percent abatement?** No. Eligibility criteria and abatement formulas are established by local ordinance and vary with the zone. Contact the zone administrator to determine the amount of abatement offered, the number of years of abatement, and the classes of real property eligible for abatement.

### **INCOME TAX DEDUCTION FOR FINANCIAL INSTITUTIONS**

The Illinois Income Tax Act 35 ILCS 5/203 provides that financial institutions in Illinois, such as banks and savings and loans, are eligible for a special deduction from their Illinois corporate income tax return. Such institutions may deduct from their taxable income an amount equal to the interest received from a loan for development in an enterprise zone. This is limited to the interest earned on loans or portions of loans secured by property which is eligible for the enterprise zone investment tax credit, described on Page



2 of this publication. Please refer to the section on the investment tax credit for a definition of eligible property.

## **DIVIDEND DEDUCTION**

**What is the dividend deduction?** The Illinois Income Tax Act 35 ILCS 5/203 provides that taxpayers may deduct from their taxable income an amount equal to those dividends which were paid to them by a corporation which conducts substantially all of its operations in an enterprise zone or zones.

**Can dividends from companies like Commonwealth Edison be deducted?** No. The firm must conduct substantially all of its operations within a zone or zones, and firms with locations throughout the state (such as Commonwealth Edison, GTE, Pioneer, AT&T, Sears, Occidental Petroleum, etc.) do not fit this definition.

**Who is an eligible taxpayer?** Individuals, corporations, partnerships, trusts and estates are eligible to take the dividend deduction on their Illinois income tax returns.

**Which dividends may be subtracted?** Only dividends paid on or after the date of zone certification or before the last day of your taxable year may be deducted.

**Is there a list of companies doing substantially all their business in enterprise zones?** No. Corporations must be contacted directly to verify their eligibility.

## **CORPORATE CONTRIBUTION DEDUCTION**

**What is the corporate contribution deduction?** The Illinois Income Tax Act 35 ILCS 5/203 provides that corporations may make donations to designated zone organizations for projects approved by the Illinois Department of Commerce and Economic Opportunity, and claim an income tax deduction at double the value of the contribution, to the extent that 1) the contribution qualifies as a charitable contribution under Section 170, Subsection (c) of the Internal Revenue Code; and 2) the Department approves the amount and type of contribution which may be claimed as a deduction.

**What is a designated zone organization?** Only an organization that meets the eligibility criteria set forth in the Enterprise Zone Act, including approval from the local government and the Illinois Department of Commerce and Economic Opportunity, is a designated zone organization. For a list of these groups, contact local zone administrators.

**Who is an eligible taxpayer?** Only corporations may deduct twice the amount of a cash or in-kind contribution made to a designated zone organization project.

**What is an approved contribution?** In order to deduct twice the amount of a contribution, the contribution must be approved by the Illinois Department of Commerce and Economic Opportunity and must be made to an approved designated zone organization.



## **TAX INCENTIVE ADMINISTRATION**

### **Are tax incentives and other benefits offered on a case-by-case basis?**

No. "Case-by-Case" is contrary to the intent of the Enterprise Zone Act. Tax incentives must be offered uniformly and equitably by class. The local ordinance authorizing tax incentives, such as property tax abatement, extends the incentives automatically through eligibility criteria, such as class of property (i.e., residential, commercial and industrial) and formulas (i.e., percentages and number of years available).

## **ADDITIONAL INFORMATION**

**What other incentives are available?** To learn more about a specific enterprise zone, please contact the local zone administrator. The Department maintains a list of local zone administrators. This list can be found on the Department of Commerce and Economic Opportunity Web Site. If you would like additional information on how the Department can help small businesses, call our Business Hotline at 800/252-2923.

**Where can income tax forms be obtained?** Income tax forms are available from the Illinois Department of Revenue (DOR) at P.O. Box 3545, Springfield, Illinois 62708, or at 100 West Randolph, Chicago, Illinois 60601. The Chicago location also has a walk-in taxpayer assistance center on the lower level concourse. DOR's toll free number is 800/732-8866.



### Common Questions about the Enterprise Zone

**1. How does Enterprise Zone (EZ) impact property taxes?**

The Enterprise Zone Program is a state-based incentive program. Since property taxes are levied by local taxing entities and not by the State of Illinois, EZ has no impact on property taxes whatsoever.

**2. Is participation in the Enterprise Zone mandatory?**

It is optional whether property owners choose to take advantage of EZ benefits.

**3. Can projects pick and choose which EZ benefits to pursue?**

Yes. Projects can choose which EZ benefits to use. Projects can use as many or as few incentives as they like, assuming that the project qualifies for each specific incentive.

**4. Does the use of Enterprise Zone benefits trigger Davis-Bacon or the Prevailing Wage Act?**

Absolutely not. Since the EZ's benefits are limited to tax exemptions and tax credits, use of EZ incentives does not trigger Davis-Bacon nor the Prevailing Wage requirement.

**5. Can EZ benefits be given to projects up-front, as a loan?**

No. There is no way to front-load EZ benefits. The tax credits and exemptions available through the EZ program are "earned" by projects as they progress. Tax credits and exemptions are generated only when their respective tax obligations have been incurred.

**6. Is there a selection process as to which projects receive EZ benefits?**

All projects located within the EZ have equal access to EZ benefits. There is no selection mechanism either by the local municipalities nor the State of Illinois. Once a project is located within the boundaries of the EZ, it has the same access to EZ benefits as every other business located in the zone.

**7. Does one project's use of EZ benefits impact another project's use of EZ benefits?**

No. EZ benefits do not have any sort of cap or maximum value. If one project uses a large amount of EZ benefits, it will have no impact on other EZ users in the zone.

**8. Is Enterprise Zone the same thing as Tax Increment Financing (TIF)?**

No. EZ has nothing to do with TIF.

**9. Can properties located outside of the zone but touch the outer boundary of the zone receive EZ benefits?**

No. In order to qualify for EZ benefits, the property on which the project is located must lie 100% within the boundaries of the zone. Those properties that only touch the outer boundary of the zone and do not lie wholly within the zone itself are ineligible for benefits.

**10. What are the fees? Is there an application for EZ benefits?**

Only one individual incentive in the EZ's package of benefits requires a fee. That benefit is the sales tax exemption on building materials. In order to access this incentive, projects must secure a certificate from the zone's administrator - the Economic Development Council of the Bloomington-Normal Area. By state law, the EDC charges a fee on a sliding scale that is calculated from the value of the building materials for which an exemption will be used. The fee is one half of one percent multiplied by the building materials cost. So \$10,000 of materials would generate a fee of \$50.

**11. What are the exact benefits available through the EZ?**

The full list of incentives is too lengthy to detail here, but we have included a summary of the three most commonly-used benefits on the reverse side of this document. Please see the Illinois Department of Commerce and Economic Opportunity's website for a full listing of all EZ benefits.



## Enterprise Zone – Three Key Benefits

In Illinois, the Enterprise Zone is a contiguous boundary which enables any company located within those boundaries to receive a discreet package of incentives. The most often used incentives are as follows:

1. **Building Materials Sales Tax Exemption** – Building materials used in the expansion of enterprise zone projects recognize a sales tax exemption from the State of Illinois.
2. **Enterprise Zone Investment Tax Credit** -- Individuals and corporations are allowed a 0.5% tax credit against Illinois income tax due for investments in qualified property placed in service in an Enterprise Zone. This credit is broader than the state's regular standing investment tax credit. Unlike the regular credit, the enterprise zone credit is not restricted to manufactures and retailers.

*“Qualified property”* means new or used tangible property that is:

- Depreciable under [IRC 167](#) and has a useful life of at least four years;
- Acquired by IRC 179(d); and has not previously been used by a person that would have qualified for either the Enterprise Zone Investment Credit or the regular Investment Tax Credit. Unused credit may be carried forward five years.

It is a one-time credit given in the taxable year in which the property is placed in service. If the amount of the credit exceeds the tax liability for that year, the excess may be carried forward and applied to the tax liability of the five taxable years following the excess credit year. Examples of qualified property include: Buildings, structural components of buildings, elevators, materials tanks, boilers and major computer installations. Examples of non-qualifying property include: Land, inventories, small personal computers, trademarks, typewriters and other small non-depreciable or intangible assets.

3. **Exemption on the Illinois Natural Gas Tax** -- according to the IL Gas Use Tax Law (35 ILCS 173/5-50), gas used by business enterprises located in an Enterprise Zone is exempt from the state's tax.

Additional information on the Enterprise Zone program can be found on the Illinois Department of Commerce and Economic Opportunity's website at:

[http://www.ildceo.net/dceo/Bureaus/Business\\_Development/Tax+Assistance/Enterprise-Zone.htm](http://www.ildceo.net/dceo/Bureaus/Business_Development/Tax+Assistance/Enterprise-Zone.htm)

Frequently asked questions about the Enterprise Zone's tax incentives can be found at:

<http://www.ildceo.net/NR/rdonlyres/2B87CB05-3163-46E9-8FE4-652008D8723E/0/ezqa20120223.pdf>

The law specifying the Natural Gas Tax Exemption is located at:

<http://www.ilga.gov/legislation/ilcs/ilcs5.asp?ActID=2455&ChapterID=8>

Last updated: 6/2012

## **Enterprise Zone Web Resources**

- Illinois Department of Commerce and Economic Opportunity webpage on Enterprise Zones<[http://www.ildceo.net/dceo/Bureaus/Business\\_Development/Tax+Assistance/Enterprise-Zone.htm](http://www.ildceo.net/dceo/Bureaus/Business_Development/Tax+Assistance/Enterprise-Zone.htm)>

- Illinois Enterprise Zone Act (20 ILCS 655/)<<http://www.ilga.gov/legislation/ilcs/ilcs3.asp?ActID=258&ChapterID=5>>

- SB 3616 which will modify the Illinois Enterprise Zone program, recently passed by both chambers of the state legislature<<http://www.ilga.gov/legislation/97/SB/PDF/09700SB3616lv.pdf>>

- Gas Use Tax Law (35 ILCS 173/), which specifies that business enterprises located in EZs are exempt<<http://www.ilga.gov/legislation/ilcs/ilcs5.asp?ActID=2455&ChapterID=8>>



FOR COUNCIL: July 9, 2012

SUBJECT: Analysis of Bids and Approval of Contract for Morris Avenue Reconstruction Project (Six Points Road to Fox Hill Apartments)

**RECOMMENDATION/MOTION:** That the unit prices be accepted and a contract be executed between Stark Excavating, Inc. and the City of Bloomington in the amount of \$1,046,725.75 for the Morris Avenue Reconstruction Project.

**BACKGROUND:** At the March 12, 2012 City Council Work Session, staff provided a presentation regarding the use of Motor Fuel Tax Funds for major road reconstruction projects. Based on the presentation and resulting discussion, Council recommended that staff pursue the reconstruction of Morris Avenue between Six Points Road and Fox Hill Circle. Pursuant to this recommendation, the project was competitively bid. Two bids were received and opened at 2:00 p.m. on July 2, 2012 in the City Council Chambers. The low bid is under both the engineer's estimate and budget.

<b>Stark Excavating, Inc.</b>	<b>\$ 1,046,725.75 Low Bid</b>
Rowe Construction Company	\$ 1,121,960.40
Engineer's Estimate	\$ 1,351,570.00
Budget	
MFT	\$1,140,000.00
Storm Water	\$ 210,000.00
Sanitary Sewer	\$ 65,000.00
Water	<u>\$ 200,000.00</u>
<b>Total Budget</b>	<b>\$1,615,000.00</b>

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Adjacent businesses and residents (1401 to 1611 S. Morris Ave) and Fox Hill Apartment Management (701 Fox Hill Circle).

**FINANCIAL IMPACT:** The proposed FY 2013 budget includes \$1,615,000 for the project. As indicated above, the Morris Avenue Reconstruction contract will be executed in the amount of \$1,046,725.75. Payment to the Contractor will be as follows.

Motor Fuel Tax Funds (20300300-72530)	\$ 707,695.75
Storm Water (53103100-72550)	\$ 122,880.00
Sanitary Sewer (51101100-72550)	\$ 58,100.00
Water (50100120-72540)	<u>\$ 158,050.00</u>
<b>Total Construction</b>	<b>\$1,046,725.75</b>

Respectfully submitted for Council consideration.

Prepared by:

Reviewed by:

Financial Review by:

Jim Karch, PE, CFM  
Director of Public Works

Barbara J. Adkins  
Deputy City Manager

Patti-Lynn Silva  
Director of Finance

Legal Review by:

Recommended by:

Rosalee Dodson  
Assistant Corporation Counsel

David A. Hales  
City Manager

Attachments:

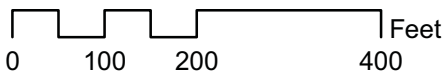
1. Attachment 1 – Map of Morris Ave Construction Project
2. Attachment 2 – Budget Worksheets

Motion: \_\_\_\_\_ Seconded by: \_\_\_\_\_

	Aye	Nay	Other		Aye	Nay	Other
Alderman Anderson				Alderman Purcell			
Alderman Fazzini				Alderman Sage			
Alderman Fruin				Alderman Schmidt			
Alderman McDade				Alderman Stearns			
Alderman Mwilambwe							
				Mayor Stockton			



# MORRIS AVE - SIX POINTS TO FOX HILL CIRCLE






CITY OF BLOOMINGTON  
CAPITAL IMPROVEMENTS PROGRAM FY 2013- FY 2017

FUNDING SOURCE(S)		DEPARTMENT	CITY CONTACT PERSON		WARD	
Motor Fuel Tax, Water Storm Water, Sewer		Public Works - Engineering Division	Russ Waller		1 & 2	
PROJECT TITLE			ACCOUNT NUMBER			
Morris Ave Reconstruction: Fox Hill Apts - Six Points Rd			20300300-72530, 50100120-72540 53103100-72550, 51101100-72550			
PROJECT DESCRIPTION/JUSTIFICATION						
<p>This section of Morris Avenue is currently a two lane rural cross section with shoulders and ditches. The existing pavement rating is 4 out of 10 (Fair -). This project will reconstruct Morris Avenue as a three lane urban section with curb and gutter. New storms sewers and water main will also be installed. This is the last section of Morris Avenue to complete between Veterans Parkway and Washington Street. The Planning/Design for the project is being performed in-house by the Engineering Division. Right-of-Way and easement acquisition will begin once the design is 80% complete. Land and Construction cost estimates are based on a 50% complete design.</p>						
Projected start date:			Projected completion date:		TYPE REQUEST	
DESIGN BID:			DESIGN BID:			CONTINUATION
DESIGN:			DESIGN:			REVISION
CONSTRUCTION BID:			CONSTRUCTION BID		X	NEW
CONSTRUCTION:			CONSTRUCTION:			
EXPENSES	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PLANNING/DESIGN	\$0	\$0	\$0	\$0	\$0	\$0
LAND	\$0	\$0	\$0	\$0	\$0	\$0
CONSTRUCTION	\$1,615,000	\$0	\$0	\$0	\$0	\$1,615,000
EQUIPMENT/FURNISHINGS	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$1,615,000	\$0	\$0	\$0	\$0	\$1,615,000
REVENUES	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0
MOTOR FUEL TAX	\$1,140,000	\$0	\$0	\$0	\$0	\$1,140,000
CAPITAL IMPROVEMENT	\$0	\$0	\$0	\$0	\$0	\$0
WATER	\$200,000	\$0	\$0	\$0	\$0	\$200,000
SANITARY SEWER	\$65,000	\$0	\$0	\$0	\$0	\$65,000
STORM WATER	\$210,000	\$0	\$0	\$0	\$0	\$210,000
BONDS	\$0	\$0	\$0	\$0	\$0	\$0
GRANTS/OTHER	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$1,615,000	\$0	\$0	\$0	\$0	\$1,615,000
OPERATING	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	TOTAL
PERSONNEL	\$0	\$0	\$0	\$0	\$0	\$0
MAINT./OPERATIONS	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING COST	\$0	\$0	\$0	\$0	\$0	\$0
(OPERATING REVENUES)	\$0	\$0	\$0	\$0	\$0	\$0



CITY OF BLOOMINGTON  
 CAPITAL IMPROVEMENTS PROGRAM FY 2013- FY 2017

<i>FUNDING SOURCE(S)</i>	<i>DEPARTMENT</i>	<i>DIVISION/PROGRAM</i>	<i>WARD</i>
Motor Fuel Tax, Water	Public Works - Engineering Division	Russ Waller	1 & 2
<i>PROJECT TITLE</i>		<i>ACCOUNT NUMBER</i>	
Morris Ave Reconstruction: Fox Hill Apts - Six Points Rd			

 **CITY OF BLOOMINGTON**  
 Public Works Department  
 2/3/2011

**Morris Avenue Reconstruction  
 Fox Hill Apts to Six Points Rd**

