



AGENDA  
PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, JUNE 23, 2021 4:00 P.M.  
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:  
[www.cityblm.org/live](http://www.cityblm.org/live)

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at [www.cityblm.org/register](http://www.cityblm.org/register), and/or 2) those persons wishing to provide written comment must email their comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

Members of the public may also attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely. The rules for participation and physical attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at [www.cityblm.org/register](http://www.cityblm.org/register).

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

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Approval of the minutes of the May 12, 2021 regular Planning Commission meeting.

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

- A. PR-05-21 Public hearing, review, and action on a petition submitted by CFT Developments for a legislative site plan review for a new restaurant in the B-1 General Commercial District for the property located at 1901 W Market Street (PIN: 21-06-226-005). (Ward 7)

6. OLD BUSINESS
7. NEW BUSINESS
8. ADJOURNMENT



**DRAFT  
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF  
BLOOMINGTON, ILLINOIS  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, MAY 12, 2021 4:00 P.M.  
THIS MEETING WAS HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:  
[www.cityblm.org/live](http://www.cityblm.org/live)**

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting registered at [www.cityblm.org/register](http://www.cityblm.org/register), and/or 2) those persons wishing to provide written comment emailed their comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

Members of the public could also attend the meeting at City Hall. Attendance was limited to 10 people including staff and Board/Commission members and required compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees were encouraged to attend remotely.

The Planning Commission convened in Regular Session virtually via Zoom conferencing with City Planner Katie Simpson, Assistant Director Kimberly Smith, and Tyson Mohr in-person in City Hall’s Council Chambers at 4:00 p.m., Wednesday, May 12, 2021.

The meeting was called to order by Vice Chair Mohr and livestreamed to the public at [www.cityblm.org/live](http://www.cityblm.org/live).

**ROLL CALL**

Attendee Name	Title	Status
Mr. Tyson Mohr	Vice Chair	Present
Mr. Justin Boyd	Commissioner	Present
Mr. Thomas Krieger	Commissioner	Present
Mr. Mark Muehleck	Commissioner	Present
Mr. David Stanczak	Commissioner	Present
Mr. John Danenberger	Commissioner	Present
Mr. Brady Sant-Amour	Commissioner	Present
Mr. Benjamin Muncy	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present

**DRAFT  
MEETING MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE PLANNING COMMISSION OF BLOOMINGTON, ILLINOIS  
WEDNESDAY, MAY 12, 2021**

Mr. Craig McBeath	Information Systems Director	Present
Ms. Katie Simpson	City Planner	Present
Ms. Kimberly Smith	Assistant Economic & Community Development Director	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

### COVID-19

This meeting was held virtually via livestream pursuant to the gubernatorial executive order 2021-06. Public comment was accepted until 15 minutes before the start of the meeting.

### PUBLIC COMMENT

No public comment.

### MINUTES

Mr. Boyd motioned to approve the minutes from the regular April 28, 2021 meeting. Mr. Stanczak seconded. Roll call vote: Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Mr. Mohr - Yes. The motion was approved (8-0-0).

### REGULAR AGENDA

- A. **PR-03-21** Public hearing, review, and action on a petition submitted by Travis Wieland of Cushing's Commercial Carpet for a legislative site plan review with variance request(s) for a building addition, for the property located at 1107 & 1109 W Chestnut Street (PIN: 21 -05 -228-006; 21 -05-228-008). (Ward 7)

Ms. Kelly provided the staff report. She described the staff positive recommendation and identified physical hardship associated with the size of the lot. She described the project and proposed construction. Ms. Kelly explained the standards for approval, staff analysis, and requested variances. She stated that staff is recommending an additional condition to provide screening for the dumpster.

Mr. Mohr asked what the role of Planning Commission is in relation to the consideration of variances. Ms. Simpson explained that it is related to the Zoning Ordinance's permission of concurrent applications.

Travis Wieland was sworn in for testimony. He explained that the addition would facilitate the expansion of his business and their ability to stay in their current location.

A letter from the property owner of 1111 W Chestnut supporting the proposed addition was entered into the record.

Mr. Stanczak motioned to establish the findings of fact as presented by staff. Mr. Muehleck seconded. Mr. Boyd spoke to the importance of economic investment in west side Bloomington. Roll call vote: Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes,

Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

Mr. Boyd motioned to recommend approval of the site plan and requested variances as well as the recommended condition. Roll call vote: Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

- B. PR -04-21** Public hearing, review, and action on a petition submitted by Jeffrey & Jeremy Schoenherr for a legislative site plan review and variance request(s) for a new car wash, for the property located at 1509 E. Vernon Avenue (PIN: 14 -35-127-025). (Ward 5)

Ms. Simpson stated staff's positive recommendation of the proposed car wash and requested variances. She contextualized the site's physical conditions and surrounding uses. The site is identified as a Tier 1 Infill Redevelopment Priority by the Comprehensive Plan.

Ms. Simpson outlined the requested variances and conditions staff had originally proposed. The applicant provided a revised site plan incorporating the suggested conditions.

Vice Chair asked whether the pedestrian walkway is necessary. Ms. Simpson stated it is required by the Zoning Ordinance and relates to the site's accessibility.

Neil Finlen was sworn in for testimony. He spoke to the property's longtime vacancy and the amenability of neighboring properties' owners to the proposed development. He stated he felt the spirit of the Zoning Ordinance is adhered to and that the proposed development is the best possible use of the subject property.

A letter in support of the proposed development from a neighboring property owner was entered into the record.

Mr. Boyd motioned to establish the findings of fact as presented by staff. Mr. Krieger seconded. Roll call vote: Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

Mr. Krieger motioned to recommend approval of the proposed development and requested variances. Mr. Boyd seconded. Roll call vote: Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Yes. The motion was approved (8-0-0).

## **OLD BUSINESS**

No items.

## **NEW BUSINESS**

- A. Election of Chair

Mr. Muehleck nominated Tyson Mohr for Chair. Mr. Boyd seconded. Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Yes, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Abstain. The motion was approved (7-0-1).

B. Election of Vice Chair

Mr. Muehleck nominated Justin Boyd for vice chair. Mr. Krieger seconded. Mr. Sant-Amour - Yes, Mr. Stanczak - Yes, Mr. Danenberger - Yes, Mr. Boyd - Abstain, Mr. Muehleck - Yes, Mr. Krieger - Yes, Mr. Muncy - Yes, Vice Chair Mohr - Yes. The motion was approved (7-0-1).

C. Introduction of New Commissioner - Benjamin Muncy

**ADJOURNMENT**

Mr. Boyd motioned to adjourn. Mr. Danenberger seconded. All were in favor. The meeting was adjourned at 4:52 PM.

DRAFT



## PLANNING COMMISSION

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**TO:** Planning Commission  
**FROM:** Economic & Community Development Department  
**DATE:** June 23, 2021  
**CASE NO:** PR-05-21, Site plan review  
**REQUEST:** Public hearing, review, and action on a petition submitted by CFT Developments for a legislative site plan review for a new restaurant, in the B-1 General Commercial District for the property located at 1901 W Market Street (PIN: 21-06-226-005). (Ward 7)

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**Above:** 1901 W Market Street, outlined in black.

### NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, June 7, 2021. Courtesy notices were mailed to 95 property owners within 500 feet of the subject property.

### PROPERTY INFORMATION

Subject Property: 1901 W Market Street  
Applicant: CFT Developments  
Existing Zoning: B-1, General Commercial District  
Existing Land Use: Vacant (former gas station)  
Property Size: 1.50 acres  
PIN: 21-06-226-005

**SURROUNDING ZONING AND LAND USES**

	Zoning	Land Uses
North	B-1	Vacant
South	B-1, M-2 (McLean County)	Restaurants, automotive services, hotels
East	B-1, M-2 General Manufacturing, B-2 Local Commercial	Restaurants, automotive services and truck stops, financial services
West	B-1, R-1B Single-Family Residence	Automotive services, restaurants, single-family homes

**PROJECT DESCRIPTION**

*Background:*

The subject property at 1901 W Market Street consists of 1.50 acres of land located toward the westernmost limits of the City’s municipal boundaries, within 0.15 miles of access ramps for I-55 and I-74. The property was in use as a gas station between 1978 and the early 2010s, until its demolition in 2017. The property has remained vacant since this time.

*Petitioner’s request:*

The applicant seeks to construct a new drive-through Panda Express at the subject property. The site as proposed would consist of a restaurant space measuring 2,381 square feet in area and a queuing lane capable of accommodating at least fifteen cars at a time. The site would also feature two bicycle parking spaces and 65 vehicular parking spaces, 35% over the minimum requirement of 48 parking spaces.

The provision of parking spaces exceeding 25% of the minimum requirement is permitted through the site plan review process (Ch. 44-12.2E). In order for additional parking to be approved, the petitioner must provide a traffic demand study based on the parking generation standards of the Institute of Traffic Engineers or Urban Land Institute indicating that the proposed excess parking is warranted based on the trip generation of similar uses (Ch. 44-12.8). At the time of this report, staff has received a parking demand letter citing transaction counts at a Panda Express in Joliet, IL to justify the parking request; however, it does not meet the criteria of a parking demand study as specified in Ch. 44-12.8. Staff has

therefore included the provision of such a parking demand study as a condition of the site plan’s approval.



**Figure 1 (left):** Annual average daily traffic count (source: Illinois Department of Transportation).

IDOT reports the average traffic count for this section of Market Street (between Truckers Lane and Martin Luther King Jr. Drive) as being 17,300 daily trips (Figure 1).

*Compliance with the Comprehensive Plan:*

The subject property is located identified as a regional commercial center by the Comprehensive Plan’s Future Land Use map and as a Tier 1 priority for infill development by the Land Use Priorities map. The proposed development also aligns with the following Comprehensive Plan goals:

- Goal ED-4 Enhance Bloomington’s image as a business-friendly community.
  - Objective ED-4.2 Prioritize infill and redevelopment to spur growth and reinvestment in the City.
    - Action ED-4.2e. Target efforts to improve areas identified in the redevelopment areas map, prioritizing as opportunities are presented

**ZONING & BULK REQUIREMENTS**

Division 5. Bulk Requirements

Standard	Required	Provided	Comments
Max. floor area ratio	0.8	0.03	Compliant
Front yard setbacks	N/A	12’	Compliant
Side yard building setbacks	5’	6’	Compliant
Rear yard building setbacks	5’	54’	Compliant
Building height	N/A	22’6”	Compliant

Division 12. Off-Street Parking and Loading

Standard	Required	Provided	Comments
Parking spaces	48 spaces	65 spaces	Increase requested
Parking adjustment	-10% applicable	Not requested	N/A
Bicycle parking	2 spaces	2 spaces	Compliant
Min. stacking lane width	12’	12’	Compliant
Min. stacking space depth	20’	20’	Compliant
Bypass lane	Required, 10’ min. width	Provided	Compliant
Min. aisle width	24’	24’	Compliant
Min. parking stall dimensions (width/length)	8.5’ x 18’	8.5’ x 18’	Compliant
5 ft pedestrian path to entrance	Required	Provided	Compliant

Division 13. Landscaping Requirements

Standard	Required	Provided	Comments
Parking lot perimeter landscaping (front/sides/rear)	12’/6’/6’	12’/6’/54’	Compliant
Building foundation landscaping	Not required	Not provided	Compliant
Landscaping island required every 10 parking spaces	Required	Provided	Compliant
Dumpster screening	6’ tall screen	7’4” tall screen	Compliant
Transitional yard landscaping	Not required	Not provided	Compliant
Lighting plan	Required	Provided	Compliant
Storm water management	Required	Fee in lieu paid	Compliant

**STANDARDS FOR REVIEW**

*Ch. 44, 17-9 Legislative site plan review.*

The Site Plan review process is intended to protect the public interest in safety, economy, and from adverse site development that may be detrimental to neighboring property owners



and the surrounding area. The following standards and objectives shall guide the review of City staff, the Planning Commission, and the City Council in making a determination on the proposed Site Plan:

- a) *The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.* The proposed use is compatible with the character of this corridor of W Market Street, which is highly trafficked due to its proximity to the interstate, and predominantly commercial in nature. The design proposed meets setback and landscaping requirements, providing a buffer to adjacent properties. The location of queuing and parking areas as well as access drives minimizes potential conflicts in internal circulation. **The standard is met.**
- b) *The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.* The site plan as proposed is compliant with the Zoning Ordinance in terms of landscaping and screening, queuing capacity, and photometric levels. The additional parking requested will reduce the likelihood that adjacent properties are impacted by high volumes of traffic at this site. The proposal additionally facilitates reinvestment in a vacant property. Contingent upon the findings of the traffic demand study, **the standard may be met.**
- c) *The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.* The site is accessible by and directly situated on W Main Street. Staff concerns regarding the arrangement of access drives and sidewalks to the south of property have been resolved with IDOT's approval. **The standard is met.**
- d) *The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.* The proposal will facilitate reinvestment and infill development along a major commercial corridor, enhancing the aesthetic and economic value of the area. The proposed use is compatible with surrounding commercial uses, and the excess parking requested may reduce the likelihood that the project impacts residential properties to the west. **The standard is met.**

#### **STAFF RECOMMENDATION**

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

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

Motion to recommend that City Council approve the legislative site plan review for a new restaurant in the B-1 General Commercial District for the property located at 1901 W Market Street (PIN: 21-06-226-005) (Ward 7) with the following condition:

- That a traffic demand study supporting the need for additional parking be submitted prior to City Council approval.

Respectfully submitted,  
Caitlin Kelly  
Assistant City Planner

Attachments:

- Draft ordinance
- Proposed site plan
- Site plan review petition, available [online](#)
- Aerial and zoning maps
- Neighborhood notice and map

**DRAFT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING A SITE PLAN FOR NEW CONSTRUCTION OF A RESTAURANT  
IN THE B-1 GENERAL COMMERCIAL DISTRICT, FOR PROPERTY LOCATED AT 1901 W  
MARKET STREET.**

WHEREAS, there was heretofore filed with the Economic and Community Development Department of the City of Bloomington, McLean County, Illinois, a petition and site plan requesting approval of Legislative Site Plan review for new construction of a restaurant in the B-1 General Commercial District for certain premises hereinafter described in Exhibit A; and

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

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

WHEREAS, the Bloomington Planning Commission also recommended that the City Council adopt the additional condition into the site plan shown in Exhibit B; and,

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

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

1. The above recitals are hereby incorporated into this Ordinance.
2. The City Council adopts the findings of fact for the Site Plan Review as recommended by the Planning Commission.
3. The City Council adopts the findings of fact for the Variance as recommended by Planning Commission.
4. The City Council hereby approves the Site Plan for the new construction of a restaurant for the property at 1901 W Market Street legally described in Exhibit A and depicted in Exhibit(s) B with the following condition:
  - a. Conditions
    - i. That a traffic demand study supporting the need for additional parking be submitted prior to City Council approval.

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

PASSED this 26<sup>th</sup> day of July, 2021

APPROVED this \_\_\_\_\_ day of July, 2021

\_\_\_\_\_  
Mboka Mwilambwe, Mayor

ATTEST:

\_\_\_\_\_  
Leslie Smith-Yocum, City Clerk

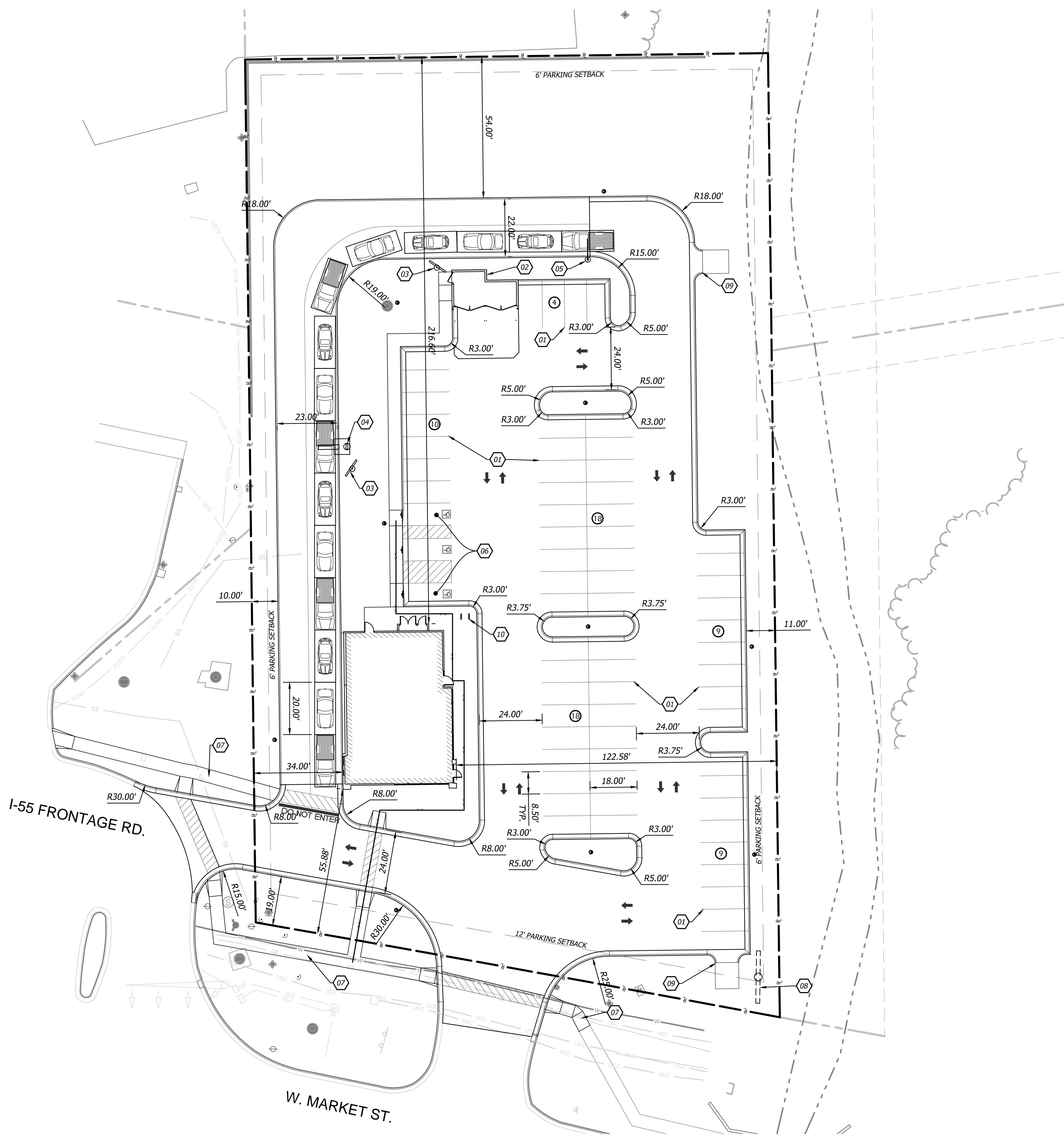
DRAFT

**Exhibit A**  
**“Legal Description”**  
**1901 W Market Street**

A part of the Northeast  $\frac{1}{4}$  of Section 6, Township 23 North, Range 2 East of the Third Principal Meridian, more particularly described as follows:

Commencing at the Southwesternmost corner of a tract of land conveyed to the City of Bloomington, as recorded in Book 335 of Deeds at Page 521, McLean County, Illinois, thence North 51.65 feet along the West line of said tract to the Point of Beginning. From said Point of Beginning thence North 330 feet along the West line of said city of Bloomington tract, thence East 200 feet at right angles to the West line of said City of Bloomington tract, thence South 358 feet parallel with the West line of said City of Bloomington tract to the North right of way line of FAI Route 03 Sec.57-6 as recorded in Book 14 of Plats at Page 102, McLean County, Illinois, thence Northwesterly 202 feet along a curve of radius, 17,088.8, said curve being concave to the North and forming said North right of way line to the Point of Beginning, in McLean County, Illinois.

Jun 04, 2021 10:09am Plotted By: harky@bhc  
 K:\268600-panda express - master\2018\268600-26-bhcmaster\11\04-DWG\Eng\Sheet\268600-26-SITE-SITE.dwg Layout: Site Plan



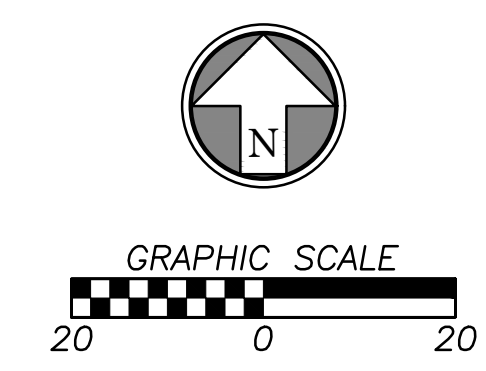
SITE DATA	
<b>SITE</b>	
SITE AREA:	1.60 AC 69,829 SF
IMPERVIOUS AREA:	44,131 SF (63.2%)
FLOOR AREA RATIO:	3.4%
<b>BUILDING</b>	
BUILDING AREA:	2,381 SF (3.4%)
<b>PARKING</b>	
PARKING PROVIDED:	65 STANDARD 3 HANDICAP (1 VAN)
PARKING REQUIRED: (1 SPACE PER 50 GSF)	48
ADA STALLS: (BASED ON 65 PROVIDED PARKING STALLS)	3

**ZONING**  
B-1 GENERAL COMMERCIAL DISTRICT

- CONSTRUCTION NOTES**
- 01 LEAD FREE, WATER-BORNE EMULSION BASED WHITE TRAFFIC PAINT FOR PARKING LOT STALL STRIPING (TYP.).
  - 02 DUMPSTER AND SCREENING ENCLOSURE. SEE ARCHITECT'S PLANS
  - 03 MENU BOARD.
  - 04 SPEAKER BOX.
  - 05 DRIVE THRU CLEARANCE BAR.
  - 06 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION.
  - 07 CONCRETE SIDEWALK
  - 08 PYLON SIGN.
  - 09 PROPOSED CURB CUT WITH RIPRAP
  - 10 TWO "U" SHAPE BIKE RACKS

**SITE LEGEND**

	PROPOSED BUILDING
	PARKING STALL COUNT
	CURB WITH NO GUTTER
	STANDARD CURB & GUTTER
	ACCESSIBLE ADA ROUTE
	PARKING SETBACK



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ISSUE DATE:**

NO.	DESCRIPTION	DATE

DRAWN BY: KMY

PANDA PROJECT #: S8-21-D4440  
PANDA STORE #: 2889  
ARCH PROJECT #: 21044.008

NOT FOR CONSTRUCTION

ARCHITECT:  
**hckloverarchitect**  
8813 PENROSE LANE, SUITE 400  
LENEXA, KS 66219  
ph: 913.649.8181 • fx: 913.649.1275

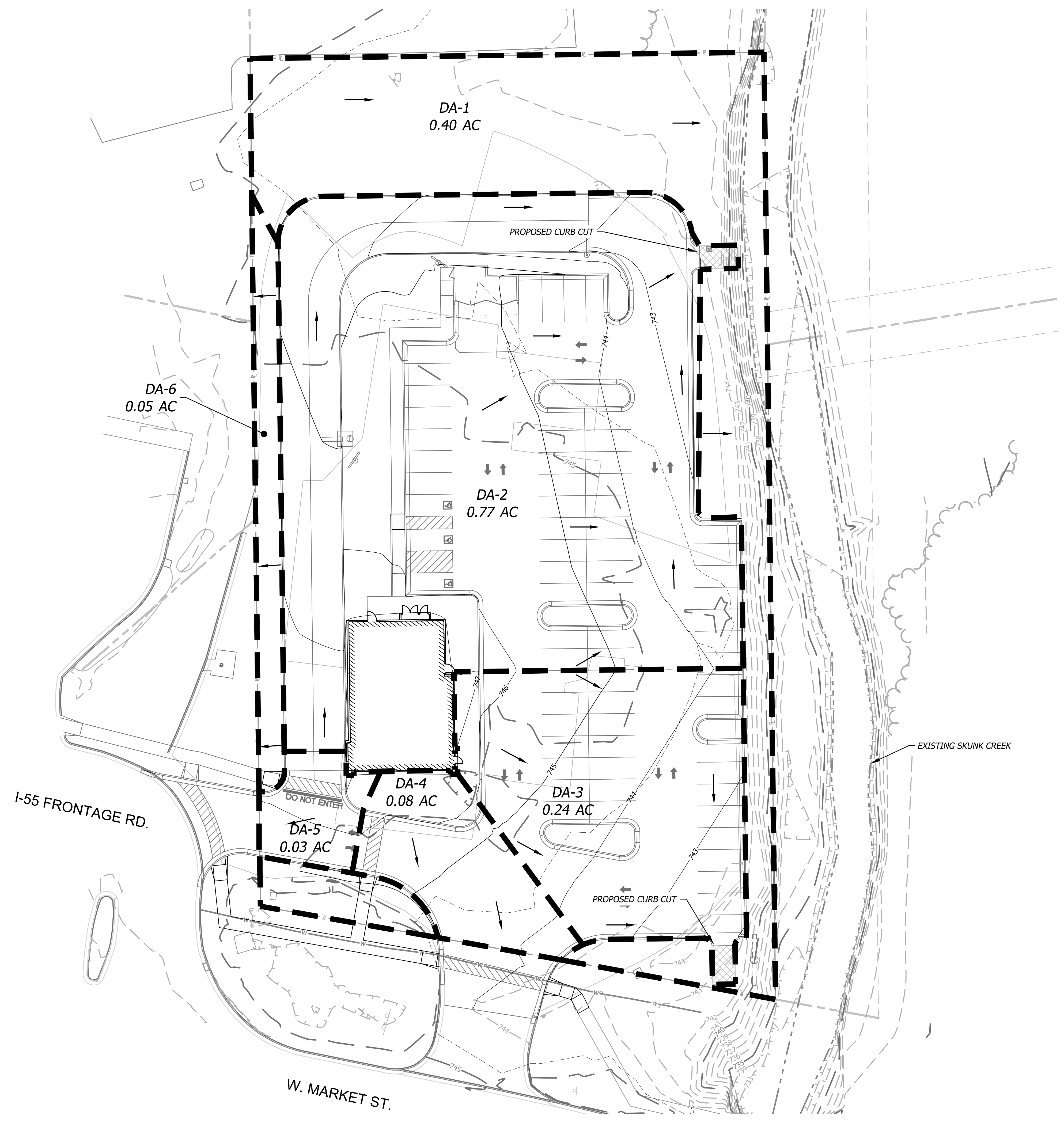
**PANDA EXPRESS**  
TRUE WARM & WELCOME  
Bloomington, IL 61701  
1901 W. Market Street

SITE PLAN

**C1**

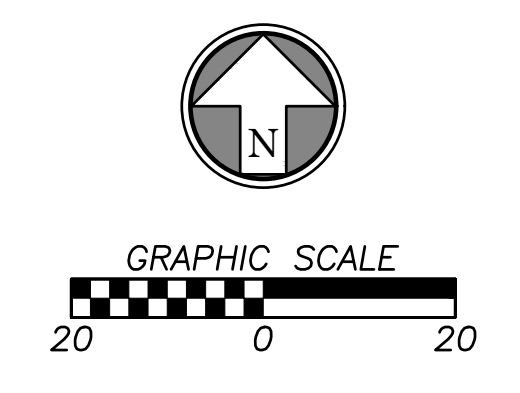
TRUE WARM & WELCOME 2300 R5

May 12, 2021 - 6:57pm - Plotted By: kurt.yoder  
 V:\026600-26\panda express - master\2018\026600-26-abc\plan\04-DWG\Ext\Sheet\026600-26-SITE-DRAW.dwg Layout: Proposed Drain Map



**DRAINAGE LEGEND**

	DRAINAGE AREA BOUNDARY
	DRAINAGE DIRECTION
	PROPOSED FINISH GRADE MAJOR CONTOUR
	PROPOSED FINISH GRADE MINOR CONTOUR
	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
	PROPERTY LINE
	RIGHT-OF-WAY LINE



**BHC**  
 CIVIL ENGINEERING / SURVEYING / UTILITIES  
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 Overland Park, Kansas 66210  
 p. (913) 663-1900  
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 1683 Walnut Grove Ave.  
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 91770  
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 Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:

SITE PLAN REVIEW	5-12-21

DRAWN BY: KMY  
 PANDA PROJECT #: S8-21-D4440  
 PANDA STORE #: 2889  
 ARCH PROJECT #: 21044.008

NOT FOR CONSTRUCTION

ARCHITECT:  
  
 8813 PENROSE LANE, SUITE 400  
 LENEXA, KS 66219  
 ph: 913.649.8181 • fx: 913.649.1275

**PANDA EXPRESS**  
 TRUE WARM & WELCOME  
 Bloomington, IL 61701  
 1901 W. Market Street

DRAINAGE PLAN

**C2**





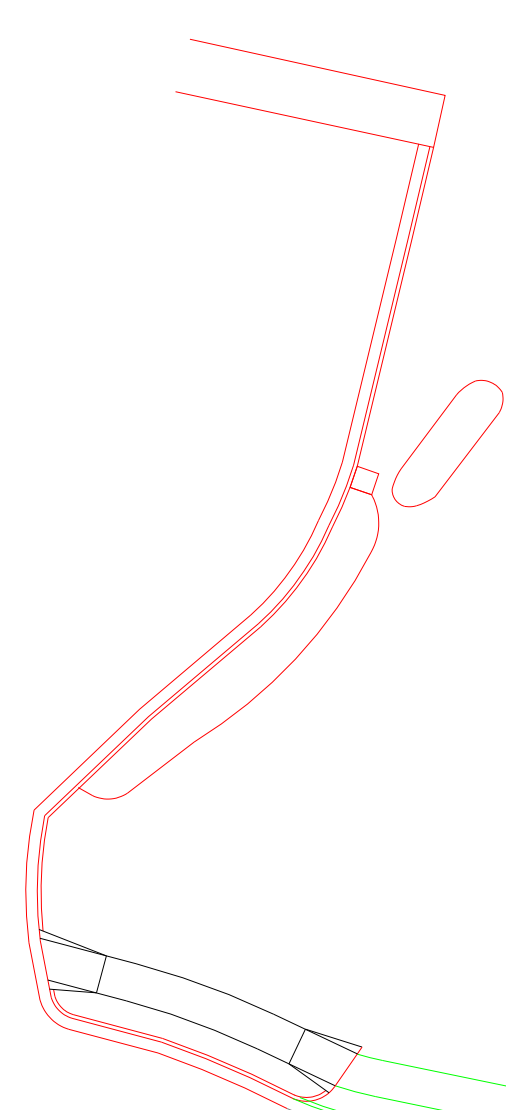


Symbol	Label	QTY	Catalog Number	Description	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency
□	A	8	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	0.85	148.5	100%
□	B	0	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	13767	1	0.85	148.5	100%
□	D	1	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	0.85	297	100%

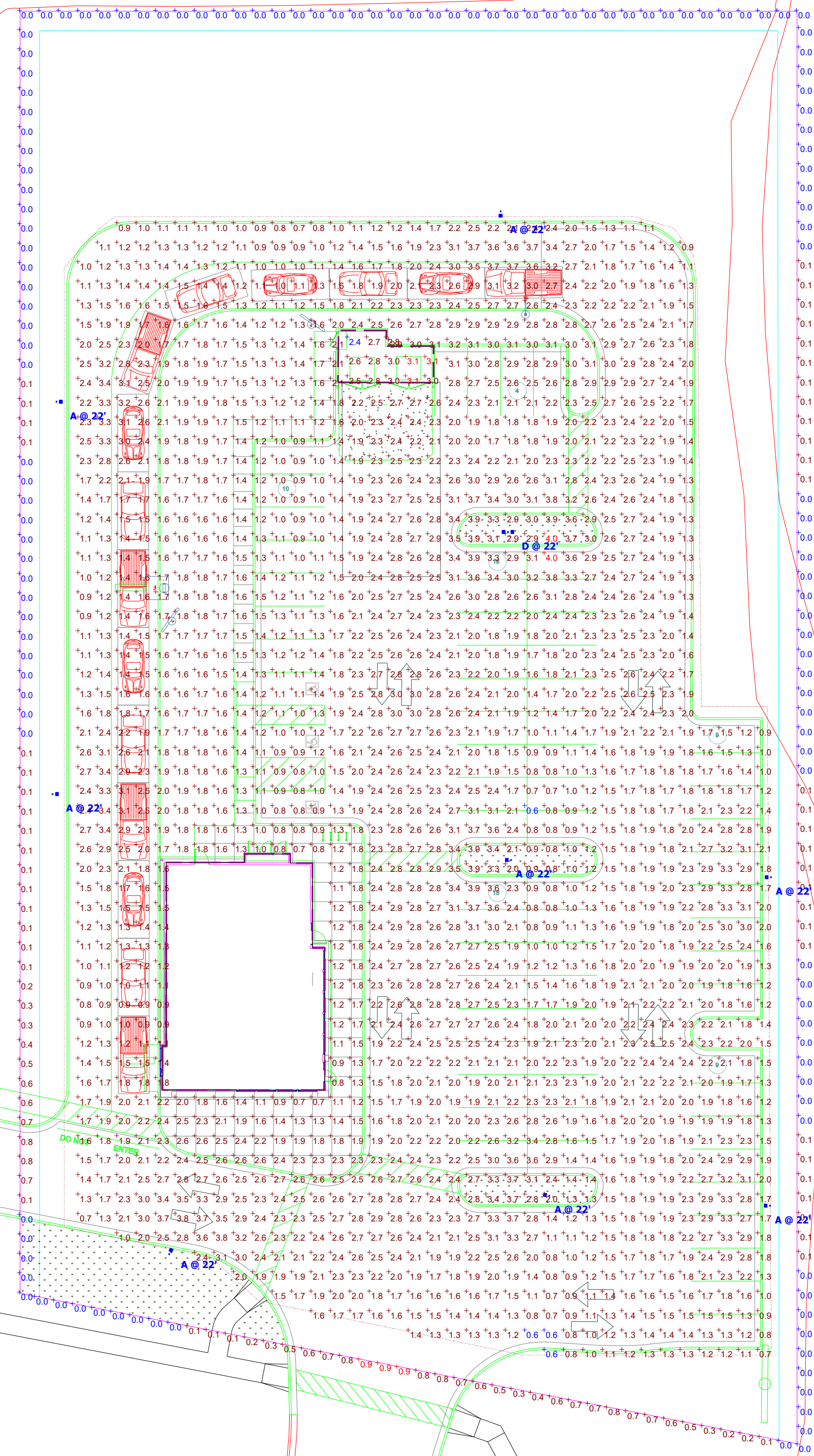
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	2.0 fc	4.0 fc	0.6 fc	6.7:1	3.3:1
CALC SUMMARY- PROPERTY LINE	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	2.8 fc	3.1 fc	2.4 fc	1.3:1	1.2:1

**Note**

1. MOUNTING HEIGHT OF 22' (20'POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600



**Plan View**  
Scale - 1" = 25ft



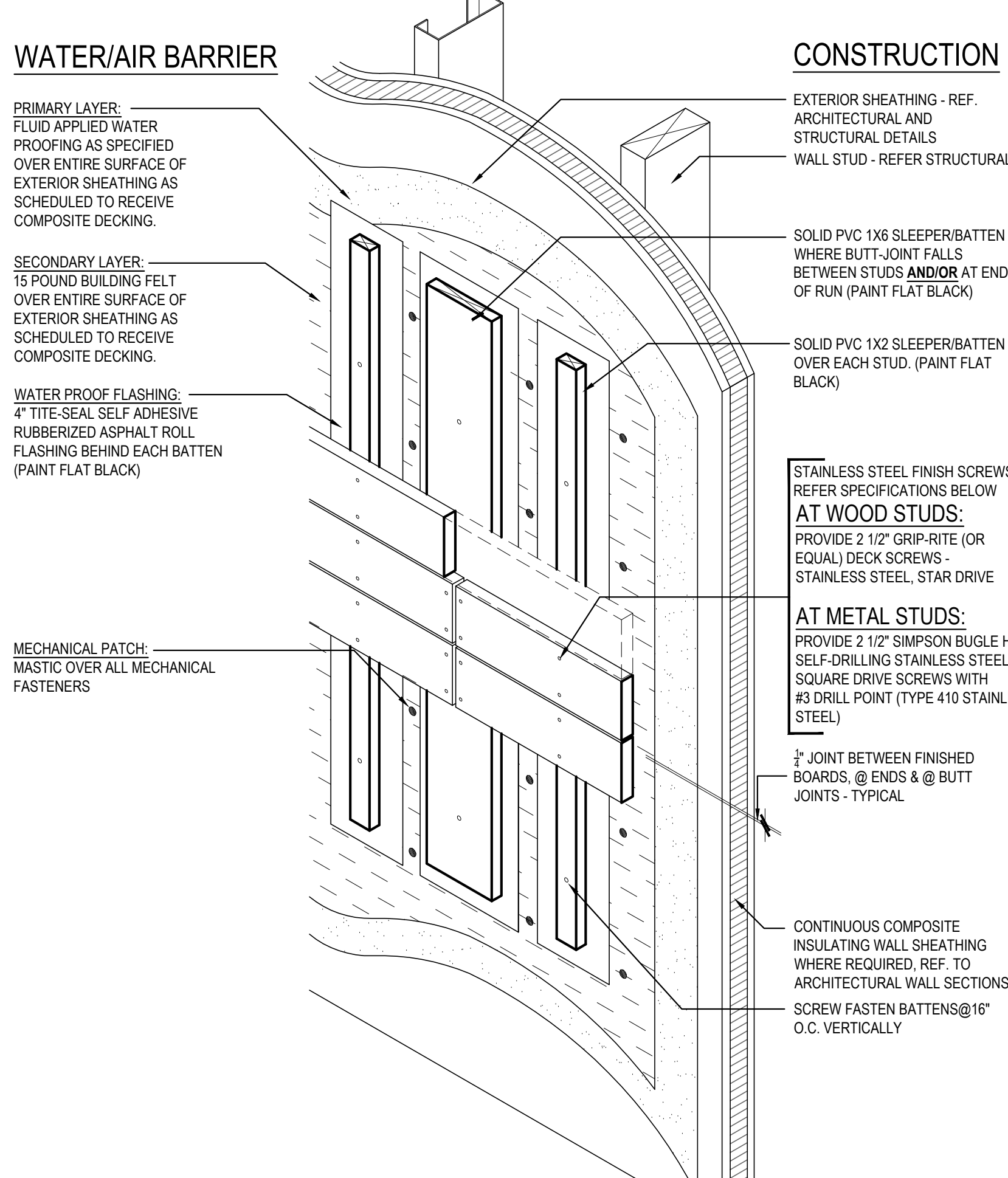
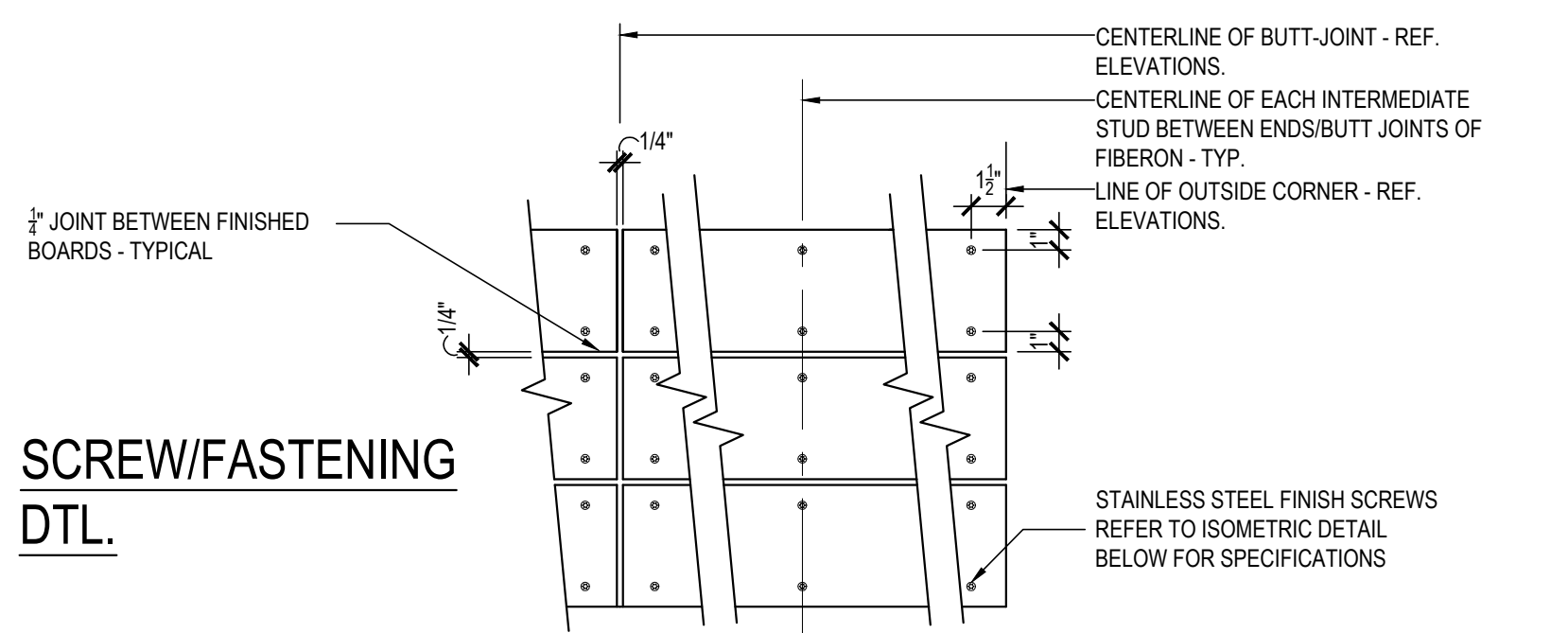
PANDA EXPRESS  
BLOOMINGTON, IL

**Designer**  
R. ZINSELMEIER  
**Date**  
06/04/2021  
**Scale**  
NOTED  
**Drawing No.**  
Summary

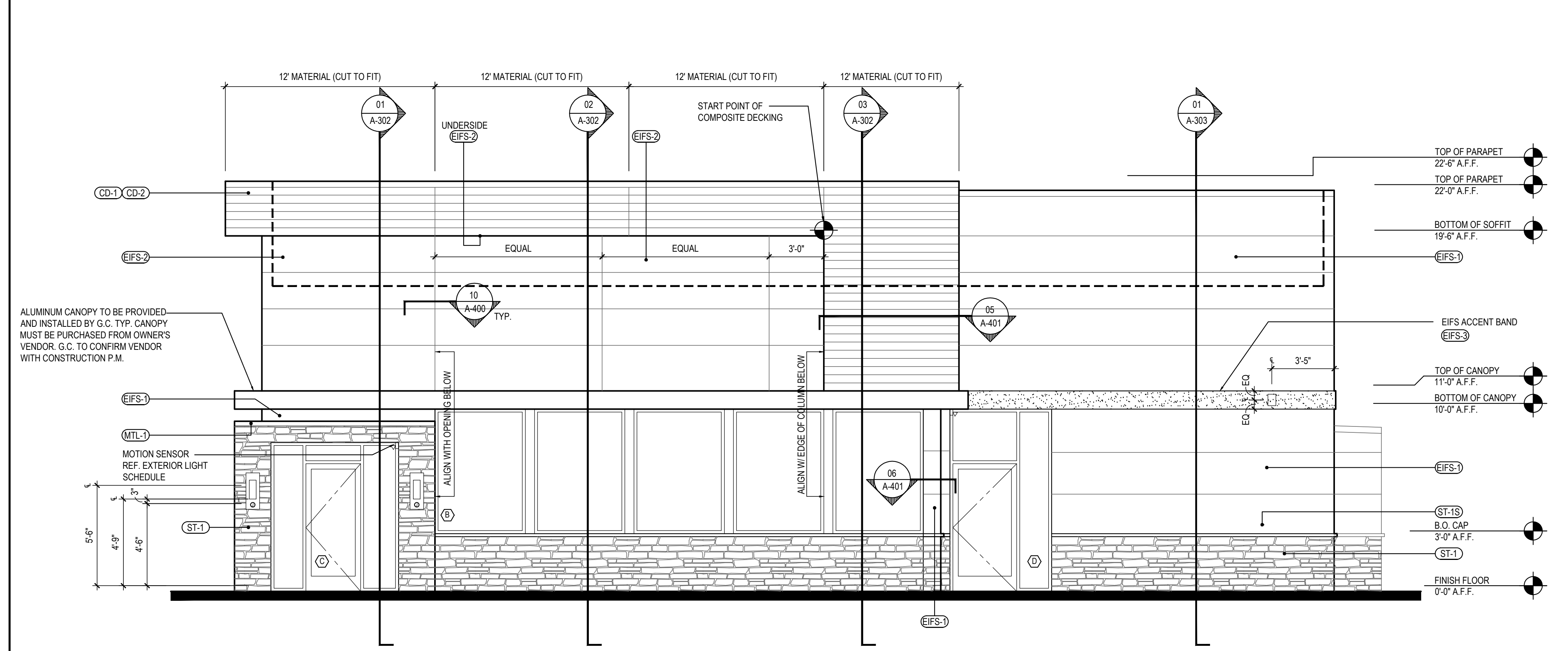






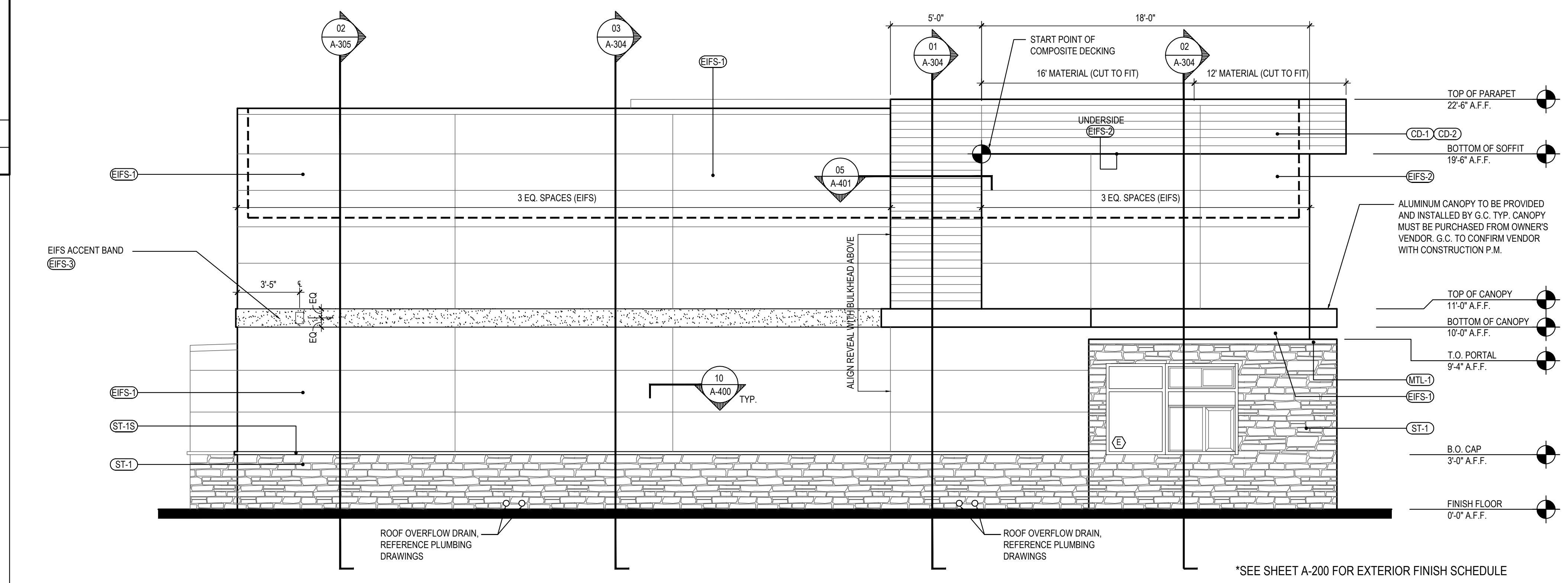


**COMPOSITE DECK FASTENING & WATER PROOFING** 3  
Scale = 1 1/2" = 1'-0" A-201



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

**EAST ELEVATION** 2  
Scale = 1/4" = 1'-0" A-201



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

**WEST ELEVATION** 1  
Scale = 1/4" = 1'-0" A-201



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:

SITE PLAN REVIEW	5-12-21

DRAWN BY: AE

PANDA PROJECT #: S8-21-D4440  
PANDA STORE #: 2889  
ARCH PROJECT #: 21044.008

**hckloverarchitect**  
8813 Penrose Lane, Suite 400,  
Lenexa, KS 66219  
ph: 913.649.8181 • fx: 913.649.1275

**PANDA EXPRESS**  
TRUE WARM & WELCOME  
Bloomington, IL 61701  
1901 W. Market Street

**A-201**  
EXTERIOR  
ELEVATIONS  
TRUE WARM & WELCOME 2300 R5



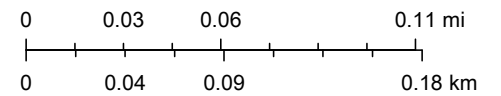


# PR-05-21 Aerial Map



6/8/2021, 4:28:54 PM

1:4,514



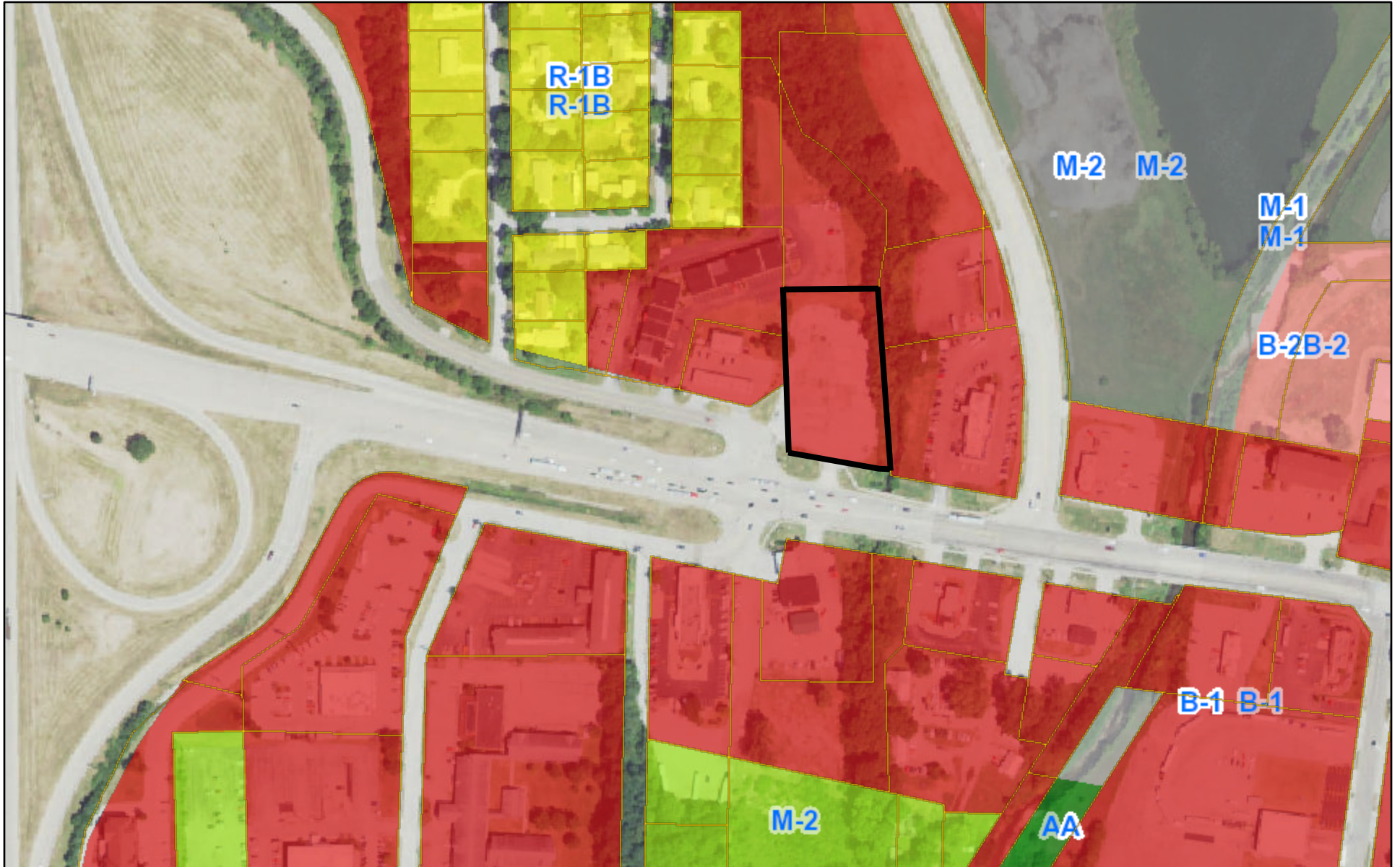
McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS,

Web AppBuilder for ArcGIS

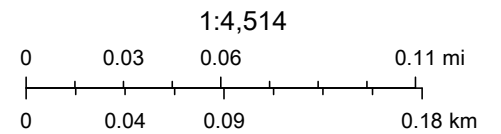
McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | <http://www.McGIS.org/License> | Mclean County Museum of History | McGIS | FEMA, McGIS | City of Bloomington |



# PR-05-21 Zoning Map



6/8/2021, 4:27:59 PM



McGIS-McLean County GIS, Esri, HERE, Garmin, INCREMENT P, USGS,

Web AppBuilder for ArcGIS

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

June 4, 2021

Dear Property Owner or Occupant:

The Planning Commission of the City of Bloomington, Illinois, will hold a virtual public hearing on Wednesday, June 23, 2021 at 4:00 PM at [www.cityblm.org/live](http://www.cityblm.org/live) on an application submitted by CFT Developments (1120 N Town Ctr Dr., Suite 150, Las Vegas, NV 89144).

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's requests at the scheduled public hearing.

The applicant is requesting a legislative site plan review for a new restaurant, with variance(s) in the B-1 General Commercial District for the property located at 1901 West Market Street. PIN: 21-06-226-005.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at [www.cityblm.org/planning](http://www.cityblm.org/planning). To provide testimony/public comment on this item please register at least 15 minutes in advance of the start of the meeting at <https://www.cityblm.org/register>. Public comments can also be emailed at least 15 minutes prior to the start of the meeting to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org).

Members of the public may attend the meeting at City Hall. Attendance will be limited to 10 people including staff and Board/Commission Members and will require compliance with City Hall COVID-19 protocols and social distancing. Participants and attendees are encouraged to attend remotely.

The rules for participation by physical attendance may be subject to change due to changes in law or to executive orders in relation to the COVID-19 pandemic occurring after the publication of this notice. Changes will be posted at [www.cityblm.org/register](http://www.cityblm.org/register).

If you desire more information regarding the proposed petition or have any questions, you may email [planning@cityblm.org](mailto:planning@cityblm.org) or call (309) 434-2226. Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at [www.cityblm.org](http://www.cityblm.org).

Sincerely,

Planning Division staff



Map of notified properties within 500 ft of subject property

