



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT
305 S. EAST ST., BLOOMINGTON, IL 61701
THURSDAY, NOVEMBER 16, 2023, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

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

4. Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

- A. Review and approval of the minutes of the October 19, 2023, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Session

- A. Consideration and action on Preservation Commission initiation of a Designation action to remove the S-4 (Historic Preservation District) Overlay from the property at 1002 S. Main Street, PIN 21-09-148-001. (Recommended Motion: Motion to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, with associated findings of fact.)
- B. Consideration and action on language updates related to Prevailing Wage in the Rust Grant and Funk Grant Guidelines. (Recommended Motion: Approval, denial, or approval with amendment of the proposed language.)

6. Old Business

7. New Business

8. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or mhurt@cityblm.org.



REGULAR AGENDA ITEM NO. 4.A.

FOR HISTORIC PRESERVATION COMMISSION: November 16, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Review and approval of the minutes of the October 19, 2023, regular meeting of the Bloomington Historic Preservation Commission.

RECOMMENDED MOTION: Motion to accept the minutes, as presented.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: N/A

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[HPC Minutes 2023-10-20 DRAFT](#)



**DRAFT
MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, OCTOBER 19, 2023, 5:00 PM**

The Historic Preservation Commission convened in regular session at 5:01 PM, October 19, 2023. Chair Greg Koos called the meeting to order.

Roll Call

Attendee Name	Title	Status
Sarah Lindenbaum	Commissioner	Present
Kim Miller	Commissioner	Present
Emma Meyer	Commissioner	Present
Dawn Peters	Commissioner	Present
Greg Koos	Commission Chair	Present
Paul Scharnett	Commission Vice Chair	Present
John Elterich	Commissioner	Present

City Staff present included Alissa Pemberton, City Planner; Jon Branham, City Planner; John Myers, Assistant City Planner; Kelly Pfeifer, Assistant Director of Economic & Community Development.

Public Comment

No public comment was provided.

Consent Agenda

Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to approve the consent agenda as presented.

AYES: Lindenbaum; Miller; Peters; Koos; Scharnett; Elterich.

ABSTAIN: Peters

Motion passed.

Item 4.A. Review and approval of the minutes of the August 17, 2023, regular meeting of the Historic Preservation Commission.

Regular Session

The following item was presented:

Item 5.A. BHP-46-23 Consideration, review and action on a request submitted by Joe Strano, for a Certificate of Appropriateness for window and porch repair and restoration on the property located at 2 White Place (PIN: 14-33-480-024).

Ms. Pemberton presented the staff report with recommendation for the approval for crown molding on front porch and window repair and restoration on the subject property. She noted the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Guidelines and that the materials proposed for replacement are beyond technically feasible repair.

Ms. Pemberton provided additional details on options and budget with recommendation for approval for a Funk Grant. She stated that the Historical Preservation Committee cannot award the full amount of the request due to an insufficient balance remaining for the fiscal year. She noted that the project is not eligible as a major restoration project.

Joseph Strano, Applicant, provided additional background on the request and discussed timelines for funding and amounts. The Commission and Applicant discussed project priorities and timelines for completion. Mr. Strano modified the request to be only for crown molding on the front porch and window repair and restoration.

No other public input was provided on the matter.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Joe Strano, for crown molding on front porch and window repair and restoration on the property located at 2 White Place.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.

Motion passed.

The following item was presented:

Item 5.B. BHP-47- 23 Consideration, review and action on a request submitted by Joe Strano, for a Funk Grant in the amount of \$ 5,000 for window and porch repair and restoration on the property located at 2 White Place. PIN: 14-33-480-024.

Joseph Strano, Applicant, modified his request to only include the crown molding on front porch and window repair and restoration. He stated he will be back next fiscal year to address the rest of the request, including an expanded scope of work for the porch.

Ms. Pemberton calculated the new cost of work to be \$3,425.00 allowing for \$1,712.50 to be awarded through the Funk Grant. She noted that awarding the full \$1,712.50 would leave \$2,625.00 remaining in the Funk Grant fund. She stated staff recommends approval for the Funk Grant in the amount of \$1,712.50.

No more public input was provided.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to establish findings that the project is eligible and to approve the request for a Funk Grant in the amount of up to \$1,712.50 for crown molding on front porch and window repair and restoration.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.

Motion passed.

The following item was presented:

Item 5.C. BHP- 48-23 Consideration, review and action on a request submitted by Amanda Bergus, for a **Certificate of Appropriateness** for the replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson Street. PIN: 21-03-304-012.

Ms. Pemberton provided the staff presentation. She stated that staff finds the scope of work meets the relevant standards and policies as presented in the Bloomington Architectural Review Guidelines and recommends approval of the scope of work and request for a Certificate of Appropriateness, as submitted by Amanda Bergus, for replacement of front porch materials and restoration of architectural features on the subject property. She noted that due to the degraded condition of the existing front porch the applicant replaced most of the materials late in the summer of 2023, with historically inappropriate materials and profiles. She stated the scope of work includes replacement of handrails and spindles, and new footings for added stability. Replacement materials will be installed in the same footprint as the previous railing. The full-height columns are in stable condition and will be kept. Proposed materials include cedar and pine; all will be painted in compliance with the Architectural Review Guidelines for porches.

Commissioner Lindenbaum asked for clarification on which portions of the porch are being removed and which are being maintained. Ms. Pemberton clarified that the only materials remaining from the previous porch are the full-height columns which have been covered but could be restored; all other materials have already been removed.

Amanda Burgus, Applicant, provided additional background information on the porch and how it was built. She stated that their plan is to keep the posts in the concrete and use a decorative piece to cover any of the black metal of the attachment brace. She stated the plan is to paint the entire porch white.

Commission Vice Chair Scharnett expressed concerns about the spindles and the posts. He explained that the turning of posts and spindles was done for functionality in addition to visual reasons, and recommended they turn their posts. He then expressed concerns about false historicism, regarding the profile of the proposed spindles.

The Commission discussed false historicism. They concluded that since staff could not locate photographs prior to the late 1980s, it would also be considered false historicism to require something that may not have been there, and that a return to the previously-existing profile of the last 40+ years would be sufficient.

Additional discussion regarding reinstallation of handrail posts at the outer edge of the concrete stoop occurred and the Applicant concurred with the Commission that reinstallation made sense. Vice Chair Scharnett recommended selection of a finial cap that provided protective characteristics in addition to visual interest.

No more public comment was provided.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to approve the scope of work and request for a Certificate of Appropriateness, as submitted by Amanda Bergus, for the replacement of front porch materials and restoration of architectural features on the property located at 1015 E. Jefferson, with condition that the hand rail posts on the exterior of the concrete landing be reinstalled, and all replaced posts be turned, or otherwise visually accented in a manner complementary to the remaining structural columns.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.

Motion carried.

Old Business

The following item was presented:

Item 6.A. Presentation and discussion on the applicability of Prevailing Wage to the Rust Grant and Funk Grant programs and projects.

Ms. Pemberton provided a staff presentation explain the Illinois Prevailing Wage Act and how it applies to the Funk and Rust Grant programs. Since the Funk and Rust Grants are allocated from the City's General Fund, the Act applies. The result of defining "Public Works," as per the Act, is that a minority of Funk Grant projects and a majority of Rust Grant projects will require prevailing wage. She explained the exemptions for project undertaken by the owner at an "owner-occupied single-family residence" or "owner-occupied unit of a multi-family residence," and how that language has been reflected in the guidelines for the Funk Grant, but not the Rust Grant.

The Commission and Staff discussed language and clarified portions of the Prevailing Wage Act and how it applies to the Funk and Rust Grants, including the definition of "owner-occupied" and how that may or may not be appropriately determined.

Mrs. Pemberton proposed to return with simplified changes for the next meeting.

New Business

Chair Koos requested that staff conduct research for possible grants and organizations to assist in conducting surveys of our historical properties and landmarks throughout the City of Bloomington. The Commission discussed, noting that grants may be available for new survey work and that a re-evaluation of older surveys, like the Historic Central Business District, could be an appropriate thesis project for a graduate student.

Adjournment

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to adjourn the meeting.

AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.
Motion carried (viva voce).

The Meeting Adjourned at 6:26 P.M.

CITY OF BLOOMINGTON

Greg Koos, Chair

Alissa Pemberton, Staff Liaison



REGULAR AGENDA ITEM NO. 5.A.

FOR HISTORIC PRESERVATION COMMISSION: November 16, 2023

WARD IMPACTED: Ward 6

SUBJECT: Consideration and action on Preservation Commission initiation of a Designation action to remove the S-4 (Historic Preservation District) Overlay from the property at 1002 S. Main Street, PIN 21-09-148-001.

RECOMMENDED MOTION: Motion to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, with associated findings of fact.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services
Goal 5. Great Place - Livable, Sustainable City

STRATEGIC PLAN SIGNIFICANCE:

Objective 1d. City services delivered in the most cost-effective, efficient manner
Objective 5b. City decisions consistent with plans and policies

BACKGROUND: The property at 1002 S. Main Street was designated S-4 in 2008 (Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (1855-1856) that was planned for disassembly, salvage, and rebuild.

- The structure was approved for demolition in 2009, and demo was completed in 2010.
- The property remains vacant with no evidence of improvement planned.
- The property has access to existing water and sewer services, and is located on a main transportation corridor; vacancy is not the highest and best use for the lot.
- The zoning restrictions of the S-4 Designation, associated with a structure that no longer exists, are no longer appropriate and run counter to the community's efforts to support infill and beneficial use of available urban density.

Recission and removal of the S-4 overlay requires the same two public hearings (one before HPC and one before PC) and final Council approval, as does application of the overlay in the first place. Nominating actions related to S-4 Designation may be initiated by "the Preservation Commission, at least 51% of the owners of record of the nominated property or structure(s), or the City Council...(\$ 44-804B(1)). The owner of record for the property was contacted by U.S. Mail, sent October 30, 2023, to inquire about the intent for the property and their interest in initiating this action as the property owner.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

ATTACHMENTS:

[Property Owner Inquiry for Recission](#)

[Ord. No. 2008-31](#)

[Z-04-08_Council Report_1002 S Main](#)



October 30, 2023

[REDACTED]
[REDACTED]
Bloomington, IL 61701

Transmitted via U.S. Mail and via Email to [REDACTED]

Re: Recission of S-4 Designation for 1002 S. Main Street

Dear [REDACTED],

I am writing to inquire about your intent for the property at 1002 S. Main Street, and your interest in having the S-4 (Historic Preservation District) Overlay removed.

The property was designated S-4 in 2008 (Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (1855-1856) that was planned for disassembly, salvage, and rebuild. Demolition was completed in 2009-2010, but as of today the property remains vacant.

Since the zoning restrictions of the S-4 Designation are associated with a structure that no longer exists, the restrictions are no longer appropriate and increase complexity for site redevelopment. This property has access to existing water and sewer services and is located on a main transportation corridor; vacancy is not the highest and best use for the lot.

The process for Recission is the same as that for Designation, and can be completed in as little as 60 days. Please let me know if you would like to initiate the Recission as the property owner.

You may contact me directly at apemberton@cityblm.org or (309) 434-21448.

Sincerely,

Alissa Pemberton
City Planner

Cc: Kelly Pfiefer, Assistant Director of Economic & Community Development

CITY OF BLOOMINGTON

2008-31

**An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1,
Highway Business District with an S-4, Historic Preservation District Overlay**

**Adopted by the City Council
of the City of Bloomington
on April 28, 2008**

Published in pamphlet form by authority of the City Council of the
City of Bloomington, McLean County, Illinois, on May 1, 2008

ORDINANCE NO. 2008 - 31

AN ORDINANCE REZONING 1002 South Main Street

FROM B - 1, Highway Business District TO B - 1, Highway Business District
with an S - 4, Historic Preservation District

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

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

1. That the premises hereinafter described in Exhibit(s) A shall be and the same are hereby rezoned from B - 1, Highway Business District to B - 1, Highway Business District, with an S - 4, Historic Preservation District
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning District overlay classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 28th day of April, 2008.

APPROVED this 29th day of April, 2008

StylfSA
Mayor

ATTEST:

Danny Cant
City Clerk

Exhibit A:

North 50' of the South 80' of Lot 3
in Wolcott's Addition
to the City of Bloomington, Illinois.

STATE OF ILLINOIS)
) ss.
COUNTY OF MCLEAN)

CERTIFICATE

I, Tracey Covert, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2008-31, entitled An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1, Highway Business District with an S-4, Historic Preservation District Overlay which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and a cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on May 1, 2008 and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on May 1, 2008.



Tracey Covert
City Clerk

FOR COUNCIL: APRIL 28, 2008

To: Honorable Mayor and Members of the City Council

From: Staff

Subject: Petition submitted by Hossein Nateghpour and Dana Kowaleski requesting the rezoning of 1002 South Main Street from B-1, Highway District to B-1, Highway Business District with the S-4 Historic Preservation District Overlay (**Ward 1**) (Case Z-04-08)

BACKGROUND INFORMATION:

Adjacent Zoning

north- B-1 Highway Business District
south- B-1 Highway Business District
east- R-1C Single Family Residence District
west- B-1 Highway Business District

Adjacent Land Uses

north- lawn mower repair shop
south- single family dwelling
east- single family dwelling
west- single family dwelling

Comprehensive Plan: recommends neighborhood commercial land use for the property in question

The 50'x 136' property in question contains a land area of 6,800 square feet and presently is the site of a vacant wood-framed storefront/residence and a small storage shed. This storefront building was listed in the first published Bloomington City Directory, dated 1855-56. The attached historical summary on 1002 South Main Street, prepared in January, 2008, by Mr. Greg Koos, Executive Director of the McLean County Museum of History, provides some background information on the historical significance of this building. In 1974, the Illinois Historic Preservation Agency had identified this building as being potentially eligible for inclusion on the National Register of Historic Places.

The petitioners recently purchased this property from the J. Austin Goforth Estate. They want to rehabilitate this building and bring it up to the standards of the International Property Maintenance Code. They are planning to disassemble it, salvage as many of its architectural elements as possible, and then rebuild it at the same location with both new materials and the salvaged architectural elements. They want to restore this building to its original architectural appearance.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION:

The Bloomington Historic Preservation Commission reviewed this petition on March 20, 2008 and passed a motion by a vote of 5 to 0 recommending to the Bloomington Planning Commission approval of Case Z-04-08 for the S-4, Historic Preservation District Overlay Zoning, on this property at 1002 South Main Street.

PLANNING COMMISSION PUBLIC HEARING:

The Planning Commission held a public hearing on this petition on Wednesday, April 9, 2008. Arguments in favor of this petition were presented at this hearing by Ms. Lorie Bruer, 705 West Mulberry Street, Bloomington, IL. Ms. Bruer, a building contractor, testified that she was representing the owners, Mr. Hossein Nateghpour and Mr. Dana Kowaleski, in this matter. She stated that they want to disassemble this building, salvage as much of it as possible, rebuild it on a new foundation, and restore it to its original architectural appearance. She noted that presently there no real foundation and there has been a significant of water damage to the building's interior as a result of storm water leaking through the roof. She testified that the petitioners could lease the restored building to someone wanting a small commercial business use with an attached residence. The units could be leased separately, or the entire structure could be sold.

Mrs. Deborah Leshner, 1008 South Main Street, Bloomington, IL., testified that she and her husband were concerned about how this change in zoning will affect their property. She stated that she is favors the rezoning the subject property but did not want her own property rezoned. Planning Commission Chairman Stan Cain assured Mrs. Leshner that her property is not included in this petition for rezoning.

Mrs. Velma Nordine, 905 South Center Street, Bloomington, IL., testified that she approves of this petition for rezoning. She stated that she is a member of the Old House Society and her house was built in 1894. She chastened the City for allowing the Walgreen's project at Wood and Center to tear down some wonderful old homes.

Mr. Doug Grovesteen, Director of Engineering, observed that the Main Street right-of-way directly in front of the subject property is under the jurisdiction of the Illinois Department of Transportation. He noted that permission will have to be obtained from the IDOT office in Paris, IL. if the petitioners want to install balconies or overhangs projecting over the Main Street right-of-way.

No testimony was presented in opposition to this petition at this public hearing.

PLANNING COMMISSION RECOMMENDATION:

After having given due consideration to this petition and the testimony presented at the public hearing, the Planning Commission passed a motion by a vote of 8 to 0 recommending City Council approval of this petition for rezoning in Case Z-04-08.

STAFF RECOMMENDATION:

Staff concurs with the Planning Commission and respectfully recommends Council approval of this petition as presented.

Respectfully,

Kenneth Emmons
City Planner

Tom Hamilton
City Manager

Motion:

That the Rezoning be approved and the Ordinance passed.

Motion: _____ Seconded by: _____

	Aye	Nay	Other		Aye	Nay	Other
Alderman Stearns				Alderman Finnegan			
Alderman Huette				Alderman Gibson			
Alderman Hanson				Alderman Schmidt			
Alderman Sage				Alderman Fruin			
Alderman Purcell							
				Mayor Stockton			



REGULAR AGENDA ITEM NO. 5.B.

FOR HISTORIC PRESERVATION COMMISSION: November 16, 2023

WARD IMPACTED: City-Wide Impact

SUBJECT: Consideration and action on language updates related to Prevailing Wage in the Rust Grant and Funk Grant Guidelines.

RECOMMENDED MOTION: Approval, denial, or approval with amendment of the proposed language.

STRATEGIC PLAN LINK:

Goal 1. Financially Sound City Providing Quality Basic Services

STRATEGIC PLAN SIGNIFICANCE:

Objective 1c. Engaged residents that are well informed and involved in an open governance process

BACKGROUND: Following discussion on the requirements of Prevailing Wage, as related to the Funk Grant and Rust Grant programs, during the October 19, 2023, Regular Meeting, the Commission asked Staff to return with potential update language for both Guideline documents.

For the sake of simplicity and accuracy, Staff proposes the following changes be made to the Guidelines:

Funk Grant

"Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds. ~~Except for owner-occupied residences, grant recipients and their contractors must pay prevailing wage in accordance with all federal, state and local laws and requirements of the Illinois Department of Labor, including the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions.~~"

Rust Grant

"Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions." ~~Recipients of any historic preservation program funds must agree to observe all applicable federal, state and local laws pertaining to the use of grant funds, including prevailing wage. This means the applicant and his or her contractors must pay prevailing wages and are required to submit documentation substantiating such. See the State of Illinois's web site at~~

<https://www2.illinois.gov/idol/Pages/default.aspx>

Additional details on how the Act (and any current City policies) will apply to different types of projects--including what may be exempt and how proof of prevailing wage payment shall be provided--can be included in the application for the grants to keep the complication discussions out of the Guidelines themselves. This also allows easier update of documentation requirements and website references that may change over time.

COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED: N/A

FINANCIAL IMPACT: N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton