



MINUTES
HISTORIC PRESERVATION COMMISSION - REGULAR SESSION
THURSDAY, NOVEMBER 16, 2023, 5:00 PM

The Historic Preservation Commission convened in regular session at 5:00PM, November 16, 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.

Public Comment

Amy Donaldson presented a statement regarding the preservation of Holy Trinity Catholic Church, located at 106 W. Chestnut Street, Bloomington. She stated the Peoria Diocese is discussing closing and demolishing the church. She inquired about how to initiate a S-4 Designation and asked what protections it would provide to the structure.

Ms. Pemberton stated the Commission does not respond to public comment, but Staff can inform the public on the process. The S-4 Designation process can be initiated by the City Council, the subject Property Owner, or the Historical Preservation Commission. She added that the S-4 Designation results in additional resources as well as additional restrictions for the property; grant funding is available annually, Commission review of exterior alterations is required, and demolition permits require a public hearing. She stated she would be happy to answer additional questions after the meeting concluded.

Chair Koos asked Staff to add the item to New Business for the Commission to discuss.

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 Lindenbaum, to approve the Consent Agenda as presented.

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

Motion carried (viva voce).

Item 4.A. Review and approval of the minutes of the October 19, 2023, regular meeting of the Historic Preservation Commission.

Regular Session

The following item was presented:

Item 5.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.

Ms. Pemberton presented the Staff report with recommendation to initiate a Designation action to rescind the Local Landmark status and remove the S-4 (Historic Preservation District) Overlay from the subject property. She stated the subject property was designated S-4 in 2008 (Ord. No. 2008-31) based upon the existing wood-framed storefront/residence that was planned for disassembly, salvage, and rebuild. The structure was approved for demolition in 2009, and demo was completed in 2010. She added that the zoning restrictions of the S-4 Designation, associated with a structure that no longer exists, are no longer appropriate and run count to the community's efforts to support infill.

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to nominate the property at 1002 S. Main Street for rescission of the S-4 designation, based upon the fact that the protected structure is no longer present and the intent to rebuild is no longer applicable.

Roll call.

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

Motion carried.

Ms. Pemberton stated the process is the same for rescission as for Designation and she will initiate the case and public hearing requirements, to be presented to the Commission at the next Regular Meeting.

The following item was presented:

Item 5.B. Consideration and action on language updates related to Prevailing Wage in the Rust Grant and Funk Grant Guidelines.

Ms. Pemberton presented the Staff presentation and background, following the discussion on the requirements of Prevailing Wage regarding the Funk and Rust Grants, during the October meeting. She stated for the sake of simplicity and accuracy, Staff proposes removal of portions of the grant guidelines and the inclusion of language that states the applicants must observe all applicable laws, including the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions. Additional guidance can be provided on the applications, and more easily adapt to changes in applicable laws or policies.

Commissioner Eltrich express concern that the new language may be misleading to all applicants when prevailing wage only affects a small number of cases. Staff stated that, based on routine review of submitted applications and supporting documentation, the majority of applicants do not fully read the grant guidelines and the new application will include questions that staff can use to identify projects that may require prevailing wage.

Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to approve the proposed language updates related to Prevailing Wage in the Rust and Funk Grant Guidelines.

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

NAYS: Elterich

Motion carried.

Old Business

Commissioner Lindenbaum provided an update on possible survey opportunities for historic properties within Bloomington.

New Business

Discussion of Holy Trinity Church and Property

Chair Koos stated he was the nominator for National Register in the 1980s. He provided background on the structure and property. He highlighted the Art Deco design and the stained-glass windows. He also added that the two buildings are of high merit. The Commission discussed the property and the possible objection from the Diocese of Peoria. Commissioner Eltrich stated he does not agree with the S-4 designation. Commission Vice Chair Scharnett discussed the possible adaptive re-use of the building, which could be beneficial to the community. Commission Chair Koos stated that local designation could raise public awareness and consciousness of the property.

Staff noted it would not be the first non-owner-initiated S-4 property. Staff provided further information on the process of S-4 designation. Commissioner Lindenbaum inquired about timing. Per public information, the Diocese expects to decide in May, 2024, but will not be doing anything for a year or two following.

Commissioner Lindenbaum brought upon a recent church demolition case for comparison purposes, noting the Commission had concluded “the time to help this building was 25 years ago,” but the time for Holy Trinity may be now, while it is in good condition. Commissioner Peters stated that she liked the idea of the Commission being proactive in protecting the community’s assets. Commission Chair Koos requested that Staff include the possible designation of Holy Trinity Church on a future agenda and to include National Register information in the packet. Since the Historic Preservation Commission meeting in December is likely to be cancelled, Staff noted this item could be on the January agenda.

Adjournment

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

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

Motion carried (viva voce).

The Meeting Adjourned at 5:47 PM.

CITY OF BLOOMINGTON



Greg Koos, Chair



Alissa Pemberton, Staff Liaison