

**FINAL MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, SEPTEMBER 20, 2018 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Mr. John Elterich, Ms. Lea Cline, Mr. Paul Scharnett, Ms. Georgene Chissell, arrived at 5:20PM

MEMBERS ABSENT: Mr. Levi Sturgeon, Ms. Ann Bailen,

OTHERS PRESENT: Ms. Katie Simpson, City Planner, Ms. Izzy Rivera, Assistant City Planner

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:00 P. M.

ROLL CALL: Ms. Rivera called the roll. Four members were present and quorum was established.

PUBLIC COMMENT: None

Chairperson Graehling motioned to move into the regular agenda items first, then review the minutes from the August 16, 2018 regular meeting.

REGULAR AGENDA:

BHP-21-18 Consideration, review and approval of a Rust Grant for \$25,000.00 submitted by Robert Vericella and Butch Thompson to remodel window display area, replace window and door at 414 N Main. Tabled from 08/20/18

Chairperson Graehling introduced the tabled case. Ms. Rivera presented the additional information provided by the petitioner. The petitioner received direction from the Historic Preservation Commission to include structural plans from an engineer and change the window design to match existing windows. The petitioner has provided the plans as well as options for the window display, all contained in the packet. The petitioner, Bobby Vericella, 3102 Harvest Hill Ave. Bloomington, IL, was present to speak on the case. Chairperson Graehling stated that she did more background information on the door manufacturer and the website shows impressive door designs that do not appear to resemble simple garage doors.

Mr. Scharnett asked why the petitioner would be using aluminum framing. Mr. Vericella stated aluminum never rusts. Mr. Scharnett stated there is a significant cost between steel and

aluminum. Mr. Vericella stated the window framing is aluminum, they would not have to cover it, and the other framing members would be able to tie into this one.

Mr. Scharnett stated he noticed the entrance is changing and there will no longer be a vestibule instead there will be an air curtain. He asked if the health department had reviewed this. Mr. Vericella stated the he had not had this reviewed, but he was still considering the vestibule. Mr. Scharnett stated it may be a conversation to have to see if the air curtain is something the health department would approve. Mr. Vericella stated that he would be looking into the options, including being able to install the vestibule. Mr. Scharnett noted the half story between the upper part of the door and the second level, and asked if it was recessed. Mr. Vericella stated that it was. That portion is independent and will not be tied into the steel column that is already existing. The façade will have a brick veneer.

Mr. Vericella stated the door that contains more squares to match the exiting windows looks more like a garage door, he favors the more linear door design. Ms. Cline asked if the aluminum would be in black. Mr. Vericella stated all the framing members will be black. Ms. Cline stated the overall image of the door with more squares creates a more consistent image with the existing windows. The black paint with the members above it would tie the door in with the existing structure. The cost between the doors is not much different. Mr. Scharnett asked if the garage door manufacturer would still be able to meet energy codes, Mr. Vericella stated they would be able to.

Ms. Cline motioned to approve BHP-21-18-Rust Grant, for the amount of \$25,000.00, provided the use of option A for the new window scheme. Seconded by Mr. Scharnett. The motion was approved 4-0 with the following votes cast in favor on roll call: Ms. Cline—yes; Mr. Scharnett—yes; Mr. Elterich—yes, Chairperson Graehling—yes.

BHP-22-18 Consideration, review and approval of a Rust Grant for \$19,965.50 submitted by Fred Wollrab to construct a roof top patio at 111-113 E Monroe. Tabled from 08/20/18

Chairperson Graehling introduced the case. The petitioner, Robert Vericella, 3102 Harvest Hill Ave. Bloomington, IL, was present to speak on the case. Ms. Rivera presented an update. The site is located adjacent to the contributing BS Green Building. The site is located within the Downtown Historic District and Rust Grant Boundaries. Projects for non-contributing structures would be considered a lower funding priority. The proposed roof top patio would not be visible from the street, however it would cause for reinforcement and maintenance of the roof. The petitioner also provided, per the Commission, an Economic Development Impact Statement. The Rust Grant's overall goal is to promote and retain investment in the downtown and revitalization. The petitioner submitted plans to the Commercial Building Inspector, and was able to obtain a commercial building permit on September 6, 2018. Staff supports the request contingent upon the Commissions satisfaction with the additional materials provided.

Mr. Scharnett asked Mr. Vericella if the project has been reviewed by an architect. Mr. Vericella stated that it has not been. Mr. Scharnett stated his concern with the project is fire safety. A roof top patio is being placed on a structure that was not designed for a patio. His concerns are how to get people safely off the roof. Mr. Vericella stated in the event of a fire, there is an entry into the building leading into a corridor which has two exits. Mr. Scharnett stated he has concerns about

a fire on the roof getting into the adjacent building. He stated his concerns are that an architect has not reviewed for life safety and his preference would be that someone look at the project. Mr. Vericella stated that he was able to obtain a permit from the Building Safety Department, where they checked the plans and calculated occupancy loads. Mr. Scharnett stated an architect would be in charge of checking for life safety. Ms. Cline stated that the Commission does not review plans for fire safety, the City is responsible for that and for approving plans. Mr. Scharnett stated he is concerned with the safety of the users of the patio and the grant money that would be going towards a project that has not been vetted for life safety.

The Commission had a discussion about the role of the Commission and the overview they give, the role of the City, and the decisions that they make to approve plans. The Commission discussed past decisions that would be going through the permitting process from the City.

Ms. Cline asked if the fee for the engineering services was included in the budget breakdown. Mr. Vericella stated that it was not included. Chairperson Graehling stated she received a call from a concerned citizen about the project. Her concerns were that this project was not historic and that she perceived the grant to be only for historic preservation. Ms. Rivera stated the Rust grant is different in that it deals with the commercial properties in the downtown and that Rust Grant has been able to fund projects for signs and lighting and structural repair costs. Mr. Elterich asked if the engineering cost is something that the Commission would consider adding to the total requested amount, since engineering costs would be an eligible item. Ms. Cline stated that if the engineering fee of \$1300.00 were added, the total Rust Grant amount would be \$21,265.50. Ms. Simpson stated the Commission could consider not funding items they do not feel ethically they can support. The Commission can pick and choose from the line item budget. The Commission could also recommend the petitioner seek architecture services. Ms. Simpson stated the Planning Staff defers to the City Inspectors and the Building Official. Mr. Elterich stated the Commission approves funds, and the City approves the plans and whether they are viable.

Ms. Cline motioned to approve BHP-22-18 in the amount of \$21,265.50 including the 50% of the engineering fee. Seconded by Mr. Elterich. The motion was approved 3-2 with the following votes cast on roll call: Ms. Cline—yes; Mr. Elterich—yes; Mr. Scharnett—no; Ms. Chissell—yes; Chairperson Graehling—no.

MINUTES: The Commission reviewed the minutes of the August 16, 2018 meeting. Chairperson Graehling corrected scrivener errors on page 2, 3, 5, and 6.

Mr. Elterich motioned to approve the minutes as amended. Seconded by Mr. Scharnett, the motioned was approved by voice vote.

OTHER BUSINESS:

Franklin Park: There has been a request that the Franklin Park Historic Plan be placed on the agenda. City staff would like time to speak with the Mayor and the City Manager on how they would like to move forward. Staff would also like to speak with the legal department on how the process of placing an item like this on the agenda would look like. The Parks Department is also updating the City Parks Plan. Mr. Elterich asked if the Franklin Park plan was adopted at any

point. City staff stated it had not been and that the Franklin Park plan predates the Commission. The Franklin Park plan speaks on the park along with the homes surrounding the park.

NEW BUSINESS:

The Commission reviewed the dates for 2019. Mr. Elterich motioned to adopt the Historic Preservation meeting dates for 2019. Seconded by Mr. Scharnett. Motion passed by voice vote.

ADJOURNMENT:

Mr. Scharnett motioned to adjourn. Seconded by Ms. Cline. The meeting was adjourned at 5:50 P.M. by voice vote.

Respectfully Submitted.

Izzy Rivera
Assistant City Planner