



**AGENDA
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
109 EAST OLIVE ST.
BLOOMINGTON, IL 61701
THURSDAY, AUGUST 20, 2020 at 5:00 P.M.**

**THIS MEETING WILL BE HELD VIRTUALLY.
LIVE STREAM AVAILABLE AT:
www.cityblm.org/live**

Those persons wishing to provide public comment or testify must register at www.cityblm.org/register at least 15 minutes before the start of the meeting. Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 50 persons or 50% of room capacity and will require compliance with City Hall Covid-19 protocols and social distancing.

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 and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on, July 16, 2020 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. BHP-28-19** Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **(CONTINUED FROM JULY 16)**

6. OTHER BUSINESS

A. Heritage Award Nominations and Ceremony

- i. Vote on adaptive reuse nomination for 212 N Roosevelt Ave.
- ii. Discuss ceremony and awards—update on cost of signs, OHS and ToN

7. NEW BUSINESS

8. ADJOURNMENT



**DRAFT
MINUTES**

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, JULY 16, 2020, 5:00 P.M.**

Roll Call

The Historic Preservation Commission convened in Regular Session in the City Council Chambers, City Hall Building at 5:05 p.m., Thursday, July 16, 2020. Mr. Mahrt called for roll. Five members were present and quorum was established. The Meeting was called to order by Chairperson Cline.

Attendee Name	Title	Status	Arrived
Ms. Lea Cline	Chair	Present	
Mr. Bobby Castillo	Commissioner	Present	
Ms. Ann Bailen	Commissioner	Present	
Ms. Georgene Chissell	Commissioner	Present	
Ms. Sherry Graehling	Commissioner	Present	5:15 pm
Mr. Paul Scharnett	Commissioner	Present	
Mr. George Boyle	Assistant Corporate Counsel	Present	
Mr. Bob Mahrt	Community Development Director	Present	
Ms. Katie Simpson	City Planner	Present	

COVID-19

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 and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

PUBLIC COMMENT No public comment

MINUTES

The Commission reviewed the minutes of the February 20, 2020 meeting. Mr. Scharnett made a motion to approve, Mr. Chissell seconded. Role call vote: Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (5-0-0)

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.

BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay. (Ward 6) **DUE TO THE COVID-19 PANDEMIC THIS ITEM HAS BEEN LAID OVER FROM THE MARCH 19, 2020 MEETING**

Chairperson Cline introduced and swore in petitioner Tim Maurer of the Franklin Park Foundation for testimony of the S-4 designation.

Mr. Maurer provided a brief history of the State Farm Building as well as reasons that makes it a worthy candidate for a rezoning to S-4 designation. Since the initial submittal circumstances have changed with the purchase of the building by Equity Partners.

Mr. Maurer indicated that Equity Partners initially requested that the petition be tabled temporarily to provide them time to consider appropriate usage of the building. Mr. Maurer confirmed moving forward with the original S-4 designation nomination.

Chairperson Cline introduced and swore in Mr. Orduno, representing Equity Partners. Mr. Orduno stated in favor of the S-4 designation with the following changes: 1) That the petition pertain to the exterior of the building and 2) The allowance of Kepler Vision signage consistent with the previous size and style State Farm. Mr. Orduno informed that the building is now named the Kepler Vision Building.

Mr. Boyle presented a possible timeline for gathering information and making a report with recommendations to the Planning Commission. He suggested the petitioner return an agreed sets of facts to the HPC within 30 days.

The Commission agreed to this plan and discussion ensued that provided specific areas that needed to be addressed and present in the petition for it to be considered to be complete. Ms. Simpson provided a list of these items.

Further discussion was held about the time needed by the petitioner and owners to gather and provided this information to the Commission. It was agreed by all that 30 days should be sufficient. Ms. Simpson provided additional clarity to the timeline, indicating that to ensure enough review time for the documents, the new information should be received by August 6, 2020.

Chairperson Cline asked if there were any other witnesses. There were none. Chairperson Cline closed the Hearing at 5:30 pm and asked the Commission to consider the matter.

Mr. Paul Scharnett made a motion requesting Mr. Maurer return the additional information and revisit case BHP-28-19 for nomination and designation of the State Farm Building at 112 E. Washington Street at the August 20, 2020 meeting. Ms. Georgene Chissell seconded. Role call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

BHP-09-20 Consideration, review and action on a Rust Grant application in the amount of \$17,957.50 submitted by Paul Brown for masonry repairs, replacement and repair of parapet caps, and replacement of downspouts and chimney repairs at the Corn Belt Bank Building at 103 W Jefferson Street, c.1901, George Miller, Architect, Early Commercial Style, contributing (Ward 6).

Chairperson Cline introduced the case and asked for Staff report.

Ms. Simpson, City Planner informed the Commission of Emergency Measures related to CoVID-19 that the Community Development Director has the authority to administratively approve Historic Preservation Grants and Certificates of Appropriateness. Further should projects not meet existing guidelines they should be referred to the Commission for review. As such, the staff recommends these two applications be referred to the Historic Preservation.

Ms. Simpson, City Planner introduced the scope of work and recommended a bid of \$35,915.00. The application is being submitted for a Rust Grant in the amount of \$17,957.50. The scope work includes repointing of parapet wall, replacement and repair caps on parapet, replacement of downspout, and repair chimney at 101-103 W Jefferson, CornBelt Bank Building. Staff approves the majority of the work, but is concerned about the use of the proofer, the bronze cap, and the PVC downspout, and suggest that the Commission provides input and approval.

Paul Brown, property owner, was sworn in for testimony.
Bobby Vericella, RJV Property, was sworn in for testimony.

Mr. Brown shared the scope of work with the Commission stating that key focus of the project is to repair warn areas that are causing leakage into the 6th floor and provide more security against the possibility of falling brick. All repairs will maintain historical integrity of the building.

Chairperson Cline opened the meeting for questions to the petitioner. Mr. Scharnett mentioned a prior repair effort undertaken by Mr. Brown and praised him for maintaining the historical integrity of the building in that project. Further, Mr. Scharnett raised three main concerns: 1) The material of the down spout. 2) Type N mortar likely being too hard for the existing brick. 3) The parapet cap material being proposed and whether or not they would be able to maintain architectural design elements consistent with the age of the building.

Discussion ensued: regarding 1) Mr. Vericella advised that an agreement was reached to use galvanized pipe in place of PVC. 2) Mr. Vericella and Mr. Brown agreed to pursue use of either type O or M mortar. 3) Options for repair or replacement of the cap were discussed. Mr. Scharnett informed the petitioner that there are companies that can pre-manufacture caps with the necessary curved edges to maintain the architectural design. Mr. Brown indicated he was open to that option, additional research into cost would be needed.

Chairperson Cline asked if there were any other witnesses. There were none. Chairperson asked the Commission to consider the matter.

Chairperson Cline summarized the discussion on the three main concerns of the Commission and concluded that the issues around the downspout and mortar had been resolved. As it pertains to the parapet cap question, discussion as to potential additional cost was led by Mr. Scharnett. The Commission agreed that pre-manufactured caps would add additional costs. Ms. Simpson explained to the Commission one option was to approve the grant at a cost not to exceed \$25,000.00 or one half of the total cost.

Ms. Sherry Graehling made a motion on case BHP-09-20 for approval of a Rust Grant not to exceed \$25,000 or one half of the total project with the following stipulations 1) galvanized pipe to be used for the downspout. 2) O or M mortar to be used in place of N mortar. 3) An aluminum pre-manufactured metal cap to be used for 103 W Jefferson Street. Mr. Bobby Castillo seconded. Roll call vote: Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett - Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo - Yes and Chairperson Lea Cline - Yes. The motion was approved (6-0-0)

BHP-12-20 Consideration, review and action on a Rust Grant application in the amount of \$24,494.78 submitted by Fred Wollrab for replacing and repairing transom windows at the BS Green Buildings at 115 E Monroe Street, c.1901, Arthur Pillsbury, Architect, Early Commercial contributing (Ward 6).

Chairperson Cline introduced the case and asked for Staff report.

Ms. Katie Simpson, City Planner, gave a staff report recommending the Historic Preservation review the application and provide recommendations. Staff did not feel comfortable approving as there were some questions regarding the window configurations.

Bobby Vericella spoke on the scope of work and reasons why smaller glass was being used in the project. He had discussion with the Assistant City Planner as to the reasoning behind the direction of the project. He pointed out the inconsistency of the existing windows and decided to install smaller windows due to cost and replacement expense. There has been damage to the windows and large pieces of glass can be more expensive.

Commission asked for clarification as to the type of glass, current framing and windows. Mr. Vericella stated that tempered glass will be used for replacement of windows some which are original but most of the originals have been replaced and/or are boarded up with plywood. He stated there is a tenant ready for this building once the window project is complete.

Mr. Scharnett referenced the historic photos and wasn't able to determine if the existing windows were the original. There was discussion as to whether the existing windows and framing have historic value or they are simply old.

Chairperson Cline recalled a similar case for Reality Bites where the historic state couldn't be restored. The commission approved the replacement which in her opinion was favorable due to the framing, coloring and type of glass.

Mr. Scharnett questioned the entrances and egress requirements. Mr. Vericella the entrances are existing and transoms will not be below the canopy line.

Ms. Bailen inquired as to the tenants of the building. Mr. Vericella indicated the first floor was vacant and the upper floors are high-end residential.

Chairperson Cline asked if there were any other witnesses. There were none. Chairperson Cline asked the Commission to consider the matter.

Mr. Paul Scharnett made a motion to BHP-12-20 for approval of a Rust Grant in the amount of \$24,494.78 for 115 E Monroe Street Mr. Bobby Castillo seconded. Roll call vote: Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett -Yes , Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

OTHER BUSINESS

Heritage Award Nominations and Ceremony.

Restoration Award: David Davis Barn & Stable

Chairperson Cline motion to award the David Davis Barn & Stable the 2020 Restoration Award

Chairperson Cline made a motion to award the David Davis Barn & Stable the 2020 Restoration Award Ms. Bailen seconded. Roll call vote: Ms. Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett -Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

Adaptive Reuse Award: 212 N Roosevelt Ave.

Mr.Scharnett made a motion to postpone action to August 20, 2020 for submittal of property photos Mr. Castillo seconded. Roll call vote: Ms.Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett -Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

Preservation Award: Dimmits Grove Neighborhood Association

Mr. Scharnett made a motion to award the Dimmits Grove Neighborhood Association the 2020 Preservation Award Ms. Graehling seconded. Roll call vote: Ms.Sherry Graehling - Yes, Ms. Ann Bailen - Yes, Mr. Paul Scharnett -Yes, Ms. Georgene Chissell - Yes, Mr. Bobby Castillo – Yes and Chairperson Lea Cline – Yes. The motion was approved (6-0-0)

There was Commission discussion as to the Ceremony and the current circumstances on in person awards presentations. Chairperson Cline summarized the recommendations of the Commission to publish winners in the *Pantagraph*, provided some type of City Recognition Ceremony this year and included winners in the 2021 ceremony as well. There was a request to gather price on yard signs, plaques to the Commission at the August 20, 2020 meeting.

Ms. Simpson inquired as to whether the Commission would like to pursue a joint ceremony this year as in the past with the Town of Normal and Old House Society. As the Commission would like to be made aware of their plans, they would like to proceed with the awards from the City.

NEW BUSINESS

- A. Recognition of Mr. John Elterich for service –Chairperson Cline thanked Mr. Elterich for his service.
- B. Recognition of Mr. Levi Sturgeon for service – Chairperson Cline thanked Mr. Sturgeon for his service.

- C. Welcome Mr. Castillo – Chairperson Cline introduced Mr. Castillo and welcomed him to the Commission. Mr. Castillo provided some background information to the Commission. The Commission is excited to have Mr. Castillo as part of the Commission.

Chairperson Cline indicated two additional items she wanted to add: 1) The Commission is in need of a members, specifically and attorney. 2) She has heard concerns from the public on the dead trees at Franklin Park. After speaking with the City Park & Recreation department she gained knowledge of the use in the planned play area. Mr. Castillo stated he has seen some of the new area.

ADJOURNMENT

Mr. Scharnett motioned to adjourn, seconded by Ms. Bailen. The meeting was adjourned by voice vote. Adjourned at 6:46 PM.

CITY OF BLOOMINGTON

ATTEST

Lea Cline, Chairperson

Katie Simpson, City Planner

CITY OF BLOOMINGTON
REPORT FOR THE HISTORIC PRESERVATION COMMISSION
March 19, 2020

CASE NO:	TYPE:	ADDRESS	SUBJECT:	REPORT BY:
BHP-28-19	Local designation	112 E. Washington	Nomination and designate to S-4,	City Staff

REQUEST:	A petition submitted by the Franklin Park Foundation for the nomination and designation of 112 E. Washington Street D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay.
-----------------	--

STAFF RECOMMENDATION:	Staff finds the petition to nominate 112 E. Washington Street does not meet the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission deny a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, State Farm Building, Art Deco style, be recognized for historic designated with the S-4, Local Historic Preservation Zoning Overlay.</i>
------------------------------	---



NOTICE The application has been filed in conformance with applicable procedural requirements and legal, public notice for the hearing was published in *The Pantagraph* on November 4, 2019.

GENERAL INFORMATION

Applicant: The Franklin Park Foundation
Owner: Urban Equity Properties, LLC (UEP)

PROPERTY INFORMATION

Existing Zoning: D-2
Existing Land Use: Commercial office building
Property Size: 66 X 120
PIN: 21-04-334-007

Historic District: Bloomington Central Business District (CBD) (Downtown Historic District)
Year Built: 1929
Architectural Style: Art Deco
Architect: Schaeffer and Hooten

SURROUNDING ZONING AND LAND USES

Zoning

North: D-2 Downtown Transitional District
South: D-2 Downtown Transitional District
East: D-2 Downtown Transitional District
West: D-1 Central Business District

Land Uses

North: Parking garage
South: Government Center
East: Bank
West: Bank

Analysis:

Submittals

This report is based on the following documents, which are on file with the Community Development Department.

1. Application for nomination and designation of the S-4 Historic Zoning Overlay
2. Site Photos

PROJECT DESCRIPTION:

The applicant is requesting the City of Bloomington designate the property with the S-4 Local Historic Preservation District Zoning Overlay. The purposes behind the historic preservation district overlay are:

1. To protect, enhance and perpetuate accomplishments and improvements that reflect the City's cultural, social, economic, political and architectural history;
2. Safeguard the City's historic and cultural heritage;
3. Stabilize and improve property values;
4. Foster civic pride in the beauty and noble accomplishments of the past;
5. Protect and enhance the City's attractions to residents, home buyers, tourists, and visitors thereby supporting and promoting business, commerce and industry;
6. Strengthen the economy of the City; and
7. Promote the use of historic districts and landmarks for education, pleasure, and welfare

Background:

The City of Bloomington received an application nominating the property at 112 E. Washington Street with the S-4 Local Preservation District. The application was submitted by the Franklin Park Foundation. The Foundation has no ownership interest in the building, nor any ownership interest surrounding the building or within the downtown district. 112 E. Washington Street is located in the Bloomington CBD Historic District, which is listed as a National Register Historic District. The building was once headquarters to State Farm Insurance. In 2017, the company closed the offices at 112 E. Washington Street and vacated the building. The building was on the market for approximately a year before State Farm announced intentions to demolish the building.

In October 2019, Urban Equity Properties, the property owner, purchased the building with the intention of redeveloping the property into mixed-use space. The project is estimated at \$40 million dollars¹ According to a newspaper article published in *the Pantagraph*², the developer intends to use Historic Tax Credits to finance the project. Any project using historic tax credits must follow the Secretary of the Interior's Standards for Rehabilitation and must also be reviewed by the Illinois State Historic Preservation Officer. Additionally, tax credit projects have a minimum 5-year recapture period when, following the close of the project, no alterations nor demolition on the building can occur.

Analysis:

The application (attached) provided an explanation for six of the ten nomination standards and attached a copy of the National Register Nomination form for the Bloomington CBD Historic District as its supporting documentation. The National Register Nomination form is relatively silent on the significance of 112 E. Washington Street. No additional information regarding the significant architectural features for the property was provided. Additionally, the applicant did not provide supplemental information to support the standards stated in their application.

As stated in the National Register Nomination Form (and the application it is attached to), "The Bloomington CBD Historic District has both historical and architectural significance. The historical significance stems from the association of the area with people and events of national, statewide and, in particular, local importance. These events and people are particularly important in the fields of commerce, exploration and settlement, industry, and politics and government, but also examples from virtually every other category of significance recognized by the National Register. The architectural significance stems primarily from the survival of some 125 commercial structures from 1842 to 1942 and of entire blocks or significant portions of blocks representing all of the major structural and stylistic trends typical of commercial core areas in Illinois from 1855 to the present. The association of these buildings with each other and with other features combine to preserve an overall downtown landscape which has significance as an integral unit which is beyond that of any of its constituent structures. The area contains buildings

¹ <http://rockrivertimes.com/2019/09/12/urban-equity-properties-purchases-former-state-farm-insurance-headquarters/>

² https://www.pantagraph.com/business/sold-state-farm-downtown-building-on-track-toward-future-as/article_5c06142d-9697-50ea-b781-626ed1ad037b.html

and clusters of buildings of significant aesthetic value designed by architects of recognized merit. The district also demonstrates to a significant extent the use of local building material and the development of local building technology, typical for a land-locked Midwestern City.”

The State Farm Building is listed as a contributing structure in the National Register Nomination form for Bloomington CBD Historic District. According to the nomination, “In all the Central Business District stands as a coherent document to Bloomington’s past. It is highly representative of not only the nationwide trends of thought and design which existed in the nineteenth and twentieth centuries but also of how a community using primarily its own material and intellectual resource was able to create an environment which it can claim to be uniquely its own.”

The applicant provided the following explanations that the standards were met:

1. ***Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);*** The original headquarters building of the most important employer in Bloomington.
2. ***Its location as a site of a significant local, county, state, or national event;*** The original office site of a local business venture that positively impacted the massively transformed the City of Bloomington and the United States.
3. ***Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;*** Many thousands of residents of the City of Bloomington worked in this building.
4. ***Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;*** The tallest building in Bloomington.
8. ***Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** The most iconic and historic building in Bloomington, IL.
10. ***Its suitability for preservation or restoration.*** Highly suitable for preservation because it is in excellent physical condition.

Unfortunately, the applicant did not provide documentation necessary to meet the criteria for consideration of nominations as set forth in Chapter 44, 8-4, B. 2. in the City Code. The lack of appropriate documentation for addressing the required standards sets a poor precedence for considering this and other S-4 map amendments. The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the owner.

Additionally, there are only two commercial property with S-4 designation in the Bloomington CBD Historic District, the McLean County Courthouse and the synagogue at 315 N. Prairie Street. These properties were designated at the request of the owner. Applications regarding the potential designation of historic landmarks should properly document the historic and architectural significance, so that the Preservation Commission is not placed in a position of making arbitrary determinations and the integrity and reputation of the preservation program is not compromised.

The Preservation Commission will have to make a report to the Planning Commission explaining the significance or lack of significance and integrity of the nominated landmark as well as the significant architectural features that should be protected as well as the types of construction, beyond those requiring a permit, that should be reviewed. The report must also include proposed design guidelines, the relationship of the nominated landmark to the ongoing effort of the preservation commission, and recommendations pertaining to permitted uses, height, area, minimum dwelling unit size, floor area, sign area etc. (44-804d). *The information provided by the applicant does not provide the Preservation Commission with adequate information to form their report and recommendation to the Planning Commission.* Staff recommends that the application is moved forward with a **negative** recommendation to the Planning Commission due to a lack of supporting documentation related to the property's historic significance.

The Planning Commission will make a determination considering the recommendation of the Preservation Commission. Additionally, the Planning Commission will hold a public hearing on the application and consider the standards for a zoning map amendment. In their determination the Planning Commission will have to weigh the relative gain and hardship of the public versus the hardship or gain of the property owner resulting from the regulation. Given that this is one of the first instances of designating a commercial property without the property owner initiating the designation, staff is concerned that the restriction will create a barrier, real or perceived, to redevelopment of the building. It is in the public's best interest to have the building functioning, operational, and occupied. Furthermore, given the amount of investment and oversight provided by historic tax credits balanced against the lack of information provided in the application and the poor precedent a local nomination could establish at this time, staff recommends denying the application. Lastly, staff recommends that the Preservation Commission evaluate a strategy for preserving commercial buildings while updating the preservation plan this year.

STAFF RECOMMENDATION: *Staff recommends the Historic Preservation Commission **deny** a resolution recommending to the Planning Commission that the property at 112 E. Washington Street, Art Deco style, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,

Attachments:

City Staff

S-4 application
Site photos
Zoning map
Notice to applicant
Notice to property owner
Neighborhood notice and newspaper notice
List of notified property owners

RESOLUTION NO. 2020-

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT
112 E. WASHINGTON STREET BE RECOGNIZED AND REZONED WITH THE
S-4 HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Franklin Park Foundation requesting that the property at 112 E. Washington Street, legally described in Exhibit “A”, attached hereto, be recognized for its historic and cultural significance with the S-4 Historic Preservation District Zoning Overlay; and

WHEREAS, the Historic Preservation Commission determined that the nominated property meets at least one (1) of the criteria for consideration in Chapter 44 8-4 (B) 2 of the Bloomington City Code, 1960, as amended; and

WHEREAS, the Historic Preservation Commission has also determined that the nominated property has significant integrity of location, design, materials and workmanship and is therefore worthy of preservation or restoration; and

WHEREAS, the Historic Preservation Commission has the power to adopt this resolution and make a recommendation to the Bloomington Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the City of Bloomington, McLean County, Illinois:

SECTION ONE: That it is recommended to the Bloomington Planning Commission that the premises located at 112 E. Washington Street legally described in Exhibit “A” be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 19 day of March, 2020.

APPROVED this 19 day of November, 2020.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

Lea Cline, Chair

Casey Weeks, Secretary

Exhibit A
Legal Description

ORIG TOWN 10' ALLEY BET & ALL LOTS 43 & 48

July 19, 2019

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St., Room 201
Bloomington IL 61702-31157

Dear City of Bloomington:

Please find enclosed the Historic Preservation S-4 Designation nomination for the State Farm Downtown Building located at 112 E. Washington St. Bloomington Illinois.

We request that a Special Meeting of the Bloomington Historic Preservation Commission be called by Chairperson Cline as soon as possible to consider this nomination. Time is of the essence in protecting this structure with an S-4 Historic Preservation overlay zoning classification.

Sincerely,

Timothy J. Maurer

A black rectangular box redacting the signature of Timothy J. Maurer.

Franklin Park Foundation

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check ☐ if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

4. Attorney/Consultant Information (if applicable)

Full Name _____
Company _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.

[Signature]
Signature

July 19, 2019
Date

Timothy Maurer
Printed Name

COF

JUL 26 2019

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Downtown Bloomington Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);

The original headquarters building of the most important employer in Bloomington IL

2. Its location as a site of a significant local, county, state, or national event;

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;

Many thousands of residents of the City of Bloomington worked in this building.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

Tallest building in Bloomington.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The most iconic and historic building in Bloomington IL

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.

COPY

Highly suitable for preservation because it is in excellent physical condition.

JUL 26 2019

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here

Include additional pictures as attachments

RETURN TO:

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857

COPY

JUL 26 2019

Photos of the State Farm Building at 112 E. Washington Street



Figure 1 South and east elevations of the subject property, 112 E. Washington.



Figure 2 South Entrance of the subject property.



Figure 3 South Entrance of the State Farm Building at 112 E. Washington Street.



Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



Figure 6 Portion of east elevation showing the 1929 build and the later addition on the right side.



Figure 7 Northern portion of east elevation.



Figure 8 Northeast corner of the building showing the detailed cornice.



Figure 9 North elevation of the State Farm building.

Zoning Map of the Bloomington Central Business District

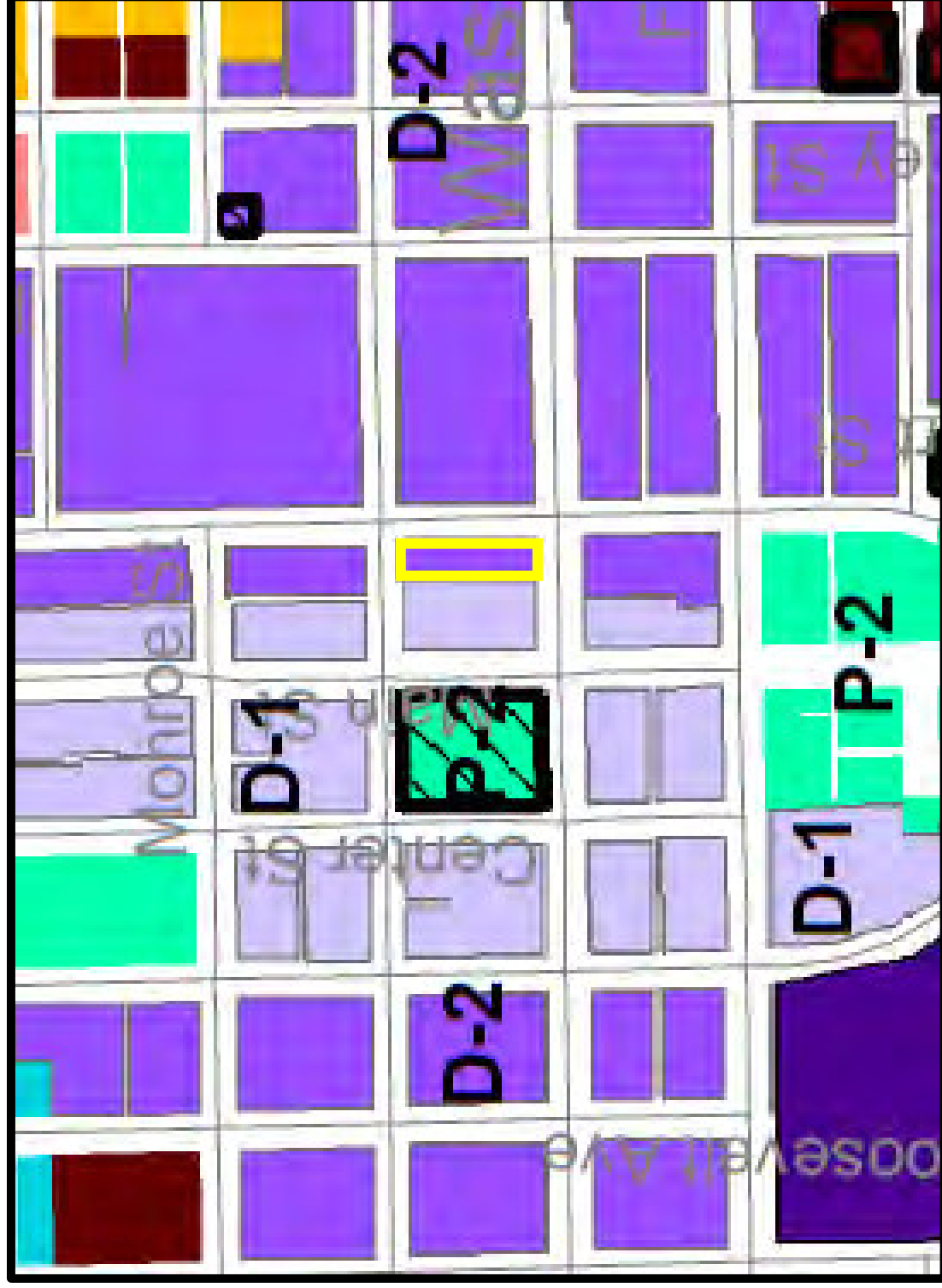


Figure 1 The property outlined in yellow is the State Farm building at 112 E. Washington.

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

Parcel Identification Number 21-04-334-007 Size (Acreage) 66' x 120'
Address 112 E. Washington St. Bloomington IL 61701
Current Zoning B-3
Current Use Office

2. Applicant Information

Full Name Franklin Park Foundation
Address 317 E. Chestnut St. City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

3. Owner Information (Check ☐ if same as Applicant)

Full Name State Farm Mutual Automobile Insurance Company
Address 1 State Farm Plaza City, State, ZIP Bloomington IL 61701
Phone _____ Email _____

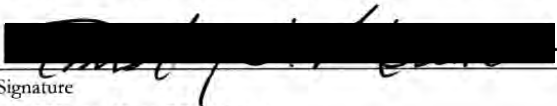
4. Attorney/Consultant Information (if applicable)

Full Name _____
Company _____
Address _____ City, State, ZIP _____
Phone _____ Email _____

Please include photographs and any other supporting documents referencing the historic value of the subject property.

Applicant Signature

I certify that I have reviewed the relevant sections of the Bloomington Zoning Code, that the information above is true, and that I have provided all required documentation listed in the Application Checklist.


Signature

August 3, 2019
Date

Timothy Maurer
Printed Name

Historic Name of Building (if known) State Farm Headquarters Building Year Built 1929

Architectural Style Office Building

Architect (if known) _____

Is this property in a Historic District? ☒ Yes ☐ No. Which one? Downtown Bloomington Historic District

Criteria for Consideration of Nomination. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area meets one (1) or more of the following criteria, please explain if one (1) or more of the following criteria are met:

1. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois or the United States of America (the Nation);

The original headquarters building of the most important employer in Bloomington IL

2. Its location as a site of a significant local, county, state, or national event;

The original office site of a local business venture that positively impacted and massively transformed the City of Bloomington and the United States.

3. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;

Many thousands of residents of the City of Bloomington worked in this building.

4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;

Tallest building in Bloomington.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
7. Its embodiment of design elements that make it structurally or architecturally innovative;
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The most iconic and historic building in Bloomington IL

9. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
10. Its suitability for preservation or restoration.

Highly suitable for preservation because it is in excellent physical condition.

Any structure, property, or area that meets one (1) or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration. (Ordinance No. 2006-137)

Add pictures here

Include additional pictures as attachments

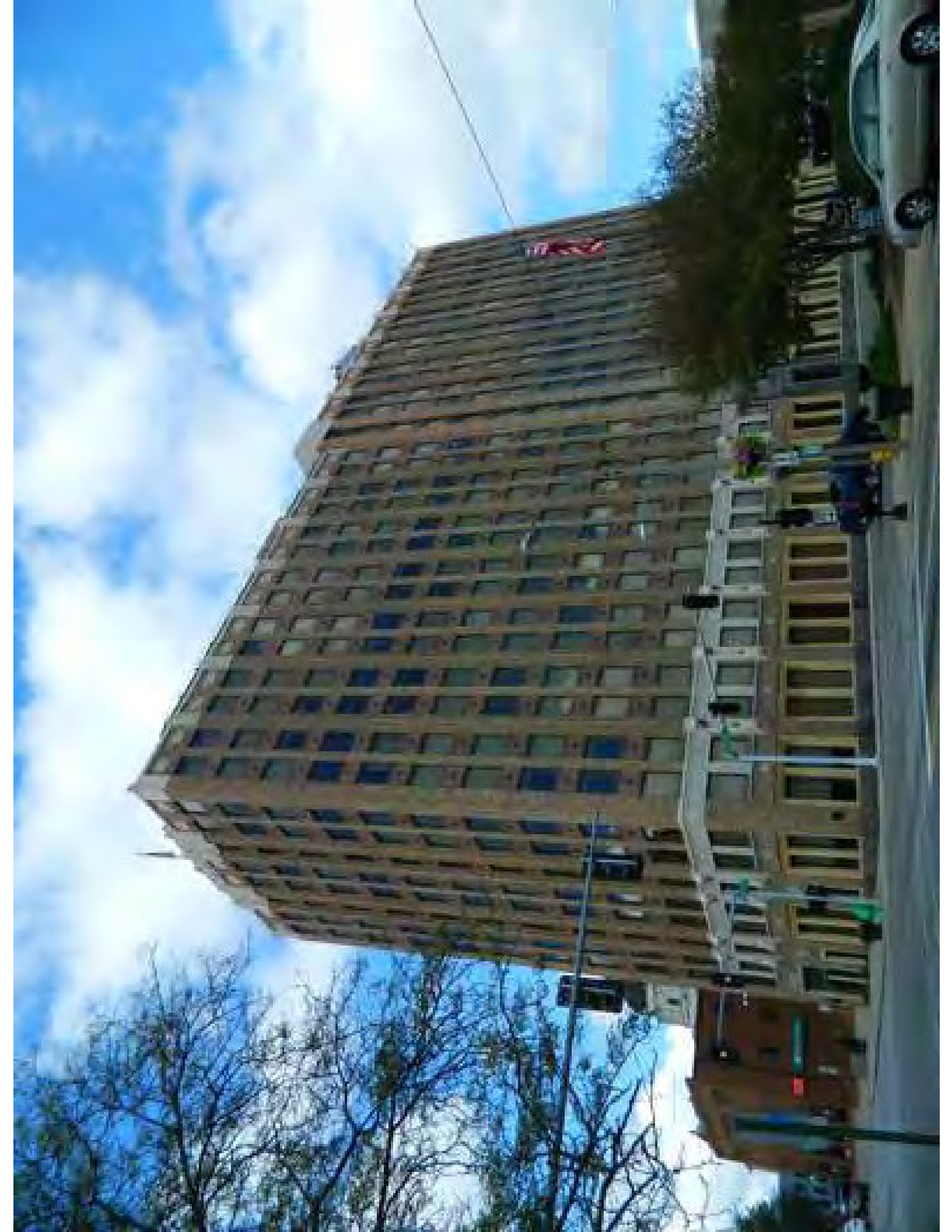
RETURN TO:

**City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St, Room 201
Bloomington, IL 61702-3157
Phone: 309-434-2341
Email: ksimpson@cityblm.org
Fax: 309-434-2857**





Initial Photo
1264A-3



Bloomington Central Business District
National Register Nomination Form (1974)

[Link on the City website](#)

§ 44-804. Historic Preservation District.

A. Applicability.

- (1) The S-4 Historic Preservation District is an overlay district which shall be applied in combination with one or more underlying base zoning districts, as shown on the Official Zoning Map. The S-4 Historic District designation may be applied to a single property (historic landmark) or group of properties (historic district) subject to the nomination process defined herein.
- (2) In an S-4 Historic Preservation District, all regulations of the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall apply, except insofar as such regulations are in conflict with the special regulations applicable to the S-4 Historic Preservation District, and in the event of such conflict, the regulations governing such S-4 District shall apply. All permitted uses or special uses otherwise allowable in the underlying Agriculture District, Residence District, Business District, Manufacturing District or Public Interest District shall continue to be allowable uses except as provided in the designating ordinance, described in § 44-804B(6) of this Code.

B. Designation of Landmarks and Historic Districts.

- (1) Nominations. A nomination for a historic landmark or historic district may be submitted by a member of the Preservation Commission, owner of record of the nominated property or structure, City Council, or any other person or organization and shall be made on a form prepared by it by the Preservation Commission.
- (2) Criteria for consideration of nominations. The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:
 - (a) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation);

- (b) Its location as a site of a significant local, county, state, or national event;
 - (c) Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation;
 - (d) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
 - (e) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation;
 - (f) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
 - (g) Its embodiment of design elements that make it structurally or architecturally innovative;
 - (h) Its unique location or singular physical characteristics that make it an established or familiar visual feature;
 - (i) Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance; and/or
 - (j) Its suitability for preservation or restoration.
- (3) Preservation Commission review procedures.
- (a) Timeline. Within 45 days from receipt of a completed nomination, unless as extended by mutual agreement of the property owner(s), applicant and Director of Community Development, the Preservation Commission shall conduct a public hearing on the nomination of a historic landmark or historic district.
 - (b) Public notice. Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - [1] By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to

property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.

[2] Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.

(c) Public hearing. Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.

(d) Recommendation and report. Within 60 days from receipt of a completed nomination, the Preservation Commission shall make findings and a recommendation as to whether the nominated landmark or historic district meets the criteria for designation and adopt such findings by resolution. The resolution shall be accompanied by a report to the Planning Commission containing the following information:

[1] Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;

[2] Explanation of the integrity or lack of integrity of the nominated landmark or historic district;

[3] In the case of a nominated landmark found to meet the criteria for designation:

[a] The significant exterior architectural features of the nominated landmark that should be protected;

- [b] The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of § 44-1105 of this Code.
 - [4] In the case of a nominated historic district found to meet the criteria for designation:
 - [a] The types of significant exterior architectural features of the structures within the nominated historic district that should be protected;
 - [b] The types of alterations and demolitions that should be reviewed for appropriateness pursuant to the provisions of § 44-1105 of this Code.
 - [5] Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district;
 - [6] The relationship of the nominated landmark or historic district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;
 - [7] Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling unit size, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district;
 - [8] A map showing the location of the nominated landmark and the boundaries of the nominated historic district.
- (e) Transmittal to Planning Commission. The recommendations and report of the Preservation Commission shall be sent to the Planning Commission within seven days following the vote on the resolution and shall be available to the public in the Office of the City Clerk.
- (4) Planning Commission review procedures.

- (a) Timeline. The Planning Commission shall schedule a public hearing on the nomination within 30 days following receipt of a report and recommendation from the Preservation Commission regarding a nomination for a historic landmark or historic district.
- (b) Public notice. Notice of the public hearing shall be distributed at least 15 days prior to the hearing, in the following manner:
 - [1] By mail. Notice shall be sent by mail to the owner(s) of record and to the nominators, as well as to property owners adjoining the nominated historic landmark or historic district. Notice shall include the date, time, place, and purpose of the public hearing and a copy of the completed nomination form.
 - [2] Newspaper. Notice shall also be published in a newspaper having general circulation in the City. Notice shall include the date, time, place, and purpose of the public hearing and shall state the street address and legal description of the nominated landmark and/or the boundaries of a nominated historic district.
- (c) Public hearing. Oral or written testimony concerning the significance of the nominated historic landmark or historic district shall be taken at the public hearing from any person concerning the nomination. The Preservation Commission may present expert testimony or present its own evidence regarding the compliance of the nominated historic landmark or historic district with the criteria for consideration of a nomination set forth in § 44-804B(2). The owner of any nominated landmark or of any property within a nominated historic district shall be allowed reasonable opportunity to present evidence regarding significance and shall be afforded the right of representation by counsel and reasonable opportunity to cross-examine expert witnesses. The hearing shall be closed upon completion of testimony.
- (d) Determination by Planning Commission. Within 30 days following close of the public hearing, the Planning Commission shall make a determination, based upon the evidence presented, as to whether the nominated historic landmark or historic district meets the criteria for

designation. Such a determination shall be passed by resolution of the Planning Commission and shall be accompanied by a report stating the findings of the Planning Commission concerning the relationship between the criteria for designation in § 44-804B(2) and the nominated historic landmark or historic district and all other information required by § 44-804B(3). A concurring vote by a 2/3 of Planning Commission members then holding office shall be required to reach a determination that a nominated historic landmark or historic district does not meet the criteria for designation.

- (e) Notification of determination. Within seven days following determination by the Planning Commission, notice of the Planning Commission's determination, including a copy of the commission's resolution and report, shall be sent to the following parties:

- [1] By regular mail to the nominator, owner of record of a nominated historic landmark and/or all owners of record of properties within a nominated historic district; and

- [2] By hard copy or electronic transmittal to the City Council.

- (5) Appeal. A determination by the Planning Commission that the nominated historic landmark or historic district does not meet the criteria for designation shall be a final administrative decision reviewable under the Illinois Administrative Review Act provided, however, that the nominator or any owner of the nominated landmark or of property within the nominated historic district may within 30 days after the postmarked date of the notice of the determination, file with the City Clerk a written appeal to the Council pursuant to the procedures contained in Article XVII of this Code.

- (6) City Council action.

- (a) Timeline. The City Council shall act upon a nomination to designate a historic landmark or historic district, or upon an appeal of the Planning Commission's findings to deny such nomination, within 60 days after receiving the Planning Commission's recommendation or a written appeal. The Council's action to deny historic designation or to reject an appeal shall be made in the form of a

resolution; approval shall be made by ordinance. Any resolution or ordinance shall be accompanied by a written statement explaining the reasons for the Council's action.

- (b) Public hearing. The City Council may hold a public hearing before enacting the resolution or ordinance and provide notice and take testimony in the same manner as provided in § 44-804B(4)(a) and (b).
- (c) Notification of action. Within seven days following City Council action on a nomination or appeal, the City Clerk shall provide written notification of the action of the Council by regular mail to the nominator, the appellant, and/or the owner(s) of record of the nominated landmark or all owners of record of properties within a nominated historic district. The notice shall include a copy of the designation ordinance or resolution passed by the Council. A copy of each designation ordinance shall be sent to the Preservation Commission, the Planning Commission, and the Director of Community Development.
- (d) Designating ordinance. Upon designation, the historic landmark or historic district shall be classified as a "S-4 Historic Preservation District" overlay district as provided in § 44-804A of this Code. The designating ordinance may prescribe the significant exterior architectural features; the types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit that should be reviewed for appropriateness; the design guidelines for applying the criteria for review of appropriateness; and sign regulations. Procedures for issuance of certificates of appropriateness are contained in Article XVII of this Code.
- (7) Interim control. No building permit shall be issued by the Director of Community Development for alteration, construction, demolition, or removal of a nominated historic landmark or of any property or structure within a nominated historic district from the date of the Preservation Commission meeting at which a nomination form is first presented until the final disposition of the nomination by the City Council unless such alteration, removal, or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare, or safety. Unless extended by mutual

agreement of the property owner(s), applicant and Director of Community Development, the delay of the permit shall not exceed 180 days.

- C. Amendment and rescission of designation. Designation may be amended or rescinded upon application to the Preservation Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.
- D. Bulk regulations.
 - (1) The following bulk regulations shall apply to all permitted uses:
 - (a) Lot regulations. To the extent that existing lot patterns, including lot size, shape, and orientation, contribute to the character of the S-4 Historic Preservation District, it is the intent of this section to encourage continuation of such patterns and prevent future fragmentation of landownership in a manner that would be inconsistent with, or have adverse effects on such character.
 - [1] Lots or portions of lots existing at the time of the S-4 Historic Preservation District designation may be combined subject to compliance with the designating ordinance and the general exceptions cited in § 44-902 of this Code.
 - [2] Lots or combinations of lots or portions thereof may only be reduced in width, depth, or area subject to compliance with the standards of the underlying zoning district, the designating ordinance, and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - (b) Yard regulations. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, front yards, side yards, rear yards or portions thereof may be reduced in width, depth, or area only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
 - (c) Height regulations.

- [1] Existing buildings or structures. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, the height of buildings or structures or portions thereof may be altered only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
- [2] New buildings or structures. Subject to the general exceptions cited by § 44-902 of this Code and compliance with the standards of the underlying zoning district and designating ordinance, a building or structure may be constructed, placed, or erected to any height above grade only upon approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.
- (d) Building permit review. A building permit authorizing a new building or structure, or an exterior alteration or addition to any existing building or structure shall only be issued by the Director of Community Development subject to compliance with the designating ordinance and subsequent to review and approval by the Preservation Commission in accordance with the procedures defined in Article XVII of this Code.



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Franklin Park Foundation
c/o Timothy J. Maurer
317 E Chestnut St.
Bloomington, IL 61701

Subject: Notice of Public Hearing

Dear Mr. Maurer:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you submitted a nomination application. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the nomination form you submitted. In addition to the form you submitted a copy of the Downtown Bloomington National Register nomination form available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Division Staff
City of Bloomington, IL

Encl: Nomination Form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Urban Equity Properties
401 E. State Street, 4th Floor
Rockford, IL 61101

Subject: Notice of Public Hearing

To whom it may concern:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you are the property owner of the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearings. Included with this letter is a copy of the submitted nomination form. In addition to the form, the applicant submitted a copy of the Downtown Bloomington National Register nomination available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,

Planning Staff
Community Development
City of Bloomington, IL

Encl: Nomination form



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner or Resident:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination applications (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property within a 500 foot radius of the Subject Property. All interested persons may present their views upon said nomination application, or ask questions related to the applicants' requests at the scheduled public hearing. Copies of the submitted application are available for public review at the Community Development Department, 115 E. Washington St. Suite Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division Staff
City of Bloomington, IL

Encl: Map



Department of Community Development
115 E Washington St, Ste 201
Bloomington IL 61701
309-434-2226
planning@cityblm.org

March 10, 2020

Dear Property Owner:

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing to hear testimony on a S-4 Local Historic Preservation District nomination application (listed below) for property at *112 E. Washington Street, Bloomington, IL* ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

- 1). A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held:
Thursday, March 19, 2020
at 5:00 p.m. in the
City Council Chambers,
109 E. Olive Street, Bloomington, Illinois

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

You are receiving this notification since you own property adjacent to the Subject Property. All interested persons may present their views upon said nomination applications, or ask questions related to the applicants' requests at the scheduled public hearing. Attached is a copy of the nomination form. Along with the form, the applicant submitted a copy of the Downtown Bloomington National Register District nomination, which is available online at <https://www.cityblm.org/home/showdocument?id=17832>.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk at (309) 434-2240 X 0, preferably no later than five days before the hearing. Please note that cases are sometimes continued or postponed for various reasons (i.e lack of quorum, additional time needed, etc.). The date and circumstance of the continued or postponed hearing will be announced at the regularly scheduled meeting. The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org.

Sincerely,
Planning Division staff
City of Bloomington, IL

Encl: Nomination form

75965
CITY OF BLOOMINGTON
PUBLIC HEARING NOTICE
Historic Preservation
Commission
Thursday, March 19, 2020

Notice is hereby given that the Historic Preservation Commission of the City of Bloomington, Illinois, will hold a public hearing on a S-4 Local Historic Preservation District nomination application (listed below) for property at 112 E. Washington Street, Bloomington, IL ("Subject Property") owned by Urban Equity Properties. The Subject Property is legally described as ORIGINAL TOWN 10' ALLEY BET & ALL 43 & 48 (PIN:21-04-334-007).

1. A nomination application submitted by the Franklin Park Foundation.

The public hearing will be held during the regular Historic Preservation Commission meeting on Thursday, March 19, 2020 at 5:00 p.m. in the City Council Chambers of City Hall Building at 109 E. Olive St., Bloomington, Illinois.

The nomination application was filed, pursuant to §44-804 of the City Code, to establish a S-4 Local Historic Preservation District over the Subject Property.

All interested persons may present their views upon such matters pertaining thereto at the hearing. The applications are on file for public review at the City of Bloomington Community Development Department, 115 E. Washington St., Suite 201, Bloomington, IL 61701.

In compliance with the Americans with Disabilities Act and other applicable federal and state laws, the hearing will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the City Clerk, preferably no later than five days before the hearing. The City Clerk may be contacted either by letter at 109 E. Olive St., Bloomington, IL 61701, by telephone at 309-434-2240 X 0, or email cityclerk@cityblm.org. The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.

Published: March 3, 2020

121 North Main LLC
121 N Main St. Fl 4
Bloomington, IL 61701

Fred Drake
Heartland Bank & Trust Company
P.O. Box 67
Bloomington, IL 61702

121 NORTH MAIN LLC 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	121 NORTH MAIN LLC % ROBERT VARNEY 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	203 FRONT INC C/O JAMES T FINEGAN 111 W FRONT BLOOMINGTON, IL 61701
6 PROPERTY LLC 116 EASTVIEW DR NORMAL, IL 61761	BOYD, HAROLD & RHEA A EDGE 313 N MAIN ST BLOOMINGTON, IL 61701	BROWN, PAUL PO BOX 3367 BLOOMINGTON, IL 61701
CME REAL ESTATE INVESTMENTS LLC 1404 KURT DR BLOOMINGTON, IL 61701	DEVYN CORP 307 E GROVE BLOOMINGTON, IL 61701	EDMUND NELSON REVOCABLE TRUST % LINDA L BEATY 16016 E HARVARD AVE AURORA, CO 80013
FIRST OF AMERICA BANK TRUST C/O J ANET 15638 CRESTWICK DR BLOOMINGTON, IL 61704	FRANCOIS ASSOCIATES ARCHITECTS 118 W WASHINGTON ST UNIT A BLOOMINGTON, IL 61701	FRED WOLLRAB 107 HILL TOP BLOOMINGTON, IL 61701
GREEN BUILDING LCC 3102 HARVEST HILL AVENUE BLOOMINGTON, IL 61705	GREGOR, MARLENE 205 B LILY LN BLOOMINGTON, IL 61701	HEARTLAND BANK & TRUST CO 401 N HERSHEY RD BLOOMINGTON, IL 61704
HERITAGE ENTERPRISES, INC PO BOX 3188 BLOOMINGTON, IL 61701	HOFFMAN, FRANK E 3003 WISTERIA LN BLOOMINGTON, IL 61704	INN FRONT LLC 103 M ROBINSON STREET BLOOMINGTON, IL 61701
KNOBLOCH, DENNIS K 115 W JEFFERSON STE 200 BLOOMINGTON, IL 61701	LANCASTER, JAN % BISTRO 316 N MAIN ST BLOOMINGTON, IL 61701	LAWRENCE, PAUL G 108 W MONROE ST BLOOMINGTON, IL 61701
MANDULA BAY LLC 16133 INVERRARY LN BLOOMINGTON, IL 61705	MCCLELLAND, MICAH AND MELISSA 1106 E. GROVE BLOOMINGTON, IL 61701	MCLEAN COUNTY HISTORICAL SOCIETY 200 N MAIN ST BLOOMINGTON, IL 61701
MCLT 49 B 032400 PO BOX 3696 BLOOMINGTON, IL 61702	MCLT M541 317 N MAIN ST BLOOMINGTON, IL 61701	MCLT PBB-299%PEOPLES BANK TRUST DEPT P O BOX 68 BLOOMINGTON, IL 61702
MIDCITY PROPERTIES LLC 312 N MAIN ST BLOOMINGTON, IL 61701	NATIONAL CITY BANK ONE NATIONAL CITY PKWY K-A14- KALAMAZAOO, MI 49009	NURCESKI, MEMED (MIKE) 110 W WASHINGTON BLOOMINGTON, IL 61701

OFB PROPERTIES
102 N MAIN
BLOOMINGTON, IL 61701

PUBLIC BUILDING COMMISSION %
DARRELL OEHLER
115 W JEFFERSON STE 200
BLOOMINGTON, IL 61701

RJV PROPERTIES
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

STATE FARM MUTUAL ATTN: TAX DEPT
ONE STATE FARM PLAZA
BLOOMINGTON, IL 61710

STUCKEY, CHARLES
2101 WOODFIELD RD
BLOOMINGTON, IL 61704

WANNEMACHER, STEVE
2507 NORTH POINTE DR
BLOOMINGTON, IL 61704

WERDERITS, JOHN R & WENDY M
15643 GOLF CT
BLOOMINGTON, IL 61704

XI VIXENS LLC
209 E WASHINGTON UNIT 1
BLOOMINGTON, IL 61701

PARKER MCLEAN COUNTY
ENTERPRISES LLC
511 MCCLUN ST
BLOOMINGTON, IL 61701
REAL ESTATE HOLDINGS LLC
PO BOX 3636
BLOOMINGTON, IL 61702-3636

SECOND PRESBYTERIAN CHURCH
404 N PAIRIE ST
BLOOMINGTON, IL 61701

STATE FARM MUTUAL COPROPRATE TAX
DEPARTMENT
ONE STATE FARM PLAZA
BLOOMINGTON IL 61710

SZYNKAREK, RYAN J
54 AVON RD
ELK GROVE VILLAGE, IL 60007

WEINTRAUB, ALAN
2006 WOODFIELD
BLOOMINGTON, IL 61704

WOLLRAB, JOHN
116 EASTVIEW DR
NORMAL, IL 61761

ZCV3 LLC
419 N MAIN ST APT B
BLOOMINGTON, IL 61701

PRAIRIELAND INVESTMETN PARTNERS,
LLC
P O BOX 10
LINCOLN, IL 62656
REDBIRD PROPERTY MANAGEMENT CO
200 N LINDEN ST
NORMAL, IL 61761

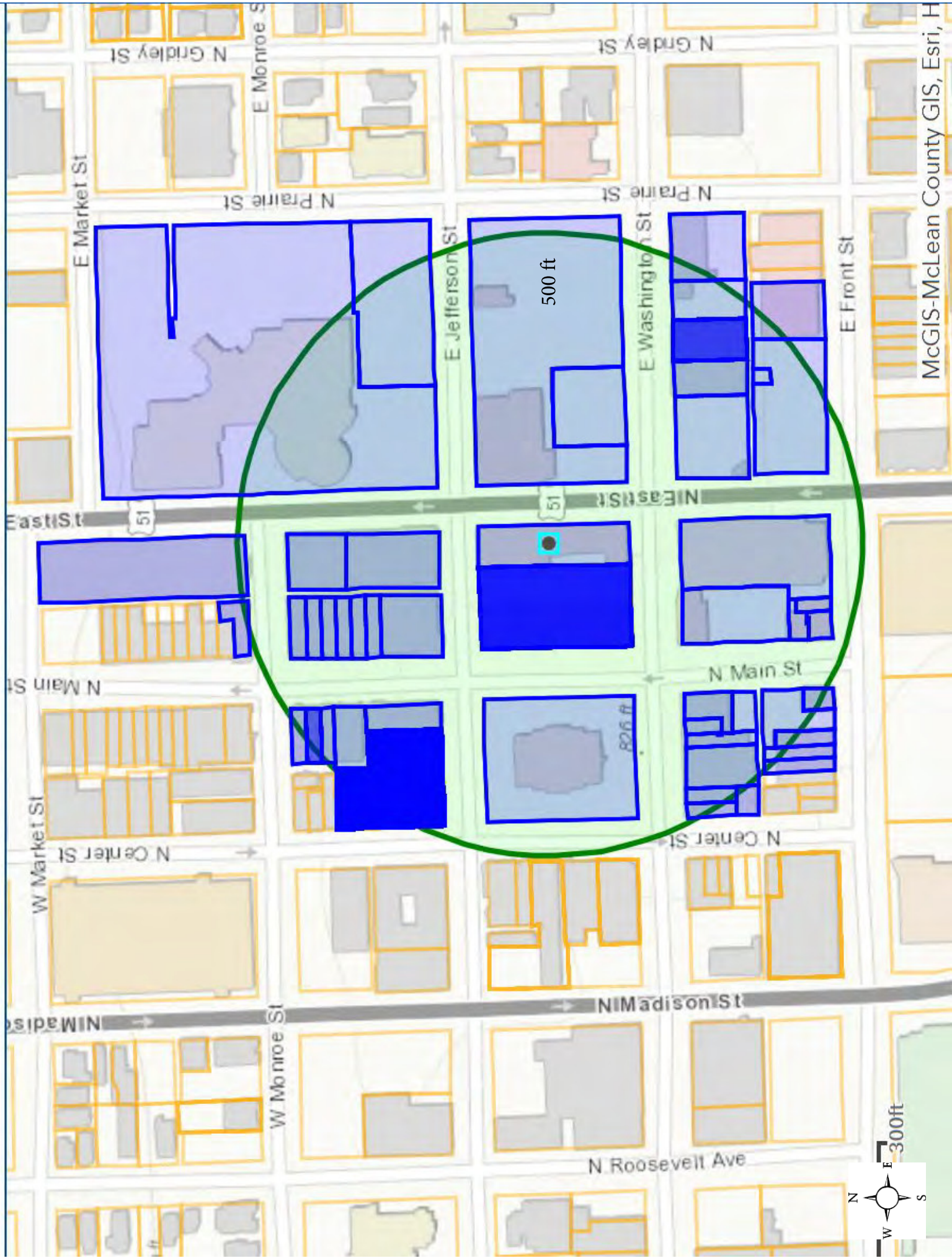
STARK, DAVID
209 E WASHINGTON ST UNIT 5
BLOOMINGTON, IL 61701

STEINMAN, ROBERT M
44 ALTEZA
SANTA FE, NM 87508

TRUST CJG-21-0185-HBT 421,
HEARTLAND BANK & TR CO
200 W COLLEGE AVE
NORMAL, IL 61761

WEINTRAUB, ALAN I & NAOMI H
2006 WOODFIELD
BLOOMINGTON, IL 61704

WONDERLIN, BEN HART C/O REDBIRD
PROPERTY MGMT INC
200 N LINDEN ST
NORMAL, IL 61761



City of Bloomington Heritage Awards

Deadline for Submission: March 26, 2020

Application will be reviewed at the Historic Preservation Commission Meeting on
Thursday, April 16, 2020 at 5:00 p.m.

Award Categories (check those that best represent the project being nominated):

- ☐ **RESTORATION** – Returning a structure or a significant part of it to the original design/condition through repair or by matching the original architectural detailing with replacement materials.
- ☐ **REHABILITATION** – Renovating and/or “greening” a structure through alterations or additions that are compatible in materials, scale, and character with the original design.
- ☒ **ADAPTIVE RE-USE** – Changing the use of a structure to meet contemporary needs in a manner that retains or restores its viability while respecting the original design character.
- ☐ **LANDSCAPE RESTORATION** – Preserving or recreating a historic landscape plan through the use of appropriate plantings and design elements.
- ☐ **LEGACY/MULTI-GENERATIONAL** – Maintaining a restored, renovated, or adapted structure that has been owned by the same family for 20 years or longer.
- ☐ **INDIVIDUAL COMMITTED TO PRESERVATION** – An individual who has shown dedication to Historic Preservation in the Bloomington Community.

Address of Property: 212 N. Roosevelt Ave. Year Built: 1854 Year Purchased: 2011
Owner(s): Matt Erickson

Address: 212 N. Roosevelt Ave. Bloomington

Contact info: [REDACTED]

Nomination by: [REDACTED]

Contact info: [REDACTED]

PROJECT DESCRIPTION and REASONS FOR NOMINATIONS (attach additional pages if needed):

Matt Erickson has been a pillar of the arts community in Bloomington/Normal for decades. He's given young artists an insurmountable amount of opportunities and is a pivotal worker in keeping the archives of the towns legendary artists. His lifelong project at Cometogther {} is a culmination of all of those things. The artists studios and gallery space he is building has the potential to put the town on the map and bring many of these artists to a national stage. The building is set to be a gathering space of all

Date Started: 2011 Date Completed: On going

****PLEASE INCLUDE ANY BEFORE AND AFTER PICTURES/PHOTOS & DRAWINGS****

Name/Address of Architect (if applicable): _____

Name/Address of Contractor (if applicable): _____



Send or E-mail Entries to:

Planning Division, City of Bloomington

115 E. Washington Street, Suite 201. Bloomington IL, 61702

Phone: (309) 434-2226 – E-mail: planning@cityblm.org

generations and talents, and will benefit the community for generations to come. The renovation of any building is an unending list of projects, especially one that will be tailored to house local and visiting artists with varying practices. To help his vision is to help aspiring and established artists connect with their supporters, and will help his continued vision of making a one of a kind space for the community and visitors to Cometogether.







