



**PLANNING COMMISSION - REGULAR SESSION**  
**OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT**  
**305 S. EAST ST., BLOOMINGTON, IL 61701**  
**WEDNESDAY, AUGUST 7, 2024, 4:00 PM**

**1. Call to Order**

**2. Roll Call**

**3. Public Comment**

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

**4. Consent Agenda**

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

- A. Consideration and action to approve the Minutes of the July 3, 2024, regular meeting of the Bloomington Planning Commission. (Recommended Motion: The proposed Minutes be approved.)

**5. Regular Agenda**

- A. **PR-02-24** - Public hearing, review, and action on a request submitted by The Farmhouse Early Learning & Development Center and David Bluford (owner), for approval of a Public Hearing Site Plan to allow a Child Day-Care Center in the B-2 (Local Commercial) District for the property located at 2001 General Electric Road, PIN: 14-36-126-027. (Recommended Motion: Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council **approve** the Site Plan, for the property located at 2001 General Electric Road, subject to providing bicycle parking and appropriate fence material.)
- B. **Z-4-24 (BHP-03-24)** - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001). (Recommended Motion: Motion to **continue the public hearing** to the September 4, 2024, Regular Meeting of the Planning Commission.)

**6. New Business**

1. *Elections - Chair and Vice-Chair*

## *2. Solar Discussion*

### **7. Adjournment**

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



**REGULAR AGENDA ITEM NO. 4.A.**

**FOR PLANNING COMMISSION:** August 7, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Consideration and action to approve the Minutes of the July 3, 2024, regular meeting of the Bloomington Planning Commission.

**RECOMMENDED MOTION:** The proposed Minutes be approved.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:**

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

**BACKGROUND:** In compliance with the Open Meetings Act, Commission Minutes must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

[PC Minutes DRAFT 07-03-2024.docx](#)



**DRAFT MINUTES  
PLANNING COMMISSION - REGULAR SESSION  
WEDNESDAY, JULY 3, 2024, 4:00 PM**

The Planning Commission convened in regular session at 4:00 PM, July 3, 2024. Chair Boyd called the meeting to order.

**Roll Call**

| Attendee Name      | Title        | Status  |
|--------------------|--------------|---------|
| Mary Ann Cullen    | Commissioner | Present |
| Mark Muehleck      | Commissioner | Absent  |
| David Lewis        | Commissioner | Present |
| Justin Boyd        | Chair        | Present |
| Brady Sant Amour   | Commissioner | Present |
| Thomas Krieger     | Commissioner | Absent  |
| Anna Patino        | Commissioner | Present |
| Goverdhan Galpalli | Commissioner | Absent  |
| Jackie Beyer       | Vice Chair   | Present |
| William Peradotti  | Commissioner | Present |

Staff present included: Kelly Pfeifer, Assistant Economic & Community Development Director; George Boyle, Assistant Corporation Counsel; Jon Branham, City Planner; and John Myers, Assistant City Planner.

**Public Comment**

No public comment was provided.

**Consent Agenda**

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

Item 4.A. Consideration and action to approve the Minutes of the May 1, 2024, regular meeting of the Bloomington Planning Commission.

Commission Vice Chair Beyer noted corrections to the minutes, including the presence of Assistant Corporation Counsel Boyle at the meeting, and potentially adding departure time in the Roll Call status.

**Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to approve the Consent Agenda, as amended.  
Roll call.**

**AYES:** Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen  
**Motion passed.**

## **Regular Agenda**

*The following item was presented:*

Item 5.A. Public hearing, review, and action on a request submitted by the City of Bloomington for a Zoning Map Amendment for the property legally described as the North 200 feet of the West 200 feet of Lot 30 in the Subdivision of the Southwest Quarter of Section 17, Township 23 North, Range 2 East of the Third Principal Meridian, in McLean County, Illinois, from R-1B (Single-Family Residence) District to P-2 (Public Lands & Institutions) District, Part of PIN: 21-17-428-004.

Mr. Branham presented the Staff report with recommendation for approval. He noted the current and adjacent zoning districts and uses. He described the history of the property, which formerly included a single-family residence, which was acquired by the City in 2005 but never rezoned. He stated the map amendment would allow for consistent zoning with the larger golf course property and allow for appropriate screening of equipment for the proposed water tower project.

Commission Chair Boyd opened the public hearing.

There were no public comments regarding the map amendment.

Commission Chair Boyd closed the public hearing.

There were no comments by the Commissioners.

**Commission Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to establish findings of fact that the request for approval of the proposed Zoning Map Amendment to the P-2 (Public Lands & Institutions) District is in the public interest and not solely for the benefit of the Applicant or Property Owner and recommends approval of the request.**

**Roll call.**

**AYES:** Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen.

**Motion passed.**

## **New Business**

Vice Chair Beyer requested Code information regarding the S-4 designation process be sent out prior to the next meeting.

Vice Chair Beyer distributed information on House Bill 4135 regarding potential updates to County solar setback requirements. She also requested a discussion item regarding solar requirements for the next meeting.

Mr. Branham notified the Planning Commission that annual elections of Chair and Vice-Chair would be on the agenda for the next meeting.

**Adjournment**

**Commissioner Vice Chair Beyer made a motion, seconded by Commissioner Cullen, to adjourn the meeting.**

**Roll call.**

**AYES:** Commission Chair Boyd; Commissioner Lewis; Commissioner Sant Amour; Commissioner Peradotti; Commission Vice Chair Beyer; Commissioner Patino; Commissioner Cullen.

**Motion passed.**

The Meeting Adjourned at 4:11PM.

**CITY OF BLOOMINGTON**

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Commission Chair, Justin Boyd

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Staff Liaison, Jon Branham



## **REGULAR AGENDA ITEM NO. 5.A.**

**FOR PLANNING COMMISSION:** August 7, 2024

**WARD IMPACTED:** Ward 5

**SUBJECT:** **PR-02-24** - Public hearing, review, and action on a request submitted by The Farmhouse Early Learning & Development Center and David Bluford (owner), for approval of a Public Hearing Site Plan to allow a Child Day-Care Center in the B-2 (Local Commercial) District for the property located at 2001 General Electric Road, PIN: 14-36-126-027.

**RECOMMENDED MOTION:** Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed, and recommend that City Council **approve** the Site Plan, for the property located at 2001 General Electric Road, subject to providing bicycle parking and appropriate fence material.

**STRATEGIC PLAN LINK:**

Goal 3. Grow the Local Economy

Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 3a. Retention and growth of current local businesses

Objective 5e. More attractive city: commercial areas and neighborhoods

**BACKGROUND:** The Applicant, The Farmhouse Early Learning & Development Center and David Bluford (owner), requests approval of a Public Hearing Site Plan Review to allow a Child Day-Care Center at the subject property.

Summary of Request:

- Public Hearing Site Plan Review is required in the B-2 (Local Commercial) District.
- Construct a one-story, 10,353 square foot Child Day-Care Center with associated vehicle parking (37 total spaces).
- Stormwater will be handled on-site and pedestrian circulation has been accommodated appropriately.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Notice was published in *The Pantagraph* on Monday, July 22, 2024. Courtesy notices were mailed to 14 property owners within 500 feet of the subject property.

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Jon Branham, City Planner

**ATTACHMENTS:**

PR-02-24 - Staff Report - 2001 GE Rd (Farmhouse)  
Revised\_Site\_Plan\_-\_0231801.00\_Fri\_Jul\_19\_2024\_11-12-47.pdf



## PLANNING COMMISSION

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**TO:** Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** August 7, 2024

**CASE NO:** PR-02-24, Public Hearing Site Plan Review

**REQUEST:** Public hearing, review, and action on a request submitted by The Farmhouse Early Learning & Development Center and David Bluford (owner), for approval of a Public Hearing Site Plan to allow a Child Day-Care Center in the B-2 (Local Commercial) District for the property located at 2001 General Electric Road, PIN: 14-36-126-027.

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### BACKGROUND

#### *Request:*

The Applicant is requesting a Public Hearing Site Plan Review to develop a Child Day-Care Center use on the subject property.

The Applicant proposes a construction plan to develop a one-story, 10,353  $\pm$  square foot facility with associated vehicle parking and various amenities at the site. Public Hearing Site Plan Review is required in the B-2 (Local Commercial) District.

#### *Property Characteristics:*

The subject property consists of one parcel, totaling roughly 4.55  $\pm$  acres (198,198  $\pm$  square feet) of land, located on the southeast corner of Hershey Road and General Electric Road. The site is currently vacant. The parcel is not currently accessible by vehicles as there are no curb cuts along either street frontage. The surrounding properties on three sides are located within the M-2 (Restricted Manufacturing) District zoning. The A (Agricultural) District is located to the north. The surrounding land uses consist of a mix of both Office and Manufacturing uses, a Child Day-Care Center, and the Constitution Trail.

#### *Notice:*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, July 22, 2024. Courtesy notices were mailed to 14 property owners within 500 feet of the subject property.

#### *Surrounding Zoning and Land Uses*

|       | <b>Zoning</b>                  | <b>Land Uses</b>       |
|-------|--------------------------------|------------------------|
| North | A (Agriculture)                | Constitution Trail     |
| South | M-1 (Restricted Manufacturing) | Child Day-Care Center  |
| East  | M-1 (Restricted Manufacturing) | Manufacturing Facility |
| West  | M-1 (Restricted Manufacturing) | Offices                |

## ANALYSIS

### *Description of Current Zoning District*

The intent of this B-2 (Local Commercial) District is to provide retail, commercial and service establishments, including retail stores and personal service facilities, which serve the frequently recurring needs of surrounding local employment areas and residential neighborhoods. In addition to serving commercial purposes, this district encourages a mix of land uses, continued community investment through infill and site renovations, and a development form that supports mixed transportation modes, such as bicycle, pedestrian, and public transportation in addition to personal vehicles. Neighborhood shopping centers, particularly with a supermarket as a principal or anchor tenant, are appropriate at prominent intersections. The protection of surrounding residential properties from adverse impacts is a primary focus of this district.

### *Subject Code Requirements*

§ 44-503A. Site dimensions table. All development in Business Districts must comply with the requirements in Tables 503A and 503B and Diagram 503A unless otherwise expressly stated. These items have been met. The site does not adjoin any residential district.

| Table 503A: Bulk and Site Standards B-1, B-2 and C-1 Districts |                       |                                |                |                                                                    |               |                        |                         |         |
|----------------------------------------------------------------|-----------------------|--------------------------------|----------------|--------------------------------------------------------------------|---------------|------------------------|-------------------------|---------|
| District                                                       | Lot Characteristics   |                                | Site Design    |                                                                    |               | Development Intensity  |                         |         |
|                                                                | Minimum Lot Width (W) | Minimum Lot Area (square feet) | Front Yard (F) | Side Yard (S)                                                      | Rear Yard (R) | Floor Area Ratio (FAR) | Maximum Building Height |         |
|                                                                |                       |                                | Min.           | Min.                                                               | Min.          |                        | Feet                    | Stories |
| B-1                                                            | —                     | —                              | —              | Minimum 5 feet or 1/3 of building height for buildings > 3 stories |               | 0.8                    |                         |         |
| B-2                                                            | —                     | —                              | —              | Minimum 5 feet                                                     |               | 0.5                    | 30 feet                 | 2       |
| C-1                                                            | —                     | —                              | 20 feet        | Min. 5 feet or 1/3 of building height for buildings > 3 stories    | 20 feet       | 1.0                    |                         |         |

### *Compliance with the Comprehensive Plan*

The subject property is identified as “Neighborhood Commercial” in the Future Land Use Map. The Land Use Priorities map does not specifically identify the site, although vacant and under-utilized land available for infill development is generally considered “Tier 1” property. Approval of the Site Plan aligns with the following goals of the Comprehensive Plan: Goal N-1 (Enhance the livability of all Bloomington neighborhoods) and Objective ED-4.2 (Prioritize infill and redevelopment to spur growth and reinvestment in the City).

### *Parking Requirements*

The Applicant has indicated a total of 37 overall parking spaces at the site, including two accessible spaces. Section 44-1208 of the Code requires 24 spaces for the proposed Child Day-Care Center use (one space per employee); the proposed Site Plan achieves and exceeds this requirement.

### *Mobility and Circulation*

Pedestrian circulation has been addressed within the scope of the project area by the Applicant through the provision of direct pedestrian access along the public sidewalk on the Hershey Road frontage. Internal vehicle circulation should be adequate, and all parking spaces and aisles meet standard requirements. The proposed site will have one curb cut along Hershey Road for vehicle entry and exit, taking access from the more minor of the two adjacent frontages. Required bicycle parking

was not identified on the site plan, but should be provided.

#### *Landscaping & Screening*

Landscaping shown on the Site Plan, including perimeter parking lot landscaping, complies with § 44-1307. Also, the proposed trash enclosure is shown to be appropriately screened in accordance with section § 44-1308-E. A proposed fence surrounding a portion of the building is identified as chain link. This should be updated to reflect a material supported by the Code, as chain link is not a permitted fence material in the B-2 District.

#### *Other Items*

The Applicant will be required to meet all Public Works and Engineering requirements, including stormwater detention. The proposed vehicular curb cut will also need to be approved by the Department of Engineering and Operations Services (DOES). Engineering staff reviewed the preliminary site plan and expressed no concern for compliance.

### **STANDARDS FOR REVIEW - PUBLIC HEARING SITE PLAN**

#### *Ch. 44, 17-9 Public hearing site plan review*

The Planning Commission shall hold at least one public hearing on any proposed Public Hearing Site Plan and report to the Council its findings of fact and recommendations. Recommendations shall be made upon the determination that the Site Plan is in the public interest and not solely for the benefit of the applicant, based upon considering the factors listed in § 44-1706E(2) and discussed below.

- 1. The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.**

The proposed development is not incompatible with the existing development in the area. The site has been vacant for several years, partially due to topography and drainage issues which this Site Plan has been specifically designed to accommodate.

- 2. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land.**

The proposed use will not have adverse impacts on the development of adjoining land. The use is permitted within the zoning district and will be compatible with the uses of the surrounding properties. The building and landscaping shall comply with Code requirements.

- 3. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.**

The site is accessible by improved streets connected to the existing street system. The proposed curb cut along Hershey Road will need to meet Public Works requirements and provides access from the slower/more minor of the two frontages to reduce traffic congestion in the area.

- 4. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of**

**the type proposed.**

The surrounding properties contain a mixture of compatible uses. The slightly peculiar platting and development history of this area—and related to this and the immediately adjacent lots specifically—has resulted in a long-term lack of completion for beneficial use and stormwater management in the vicinity, which improvement of this property will remedy. Due to the existing traffic burden of the adjacent roadways, plans associated with uses that generate greater traffic counts have previously been unsuccessfully proposed (by other Applicants). Establishing a Child Day-Care Center use at the site would be complementary to the existing surrounding uses. Completion of the development, drainage, and platting of the area would be beneficial to the City and the surrounding area, and the installation of a use and Site Plan that generates relatively low traffic counts, as compared to many of the other approved uses for the District will result in an effect likely greater than ordinarily associated with the type of development proposed.

## **STAFF RECOMMENDATION**

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

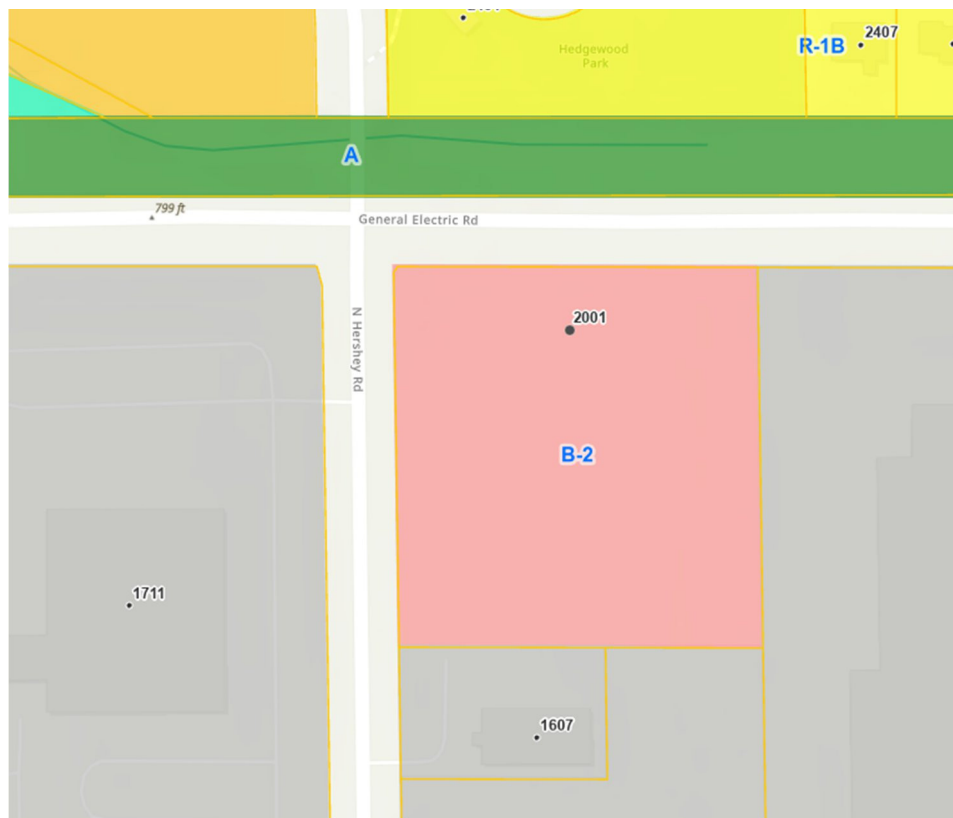
Motion to establish findings of fact that the Site Plan meets the standards and objectives for which the Code is designed and recommend that City Council approve the Site Plan for the property located at 2001 General Electric Road, subject to providing bicycle parking and appropriate fence material.

Respectfully submitted,  
Jon Branham  
City Planner

### **Attachments:**

1. Zoning Map
2. Aerial Image
3. Ground Level View
4. Neighborhood Notice Map
5. Applicant Submittals, including Elevations, Site Plan, & Landscape Plan (separate attachment)

## Attachment 1 - Zoning Map



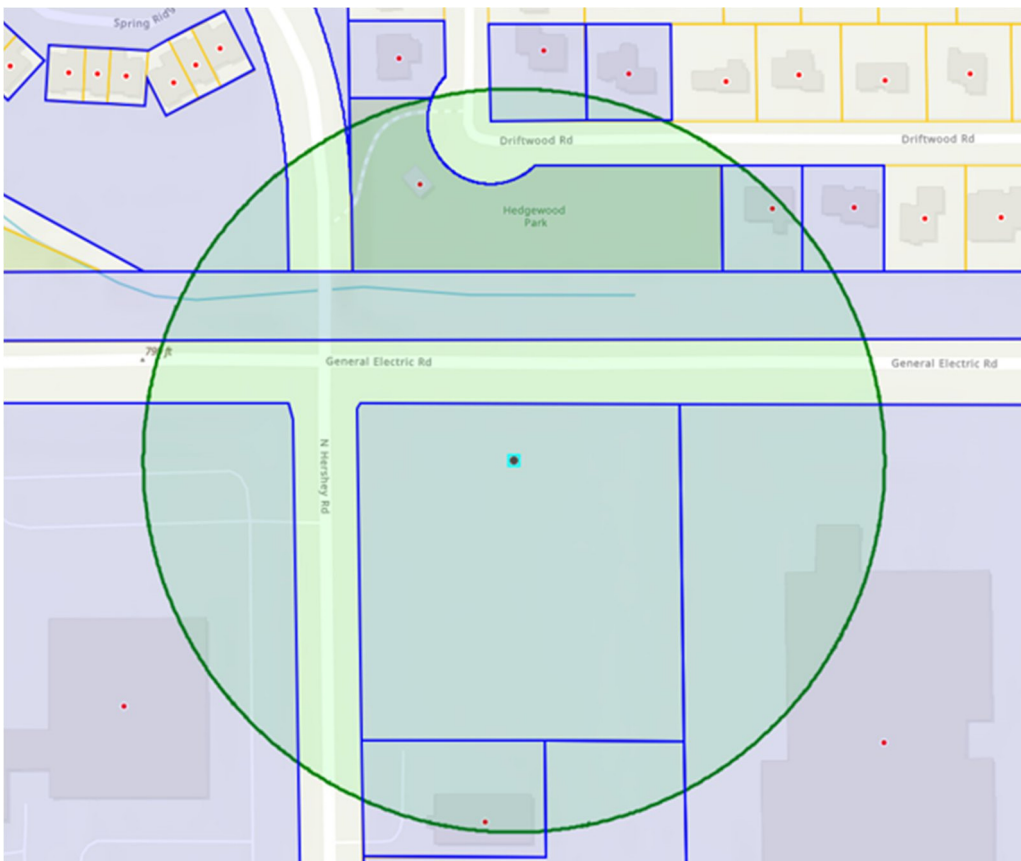
## Attachment 2 - Aerial Map



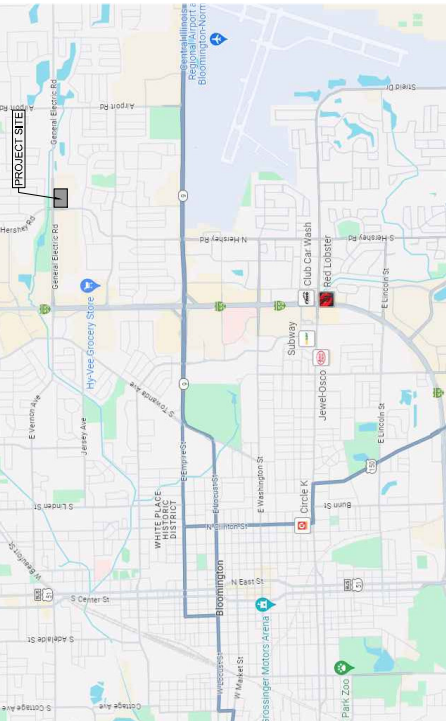
### Attachment 3 - Ground Level View



### Attachment 4 - Neighborhood Notice Map



**BLOOMINGTON, ILLINOIS**



A PART OF THE MOVEMENT OF ACTIVITY IN THE TOWNSHIP IN NORTH, EAST, OF THE TOWNSHIP, PARTICULARLY DESCRIBED AS FOLLOWS

Item 4: The gross land area as surveyed for this parcel is 4,528 acres, more or less, and 17113603 RLE, Community 170490 and been dated July 16, 2000.

SIGNATURE \_\_\_\_\_  
87-0324  
DATE 11/30/25  
CONTRACT NUMBER \_\_\_\_\_

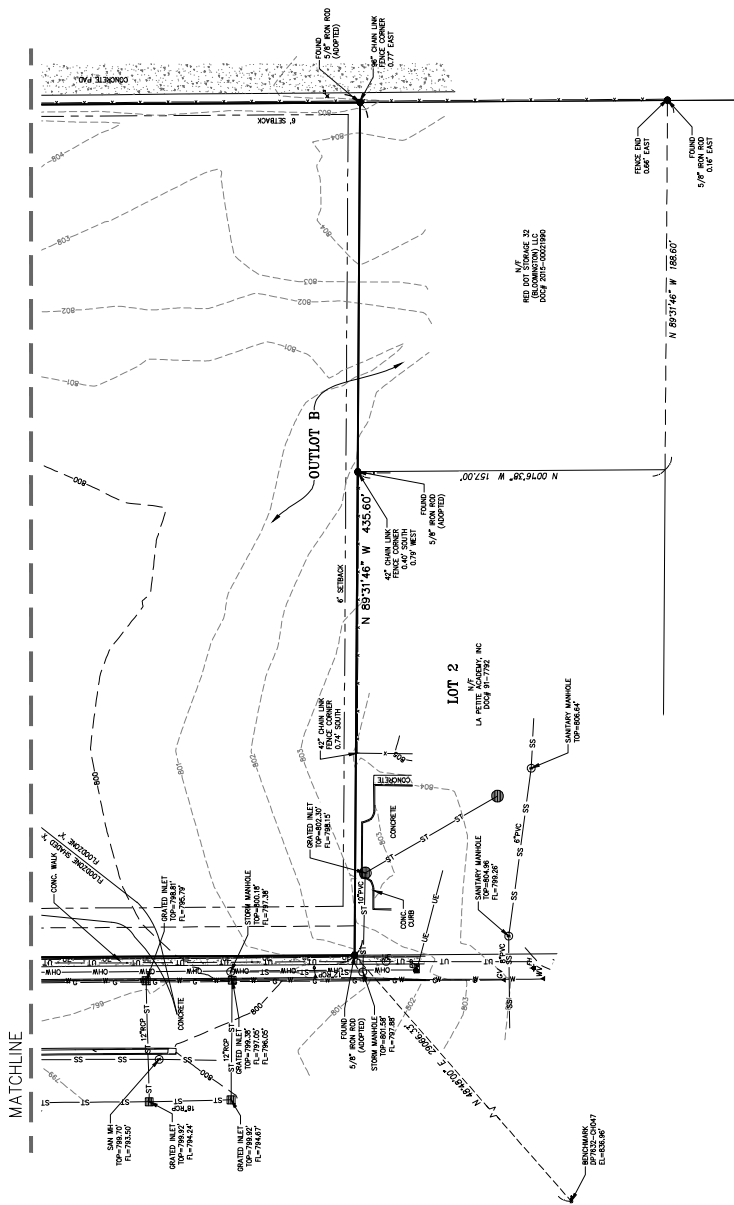
N.W. 1/4 SEC. 36, T.24N., R.2.E., 3 P.M.





**GLS**  
GATEWAY  
LAND SERVICES  
Land  
Surveying

GRAPHIC SCALE IN FEET  
1" = 30'



This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSIP Land Title Surveys, jointly established and adopted by ALTA and NSIP, and includes Items 1, 2, 3, 4, 6(a)(b), 8, 11, 13, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on July 3, 2017.

*James L. Degenhardt*  
James L. Degenhardt (Agent)  
Illinois Registered Land Surveyor Number 035-003545  
Gateway Land Services, Inc.

ILLINOIS ONE-CALL SYSTEM  
J.U.L.I.E.  
(Joint Utility Locating Information for Excavators)  
Call Before You Dig!  
811 or 1-800-892-0123

All the instruments and utilities, above ground and underground, have been plotted from available records and field observations. The location of the instruments and utilities, and the location of any existing or future structures, are shown on the map. The location of the instruments and utilities, and the location of any existing or future structures, are shown on the map. The location of the instruments and utilities, and the location of any existing or future structures, are shown on the map.

James L. Degenhardt (Agent)  
Illinois Registered Land Surveyor Number 035-003545  
Gateway Land Services, Inc.

ALTA 2  
SHEET NO: 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

CIRCLE K  
BLOOMINGTON  
CORESTATES  
N. HERSHEY RD & G.E. RD S  
BLOOMINGTON, IL 61701  
MCLEAN COUNTY

[illegible]

**GLS** **GATEWAY**  
LAND SERVICES  
Land  
Surveying

Gateway Land Services, Inc.  
4 Wood Drive, Suite 50  
Cheslerfield, MO 63027  
Office 314.683.0508  
www.glsllc.com  
Land Surveying Services Available

|                          |                                                                         |
|--------------------------|-------------------------------------------------------------------------|
| <b>PROJECT LOCATION:</b> | The Farmhouse ELD C<br>2001 General Electric rd<br>Bloomington IL 61704 |
| <b>REVISIONS</b>         |                                                                         |
| <b>DATE:</b>             |                                                                         |
|                          |                                                                         |
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|                          |                                                                         |
|                          |                                                                         |
| FLOOR PLAN<br>AND NOTES  | A1.1                                                                    |
|                          | DATE: 01/30/2024.                                                       |



1. SET FLOOR DRAIN AT 3/8" BELOW FINISH FLOOR UNLESS NOTED OTHERWISE. SLOPE SLAB TO DRAIN AS INDICATED. TYPICAL AT ALL FLOOR DRAINS (IN, MAIN) A SLOPE OF 1/8" BELOW FINISH FLOOR IN ALL DIRECTIONS TO COMPLY WITH A LEVEL ACCESSIBLE CLEAR FLOOR SPACE.
2. IN THE LAUNDRY ROOM AND WASHING KITCHEN, PROVIDE DRAIN AT 1/2" BELOW FINISH FLOOR. MAINTAIN A SLOPE OF 1/8" OR MORE THAN 1/8" IN ALL DIRECTIONS TO COMPLY WITH A LEVEL ACCESSIBLE CLEAR FLOOR SPACE.
3. PROVIDE A KEY LOCK BOX (LIKE A "KNOX" BOX) NEAR THE FRONT ENTRANCE FOR FREE DEPARTMENT ACCESS.

- GENERAL NOTES:

- [illegible]

**WOOD FRAMED WALLS**  
TYPICAL INTERIOR WALL: BRICK, STONE AND SINKING ON WOOD FRAMED WALLS. SEE WALL SECTIONS AND STRUCTURAL DETAILS FOR DETAILS.

**CONCRETE WALLS**  
TYPICAL INTERIOR LOAD BEARING WALL: REFER TO WALL TAGS ON PLAN FOR SIZES AND SHEET 1/2 FOR DETAILS.

**GLASS WALLS**  
TYPICAL INTERIOR WALL: STUDS AT 16" O.C. WITH 5/8" GLYPHIM BOARD ON BOTH SIDES—SEE DETAILS.

**GLASS WALLS**  
TYPICAL INTERIOR NON-BEARING WALL: STUDS AT 16" O.C. WITH 5/8" GLYPHIM BOARD ON BOTH SIDES W/ 1" BATT INSULATION FOR SOUND.

|                                     |  |
|-------------------------------------|--|
| JOB NUMBER: 2326<br>CHECKED BY: RNC |  |
|-------------------------------------|--|

**CALBERT**  
DESIGN GROUP  
2950 CHEROKEE ST., NW, SUITE 600  
KENNESAW, GA 30144 | 404-899-5001  
INFO@CALBERTDESIGN.COM



**The Farmhouse**  
2001 General Electric Rd  
Bloomington Illinois 61704  
A PROJECT FOR:

|                                                                                                   |  |
|---------------------------------------------------------------------------------------------------|--|
| PROJECT LOCATION:<br>The Farmhouse ELDC<br>2001 General Electric Rd<br>Bloomington Illinois 61704 |  |
|---------------------------------------------------------------------------------------------------|--|

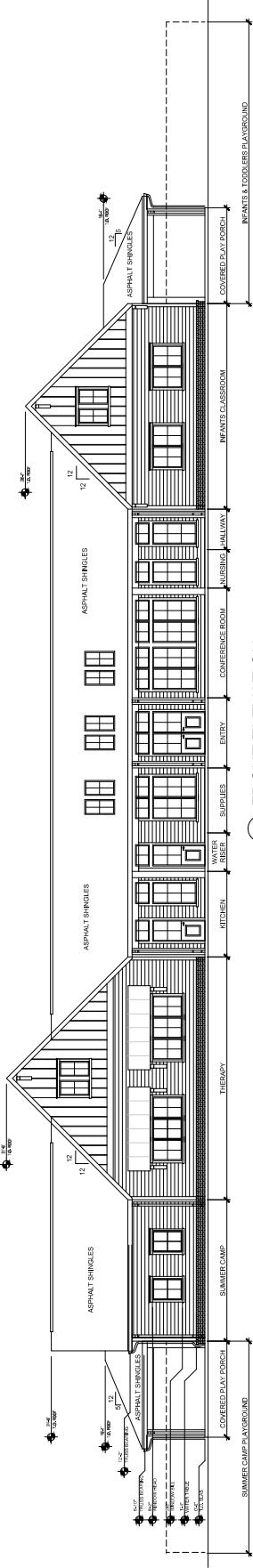
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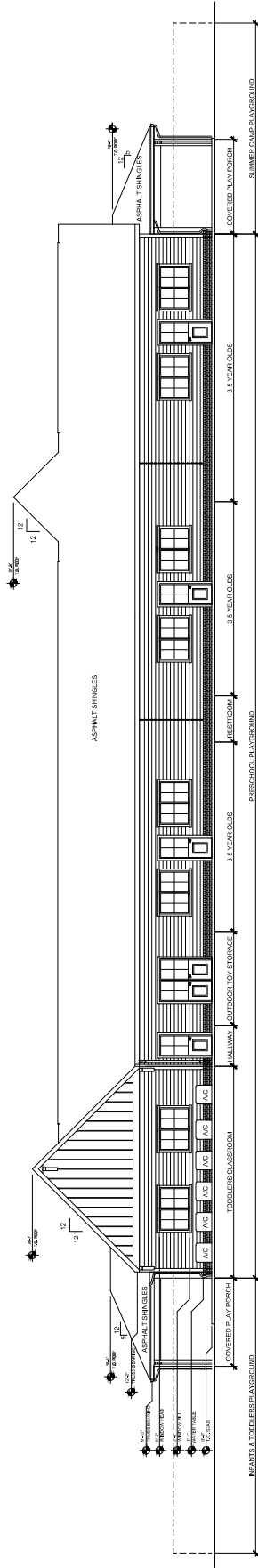
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| EXTERIOR ELEVATIONS |
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**A2.1**

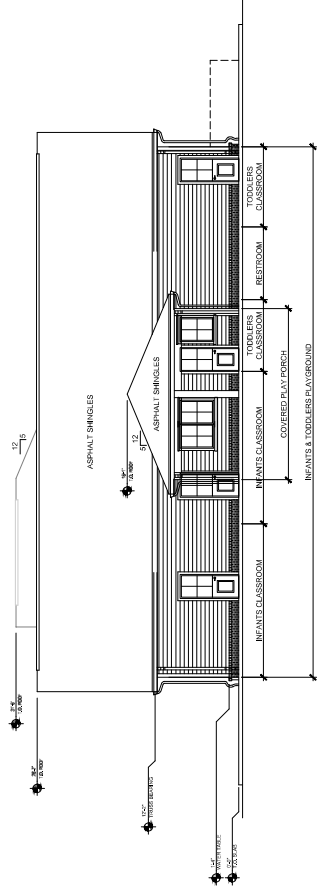
DATE: 01/30/2024



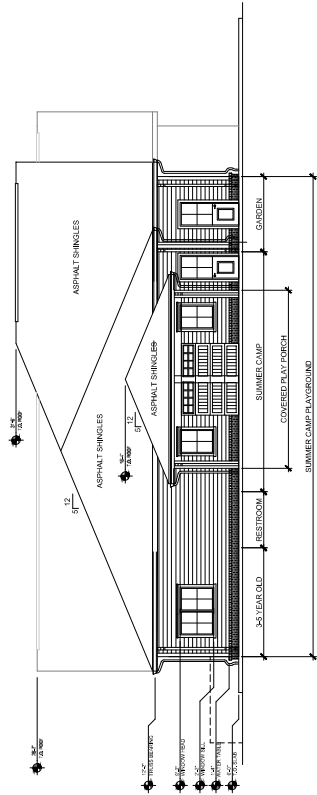
1 FRONT ELEVATION  
1/8" = 1'-0"



2 REAR ELEVATION  
1/8" = 1'-0"



3 RIGHT SIDE ELEVATION  
1/8" = 1'-0"



4 LEFT SIDE ELEVATION  
1/8" = 1'-0"



## **REGULAR AGENDA ITEM NO. 5.B.**

**FOR PLANNING COMMISSION:** August 7, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT: Z-4-24 (BHP-03-24)** - Public hearing, consideration and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay, for the property between N. Center Street and N. Main Street, known as 704 N. Main St (Part of PIN: 21-04-135-001).

**RECOMMENDED MOTION:** Motion to **continue the public hearing** to the September 4, 2024, Regular Meeting of the Planning Commission.

**STRATEGIC PLAN LINK:**

Goal 6. Prosperous Downtown Bloomington

Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 6e. Preservation of historic buildings

Objective 5b. City decisions consistent with plans and policies

**BACKGROUND:** The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a "Local Landmarks" and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how designation and the application of S-4 zoning might proceed. Staff was asked to add the item on the Regular Agenda for a future date. In January, 2024, the HPC voted to initiate a nomination for Holy Trinity Church and Rectory as Local Landmarks and request application of the S-4 Overlay to the property, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for Designation and a Zoning Map Amendment to add the Overlay. On March 21, 2024, after providing proper notice and holding a public hearing, the HPC voted to: 1) Designate Holy Trinity Church and Rectory as Local Landmarks, 2) recommend application of the S-4 (Historic Preservation District) Overlay zoning, for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street), to the Planning Commission, and 3) adopt HPC Resolution 2024-02, which was transmitted to the Planning Commission on March 22, 2024.

On May 1, 2024, at the testimony and request of the Property Owner, the Public Hearing was continued to the August 7, 2024, Regular Meeting of the Planning Commission to allow an architectural firm to evaluate the building and provide a report on necessary repairs. Preparation of the report was expected to take approximately two (2) months.

According to recent communication between Staff and the Property Owner, the report has not been fully completed at this time (see email attached to Staff Report). Completion is expected soon, but not with enough time for Staff or the Applicant (HPC) to review sufficiently, prior to the scheduled hearing. The Property Owner has requested an additional continuance; Staff and the Applicant support the request to continue to a date certain to allow time for appropriate review of the relevant information.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** None; hearing continued to a date certain during originally scheduled and noticed meeting.

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton, City Planner

**ATTACHMENTS:**

[Z-04-24 - August Report - Request for Continuance](#)

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**TO:** City of Bloomington Planning Commission

**FROM:** Economic & Community Development Department

**DATE:** August 7, 2024

**CASE NO:** Z-04-24 (BHP-03-24), Historic Designation and Zoning of Holy Trinity Church and Rectory

**REQUEST:** Public Hearing, consideration, and action on a request initiated by the Bloomington Historic Preservation Commission for the Designation of Holy Trinity Catholic Church and Rectory as Local Landmarks, and a Zoning Map Amendment to apply the S-4 (Historic Preservation District) Overlay for the property between Center St. and Main St., known as 704 N. Main St., part of PIN 21-04-135-001.

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### BACKGROUND

#### *Request*

The Historic Preservation Commission, as the Applicant on behalf of the community, is requesting to designate the existing National Register of Historic Places structures as a “Local Landmarks” and to have the S-4 (Historic Preservation District) Overlay zoning applied to the subject property between N. Center and N. Main Streets, excluding the portion of the subject PIN that lies west of N. Center Street that was formerly home to Trinity/Central Catholic High School.

In November of 2023, the Historic Preservation Commission (HPC) discussed concerns for the future condition of the structures which are nationally recognized, but not locally designated, and how designation and the application of S-4 zoning might proceed. Staff was asked to add the item on the Regular Agenda for a future date. In January, 2024, the HPC voted to initiate a nomination for Holy Trinity Church and Rectory as Local Landmarks and request application of the S-4 Overlay to the property, with the Commission as Applicant, per § 44-804B(1). Subsequently, the Vice Chair of the Commission submitted an application for Designation and a Zoning Map Amendment to add the Overlay. On March 21, 2024, after providing proper notice and holding a public hearing, the HPC voted to: 1) Designate Holy Trinity Church and Rectory as Local Landmarks, 2) recommend application of the S-4 (Historic Preservation District) Overlay zoning, for the property located at 704 N. Main Street, (PIN 21-04-135-001 between Center Street and Main Street), to the Planning Commission, and 3) adopt HPC Resolution 2024-02, which was transmitted to the Planning Commission on March 22, 2024.

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## **STAFF RECOMMENDATION**

Staff recommends the Planning Commission take the following action(s):

- Motion to continue the public hearing to the September 4, 2024, Regular Meeting of the Planning Commission.

Respectfully submitted,  
Alissa Pemberton  
City Planner

### **Attachments:**

1. Email from Property Owner Requesting Continuance

*Attachment 1: Email from Property Owner Requesting Continuance*

**Alissa Pemberton**

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**From:** Elaine Rinehimer <[REDACTED]>  
**Sent:** Monday, July 29, 2024 4:32 PM  
**To:** Alissa Pemberton  
**Subject:** FW: Planning Commission, 8/7 Meeting

Alissa,

On behalf of Holy Trinity Church, I would like to request an additional delay regarding the S-4 Overlay of Holy Trinity Church and Rectory. Please refer to the email below from Msgr. Jason Gray. As he states, this delay would be beneficial for the staff reviewing the report as well as the parish. Please let me know if the delay is approved so we can plan accordingly.

Thank you,

*Elaine Rinehimer*

Business Manager  
Holy Trinity Church  
Historic St. Patrick Church  
Catholic Cemetery Assn.  
711 N. Main St.  
Bloomington, IL 61701  
309-807-0338

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**From:** Gray, Jason <[REDACTED]>  
**Sent:** Monday, July 29, 2024 4:16 PM  
**To:** Elaine Rinehimer <[REDACTED]>  
**Cc:** Fr. Steven Loftus <[REDACTED]>  
**Subject:** Re: Planning Commission, 8/7 Meeting

Elaine:

Thanks for our conversation earlier today.

We have the building analysis from Healy, Bender, Patton and Been, but we don't have the cost estimates. Although we expected that HBPB Architects would have the report finished, I am frustrated that they have not been able to complete their work within the original timeline. It appears that they are close to complete and that we should soon have the full report.

I believe that the Planning Commission would find the building analysis helpful, but without the cost estimates, it will be hard to accurately gauge of the size of the project and whether the parish has the capacity to carry out the repairs. I'm afraid that we might get to the August 7 Planning Commission meeting, and still feel that we lack the critical information to guide any decisions.

Perhaps you might ask Alissa if we could reschedule this agenda item for the following meeting? If this can be done, it would mean that we could both provide the comprehensive report to the members of the Commission, and also allow time for their additional study and recommendations. In this way, I believe our discussion will be much more fruitful and the Planning Commission's time will be better used.

Thanks for following up on this. Please advise me when the rescheduled date is confirmed.

-Msgr. Jason Gray

Diocese of Peoria