



**AGENDA  
BLOOMINGTON PLANNING COMMISSION  
REGULAR MEETING  
COUNCIL CHAMBERS  
109 EAST OLIVE STREET  
BLOOMINGTON, IL  
WEDNESDAY, JUNE 12, 2019 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. MINUTES** Review the minutes of the May 22, 2019, regular meeting of the Bloomington Planning Commission.
- 5. REGULAR AGENDA**
  - A.** Public hearing and consideration, review and action on an application submitted by Vicki James to designate 1301 N. Clinton Blvd, *c. 1914, L. Edwin & Mary Slick home, craftsman style, architect Aaron T. Simmons*, with local historic designation and to rezone the property from R-1C to R-1C with the S-4 Historic District Zoning Overlay.
  - B.** Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding the sign code update.
  - C.** Status update for the R-3B zoning and density analysis by Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates
- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**

**DRAFT**  
**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING**  
**WEDNESDAY, MAY 22, 2019 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 EAST OLIVE STREET**  
**BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. David Stanczak; Mr. John Protzman; Ms. Megan Headean; Mr. Mark Muehleck; Mr. Thomas Kreiger; Ms. Megan McCann; Chairman Justin Boyd, Mr. Kevin Suess,

**MEMBERS ABSENT:** Mr. Eric Penn, Mr. Tyson Mohr

**OTHERS PRESENT:** Ms. Katie Simpson, City Planner; Mr. George Boyle, Assistant Corporate Council; Ms. Jennifer Toney, Grants Coordinator for the City of Bloomington, Ms. Deborah White, Executive Director, Mid Central Community Action-NeighborWorks America Charter Member Organization.

**CALL TO ORDER:** Chairman Boyd called the meeting to order at 4:02 PM. Ms. Simpson called roll. With eight members present, a quorum was established.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the minutes from the April 24, 2019 regular meeting. Mr. Krieger motioned to approve the minutes as presented; Mr. Stanczak seconded the motion. The minutes were approved by voice vote 8-0.

**REGULAR AGENDA**

**Presentation by Jennifer Toney, Grants Coordinator with the City of Bloomington Community Development Department on Community Development Block Grants (CDBG) and Consolidated Plan.**

Ms. Toney presented information regarding the CDBG Annual Allocations from 1975-2019. The current consolidated plan by project type was reviewed on the Consolidated Plan Expenditure to date by project/year. The projects are divided into several categories; Housing Rehab, Rehab Service Delivery, Administration, Demolition, Public Service, Infrastructure/Public Facilities/ WBRP (Non-Public Service). The Consolidated plan estimates were reviewed from 2015-2019. A pie chart was reviewed. Moving forward the City is working with the MCRPC to do a joint plan, goals on a regional level. What we need to do in our community. A Rehab program, application process in place. Outreach efforts for the stake holder and community are in form of a survey. The streets and sidewalks are the most commented topic on the surveys. As of today there have been 800 surveys completed. The MCRPC is hoping to have up to 3,000 surveys completed. The community outreach effort is mapped out and has begun. The next step will be to hold 1:1 meetings with Stake holders

reviewing what the community needs, focus groups. The planning for the next five year strategic plan will begin in the fall of 2019.

**Presentation by Deborah White, Executive Director, Mid Central Community Action-NeighborWorks America Charter Member Organization, on Neighborhood Needs Assessment, Community Service Block Grants (CSBG), Community Collaborations and NeighborWorks.**

Ms. White presented the overview of the organization. Mid Central Community Action has been in place for 54 years with an annual budget of 4-6 million dollars, serving 10,000 members and 86% of all funds going to support clients.

Ms. Simpson indicated that the programs are in line with the City Comprehensive plan meeting the goals set forth for housing, homeownership, rehabilitation on the West side of Bloomington.

Ms. White continued discussion on the FY18 Community needs assessment summary, highlighting; data collection & analysis, FY18 quick summary & FY17 comparison, demographics, community stakeholders and Plans for FY19.

**OLD BUSINESS:** none.

**NEW BUSINESS:**

The Commission recognized the reappointments of Justin Boyd & David Stanczak.

Election of Chair and Vice Chair. Ms. Headan was unanimously elected Chair by voice vote. The nomination was motioned by Mr. Muehleck and seconded by Ms. Prozman. Mr. Mohr was unanimously elected Vice-Chair by voice vote. The nomination was motioned by Mr. Muehleck and seconded by Mr. Krieger.

**ADJOURNMENT:** The meeting was adjourned at 4:37 by voice vote, motioned by Ms. Hadean and seconded by Mr. Proztman.

Respectfully submitted,  
Katie Simpson  
City Planner

**CITY OF BLOOMINGTON  
PLANNING COMMISSION REPORT  
JUNE 12, 2019**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
Z-04-19	Rezoning, local designation	1301 N. Clinton Blvd	Rezone to S-4 Overlay,	Katie Simpson, City Planner

<b>REQUEST:</b>	An application submitted by Vicki James for the rezoning of 1301 N. Clinton Blvd from R-1C Single Family Residential to R-1C with the S-4 Local Historic District zoning overlay.
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<b>STAFF RECOMMENDATION:</b>	Staff finds the petition to rezone 1301 N. Clinton Blvd <b>meets</b> the requirements of Section 44.8-4 and 44.17-6. <i>Staff recommends the Planning Commission pass a resolution recommending to the City Council that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin &amp; Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Historic Preservation Zoning Overlay.</i>
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**REQUEST:** S-4 Historic Preservation District Zoning Overlay

**NOTICE:** Notice of the public hearing was published in *the Pantagraph* on May 14, 2019. Notices were also mailed to property owners within a 500ft radius of the property and a large metal sign was placed on the property.

**GENERAL INFORMATION**

Owner and Applicant: Vicki James

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C  
**Existing Land Use:** Single Family Home  
**Property Size:** 70 X 110  
**PIN:** 14-33-479-019

**Historic District:** White Place  
**Year Built:** c. 1915  
**Architectural Style:** Craftsman/Prairie Style  
**Architect:** Aaron T. Simmons

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C single-family residential  
**South:** R-1C single-family residential  
**East:** R-1C w/ S4 Overlay single-family residential with historic overlay  
**West:** R-1B single-family residential

***Land Uses***

**North:** Single-family homes  
**South:** Single-family home  
**East:** Single-family home  
**West:** Multiple family home

**Analysis:**

Submittals

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

1. Application for the S-4 Historic Zoning
2. Site Photos

**PROJECT DESCRIPTION:**

The petitioner is requesting the City of Bloomington rezone 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 and Analysis:* 1301 N. Clinton Blvd, the subject property, is located in the White Place National Register Historic District. The District, which spans from Fell St to the Constitution trail and is bounded by Empire Street and Emerson Street, is a distinct, residential district reflective of early 20<sup>th</sup> century architecture and construction methods. It is an early example of a ‘planned’ community and is recognizable by its prominent arch, gateway on Empire Street, tree-lined boulevards, and brick streets. A heating plant, which once served the neighborhood, is located on the northeast corner of the district. Whites Place is comprised of vernacular homes as well as architecturally designed or modified homes, like the subject property.



Local architect Aaron T. Simmons designed the subject property in 1914, according to documentation provided by the petitioner. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N. Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, front porch, significant of craftsman architecture. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. The home’s massing and height complement the massing of other homes in the district.

According to the National Register District nomination form, roughly 28 homes in the White Place District have lost historic integrity. Approximately six (6) homes have the local S-4 designation, protecting them from further historically inappropriate alterations and qualifying them for façade assistance through the City’s Eugene D. Funk Grant program. Only one of those homes is located on N. Clinton Blvd. The addition of another home to the district furthers preservation of the neighborhood context and character, and provides a benefit to the District and wider community. Historic Preservation can provide a number of benefits to a neighborhood by improving property values and encouraging reinvestment and maintenance of older, unique structures.

Pursuant to Division 8 of the City Code, the Historic Preservation Commission must hold a public hearing on the application for landmark or historic designation and determine that the application meets at, a minimum, one requirement for designation. The Preservation Commission will pass a resolution providing a recommendation to the Planning Commission. The Planning Commission also holds a public hearing on the application and makes a determination. The Planning Commission will then adopt a resolution with a recommendation to City Council. City Council will take final action on the application.

**Action by Historic Preservation Commission:**

On May 30, 2019 the Bloomington Preservation Commission held a public hearing on an application submitted by the property owner to consider local historic designation and the rezoning of the subject property with the S-4 Historic District zoning overlay. No one, outside of the applicant, spoke in favor of the application. No one spoke against the application. The Preservation Commission, after investigation, determined that the property meets the criteria for local designation (44.8-4). The Commission established the following findings and determined the property to be historically significant:

1. *1301 N Clinton Blvd has character, interest, and value as part of the development, heritage, or cultural characteristics of the City and County of McLean including its contributing status to the White Place district and representation of early 20<sup>th</sup> century architecture and construction methods; and*
2. *1301 N. Clinton Blvd's location as a site of a significant local event, the creation of the White Place neighborhood; and*
3. *1301 N. Clinton Blvd was built for L. Edwin & Mary Slick owners of a local grain and feed company and can be identified with a person or persons who significantly contributed to the development of the City and County of McLean and represented McLean County's agrarian heritage; and*
4. *1301 N. Clinton Blvd embodies distinguishing characteristics of the Craftsman architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials including brick, decorative tiles, stucco, and Spanish tile roofing; and*
5. *1301 N. Clinton Blvd is identified as the work of architect Aaron T. Simmons, whose individual work has influenced the development of the City, and County of McLean; and*
6. *1301 N. Clinton Blvd embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant and visually unique; and*
7. *1301 N. Clinton Blvd embodies design elements that make it structurally or architecturally innovative; and*
8. *1301 N. Clinton Blvd's unique location or singular physical characteristics make it an established or familiar visual feature; and*
9. *1301 N. Clinton Blvd is suitability for preservation or restoration.*

The Preservation Commission determined the property also complies with the Design Guidelines expressed in Section 44.8-4 for height, proportions of windows and doors, relationships or building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. 1301 N. Clinton Blvd is compatible with its original architectural character and enhances the architectural style of the period and neighborhood. The Preservation

Commission, voted unanimously to pass a resolution recommending the Planning Commission provide a favorable recommendation for local designation. The Commission's recommendation is consistent with the staff recommendation.

**Action by the Planning Commission:**

The Planning Commission shall also make a determination on the historic significance of the property (see the factors presented by the Historic Preservation Commission). Additionally, as with any zoning map amendment, the Commission should consider the following standards:

1. *The suitability of the subject property for uses authorized by the existing zoning; the subject property is currently used as a single-family home, a permissible use in the district. **The standard is met.***
2. *The length of time the property has remained vacant as zoned considering the context of land development in the area; The standard does not apply.*
3. *The suitability of the subject property for uses authorized by the proposed zoning; the subject property meets the criteria for local designation and contributes to the historic and cultural heritage of the City. **The standard is met.***
4. *The existing land uses and zoning of nearby properties; the subject property is located in the White Place National Register historic district. The subject property is compatible with surrounding uses and zoning. The proposed zoning overlay is also compatible with the surrounding uses and zoning. **The standard is met.***
5. *Relative gain or hardship to the public as contrasted and compared to the hardship or gain of the individual property owner resulting from the approval or denial of the zoning amendment application; The City, community, public and property owner benefit from local designation of the subject property. The overlay ensures preservation of valuable historical and architectural features and requires review of building applications for alterations or demolition for the subject property. **The standard is met.***
6. *The extent to which adequate streets are connected to the arterial street system and are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; No change is expected. **The standard is met.***
7. *The extent to which the proposed amendment is consistent with the need to minimize flood damage and that the development of the subject property for the uses permitted in the proposed zoning classification will not have a substantial detrimental effect on the drainage pattern in the area; No change is expected. **The standard is met.***
8. *The extent to which adequate services (including but not limited to fire and police protection, schools, water supply, and sewage disposal facilities) are available or can be reasonably supplied to serve the uses permitted in the proposed zoning classification; No change is proposed. **The standard is met.***



9. *The extent to which the proposed amendment is consistent with the public interest, giving due consideration for the purpose and intent of this Cod as set forth in 17-1 herein; the map amendment ensures land and parcels are appropriately developed so that their use and operation comply with applicable requirements of the Chapter. **The standard is met.***
10. *The extent to which property values are diminished by the particular zoning restriction; Local historic designation and the historic preservation program have a positive impact property values for the property and for the neighborhood. **The standard is met.***
11. *The extent to which the destruction of property values promotes the health, safety, morals, or general welfare of the public; the zoning amendment should not result in negative impacts on the surrounding property values. **The standard is met.***
12. *Whether a comprehensive plan for land use and development exists, and whether the ordinance is in harmony with it; the subject property is located in the “Preservation Area” identified on Figure 1-1, *Neighborhood Classification Boundaries*, of the Comprehensive Plan. **The standard is met.***
13. *Whether the City needs the proposed use. The City of Bloomington values historic preservation. The Preservation program provides home owners with resources and expertise to maintain properties in good condition, increasing the value and investment in the neighborhood. **The standard is met.***

**STAFF RECOMMENDATION:** The application meets the standards for local designation and the standards for a zoning map amendment. *Staff recommends the Planning Commission pass a resolution recommending to the City Council that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin & Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Historic Preservation Zoning Overlay.*

Respectfully Submitted,  
Katie Simpson  
City Planner

Attachments:  
Resolution  
S-4 application  
HPC report and Resolution  
Site photos  
Zoning map for S-4 petitions

**RESOLUTION NO. 2019-02**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT 1301 N. CLINTON BLVD BE RECOGNIZED FOR ITS HISTORIC INTEGRITY AND BE REZONED TO HAVE THE ZONING CLASSIFICATION OF R-1C SINGLE FAMILY RESIDENTIAL WITH S-4 OVERLAY HISTORIC PRESERVATION DISTRICT ZONING OVERLAY**

WHEREAS, a nomination was submitted to the City of Bloomington Historic Preservation Commission by Vicki James, requesting that the property at 1301 N. Clinton Boulevard, 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, after holding a public hearing on May 30, 2019, determined the following:

That, 1301 N Clinton Blvd has character, interest, and value as part of the development, heritage, or cultural characteristics of the City and County of McLean including its contributing status to the White Place district and representation of early 20<sup>th</sup> century architecture and construction methods; and

That, 1301 N. Clinton Blvd's location as a site of a significant local event, the creation of the White Place neighborhood; and

That, 1301 N. Clinton Blvd was built for L. Edwin & Mary Slick owners of a local grain and feed company and can be identified with a person or persons who significantly contributed to the development of the City and County of McLean and represented McLean County's agrarian heritage; and

That, 1301 N. Clinton Blvd embodies distinguishing characteristics of the Craftsman architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials including brick, decorative tiles, stucco, and Spanish tile roofing; and

That, 1301 N. Clinton Blvd is identified as the work of architect Aaron T. Simmons, whose individual work has influenced the development of the City, and County of McLean; and

That, 1301 N. Clinton Blvd embodies elements of design, detailing, materials, and craftsmanship that render it architecturally significant and visually unique; and

That, 1301 N. Clinton Blvd embodies design elements that make it structurally or architecturally innovative; and

That, 1301 N. Clinton Blvd's unique location or singular physical characteristics make it an established or familiar visual feature; and

That, 1301 N. Clinton Blvd is suitability for preservation or restoration; 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 passed Resolution 2019-01 recommending that the Bloomington Planning Commission determine the property at 1301 N. Clinton Blvd to be historically significant and recommend to the City Council that the property be rezoned to have the S-4 Historic District Zoning Overlay; and

WHEREAS, the Bloomington Planning Commission, after holding a public hearing on June 12, 2019, also determined the property at 1301 N. Clinton Boulevard meets at least one (1) of the criteria for consideration in Chapter 44 Division 8-4 (B) 2 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Planning Commission determined that the zoning map amendment meets the standards detailed in Chapter 44 Division 17-6 (E) 2 of the Bloomington City Code, 1960 as amended; and

WHEREAS, the Bloomington Planning Commission has the authority to pass this resolution and provide a recommendation to the City Council on this application.

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

SECTION ONE: That the Bloomington Planning Commission recommends to the City Council that the premises located at 1301 N. Clinton Boulevard, legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 12 day of June , 2019.

APPROVED this 12 day of June , 2019.

CITY OF BLOOMINGTON, ILLINOIS

ATTEST

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Megan Headan, Chair

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Katie Simpson, Secretary

Exhibit A  
Legal Description

WHITE PLACE ADDITION  
SOUTH 10' LOT 74 and ALL LOT 73



## Historic Preservation

There are many financial and social benefits to owning a historic home. Historic preservation recognizes the importance of a continuing relationship between a building's past and the active community it resides in. The culture and personality of a community can be enriched through education, inspiration and efforts to preserve historic structures.

The City of Bloomington has over 100 properties with local historic designation. The City has six locally recognized historic neighborhoods, four of which are nationally recognized districts. The City offers two grant programs to assist with maintenance and rehabilitation of locally recognized historic properties. Grants are determined by the Historic Preservation Commission, comprised of seven community members seeking to protect the City's architectural and historic environment. Every year, the City allocates \$100,000 to the Harriet Fuller Rust Grant, created to encourage rehabilitation of the City's Downtown Historic District and \$25,000 to the Eugene D. Funk Grant, designed to supplement the costs of exterior repairs for property owners in other historic districts throughout the City.

To qualify for the Eugene D. Funk Grant a property must have the City's S-4, local historic designation. The process of acquiring this title can take approximately three months and must be reviewed by three different commissions: The Historic Preservation Commission, Planning Commission and City Council. This packet contains an application for the Historic Preservation Commission. A petition for the rezoning will also need to be submitted to the City Clerk following the Commission's decision. The cost of application is \$125.00 plus the cost of a newspaper announcement.

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

Historic Preservation S-4 Designation - Section 44.11-2 <sup>8-4</sup>

1. Property Information

Parcel Identification Number 1433479019 Size (Acreage) 70 X 110  
Address 1301 N Clinton Blvd Bloomington, IL 61701  
Current Zoning R1C  
Current Use Single Family

2. Applicant Information

Full Name Vicki James  
Address 1301 N Clinton Blvd City, State, ZIP Bloomington, IL 61701  
Phone [REDACTED] Email [REDACTED]

3. Owner Information (Check  if same as Applicant)

Full Name \_\_\_\_\_  
Address \_\_\_\_\_ City, State, ZIP \_\_\_\_\_  
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.

[REDACTED] 4/30/19  
Signature Date  
Vicki James  
Printed Name

Historic Name of Building (if known) CRAFTSMAN STYLE Year Built 1914

Architectural Style CRAFTSMAN / PRAIRIE SCHOOL STYLE ORIGINATED BY FRANK LLOYD WRIGHT.

Architect (if known) Paul Moratz? or Simmons C.

Is this property in a Historic District?  Yes  No. Which one? White Place 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);  
Tiled roof, inlaid decorative tiles on the porch balustrade, Accenting panels on the side of the house, Squared brackets under the eaves.
2. Its location as a site of a significant local, county, state, or national event;  
White place historical District.
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;  
FIRST OWNERS of the house were L. Edwin and Mary Slick Slick death in "whole grain, hay, flour, and feed."
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;  
CRAFTSMAN / PRAIRIE SCHOOL STYLE, BRICK STUCCO, MORTAR tile, leaded glass / stained glass windows, leaded glass bay window
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;  
The PRAIRIE STYLE of the house was influenced by FRANK LLOYD WRIGHT
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;  
Clay tile roof, inlaid decorative tiles, BRICK, Brackets, Eaves, leaded windows, STAINED GLASS windows
7. Its embodiment of design elements that make it structurally or architecturally innovative;  
Simple STRAIGHT lines opposed to the elaborate curves and turnings associated with the Victorian Age.
8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;  
Located in white place. House looks like a gingerbread house. BRICK, green tile roof, inlaid decorative tiles. FRONT Porch with a tile floor. leaded windows, broad eaves
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  
Craftsman style. Craftsman Architecture was a deliberate rejection of the Victorian age. intended to impart an impression of Handwork
10. Its suitability for preservation or restoration. AS OPPOSE TO PLANNING MILL MASS-PRODUCTION.

- Grade AS house

- THE GIFT to the street Award given by Old House Society

Page 3 of 4

- Beautification Award 1989

Listed in the Book Bloomington-Normal Lost

- LISTED several times in the National Register of Historic Places.  
- Adventure

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](mailto:ksimpson@cityblm.org)**  
**Fax: 309-434-2857**







- Ownership
- Assessments
- Display
- Comps Sale
- Assessment Equity Comp
- View Tax Bill
- View Map
- New Search
- Additional Search

Parcel ID: 14-33-479-019  
 Property Address: 1301 CLINTON BLVD  
 Name: JAMES, RODERICK L & VICKI  
 1301 CLINTON BLVD  
 BLOOMINGTON, IL 61701

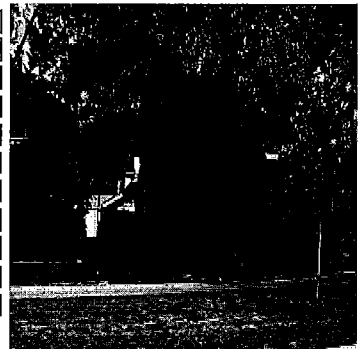
Use Code: R 0040  
 Tax Code: 4001  
 Tax Rate: 0.08419  
 Sale Date: 5/22/2000  
 Sale Price: 203900  
 Doc #: 00/13223  
 Ratio: 23.78

Homestead: 6000  
 Senior: 0  
 Freeze Amt: 0  
 HIE Amt: 0  
 Assmt Yr: 2018 S/A  
 Land: 5993  
 Building: 75353  
 Total: 81346

Zoning: R1C  
 NH: 58  
 NH Quality: 1.1925  
 Lot FF: 70  
 Lot Depth: 110  
 Lot SF: 7777  
 Acres: 0.1785  
 Location: Corner  
 Lot Shape or Unit Level: Rectangular  
 Lake Front: No  
 Golf Course: No

Permit Year: 1925  
 Building: 1 of 1  
 Completion Date: N/A  
 Last Updated: 7/23/2007

Foundation	Brick	GFLA	1334	Porch	OFF
Basement	Full/Unfinish	Total SF	2320	Porch SF	290
SF Fin Bsmt	0	Story Type	2 & 1 Story	# Decks	0
SF Crawl	0	Ext Walls	Brick	Deck SF	0
SF Slab/No Bsmt	0	Roof	Tile	Pool	No Pool
SF Fin Attic	576	Grade	A-5	Pool SF	0
Air Conditioning	0	Year Built	1995 ✓ (not correct)	Yr Pool Blt	0
Fireplaces	2	Eff Age	10	# Tennis Cts	0
Total Rooms	8	% Good	0.9574	Amenities	None
Bedrooms	4	Funcl Obs	0	Garage Type	Detached 2
Baths	1 1/2	Econ Obs	0	Garage SF	484
Comments		Legal			



LOW RATIO

WHITE PLACE ADDN  
 S10' LOT 74 & ALL  
 LOT 73

# Citizens Beautification Committee

P.O. Box 3157 - Bloomington, IL 61702-3157

August 13, 2007

Mr. & Mrs. Rod & Vicki James  
1301 N. Clinton Blvd.  
Bloomington, Illinois 61701

Dear Rod & Vicki,

Congratulations! Your residence has been selected to receive a 2007 Beautification Award from the Citizens Beautification Committee and the City of Bloomington.

The Beautification Committee annually reviews nominations for residential and non-residential properties that represent a positive appearance to the City of Bloomington. This summer we reviewed over 60 total nominations, and selected 12 residential and 6 non-residential properties to receive awards.

We were very impressed with the exterior appearance of your property. The planting and landscaping areas are beautiful and well-maintained. Overall, the visual appeal to the street is quite outstanding. Thus, we are very pleased to acknowledge this achievement with one of our awards this year!

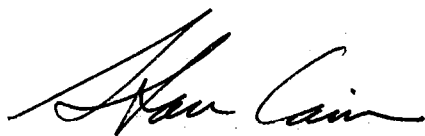
The 2007 Beautification Awards will be presented on Monday, August 27, 2007 at the beginning of the Bloomington City Council meeting. The City Council meeting starts at 7:30 pm in Bloomington City Hall, which is located at 109 East Olive Street in downtown Bloomington.

We request your presence at the City Council meeting to receive your award and to be recognized for your efforts towards making Bloomington an attractive community. Please plan to arrive at City Hall by 7:15 pm so that we can meet and visit with you before the presentation. If the weather is good, we will congregate outside on the sidewalk in front of City Hall before the meeting begins. Otherwise, we will gather inside near the Council chamber.

If you have any questions, or cannot attend the presentation, please call me at (309) 664-1904.

Congratulations, again! We look forward to seeing you on August 27 at 7:15 pm.

Sincerely,



Stan Cain, Chairperson  
Citizens Beautification Committee

Then

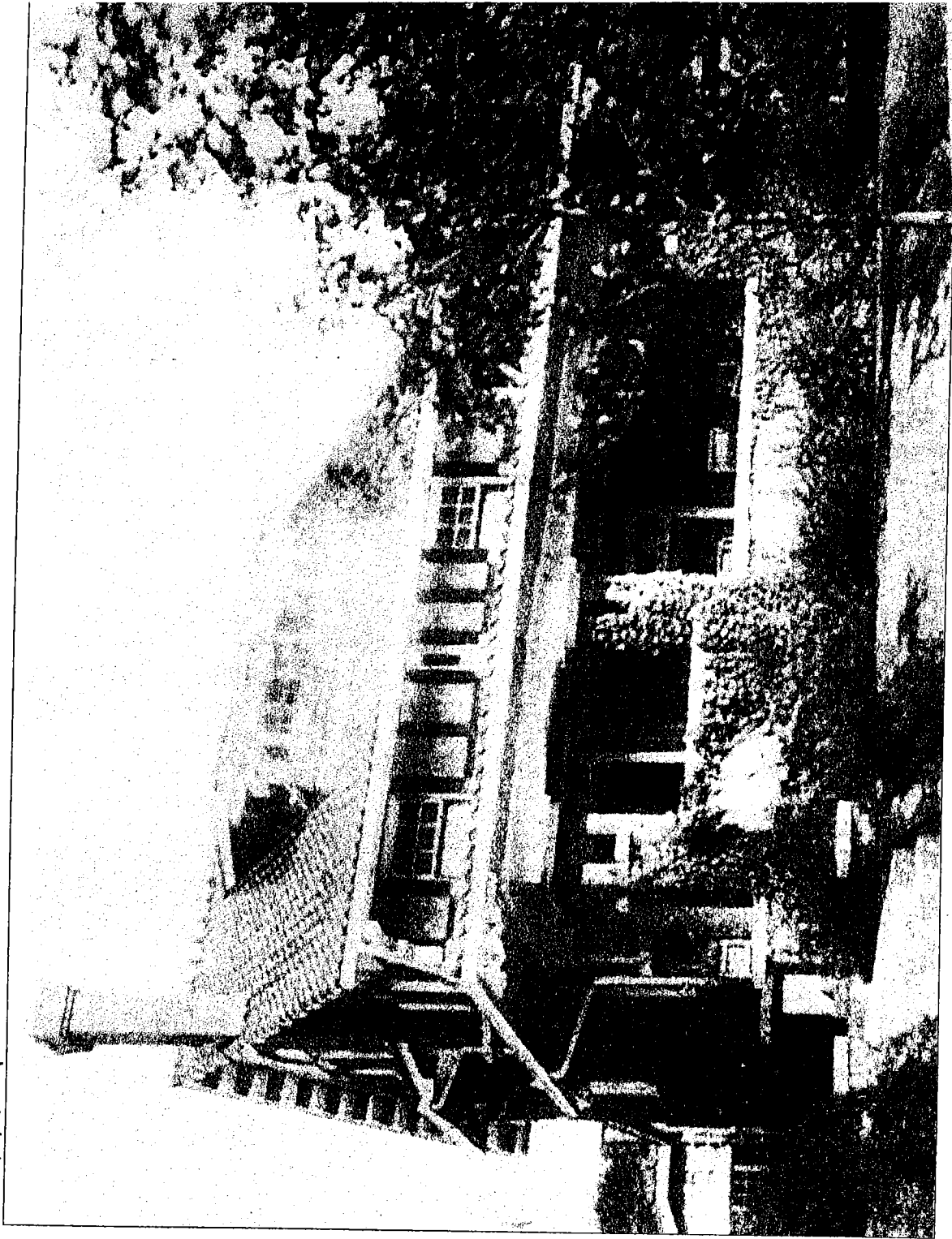
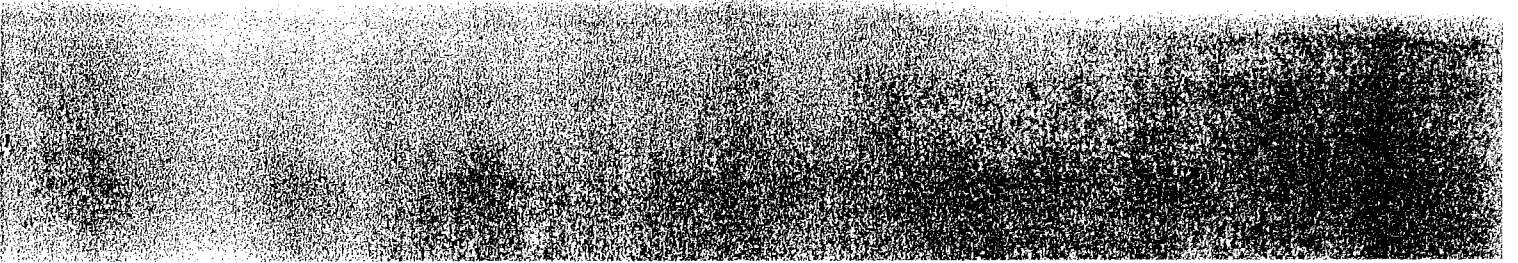


Photo courtesy of McLean County Museum of History



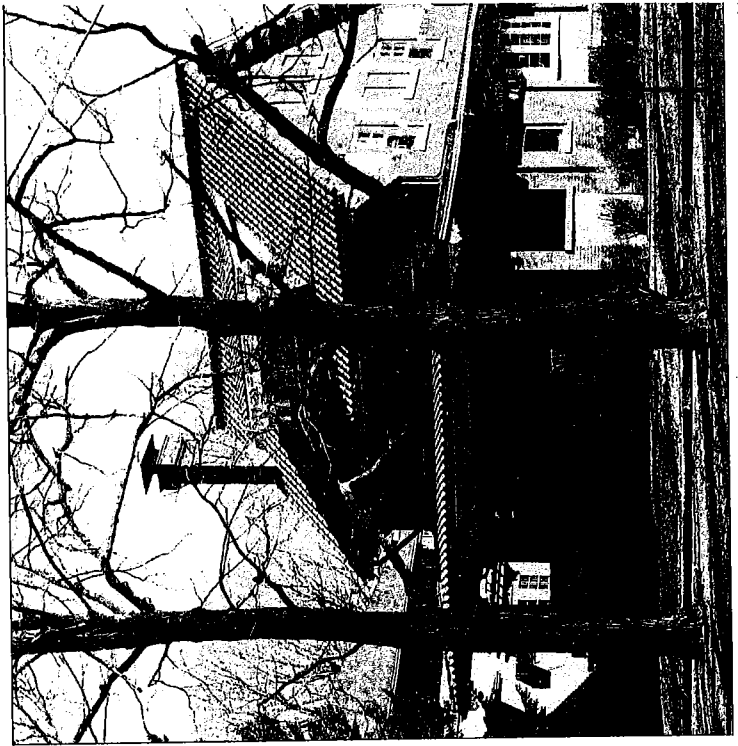
... *Then*

*1301 N. Clinton, 1914*

This house was built in 1914, in the Craftsman style. Craftsman architecture was a deliberate rejection of the Victorian age, intended to impart an impression of handwork as opposed to planing mill mass-production. In reality the planing mills welcomed the new style, as its simple straight lines were much easier (and cheaper) to manufacture than the elaborate curves and turnings associated with late 19th Century design.

Craftsman features seen on this house include the tiled roof, the inlaid decorative tiles on the porch balustrade, accenting panels on the side of the building, and squared brackets under the eaves. The broad eaves of the porch roof were borrowed from the Prairie School style, originated by Frank Lloyd Wright.

The first owners of the house were L. Edwin and Mary Slick. Slick dealt in "whole grain, hay, flour and feed" from his offices in the Livingston Building. The home was purchased in June 1919 by Price Jones and his wife Emma. Jones was later vice president of the Corn Belt Bank. Harry and Vesta Cary became the owners in the late 1940s.



*Now . . .*

Single-family

rior; simple, heavy woodwork, built-in benches, buffets, shelves, and nooks; a large porch (now enclosed) which resembled an exterior room (the interior tile continuing out into the porch); wall sconces for indirect lighting; trellises on both entrances.

Several of the houses on Fell Avenue have been subsequently labeled "Craftsman Bungalow" by architectural historians. When you walk into a Craftsman Bungalow the sense of space, the openness of the rooms, and the rustic styling feel completely different from the Victorian houses still being built into the 1910's. Victorian excesses included "useless" ornamentation and gingerbread, living with a mish-mash of inconsistent patterns and style and copying "foreign" styles. The primary inspiration for the Craftsman style was to look to nature, local materials, local (nationalist or native) building traditions and to design and construct after the manner of honest craft traditions: iron and copper blacksmithing, pottery, coarse weaving and rough hewn materials.

The house at One Clinton Place, however, was not a cozy nostalgic Craftsman Bungalow, although it did have many of its elements. It felt very different from a Victorian house, but it had a distinctively modern feeling, particularly on the first floor (the second floor is much more traditional). The house is a combination of old and new design elements at a pivotal point in architectural history.



Craftsman Home at ~~1301~~ N. Broadway  
Designed by Simmons c. 1914

In 1914, Simmons also designed two houses in northern Bloomington (1301 and 1314 <sup>N Clinton Blvd</sup> Broadway) in the Craftsman style. Furthermore, the Ferguson House at 307 Highland Avenue in Normal, just west of the Immanuel Bible Foundation, is another lovely Craftsman home from the same period. We have no evidence that Simmons designed any other private residences before 1914.

*Is Prairie-Style a term that can be applied to the house?*

If the One Cedar Crest house is not a Craftsman home, it is often noticed as an example of the Prairie style, and many see resemblances to the work of Frank Lloyd Wright. "Prairie School" was a name given to a group of US architects and referring specifically to the domestic architecture they produced between c. 1900 and c. 1920, mostly in Chicago and its suburbs. The seminal house in this style is generally taken to be Frank Lloyd Wright's Winslow House of 1893-4 and most of the architects in this 'school' worked either with Wright himself or for the employer of Wright's early years, Louis Sullivan. In addition, other architects throughout the country were influenced through the dissemination of architectural pattern books. Aaron Simmons clearly fell into this category in many regards. Other



Craftsman Home at ~~1314~~ N. Broadway  
Designed by Simmons in 1914

1301

1314

houses in the subdivision bore some Prairie Style elements, such as 22 Clinton Place, and his last residential design at 8 Ridgemont Road, has definite Prairie Style leanings.

Prairie Houses are characterized by low-pitched, usually hipped, roofs with widely overhanging eaves. They are generally open-planned, of two stories with single storey wings and/or porches. The ornamental detailing of eaves, cornices and façades are generally calculated to emphasize horizontality. The house at One Cedar Crest has two single-storey wings thrusting out towards the north (the living room) and the east (the porch). Its three stories are thus disguised from the viewer until one walks around to the south side. The horizontal lines of the living room and the eaves of the upper floors subtly emphasize the horizontal design.

*The First 25 Years at One Cedar Crest (1914-1939)*

What was it like to live at One Clinton Place during the World War I years and leading up to World War II? Marjorie Simmons Taulbee remembers little about the years before 1919, of course; but she does recall many details about the interior from that period. Her memories of the first floor rooms are very vivid.

The house contained many modern conveniences, such as a first-floor bathroom, three-way light switches, hot water heat in every room, an incinerator for burning trash in the basement, a cistern in the basement, a separate heater in the second floor bathroom for bathing in the winter, a laundry chute on both floors, and, later, an Ice-o-Matic in the kitchen.

Like many of Simmons' houses, this house was built with nooks and crannies and oblique angles, which intensified the "craftsman" feel of the place, especially on the first floor. The first-floor woodwork was all oak and always finished with stain and varnish, not painted, and the dining, living room, and hall areas were apparently originally wallpapered with

exotic papers.

In the dining room, Marjorie recalls her mother describing how the painters "*rubbed it all with their hands, their actual hands, they would rub and rub . . . beautiful, just like satin. And it made a pattern, it was so pretty, it wasn't like a painted wood, it was just gorgeous, like a piece of furniture. And that was always lovely gray, and then the stucco in between was . . . rose. It was beautiful.*" Her mother's favorite color, she explained, was pink. There was a central, pendant chandelier, with four matching wall scones provided indirect lighting for entertaining. The dining room windows had thin curtains (almost translucent), and the dining table was a heavy, square table with extensions, which extended out into the living room on special occasions. In cases like these — big parties or meetings of the Neighborhood Club, where refreshments were served — extra help would be hired. The Neighborhood Club met monthly in various homes in the neighborhood, but most often at the Simmons' house, because of its size and accommodations.

Marjorie remembers the woodwork in the study or music room as being dark green, and matching the furniture: a desk, barrister bookcase, rocker and chairs, and a bookcase with four shelves, with a rug on the floor. It was sometimes called "the swear room" because the girls were sent there as punishment.

In the living room, she remembers translucent maroon or pinkish curtains hanging, woven in a square pattern. Furniture in the living room included a set of matching chair, couch, and rocker, upholstered in a tapestry-like cloth. \*

In the hallway, leading up the stairs, Marjorie describes it as "*beautiful wood. And there [above the paneling] was kind of dark, heavy wallpaper, and this was heavy wallpaper, it was just beautiful. It had trees—browns, and grays, and it all went together. And Dad himself took it all and tore it, outlined the trees, so when he put it up, the trees were all—he was outlining, he tore the paper, and . . . it must have had a lot of rag content, because you*

## City taps winners of beauty awards

BLOOMINGTON — The Bloomington Beautification Committee announced the winners of the annual beautification awards.

Twelve residences and six businesses were recognized at the Bloomington City Council meeting on Monday.

Residential award winners were Ann Kerrick, 809 N. Morris Ave.; Ruth Lowrey, 102 S. State St.; Annette Schneider and John Halkapraun, 619 E. Chestnut St.; Sonny Garcia and Larissa Bailey, 703 E. Monroe St.; Lori Dressler, 54 Ventnor Ave.; Rod and Vicki James, 1301 N. Clinton Blvd.; Scott and Gina Bradley, 1903 E. Oakland Ave.; Joan Mowrey, 2 Breckenridge Drive; Don and Belinda Franke, 3 Windsong Way; and Bill Kuffel and Susan Vittitoe, 3401 Stephanie Road.

Also recognized in the residential category were Stonebrook Court Homeowners Association and John Morris and Links Landing Homeowners Association.

Winners of the commercial and non-residential category were The Monroe Center, 200 W. Monroe St.; Central Station, 220 E. Front St.; Lady Wellness Center, 1414 Leslie Drive; Bloomington Country Club, 605 Towanda Ave.; Washington Elementary School, 1201 E. Washington St.; and Holiday Pool, 800 S. McGregor Ave.

## Daily Digest 08/29/07

By Pantagraph staff

Daily Digest for August 29, 2007:

### City taps winners of beauty awards

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Parcel	Property Address	Use Code	Tax Code	Tax Rate	Multiplier	School Dis	NH	Lot Front	Lot Depth	Lot Shape
14-33-479-019	1301 CLINTON BLVD	R 0040	4001	0.08419	1	087	58	70	110	Rectangular
JAMES, RODERICK L & VICKI				Prev EAV	Assmt Yr	Land	Farmland	Building	Farm Bldg	Total
				82501	2018 S/A	5993	0	75353	0	81346
1301 CLINTON BLVD				Last assessment change made by Assessor in 2018. Reason for Change:						
BLOOMINGTON		IL	81701	RESIDENTIAL REVALUATION						
Last updated on 6/8/2000				Sale Date	Sale Price	Ratio	Prev SD	Prev SP		
				5/22/2000	203900	23.78	12/17/1996	160000		
Exemption Information				Sales Use						
General	Senior	Freeze	HIE	Model Home	Dis Vet	Ret Vet	Ret Vet			
6000	0	0	0	0	0	0	0	Residence or Duplex		



Comments

LOWRATIO

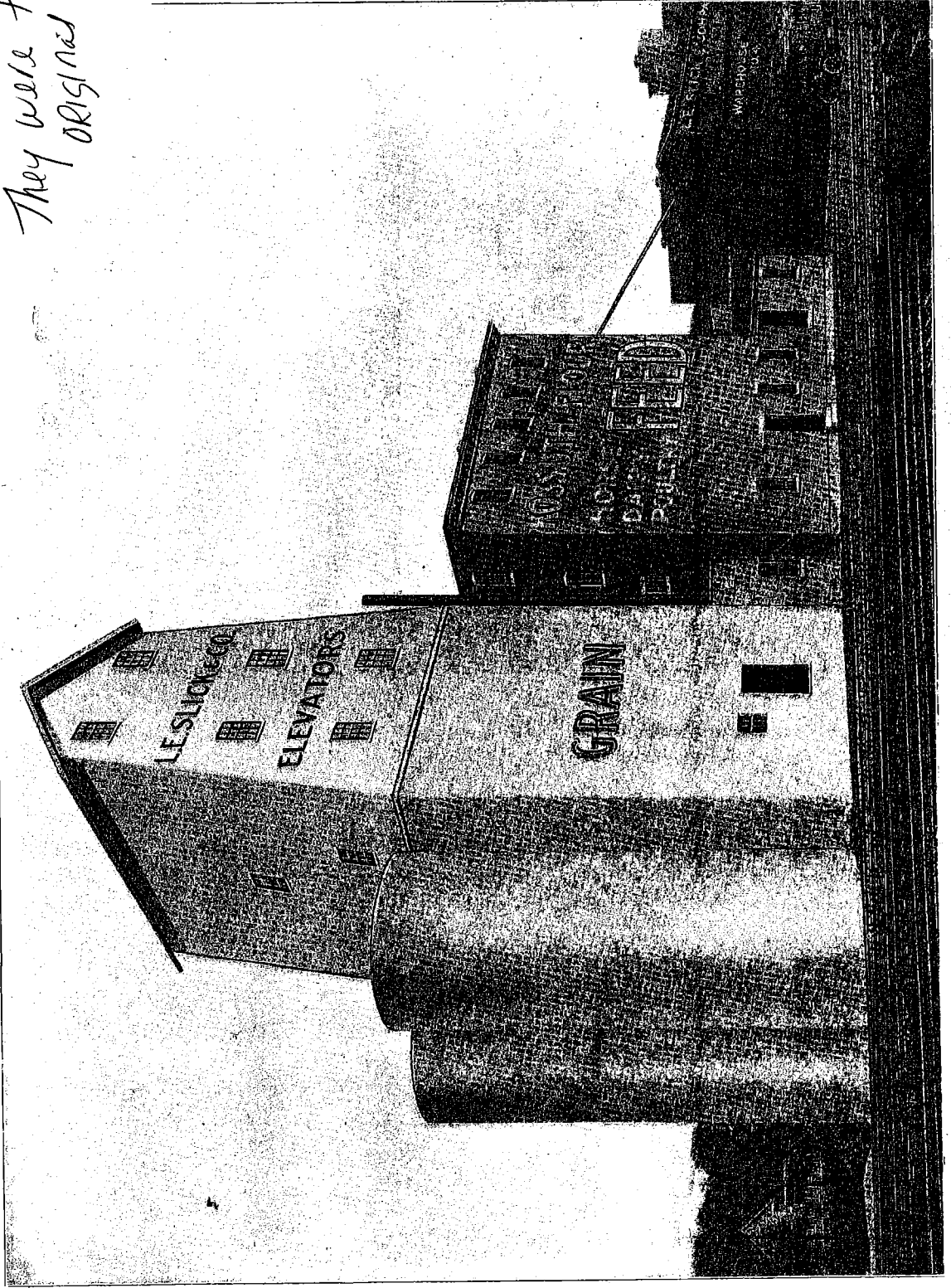
Current Permit Information

Permit Date	Permit #	Permit Amt	Permit For
3/24/2000	M0000333	750	TILE ROOF REPAIR

WHITE PLACE ADDN  
S10' LOT 74 & ALL  
LOT 73

L. E. Slick & Company

They were the  
original owners



View of Grain Elevator, Mill and Sacked Grain Warehouse

L. E. SLICK & COMPANY

Grain, Flour and Feed

**CITY OF BLOOMINGTON**  
**REPORT FOR THE HISTORIC PRESERVATION COMMISSION**  
**MAY 30, 2019**

<b>CASE NO:</b>	<b>TYPE:</b>	<b>ADDRESS</b>	<b>SUBJECT:</b>	<b>REPORT BY:</b>
BHP-12-19	Rezoning, local designation	1301 N. Clinton Blvd	Rezone to S-4,	Katie Simpson, City Planner

<b>REQUEST:</b>	A petition submitted by Vicki James for the rezoning of 1301 N. Clinton Blvd from R-1C Single Family Residential to R-1C with the S-4 Local Historic District zoning overlay.
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<b>STAFF RECOMMENDATION:</b>	Staff finds the petition to rezone 1301 N. Clinton Blvd <b>meets</b> the requirements of Section 44.8-4. <i>Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin &amp; Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.</i>
------------------------------	---



**REQUEST:** S-4 Historic Preservation District Zoning Overlay

**GENERAL INFORMATION**

Owner and Applicant: Vicki James

**PROPERTY INFORMATION**

**Existing Zoning:** R-1C

**Existing Land Use:** Single Family Home

**Property Size:** 70 X 110

**PIN:** 14-33-479-019

**Historic District:** White Place

**Year Built:** c. 1915

**Architectural Style:** Craftsman/Prairie  
Style

**Architect:** Aaron T. Simmons

**SURROUNDING ZONING AND LAND USES**

***Zoning***

**North:** R-1C single-family residential

**South:** R-1C single-family residential

**East:** R-1C w/ S4 Overlay single-family  
residential with historic overlay

**West:** R-1B single-family residential

***Land Uses***

**North:** Single-family homes

**South:** Single-family home

**East:** Single-family home

**West:** Multiple family home

**Analysis:**

Submittals

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

1. Application for the S-4 Historic Zoning
2. Site Photos

**PROJECT DESCRIPTION:**

The petitioner is requesting the City of Bloomington rezone 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 and Analysis:* 1301 N. Clinton Blvd is located in the White Place National Register Historic District. The District, which spans from Fell St to the Constitution trail and is bounded by Empire and Emerson Streets, is a distinct, residential district reflective of early 20<sup>th</sup> century architecture and construction methods. It is an early example of a 'planned' community and is

recognizable by its prominent arch, gateway on Empire Street, tree-lined boulevards, and brick streets. A heating plant, which once served the neighborhood, is located on the northeast corner of the district. Whites Place is comprised of vernacular homes as well as architecturally designed or modified homes.

Local architect Aaron T. Simmons designed the building in 1914, according to documentation provided by the petitioner. Simmons also designed a number of homes in the Cedar Crest Historic District, located north of the White Place District, in the Town of Normal. Constructed of brick, 1301 N. Clinton Blvd is built in the Craftsman Style, identified by its protruding dormer and gable roof. The home has a large front porch denoting a Prairie influence. The Prairie Style is mostly associated with Illinois architect Frank Lloyd Wright. In general, the house has maintained its original appearance and character. A number of notable features remain including leaded glass windows, decorative eaves, green Spanish-tile roof, and decorative “gingerbread” masonry elements on the porch, north and south sides of the home. One of the property’s most significant features is the wide, prominent, prairie-style front porch. The porch contains a flat, tile roof held up by large brick pillars, and a stucco and tiled baluster. The home’s massing and height complement the massing of other homes in the district.



According to the National Register District nomination form, roughly 28 homes in the White Place District have lost historic integrity. Approximately six (6) homes have the local S-4 designation, protecting them from further historically inappropriate alterations and qualifying them for façade assistance through the City’s Eugene D. Funk Grant program. Only one of those homes is located on N. Clinton Blvd. The addition of another home to the district furthers preservation of the neighborhood context and character, and provides a benefit to the District and wider community.

**Action by Historic Preservation Commission:**

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 and also has sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration (2019-12):

**FINDINGS OF FACT:**

- 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 home is a contributing structure to the White Place National Register District and a representation of early 20<sup>th</sup> century architecture and methods. **The standard is met.**

**2. *Its location as a site of a significant local, county, state, or national event;*** The White Place District is a national register and local district. The home is contributing to the District context and character. **The standard is met.**

**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;*** The home was built for Mr. and Mrs. Slick, owners of a local grain and feed company, and representatives of Bloomington and McLean County's agrarian heritage. Other notable residents occupied the home as well. **The standard is met.**

**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 house is a unique representation of Craftsman Style architecture made from brick and stucco, with decorative wood, glass, and tile details. The brick and stucco were used to create a unique "gingerbread" affect and decorative pattern. Few residential buildings in Bloomington illustrate this style and technique and contain the level of detail. The home maintained a green, tile roof, which is also an infrequent residential roofing material. The home provides the community with a number of educational benefits pertaining to construction and architectural methods. **The standard is met.**

**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;*** Local architect Aaron T. Simmons designed the home in 1914. Simmons also designed the Cedar Crest neighborhood in Normal, IL. **The standard is met.**

**6. *Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;*** previously discussed in Standard 4. **The standard is met.**

**7. *Its embodiment of design elements that make it structurally or architecturally innovative;*** previously discussed in Standard 4. **The standard is met.**

**8. *Its unique location or singular physical characteristics that make it an established or familiar visual feature;*** See standards 1, 2, 4, and 5.

**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.*** The home remains fairly unchanged and intact. **The standard is met.**

Staff finds that in addition to meeting at least one (1) of the above mentioned criteria, the property also complies with the Design Guidelines expressed in Section 44.8-4 for height,

proportions of windows and doors, relationships of building masses and spaces, roof shape, landscaping, scale, directional expression, and architectural details. The property is compatible with its original architectural character and enhances the architectural style of the period and neighborhood.

**STAFF RECOMMENDATION:** *Staff recommends the Historic Preservation Commission pass a resolution recommending to the Planning Commission that the property at 1301 N. Clinton Blvd, c. 1914, L. Edwin & Mary Slick home, Craftsman style, architect Aaron T. Simmons, be recognized for historic designation and rezoned with the S-4, Local Historic Preservation Zoning Overlay.*

Respectfully Submitted,  
Katie Simpson  
City Planner

Attachments:  
S-4 application  
Site photos  
Zoning map for S-4 petitions

**RESOLUTION NO. 2019-01**

**A RESOLUTION RECOMMENDING THAT THE PROPERTY LOCATED AT  
1301 N. CLINTON BOULEVARD 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 Vicki James, requesting that the property at 1301 N. Clinton Boulevard, 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 1301 N Clinton Boulevard legally described in Exhibit "A" be rezoned to have the historic designation of the S-4, Historic Preservation District Zoning Overlay.

ADOPTED this 30 day of May , 2019.

APPROVED this 30 day of May , 2019.

CITY OF BLOOMINGTON, ILLINOIS

  
Sherry Graebling, Chair

ATTEST

  
Katie Simpson, Secretary



Exhibit A  
Legal Description

WHITE PLACE ADDITION  
SOUTH 10' LOT 74 and ALL LOT 73

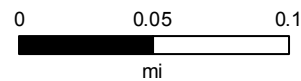
# Aerial Map 1301 N. Clinton Blvd



McGIS



McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



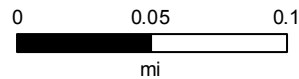
# Zoning Map\_ 1301 N. Clinton Blvd



McGIS, Town of Normal, McLean County, City of Bloomington, McGIS



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43627  
CITY OF BLOOMINGTON  
PUBLIC HEARING NOTICE  
Historic Preservation -  
May 30, 2019  
Planning Commission -  
June 12, 2019

Notice is hereby given that the Historic Preservation Commission & the Planning Commission of the City of Bloomington, Illinois, will hold separate public hearings in the Council Chambers of City Hall Building, 109 E. Olive St., Bloomington, Illinois, on a petition submitted by Vicki James to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District. Historic Preservation meeting, May 30, 2019 at 5pm. Planning Commission meeting, June 12, 2019 at 4:00 p.m.

1301 N Clinton Blvd  
PIN: 14-33-479-019  
LEGAL DESCRIPTION:  
(WHITE PLACE ADDN S10'  
LOT 74 & ALL LOT 73)

All interested persons may present their views upon such matters pertaining thereto at the meeting. The petitioner or his/her Counsel/Agent must attend the meeting. The petition is 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, or email [cityclerk@cityblm.org](mailto:cityclerk@cityblm.org). The City Hall is equipped with a text telephone (TTY) that may also be reached by dialing 309-829-5115.  
Published: May 14, 2019



Department of Community Development  
115 E Washington St, Ste 201  
Bloomington IL 61701

May 10, 2019

Dear Property Owner or Resident:

The Historic Preservation Commission & the Planning Commission of the City of Bloomington, Illinois, will hold separate public hearings in the Council Chambers, 109 E. Olive Street, Bloomington, Illinois to hear testimony for a petition submitted by Vicki James to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District.

Historic Preservation Commission Meeting: May 30, 2019 at 5:00 pm.

Planning Commission Meeting: June 12, 2019 at 4:00 pm.

### REQUEST

The petitioner is requesting to designate and rezone property at 1301 N Clinton Blvd to S-4 Historic Preservation District.

LEGAL DESCRIPTION: WHITE PLACE ADDN S10' LOT 74 & ALL LOT 73

You are receiving this courtesy notification since you own property within a 500 foot radius of the land described above (refer to attached map). All interested persons may present their views upon said petition, or ask questions related to the petitioner's request at the scheduled public hearing. Copies of the submitted petition are available for public review at the Department of Community Development, 115 E. Washington St. Bloomington, IL 61701. Communications in writing in relation to the petition may be sent to the Department of Community Development prior to the hearing, or presented at such hearing.

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, 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](http://www.cityblm.org). If you desire more information regarding the proposed petition or have any questions you may email me at [ksimpson@cityblm.org](mailto:ksimpson@cityblm.org) or call me at (309) 434-2341.

Sincerely,

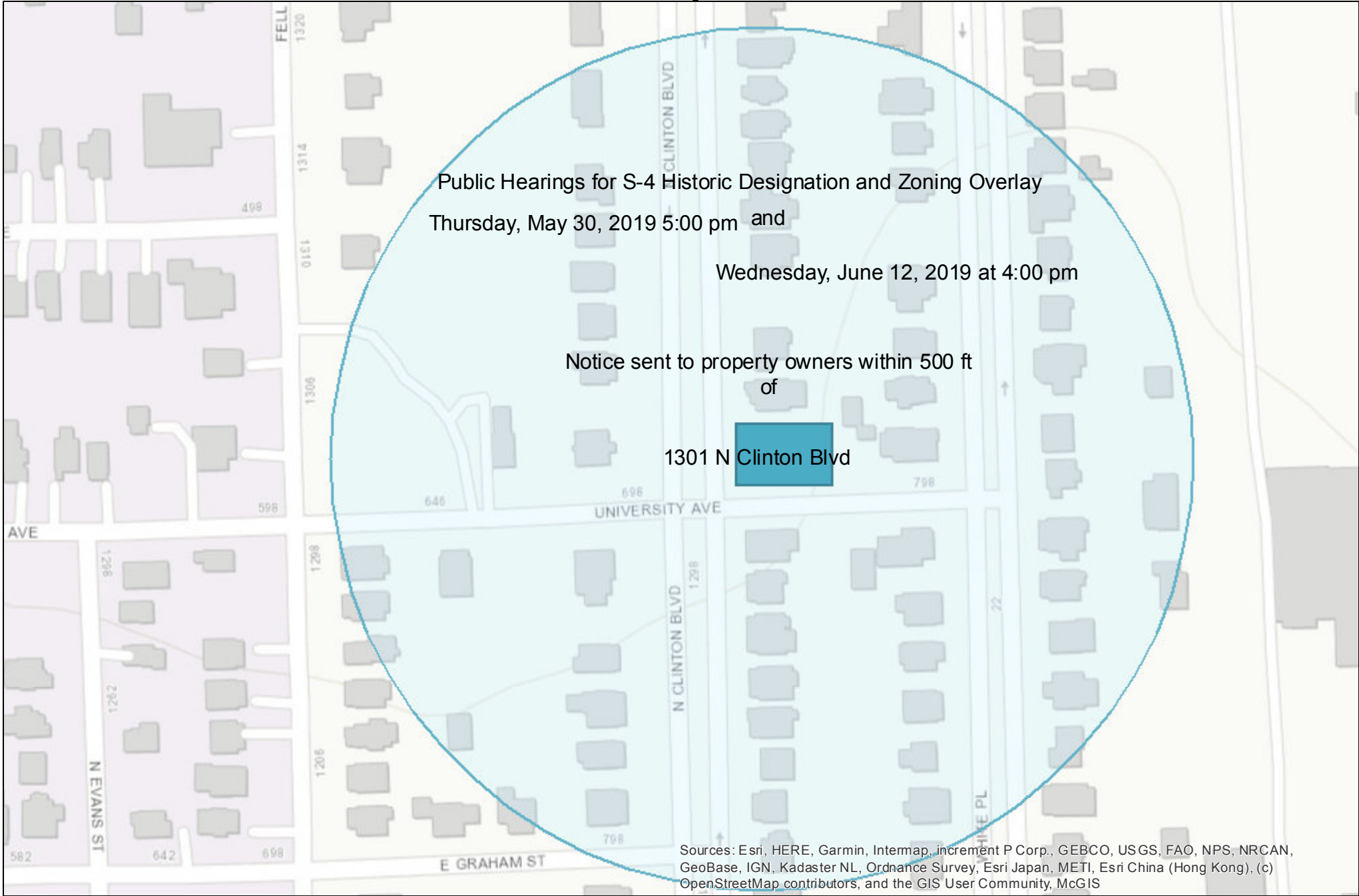
A handwritten signature in black ink, appearing to read "Katie Simpson", written over a horizontal line.

Katie Simpson, City Planner

Attachments:

Map of notified properties within 500 ft of subject property

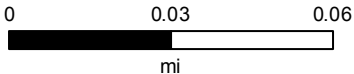
# McLean County GIS Consortium



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, McGIS



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KOLTON WALKER  
1819 E LAFAYETTE ST  
BLOOMINGTON, IL 61701

RENEE PHILLIPS  
1111 N CLINTON  
BLOOMINGTON, IL 61701

RANDEE MALONE  
1310 N Clinton Blvd  
BLOOMINGTON, IL 61701

PHYLLIS FEENEY  
1507 E WASHINGTON ST  
BLOOMINGTON, IL 61701

KATINA KRAMOS  
14 WHITES PL  
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MONTGOMERY BOYD  
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CLIFFORD CLOSE  
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# Memorandum

To: Planning Commission

From: Community Development Staff

Date: June 4, 2019

Subject: Sign Code Update-Presentation by Carla Petersen, AICP, Senior Associate and Jackie Wells, Associate from Houseal Lavigne Associates

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**Background:** The City of Bloomington adopted the Advertising Sign Code, Chapter 3 of the City Code, in 1979. The last comprehensive update occurred in 1988. The Sign Code regulates the size, type, number, and location of signs in the corporate limits. In 2017, City Council approved a contract amendment with Houseal Lavigne Associates (HLA) to complete a comprehensive update to the sign code and to incorporate the sign regulations in Chapter 44, the Zoning Ordinance.

**Purpose:** The purpose of this meeting between HLA and the Planning Commission is to complete the following:

- Presentation by HLA on *Signs 101*.
- Discuss the dates and times of public outreach meetings and public outreach strategy.
- Solicit input from the Planning Commission regarding signs in the City of Bloomington to frame future analysis and prepare preliminary regulations.
- Discuss next steps.

**Upcoming Public Outreach Sessions:** Tuesday, July 23, 2019

**Business Stakeholders**

Business owners, chamber members, sign contractors etc.

10- 11:30 am Heartland Bank

200 W College Ave., Normal IL 61761

Community Room (4<sup>th</sup> floor)

Parking:

2 hr public parking located in nearby surface lot (south side of College Ave)

1 hr free parking plus \$1 additional hour in nearby parking deck.

Green, Yellow, and Pink Bus Lines—Connect Transit

All lines to Uptown Normal Transit Station and 2 minute walk north.

**Public Stakeholders**

Residents, elected officials, community members, business owners etc.

5 – 7:30pm Bloomington Center for the Performing Arts (BCPA)

600 N. East Street, Bloomington IL 61701

Patron Lounge Room #266

Parking:

Free 4 hr public parking on the Douglas Lots, located south of the BCPA

Free 4 hr public parking in the Market St. parking deck (Market St. & Center St.)

Blue and Green Bus Lines—Connect Transit

All lines to Downtown Bloomington Transfer Station and a 14 minute walk north

# Memorandum

To: Planning Commission

From: Community Development Staff

Date: June 4, 2019

Subject: UPDATE R-3B zoning and density analysis

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**Background:** On March 11, 2019 the City Council wrapped up the comprehensive amendment to the zoning ordinance, a three year process, by unanimously voting to adopt a comprehensive text and map amendment. The revisions began in 2016 following the City's adoption of its Comprehensive Plan 2035 and involved multiple meetings with various stakeholder groups and the Planning Commission. The Commission held three public hearings on October 24, 2018, December 12, 2018, and February 13, 2019. At the December 12, 2018 public hearing, members from the community testified that they have concerns regarding the density allowed in the R-3B district, specifically for areas adjacent to Downtown Bloomington, consisting of approximately 258 properties. Opponents of the district expressed that the purpose and intention conflicted with other community goals of historic and neighborhood preservation. In addition to recommending a revised statement of purpose and intent for the district, the Planning Commission also recommended completing additional analysis on the appropriateness of the application of R-3B zoning on the fringe of Bloomington's downtown central business district by the end of FY 2020. City Council and staff supported this recommendation.

On April 8, 2019, the City Council passed resolution 2019-17 authorizing waiver of the technical bidding requirements and approving a contract with Houseal Lavign Associates (HLA) for additional analysis and recommendations to the properties zoned R-3B and located on the periphery of Downtown Bloomington. Earlier this month, HLA began reviewing data from the Tax Assessor and City of Bloomington GIS database. They will provide a brief update on the project and talk about next steps.

## Upcoming public meetings:

- Regeneration Area Stakeholders (west of Downtown Bloomington)**
- 12 – 1:30pm Mid Central Community Action (MCCA)  
1301 W Washington St.  
Bloomington IL 61701  
Large Conference Room  
Parking on Stillwell St in large lot behind MCCA office  
Gold Bus Line—Connect Transit
- Preservation Area Stakeholders (east of Downtown Bloomington )**
- 3-4:30pm City of Bloomington Library  
205 E. Olive St.  
Bloomington, IL 61701  
Community Room  
Purple Bus Line—Connect Transit  
Or all lines to Downtown Transfer Station and a 2 minute walk east.

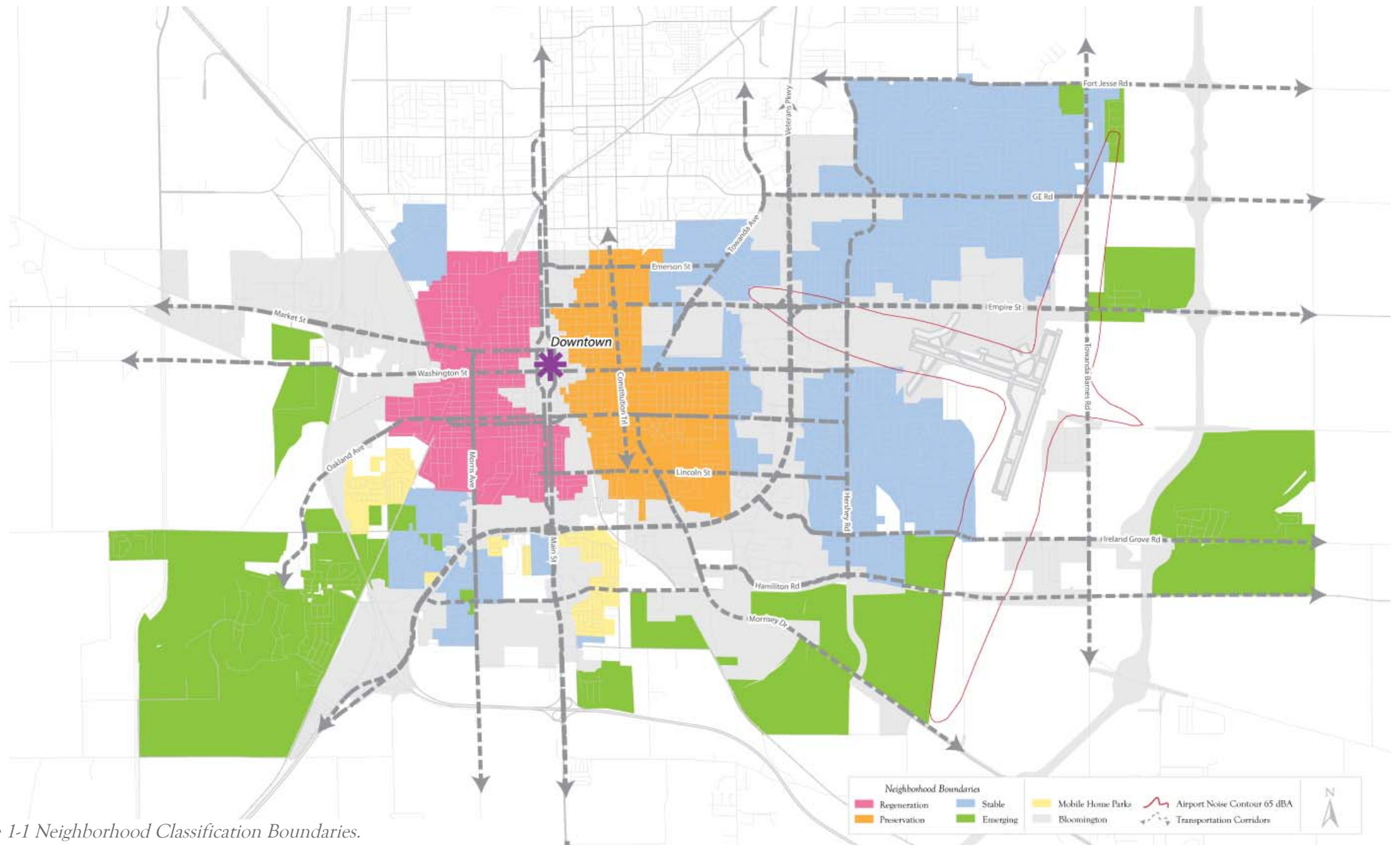


Figure 1-1 Neighborhood Classification Boundaries.