



AGENDA
HISTORIC PRESERVATION COMMISSION
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
THURSDAY, DECEMBER 17, 2020 5:00 P.M.
THIS MEETING WILL BE HELD VIRTUALLY. LIVE STREAM AVAILABLE AT:
www.cityblm.org/live

Prior to 15 minutes before the start of the meeting, 1) those persons wishing to provide public comment or testify at the meeting must register at www.cityblm.org/register, and/or 2) those persons wishing to provide written comment must email their comments to publiccomment@cityblm.org.

Members of the public may also attend the meeting at City Hall. Attendance will be limited to the lesser of 10 persons or 10% of room capacity and will require compliance with City Hall COVID-19 protocols and social distancing.

The rules for participation and attendance may be subject to change due to changes in law or to executive orders relating to the COVID-19 pandemic occurring after the publication of this agenda. Changes will be posted at www.cityblm.org/register.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

4. MINUTES Consideration, review and approval of minutes from the meeting on November 19, 2020 meeting.
5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

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

6. OLD BUSINESS

7. NEW BUSINESS

A. Election of Vice Chair

B. Introduction New Member—Dawn Peters

8. ADJOURNMENT



DRAFT
MINUTES

**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF
BLOOMINGTON, ILLINOIS
THURSDAY, NOVEMBER 19, 2020, 5:00 P.M.**

WWW.CITYBLM.ORG/LIVE

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- 1. CALL TO ORDER**
- 2. ROLL CALL**

The Historic Preservation Commission convened in Regular Session virtually via zoom conferencing with the City Planner, Katie Simpson, and Chairperson Lea Cline in-person in City Hall’s Council Chambers at 5:05 p.m. Thursday, November 19, 2020. The meeting was live streamed to the public at www.cityblm.org/live.

Five members were present and quorum was established. The meeting was called to order by Chairperson Cline.

Attendee Name	Title	Status
Ms. Lea Cline	Chair	Present
Mr. Bobby Castillo	Commissioner	Absent
Ms. Georgene Chissell	Commissioner	Present
Ms. Sherry Graehling	Commissioner	Present
Mr. Paul Scharnett	Commissioner	Present
Mr. Greg Koos	Commissioner	Present
Mr. George Boyle	Assistant Corporate Counsel	Present
Ms. Melissa Hon	Economic & Community Development Director	Absent
Ms. Kimberly Smith	Economic & Community Development Assistant Director	Present

Draft
MEETING MINUTES

**PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS
THURSDAY, OCTOBER 15, 2020, 5:00 P.M.**

Ms. Katie Simpson	City Planner	Present
Ms. Caitlin Kelly	Assistant City Planner	Present

COVID-19

This meeting is being held virtually via live stream. Public comment will be accepted up until 15 minutes before the start of the meeting. Written public comment must be emailed to publiccomment@cityblm.org and those wishing to speak live must register at <https://www.cityblm.org/register> prior to the meeting.

3. PUBLIC COMMENT No public comment

4. MINUTES

The Commission reviewed the minutes of the September 17, 2020 meeting. Corrections were brought forward by the Commission.

Ms. Sherry Graehling made a motion to approve the minutes as discussed and amended. Ms. Georgene Chissell seconded. Role call vote: Ms. Chissell - Yes, Ms. Graehling - Yes, Mr. Scharnett - Yes, Mr. Koos - Abstain, Chairperson Cline - Yes. The motion was approved (4-0-1)

5. REGULAR AGENDA

Note, due to COVID-19 social distancing considerations, this meeting is held virtually. Those wishing to testify or comment remotely regarding a public hearing listed below must register at <https://www.cityblm.org/register> at least 15 minutes prior to the start of the meeting.

BHP-28-19 Public Hearing, review and action on a petition submitted by the Franklin Park Foundation for the nomination and designation of the State Farm Building at 112 E. Washington Street, c.1925-1947, Shaefer and Hooten, Architects, contributing, D-2 Downtown Transitional District to D-2 with the S-4 Local Historic District zoning overlay (Ward 6) **(CONTINUED FROM OCTOBER 15, 2020)**

Chairperson Cline introduced the item. Mr. Koos reclused himself from the discussion.

Chairperson Cline swore in Mr. Tim Mauer of the Franklin Park Foundation for the record. Mr. Mauer confirmed that the applicant is seeking an additional one month extension of the hearing.

Mr. Mauer added that additional informational materials have surfaced in the last month that will contribute to the deliberations of the Commission. Chairperson Cline sought to confirm that the extension would not exceed one month as it has previously. Ms. Graehling and Mr. Scharnett agreed.

Ms. Graehling made a motion to continue the petition to the next meeting. Ms. Chissell seconded. Roll call vote: Ms. Chissell – Yes, Ms. Graehling – Yes, Mr. Scharnett – Yes, Chairperson Cline – Yes. The continuance was granted (4-0-1).

Draft

MEETING MINUTES

PUBLISHED BY THE AUTHORITY OF HISTORIC PRESERVATION COMMISSION OF BLOOMINGTON, ILLINOIS

THURSDAY, OCTOBER 15, 2020, 5:00 P.M.

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Discussion, review, and action on the Rust Grant Guidelines—amended language for accessible accommodations (**CONTINUED FROM OCTOBER 15, 2020**)

Chairperson Cline introduced the subject and opened it for discussion.

Mr. Koos proposed striking the phrase “to get the museum back on its feet” in favor of “to develop a new museum facility,” among other text amendments.

Mr. Scharnett explained the purpose of the specific phrasing of “accessible means of egress.”

Mr. Koos mentioned that historic buildings north of Locust Street could benefit from an alteration of the Rust Grant target area map boundary: a George Miller residential structure in the 800 block of N. Main, Holy Trinity Church, an 1865 Italianate house, Quinn Brothers Gas Station at the corner of Main and Chestnut, and the Mennonite Hospital Nurses’ Quarters. Chairperson Cline clarified that the boundary would be moved inward and northward. Mr. Koos proposed that the boundary should go north to Walnut, west to Center, south to Chestnut, west to Roosevelt, and south to Locust.

Ms. Simpson proposed extending the boundaries east and west as well, and suggested tabling action on the map to the next meeting. Mr. Scharnett proposed forming a subcommittee specifically to propose a map. It was decided that Mr. Koos will propose amendments to City Staff to be discussed at the next meeting.

Mr. Scharnett made a motion to approve the text as amended. Ms. Graehling seconded the motion. Ms. Chissell – Yes, Ms. Graehling – Yes, Mr. Scharnett – Yes, Mr. Koos – Yes, Chairperson Cline – Yes. The motion was approved (5-0-0).

6. OLD BUSINESS

Chairperson Cline mentioned previous working groups and asked Mr. Boyle for updates on the steam plant. He described two court actions with regard to the steam plant and the potential of a phase two environmental study being performed on the building. Mr. Scharnett added that there are grants available for restoring the site if it is environmentally problematic. Mr. Koos inquired as to whether asbestos was found at the site. Mr. Boyle said there was not. Chairperson Cline confirmed that nothing is risking imminent change in his case.

Ms. Simpson provided an update on the preservation plan. The consultants will be returning to Bloomington for additional fieldwork and anticipate having a second phase of the plan in January.

7. NEW BUSINESS

A. Review and action on 2021 Meeting Dates

Chairperson Cline and Mr. Koos pointed out typos to be corrected. Ms. Graehling motioned to approve the proposed dates as amended. Ms. Chissell seconded. Roll call vote: Ms. Chissell -

Yes, Ms. Graehling - Yes, Mr. Scharnett - Yes, Mr. Koos - Yes, Chairperson Cline - Yes. The motion was approved (5-0-0).

- B. Introduction New Member-Greg Koos
- C. Introduction-Caitlin Kelly, Assistant City Planner
- D. Introduction-Kimberly Smith, Assistant Economic and Community Development Director
- E. Recognition of Service-Lea Cline, Chairperson
- F. Recognition of Service-Ann Bailen, Commission Member
- G. Discussion of requirement that all repairs funded under Funk Grant must be done under prevailing wage unless the structure is owner-occupied

Ms. Graehling suggested that people performing their own repairs regardless of residency should be considered for eligibility. Ms. Simpson offered to add the Funk Grant guidelines to a future meeting's agenda. Ms. Simpson also mentioned that the Funk Grant guidelines prohibit reimbursement for sweat equity, and so coverage of materials would likely be the only eligible item for reimbursement. Chairperson Cline affirmed that the language of the guidelines should be examined in case they are prohibitive.

8. ADJOURNMENT

Ms. Graehling made a motion to adjourn. Mr. Scharnett seconded. The meeting was adjourned at 6:03 PM.

CITY OF BLOOMINGTON

ATTEST

Lea Cline, Chairperson

Katie Simpson, City Planner

MEMO

To: Historic Preservation Commission
From: Planning Staff
Subject: BHP-28-19
Date: December 11, 2020

The City of Bloomington received a Local Historic Landmark Nomination/S-4 Historic Preservation Zoning Overlay for 112 E Washington Street in August 2019 submitted by the Franklin Park Foundation. In August 2020, the Historic Preservation Commission determined the nomination form to be lacking enough information to establish a finding regarding the historic significance of the building. The applicant was given additional time to provide the supplemental information.

Pursuant to Chapter 44 Division 8-4B of the City Code, the Preservation Commission, within 60 days of a completed nomination, shall make findings and a recommendation as to whether the nominated landmark meets the criteria for designation. The Commission is also tasked with preparing a report that contains the following information:

1. Explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;
2. Explanation of the integrity or lack of integrity of the nominated landmark or historic district;
3. In the case of a nominated landmark found to meet the criteria for designation:
 - a. The significant exterior architectural features of the nominated landmark that should be protected;
 - b. The types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness pursuant to the provisions of § 44-1710 of this Code.
4. Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district;
5. The relationship of the nominated landmark or historic district to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;
6. Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling unit size, floor area, sign regulations, and parking

regulations necessary or appropriate to the preservation of the nominated landmark or historic district;

7. A map showing the location of the nominated landmark and the boundaries of the nominated historic district

The Commission is required to transmit the report and resolution to the Planning Commission within 6 days of establishing a finding.

On December 4, 2020 the City of Bloomington received the applicant's supplemental information, which is attached to this memo and included in the packet.

Also included in the packet are the original staff report from March 2020, original petition, public hearing notices, zoning map, and zoning regulations for the D-2 district.

If the Commission feels that additional information is still needed to draft their report and recommendation, the Commission may request the necessary information.

Additional items needed if the building is determined to be significant and eligible for local designation:

- Filing fee for a zoning map amendment
- Zoning map amendment petition for the S-4 Zoning Overlay (provided by the owner or by City Council)
- Explanation of the significance, with proper citations, as it relates to the criteria identifying the period of significance.
- Significant architectural features of the nominated landmark that should be protected. (ex. Should the addition be subject to protection/COA approval, is the addition contributing?)
- Types of construction, alteration, demolition, and removal, other than those requiring a building or demolition permit, that should be reviewed for appropriateness.
- Proposed design guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark or historic district;
- The relationship of the nominated landmark to the ongoing effort of the Preservation Commission to identify and nominate all potential areas and structures that meet the criteria for designation;
- Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling unit size, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district;
- A map showing the location of the nominated landmark and the boundaries of the nominated historic district.

Additional Information provided by the applicant on December 4, 2020

December 4, 2020

City of Bloomington
Department of Community Development
Attn: Katie Simpson, City Planner
115 E. Washington St., Room 201
Bloomington IL 61701

RE: BHP-28-19

Dear Ms. Simpson,

Attached are our supplemental responses to the City Staff Report dated 11/13/19, and to the undated and un-numbered list of 'Additional items needed if the building is determined to be significant and eligible for local designation:', which I received from you during the August 2020 Bloomington Historic Preservation Regular Meeting.

In response to the City Staff Report comments noting the absence of petition responses for Items 5, 6, 7, & 9 of the Criteria for Consideration of Nomination for the Historic Preservation S-4 Designation Nomination dated July 19 & August 3, 2019, please find attached the following supplemental material:

1. Koos S-4 Petition. Excerpt provided by the McLean County Museum of History.
2. Architecture and Design, 1938. Excerpt provided by the McLean County Museum of History.
3. Renovations – Code Review letter dated January 3, 2002 from State Farm Insurance Facilities Management Services Division to City of Bloomington Building Safety Division. FOIA Response #20-11-1230.
4. Carol Dyson, AIA Deputy State Historic Preservation Officer email dated November 16, 2020.
5. National Park Service Search Result Screen Shots Nos. 1 & 2.
6. FOIA #20-11-1230: Responses from the City of Bloomington.
7. FOIA Request Department of Interior-National Park Service: Tracking #DOI-NPS-2021-000699.

In response to the 'bullet point' list of 'Additional Items needed if the building is determined to be significant and eligible for local designation', please find attached the following supplemental material and responses:

1. Point One: The Franklin Park Foundation requests that the filing fee for the zoning map amendment be waived. The foundation is a non-profit and our activities are suitable for the consideration of this request.

2. Point 3: See Items Nos. 1 & 2 above.
3. Point 4: See items Nos. 1, 2, 3, & 4 above.
4. Point 5: Due to the size, variety, and complexity of the nominated structure, the scope of this 'Additional Item' is beyond the professional capacity of the Franklin Park Foundation to address. Should they care to pursue this item further, the Bloomington Historic Preservation Commission is empowered under its ordinance to retain professional services to assist in this regard.

Fortunately, we have also identified documentation that may greatly assist the Commission in this regard in the form of architectural and engineering plans, specifications and submittals for the Certified Historic Rehabilitation of the exterior of the nominated building. The pursuit of these items is currently the subject of City of Bloomington and National Park Service FOIA Requests.

We have also located the 'bid documents' for the 'Exterior Wall Repairs at the State Farm Downtown Building Bloomington Illinois' project dated July 2, 1999, as prepared for State Farm Insurance by Wiss, Janney, Elstner Associates, Inc. These are the documents that were used in the National Park Service Certified Rehabilitation Project Number 6400 and contain a wealth of detailed information that would assist the Commission in its future activities associated with Certificates of Appropriateness if the building is recognized for historic designation. However, due to a variety of administrative obstacles beyond our control and the federal, state and local emergency health mandates, these records are not immediately available to us at this time. See Item 4 above.

5. Point Six: *ibid* Item 4 above.
8. Point Seven: See email from Carol Dyson, AIA Deputy State Historic Preservation Officer email dated November 16, 2020.
6. Point Eight: *ibid* Item 4 above.
7. Point Nine: See attached excerpt from the City Staff Report dated 11/13/19.

In further response to the referenced City Staff Report dated 11/13/19, the Bloomington Historic Preservation Commission would be well advised to investigate the following written assertions contained in their Report:

1. Fourth page, last paragraph of the un-numbered report: 'The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the Owner'. Please be aware that this is not factual. For instance, the Franklin Square Historic District, the David Davis Mansion, the Ewing Mansion and numerous other properties, were all designated by the City Council without the request or consent of the owners when the Historic Preservation ordinance was first adopted. Fortunately, in the current circumstance the new owner of the State Farm Old Home Office is open to the local historic designation of their building.

Ms. Simpson, please advise if this supplemental material is sufficient and adequate so that the City Staff may rescind the current Staff Recommendation to the Bloomington Historic Preservation Commission to deny a resolution recommending to the Bloomington Planning Commission that the property at 112 E. Washington Street be recognized for historic designation and rezoned with the S-4 Local Historic Preservation Zoning Overlay.

Sincerely Yours,

A black rectangular redaction box covers the signature area. A small handwritten mark is visible to the right of the box.

Tim Maurer
Dave C. Wochner
Franklin Park Foundation

c. Franklin Park Foundation Board of Directors

Attachments

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 State Farm Building is the most significant twentieth century building in Bloomington. stories of its families and its national reputation and identity. In the years leading up to World War II observers noted that the decline in local railroad employment would result in a loss of good jobs to our community. While this decline was occurring State Farm Insurance was dramatically rising. This transfer of employment base was successful. In the period of 1930 to 1965 Bloomington successfully added a large white-collar employment base to its declining blue-collar base. The children of people who had been pushing iron at the Chicago and Alton Railroad Shops, were now pushing paper at State Farm.¹ By 1970 3,000 local families had become part of the State Farm family. These people had made a success for themselves and their company with the endeavor started by George Mecherle, 58 years earlier. In the first half of 1971 the company had made a profit of \$108,000,000 (\$706,275,000 in 2018 value) In 1972, bursting at its seams, it planned its move to the east side of Bloomington.

In 1970, from this hometown business, 25,000 employees were managed by the company throughout the nation, not including over 10,000 agents located in most towns throughout the United States and Canada. As a nation-wide company it marketed insurance, and indirectly the City of Bloomington. From 1955 to 1958 it bought the sponsorship of wildly popular Jack Benny radio show and from 1960 to 1965 it sponsored his TV show. Benny was one of the nation's most popular comedian entertainers, and his TV show was viewed, weekly, by millions of across America.² This was a point of immense pride for Bloomington. The tall red neon sign atop the State Farm Building was a beacon of success and belonging. When out of town Bloomingtonians would identify the community as home to State Farm. People had heard of the town and the company.³

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

The digital age was introduced to our community in this building in 1955. That year, the first electronic computers used in this county were installed and programmed in this building. The company, working with IBM, acquired the 604 and 650 models, which was the start of the companies move to managing its business using electronic data. The 604 was a vacuum tube powered calculator which processed data contained on punched paper cards. The 650 was the first massed produced computer. It processed data on magnetic drums which could contained up to 4,000 “words” of memory.⁴

¹ Henry Clay Tate, *The Way It Was in McLean County 1972-1822* (Bloomington, Ill.: McLean County '72 Association, 1972), 176.

² “Jack Benny & State Farm,” *Lost Transmission* (blog), July 16, 2010, <https://losttransmission1.wordpress.com/2010/07/16/jack-benny-state-farm/>.

³ Tate, *The Way It Was in McLean County 1972-1822*, 161–67.

⁴ Myron G Willke, *Electronic Marvels at State Farm Mutual: A History of Early Computers and a Comprehensive Description of the Origin and Development of Data Processing at the State Farm Mutual Insurance Company, Bloomington, Illinois* (Bloomington, Ill.; Normal, Ill.: M.G. Willke ; Available from Alamo II Bookstore, 1992), 80–95.

Bloomington Historic Preservation S-4 Designation –Section 44.11-2

Nomination: State Farm Building, 112 E. Washington St. Parcel Identification Number 2104334007

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 State Farm Building is intimately associated with the lives of its founder George C. Mecherle. He directed the success of the corporation from its founding in 1922 to his death in 1951. Mecherle's work resulted in Bloomington serving as the home to the 33rd largest corporation in America. It is the largest property and casualty insurer in North America. He is recognized by Harvard University School of Business as being one of the "Great American Business Leaders of the Twentieth Century." Their nominees include Walt Disney, Walter P. Chrysler, Lamont DuPont, Henry R. Luce, William S. Paley and Phillip K. Wrigley.⁵ Mecherle's idea was to sell insurance coverage fairly at low rates with agents providing face-to-face service. That was coupled by careful investment of required financial reserves as well as the careful and conscious nurturing of a local work force. In 1928–1929, Mecherle built an eight-story office building for his business and during the Great Depression he built two significant additions to it.⁶ During that international financial collapse Mecherle and his team of managers were able to keep the company from selling reserves by running, for periods of time with very low cash, which allowed them to weather that storm. They held their losses by holding onto their stock portfolio. By 1937 they had significantly increased their customer base and had reduced losses through careful underwriting. State Farm was one of the few businesses which thrived during the Great Depression. And as Americans embraced the automobile, the automobile buyers bought State Farm Insurance.⁷

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 State Farm Building was designed by an architectural firm composed of the successors of the A.L. Pillsbury firm. Lundeen, Hooten, Roozen and Schaeffer designed the first phase of the building in 1928.⁸ It was eight stories in height. That firm broke up and the successor firm Schaeffer and Hooten designed the 1934, 1936 and 1946 additions to the building.

Schaeffer and Hooten designed the most significant works built in the community at the time of the evolution of the State Farm building from 1928 to 1947. The downtown Great Depression projects, listed below, reflected the local drive to not let economic reversals define the community. The Daily Pantagraph Building 301 W. Washington St. (1936), an Art Deco design, shares traits with the State Farm Building. It is steel-framed and sheathed in masonry. The Keiser van Leer Building, Market and East Streets. (1935) was a remodeling project in the Art Moderne style. That style was also used for the Auto Hotel Building Jefferson and East Streets. (1937) All of these buildings are extant. Like the predecessor firm of A. L. Pillsbury, Schaeffer and Hooten designed school buildings. For Bloomington District 87 the firm designed four Great Depression era schools for the District, all which

⁵ "20th Century Leaders - Leadership - Harvard Business School," accessed August 19, 2019, <https://www.hbs.edu/leadership/20th-century-leaders/Pages/default.aspx>.

⁶ "State Farm to Build," *Daily Pantagraph*, July 3, 1938.

⁷ Karl Schriftgiesser, *The Farmer from Merna: A Biography of George J. Mecherle and a History of the State Farm Insurance Companies of Bloomington, Illinois* (New York: Random House, 1955), 91–93, 134–39.

⁸ "Lundeen, Hooten ...," *Daily Pantagraph*, February 17, 1929.

Bloomington Historic Preservation S-4 Designation –Section 44.11-2

Nomination: State Farm Building, 112 E. Washington St. Parcel Identification Number 2104334007

were realized. Sarah E. Raymond School, 1402 W. Olive St., (1931); Jefferson School, 300 E. Monroe (1932); Abraham Lincoln School, 1208 S. Lee (1934) and Sheridan School 1403 W. Walnut St (1935). All are standing and are masonry clad steel framed buildings designed in the Art Deco Style. Among its period revival designs built during the Great Depression are dozens of residences on Country Club Place, Elmwood Road and other east side locations, The French-styled Art Moderne, Gailey Eye Clinic as well as the Byrd C. van Leer Memorial Bell Tower in Normal.⁹

The firm of Schaeffer and Hooten clearly produced landmark structures, built in a critical American era. Its quality designs provided places of work, places of learning, a place of healing and a place of inspiration for the community of Bloomington and Normal.

6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

The State Farm Building is a fine example and only local example of an Art Deco style skyscraper in Bloomington. Tall buildings in this style had been perfected by Buchanan & Kahn of New York. Their Park Avenue Building, New York City, (1928) served as a model to many who wished to build in this style. Kahn had successfully melded the cost demands of his clients and the logic of tall buildings as defined by Louis Sullivan. The result were buildings with vertical emphasis, defined by windows and spandrels at their interstices. These continuous and vertical broad bays of window and spandrel added to the sense of towering heights desired by clients. However, the strictness of this was softened by the use of terra cotta, a material capable of being cast into a broad variety of plastic design. With such material, cornices, diapering between stories, and decorative elements such as rondels could easily be applied. Kahn also understood that at the street level, where most human interaction with the building took place, is where higher quality materials and design could be justified. The State Farm Building was designed using these principles.¹⁰

The first story is of the 1928/1934 section is composed of a thin-stone granite base. Rising from this are random-color-laid brick and tall windows cased with dolomite stone cut in a step-backed manner, a typical Art Deco treatment. Terra Cotta floral motif rondels are applied to the Washington Street facade to mark openings in the bays which were intended for separate first floor entrances. Small terra-cotta rondels are laid across facades of both streets between the first and second stories. A broad Art Deco inspired motif executed in terra defines the second story, easily seen from the street level. Here, large columnar lanterns (glass shades not extant) were placed between the window bays serving as decorative street lighting as well as a visual support for the chevron-design wide terra-cotta diapering between the second and third stories. These elements are the finest example of Art Deco terra cotta work in Bloomington or Normal. The design of the upper stories is composed of a uniform and linear arrangement of window and spandrels, the latter made from rectangular tile decorated with a single terra-cotta-colored rosette. Atop the spandrels are similar colored

⁹ "Arthur Pillsbury Collection," accessed August 19, 2019, <https://www.mchistory.org/research/arthur-pillsbury-collection/index.php>.

¹⁰ Roger Shepherd, *Skyscraper: The Search for an American Style, 1891-1941 : Annotated Extracts from the First 50 Years of Architectural Record* (New York: McGraw-Hill, 2003), 226-41.

Bloomington Historic Preservation S-4 Designation –Section 44.11-2

Nomination: State Farm Building, 112 E. Washington St. Parcel Identification Number 2104334007

terra cotta window sills. The building facade is finished with terra cotta work of large floral motif rondels, caps for masonry bays of receding disk design, capped with Art Deco stylized classical anthemions. The building corners are marked with Art Deco stylized, watchful human figures, undoubtedly keeping an eye on fair-dealing and justifiable rates. The 1939/1947 section, for the most part, replicated these designs. The transition between the two section is called out at street level with a Moderne style window bay which extends through the second story. It is composed of a of broad, generous, and very fluid granite framing. The spandrels in this section differ, for they are made of granite panels, matching the base course below.

The first story welcomes visitors though bronze revolving doors, framed by terra-cotta, into a small elevator lobby featuring bronze elevators doors and surrounds and a partial flight of curved stairs. The walls of the lobby are sheathed with thin panels of dolomite stone. The interior first floor retains its Art-Deco stylized columns, ceiling cross beams and wall cornices. Little design detailing existed on the upper floors. The decorative elements of a few offices have been salvaged by State Farm.

8) Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The State Farm Building is the tallest building in the downtown, which is located on one of the highest elevations in the county. It is the dominant element of the skyline and has been so since 1936. It is the most striking structure in the downtown as people approach from any of the cardinal points. The building is a visual anchor in every sense of the term.

10) Its suitability for preservation or restoration.

State Farm has maintained its old Home Office Building in excellent condition. In 2004 the corporation conducted a \$12,000,000 restoration using the Secretary of the Interiors Standards for Historic Rehabilitation. Because of the quality of this work, it was granted a \$2,500,000 federal tax credit for a certified rehabilitation.¹¹ Since 2004 it has been a first-class steward of the building, until 2019 when State Farm announced plans for its demolition.

¹¹ Frank Butterfield, "State Farm-Fed Tax Credit," July 19, 2019.

ARCHITECTURE *and Design*



THIS ISSUE PRESENTS A SELECTION FROM THE WORK DESIGNED IN THE OFFICES OF

SCHAEFFER & HOOTON
ARCHITECTS

BLOOMINGTON, ILLINOIS

The firms listed below were associated with
SCHAEFFER & HOOTON
in the execution of the following work:

JAMES WILLIAM THOMAS, CLEVELAND, OHIO

Architect

THE DAILY PANTAGRAPH BUILDING

ALVORD, BURDICK & HOWSON, CHICAGO, ILLINOIS
TAYLOR & WOLTMAN, BLOOMINGTON, ILLINOIS

Civil Engineers

PUMP HOUSE AND WATER WORKS, LAKE BLOOMINGTON

S. ALAN BAIRD, PEORIA, ILLINOIS

Mechanical Engineer

STATE FARM INSURANCE COMPANIES BUILDING
THE AUTO HOTEL
KEISER - VAN LEER BUILDING
BLOOMINGTON HIGH SCHOOL ADDITION

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OFFICE BUILDING FOR THE STATE FARM INSURANCE COMPANIES, BLOOMINGTON, ILLINOIS

J. L. Simmons Co., *Builders*



STAIR FROM 12th FLOOR LOBBY TO AUDITORIUM



AUDITORIUM

STATE FARM INSURANCE COMPANIES BUILDING, BLOOMINGTON, ILLINOIS



RECEPTION ROOM, FIRST FLOOR



AUDITORIUM LOBBY

STATE FARM INSURANCE COMPANIES BUILDING, BLOOMINGTON, ILLINOIS

Dear Mr. Maurer:

The State Farm Old Home Office Building took part in a Federal Historic Preservation Tax Credit Project approved by the State Historic Preservation Office (SHPO) and certified by the National Park Service (NPS) during the years 1999-2004. At that time the Part 1 of the Application: *Historic Preservation Tax Certification Application – Part 1 - Evaluation of Significance* was certified by the NPS. That document recognized that the building contributed to the significance of the National Register Historic District nomination and as such met the qualification of a Certified Historic Building.

The Historic Preservation Tax Certification Application Part 2 – Description of the Rehabilitation verbally described the existing features and their conditions, and the proposed work and impact on its features and was keyed to plans and photographs regarding the work. *The Historic Preservation Tax Certification Application Part 3 – Request for Certification of Completed Work* was submitted with photographs of the completed project and was approved by the SHPO and certified by the National Park Service on July 30, 2004. The 1999 to 2004 work on the building was carefully reviewed by our office and the NPS as meeting the Secretary of the Interior's Standards for Rehabilitation. I apologize that our office cannot find our copy of the 2004 application tax credit application, however, I understand that you have requested a copy from the NPS, but that unfortunately, because of COVID-19 that FOIA process will be delayed.

I personally reviewed the Historic Tax Credit project and do remember that much of it was exterior in nature. The approximately \$12.5M project included extensive masonry work. Much of it was addressing repairs and appropriate maintenance to the brick masonry and the highly decorative and significant decorative stone and terra cotta. As I remember State Farm had a highly experienced engineering team that specializes in historic buildings do a structural assessment of the masonry and repaired it all under their recommendations. The work also included some repairs to the beautiful southern and northern lobbies of the building. All work met the Secretary of the Interior's Standards for Rehabilitation and the exacting criteria of both our office and the NPS.

During our review period and for the following five year recapture period work on the building, inside and out was submitted to the SHPO for review and approval. So between 1999 and 2009 all work on the building conformed to the Secretary of the Interior's Standards for Rehabilitation.

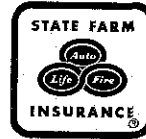
As a Deputy State Historic Preservation Officer, I can say that the State Historic Preservation Office is very relieved that this certified historic building, significant architecturally as a very handsome Art Deco building that literally towers above the downtown to form a visual landmark, is going to be rehabilitated and not torn down. In my opinion, the State Farm Old Home Office building is also highly significant to the history of Bloomington, perhaps even to the country, due not only to its importance as a major employer in Bloomington, but also because as the historic national headquarters it architecturally embodies the impact State Farm Insurance has had as it has grown nationwide as a company.

Please feel free to contact me with any comments or questions by email or at 217-524-0276.

Carol Dyson, AIA
Deputy State Historic Preservation Officer
Chief Architect & Tax Incentives Manager
State Historic Preservation Office, IDNR, ORCP
1 Old State Capitol Plaza

Springfield, Illinois, 62701
Carol.Dyson@illinois.gov

State Farm Mutual Automobile Insurance Company



Corporate Headquarters
One State Farm Plaza
Bloomington, Illinois 61710-0001

January 3, 2002

JAN 7 2002

City of Bloomington
Building Safety Division
Attn.: Mr. Mark R. Huber, Division Manager
City Hall Annex
PO Box 3157
Bloomington, IL 61702-3157

Subject: State Farm Insurance Downtown Building
112 East Washington Street
Renovations - Code Review

Dear Mr. Huber:

I have completed my analysis of the existing construction of the Downtown Building, as you requested when we reviewed the project with you. You recommended I perform the analysis based upon construction type based on existing construction, and compare that to the BOCA National Building Code / 1999, currently in effect, using the Guidelines for Determining Fireresistance Ratings of Building Elements, 2001 copy.

The dates based on construction start of the building and additions are:

South 1-8	1928
South 9-13	1935
North 1-8	1938
North 9-13	1942

The building's construction is:

- Steel frame w/ 16' x 24' structural bays. Beams and columns are wrapped with various sizes of clay tile. This appears to be the only measure of fire protection on the structure.
- Finish over original permanent walls, ceilings, and clay tile is plaster of varying thickness.

- ♦ 10" bar joists at approximately 20" O.C. spanning the short dimension, with a 2" x 3" steel "T" rail tied to the underside of the joists (south) or 2"-4" x 6" concrete section (north) poured below and integral with the floor stiffener perpendicular to the joists.
- ♦ Slab is 2 ½" thick concrete. On the south it is poured on wire lath supported by metal ribs approximately 12" apart, and on the north it was poured on forms which were removed and has 6" x 6" wire fabric at the bottom of the slab.
- ♦ Exterior is non-load bearing brick veneer and punched window openings. These openings are filled in on the stair towers, and up to the ninth floor on the west wall with fire panels. We do plan on replacing only the ninth floor windows in the office area with glass units.

Since Table 602 in BOCA 1999 determines construction type based on rating of elements I took the approach to analyze the columns and beams to see where we stood. I have attached my calculations to support what I did to determine these assemblies. I did my analysis on the Ninth floor, where the south half of the building to the center elevator, was constructed in 1935, and the north half was constructed in 1942.

Some column enclosures have piping and other items in them, but my calculations assume the plaster is against the clay tile, like most are. The beam clay tile is comprised of three different tiles; small rectangular shapes (2) on the top flange, an "L" shaped tile wrapping the bottom flange and a 3 x 12 x 12 tile that is the same as in the column in the web. I listed the least resistive, which was the small tile at the top. Below is a summary.

	<u>Clay Tile only</u>	<u>Clay Tile with plaster</u>
Interior Columns	50.6 minutes	2.0 hours
Interior Beams	27.5 minutes	53 minutes

Based on this and table 602, we have a type 2C construction, which we will presume for design of the remodel.

The walls, which enclose the elevator lobby, exceed the assembly of the column construction, because there is plaster on both sides, so without doing a calculation, I am convinced they will exceed the two-hour rating you have requested for us to maintain for the restroom remodeling we are doing. We also will design a two-hour rating for the new mechanical shaft for the restrooms.

Also while I reviewed the remodel plans with you, you had asked about fire sprinklers for this building. Based on the fact that we have installed up to date fire alarms and strobes, and smoke detectors throughout the building, and will adjust these as we change the spaces, this would provide adequate notification of building occupants to exit the building in case of a fire. Therefore at this time we are not planning on installing fire sprinklers. Type 2C allows a 3 story or 40'-0" high construction, per table 503. Based on section 3406.1 we would hope that we may continue in this building as we have, of course presuming you judge that the building is safe and in the interest of public health safety and welfare.

Please let me know if you have any questions, and please forward comments to me. My phone number is 766-7682. If I'm not there, please leave a message on my voice mail.

Sincerely,



Steven Ambrose, Architect
Architectural Consultant
Facilities Management Services Division

c. Scott Garber
Rodney Upp
Jerry Bratcher.

Referenced Calculations from the
 Guidelines For Determining Fire Resistance Ratings of Building Elements
 BOCA International 2001.

INTERIOR COLUMNS: HOLLOW CLAY MASONRY w/ 1" THICK PLASTER

Using section 3.1.5

Te = equivalent thickness of hollow clay unit, inches
 Vn = net volume of hollow clay units, inches
 L = length of hollow clay unit, inches
 H = height of hollow clay unit, inches

1. Determine fire rating for the Column units:

Gross volume = $t \times h \times l$
 Gross volume = $3.000 \times 12.000 \times 12.000$
 432.000 cubic inches

2. Determine core area volume:

Core volume = $3(2.833 \times 1.50 \times 12)$
 3.000×50.994
 152.982 cubic inches

3. Net volume = $432.0 - 152.982$
 279.018

4. Percent solid = $279.018 / 432.0$
 0.646
 unit is 65% solid

5. Determine Te = $\frac{Vn}{L \times H}$ Te = $\frac{279.018}{12.0 \times 12.0}$ Te = $\frac{279.018}{144.000}$

Te = 1.938

Using table 3.3 values in hours(h)

$\frac{1.938}{h} = \frac{2.300}{1.000}$

2.3h = 1.938
 h = 0.843

r = rating in minutes

$0.843 = r / 60 \text{ min.}$
 r = 50.557 minutes

Using 3.1.2

$R = (Rn \cdot 0.59 + Pl) \cdot 1.7$

R = fire resistance rating of assembly, hours

Rn = fire resistance period of individual wythe, hours

Pl = thickness coefficient of plaster 1" = 0.6

$R = [(0.843) \cdot 0.59 + 0.6] \cdot 1.7$

$R = [1.5041453832164482621519778724079] \cdot 1.7$

R = 2.002 hours

BEAM - SMALL HOLLOW CLAY MASONRY w/ 1/2" THICK PLASTER ONE SIDE

1. Determine fire rating for the Wall units:

$$\begin{aligned} \text{Gross volume} &= t \times h \times l \\ \text{Gross volume} &= 2.500 \quad 8.000 \quad 3.500 \\ &= 70.000 \text{ cubic inches} \end{aligned}$$

2. Determine core area volume:

$$\begin{aligned} \text{Core volume} &= 2(1.50 \times 1.50 \times 8) \\ &= 18.000 \quad 2.250 \\ &= 40.500 \text{ cubic inches} \end{aligned}$$

$$\begin{aligned} \text{3. Net volume} &= 70 - 40.5 \\ &= 29.500 \text{ cubic inches} \end{aligned}$$

$$\begin{aligned} \text{4. Percent solid} &= 29.5 / 70.0 \\ &= 0.421 \\ &\text{unit is 42\% solid} \end{aligned}$$

$$\begin{aligned} \text{5. Determine } T_e &= \frac{V_n}{L \times H} & T_e &= \frac{29.500}{3.5 \times 8.0} & T_e &= \frac{29.500}{28.000} \\ T_e &= 1.054 \end{aligned}$$

Using table 3.3 values in hours(h)

$$\begin{aligned} 1.054 &= \frac{2.300}{h} \\ h &= 1.000 \end{aligned}$$

$$\begin{aligned} 2.3h &= 1.054 \\ h &= 0.458 \end{aligned}$$

$$\begin{aligned} r &= \text{rating in minutes} \\ 0.458 &= r / 60 \text{ min.} \\ r &= 27.496 \text{ minutes} \end{aligned}$$

Using 3.1.2

$$\begin{aligned} R &= (R_n 0.59 + PI)1.7 \\ R &= \text{fireresistance rating of assembly, hours} \\ R_n &= \text{fireresistance period of individual wythe, hours} \\ PI &= \text{thickness coefficient of plaster } 1/2" = 0.3 \end{aligned}$$

$$\begin{aligned} R &= [(0.458)0.59 + 0.3]1.7 \\ R &= [0.93082752109300866119368162211823]1.7 \\ R &= 0.885 \text{ hours} \end{aligned}$$

BEAM - "L" SHAPE CLAY MASONRY w/ 1/2" THICK PLASTER ONE SIDE

1. Determine fire rating for the Wall units:

Gross volume = (t x h x l) + (t x h x l)

Gross volume = $2.000 \times 12.000 \times 6.000 + 1.750 \times 12.000 \times 2.250$
 144.000 cubic inches + 47.250 cubic inches
 191.250 cubic inches

2. Determine core area volume:

Core volume = $2(.50 \times 2 \times 12) + (.75 \times .25 \times 12) = 24.000 + 2.250$
 26.250 cubic inches

3. Net volume = $191.25 - 26.25 = 165.000$ cubic inches

4. Percent solid = $165 / 191.25 = 0.863$
 unit is 86% solid

5. Determine $T_e = \frac{V_n}{L \times H}$ $T_e = \frac{165.000}{8.25 \times 12.0}$ $T_e = \frac{165.000}{99.000}$

$T_e = 1.667$

Using table 3.3 values in hours(h)

$1.667 = \frac{2.300}{h}$
 $h = 1.000$

$2.3h = 1.667$
 $h = 0.725$

r = rating in minutes

$0.725 = r / 60 \text{ min.}$
 $r = 43.478 \text{ minutes}$

Using 3.1.2

$R = (R_n 0.59 + P_i) 1.7$

R= fireresistance rating of assembly, hours

R_n= fireresistance period of individual wythe, hours

P_i= thickness coefficient of plaster 1/2" = 0.3

$R = [(0.725) 0.59 + 0.3] 1.7$

$R = [1.1271788545506908219752666006816] 1.7$

R= 1.226 hours

File Home Create External Data Database Tools Help Tell me what you want to do

View Views Clipboard Sort & Filter Records Find Text Formatting

Cut Copy Paste Format Painter
 Ascending Descending Selection Advanced Remove Sort Toggle Filter
 Refresh All Delete More
 New Save Delete More
 Totals Spelling
 Find Replace Go To Select
 B I U A -

>>

ERTA

current

Project Contact Information

Name: Ernst Nemeth
Organization:
Email Address:
Phone Number:
Address:
City:
State:
Zip:

Owner Information

Name: Timothy Maurer
Organization: State Farm Automobile Insurance Co
Email Address:
Phone Number:
Address: One State Farm Plaza
City: Bloomington
State: IL
Zip: 61701

Rehabilitation Information

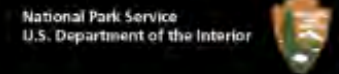
Existing Use: Commercial
New Use: Commercial
Sq Ft Before Rehab: 200,000
After Rehab: 200,000
Housing Units Before Rehab: 0
After Rehab: 0
Low-Moderate Income Housing Before Rehab: 0
After Rehab: 0
Phased Project? Yes
Number of Phases: 8
Date of Original Construction: 1929

Actions

Action Date	Action Types
10/10/1999	Site Visit
6/19/2000	Part 1 Rec'd
6/19/2000	Part 2 Rec'd
8/22/2000	Part 2 approved
8/22/2000	Part 1 approved
8/23/2000	Part 2 to DC
8/23/2000	Part 1 to DC
10/31/2000	Part 1 Certified
10/31/2000	Part 2 Certified
2/24/2004	Part 3 Rec'd
6/5/2004	Site Visit
6/29/2004	Part 3 approved
6/30/2004	Part 3 to DC
7/30/2004	Part 3 Certified

Navigation Pane

Technical Preservation Services



Home > Tax Incentives > Check Project Status



Search Results

Information in the project status database is advisory only. Official notification regarding project decisions is made in writing to the property owner by the National Park Service.

Fees are charged for the review of Historic Preservation Certification Applications, based on **Fee Schedule 1** or **Fee Schedule 2**.

Fee Schedule 1 - For projects for which a Part 2 application was received by a SHPO on or after December 31, 2012.

Fee Schedule 2 - For projects for which a Part 2 application was received by a SHPO prior to December 31, 2012.

Your search produced 1 record(s).

Project Number	6,400
Project	STATE FARM OLD HOME OFFICE BLDG. 112 E. WASHINGTON STREET BLOOMINGTON, IL 61701
Part 1:	
Received:	08/28/2000
Status:	10/31/2000 (Approve)
Part 2:	
Received:	08/28/2000
Fee(1) Received:	
Fee(2) Received:	09/20/2000
Status:	10/31/2000 (Approve)
Part 3:	
Received:	07/02/2004
Fee(1) Received:	
Fee(2) Received:	07/28/2004
Status:	07/30/2004 (Approve)

Back

From: Jodee Cesario jcesario@cityblm.org

Subject: Re: FOIA #20-11-1230

Date: December 3, 2020 at 11:51 AM

To: Timothy Maurer [REDACTED]

Cc: Katie Simpson ksimpson@cityblm.org, George Boyle gboyle@cityblm.org, Melissa Hon mhon@cityblm.org, Dave C. Wochner dwochner@cwlawoffice.com, Jeff Orduno jorduno@urbanep.com, Brady, Thomas TBrady@wje.com

JC

Good morning Tim,

I do apologize. It appears the below response didn't make it to you. Please let me know if you have any further questions.

There are several sets of plans on file for this building. You can contact Linda Webner at 309-434-2595 to schedule time to review them in the office. We do not make copies and no photos of them can be taken.

Thank you,

Jodee Cesario

Support Staff V

City Clerk Department

City of Bloomington

109 E. Olive St.

Bloomington, IL 61701

309-434-2240 press "0"

From: Timothy Maurer <[REDACTED]>

Sent: Thursday, December 3, 2020 11:29 AM

To: Jodee Cesario <jcesario@cityblm.org>

Cc: Katie Simpson <ksimpson@cityblm.org>; George Boyle <gboyle@cityblm.org>; Melissa Hon <mhon@cityblm.org>; Dave C. Wochner <dwochner@cwlawoffice.com>; Jeff Orduno <jorduno@urbanep.com>; Brady, Thomas <TBrady@wje.com>

Subject: Fwd: FOIA #20-11-1230

Hi Jodee,

Per my prior email to you on 11/18/20, are there any architectural plans or specifications submitted to the city for plan review, permit issuance, or building inspection certifications in any city files for the time period and address referenced in our FOIA Request #20-11-1230?

The architectural and engineering firm, Wiss, Janney, Elstner Associates, that prepared the bid drawings for State Farm for their 1999 exterior certified historic rehabilitation of the referenced building has indicated to me in a recent email that there is a 16-sheet bid drawing set of plans they prepared for the 1999 project. Since the work of those documents would have been submitted to the city in order to obtain mandatory building permits, plan review approvals, and inspection certificates, please confirm whether city has retained copies of these documents.

A prompt response will assist in our efforts to comply with the Community Development department's supplemental documentation requirements for the upcoming hearing by the Bloomington Preservation Commission of our petition nominating the referenced property for local historic landmark designation.

Thank you,
Tim Maurer
Franklin Park Foundation

Begin forwarded message:

From: TIM MAURER <[REDACTED]>

Subject: Re: FOIA #20-11-1230

Date: November 18, 2020 at 3:49:32 PM CST

To: Jodee Cesario <jcesario@cityblm.org>

Thank you Jodee. Were there any architectural plans in the files? Please advise.
Best,
Tim Maurer

On Nov 18, 2020, at 9:49 AM, Jodee Cesario <jcesario@cityblm.org> wrote:

Good morning Timothy,

Please review the attached results from the Freedom of Information Act Request (FOIA #20-11-1230) that was submitted to the City of Bloomington on 11/10/2020.

Thank you,

Jodee Cesario

Support Staff V

City Clerk Department

City of Bloomington

109 E. Olive St.

Bloomington, IL 61701

309-434-2240 press "0"

<1998 Remodel-1st Floor_Redacted.pdf>
<1998 Remodel-4th Floor_Redacted.pdf>
<1998 Remodel-12th Floor_Redacted.pdf>
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<1999 Elevator-Sidewalk Lift_Redacted.pdf>
<1999 Fire Alarm System.pdf>
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<1999 Plan Review-Fire Alarm Sys_Redacted.pdf>
<1999 Plan Review-Telephone Rm_Redacted.pdf>
<1999 Remodel Basement Wiring_Redacted.pdf>
<1999 Wiring-Boiler Room_Redacted.pdf>
<1999 Wiring-Elevator_Redacted.pdf>
<1999 Wiring-Service Equipment_Redacted.pdf>
<1999 Wiring-Telephone Room_Redacted.pdf>
<2000 Elevators-South 1 _ 2_Redacted.pdf>
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<2001 Remodel Wiring-10th Floor_Redacted.pdf>
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<2002 Certificate of Occupancy_Redacted.pdf>
<2002 Fire Alarm-13th Floor_Redacted.pdf>
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<2002 PlumbingRemodel_Redacted.pdf>
<2002 Remodel Restrooms Plumbing_Redacted.pdf>
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<1996 Remodel-11,12,13th Floors_Redacted.pdf>
<1997 Demo _ Remodel-6th Floor_Redacted.pdf>
<1998 Elevator Upgrade-3 _ 4_Redacted.pdf>
<FOIA_5_RESPONSE_20-11-1230.pdf>

Websense: Click [here](#) to report this email as spam.

From: admin@foiaonline.gov
Subject: FOIA Request DOI-NPS-2021-000699 Submitted
Date: November 9, 2020 at 7:36 PM
To: [REDACTED]



This message is to confirm your request submission to the FOIAonline application: [View Request](#). Request information is as follows:

- Tracking Number: DOI-NPS-2021-000699
- Requester Name: Timothy Maurer
- Date Submitted: 11/09/2020
- Request Status: Submitted
- Description: Please provide copies of NPS Tax Act Parts 1, 2, & 3 (with all accompanying submitted plans, specifications, shop drawings, details and correspondence) for the State Farm Old Home Office Building, 112 E. Washington St. Bloomington IL 61701.

NPS Project Number 6400.

Parts 1 & 2 were approved 10/31/2000. Part 3 was approved 7/30/2004.

Also, please see attached files of my email conversations with Carol Dyson, Deputy Illinois State Historic Preservation Officer, Tax Incentives Manager.

Thank you,
Tim Maurer
President
Franklin Park Foundation

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

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

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

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



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

GENERAL INFORMATION

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

PROPERTY INFORMATION

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

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

SURROUNDING ZONING AND LAND USES

Zoning

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

Land Uses

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

Analysis:

Submittals

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

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

PROJECT DESCRIPTION:

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

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

Background:

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

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

Analysis:

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

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

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

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

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

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

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

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

Unfortunately, the applicant did not provide documentation necessary to meet the criteria for consideration of nominations as set forth in Chapter 44, 8-4, B. 2. in the City Code. The lack of appropriate documentation for addressing the required standards sets a poor precedence for considering this and other S-4 map amendments. The Preservation Commission and City Council do not have a history of designating S-4 properties without the consent of the owner. Additionally, there are only two commercial property with S-4 designation in the Bloomington CBD Historic District, the McLean County Courthouse and the synagogue at 315 N. Prairie Street. These properties were designated at the request of the owner. Applications regarding the potential designation of historic landmarks should properly document the historic and architectural significance, so that the Preservation Commission is not placed in a position of making arbitrary determinations and the integrity and reputation of the preservation program is not compromised.

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

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

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

Respectfully Submitted,

City Staff

Attachments:

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

July 19, 2019

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

Dear City of Bloomington:

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

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

Sincerely,

Timothy J. Maurer



Franklin Park Foundation

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

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

2. Applicant Information

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

3. Owner Information (Check if same as Applicant)

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

4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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

[Redacted Signature]
Signature

July 19, 2019
Date

Timothy Maurer
Printed Name

COF

JUL 26 2019

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

Architectural Style Office Building

Architect (if known) _____

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

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

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

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

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

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

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

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

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

Tallest building in Bloomington.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

The most iconic and historic building in Bloomington IL

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

10. Its suitability for preservation or restoration.

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

COPY

JUL 26 2019

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

Add pictures here
Include additional pictures as attachments

RETURN TO:

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

COPY

JUL 26 2019

Historic Preservation S-4 Designation –Section 44.11-2

1. Property Information

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

2. Applicant Information

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

3. Owner Information (Check if same as Applicant)

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

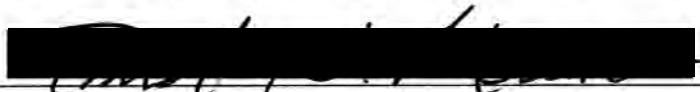
4. Attorney/Consultant Information (if applicable)

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

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

Applicant Signature

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


Signature

August 3, 2019
Date

Timothy Maurer
Printed Name

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

Architectural Style Office Building

Architect (if known) _____

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

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

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

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

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

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

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

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

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

Tallest building in Bloomington.

5. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois or the Nation;

6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant;

7. Its embodiment of design elements that make it structurally or architecturally innovative;

8. Its unique location or singular physical characteristics that make it an established or familiar visual feature;

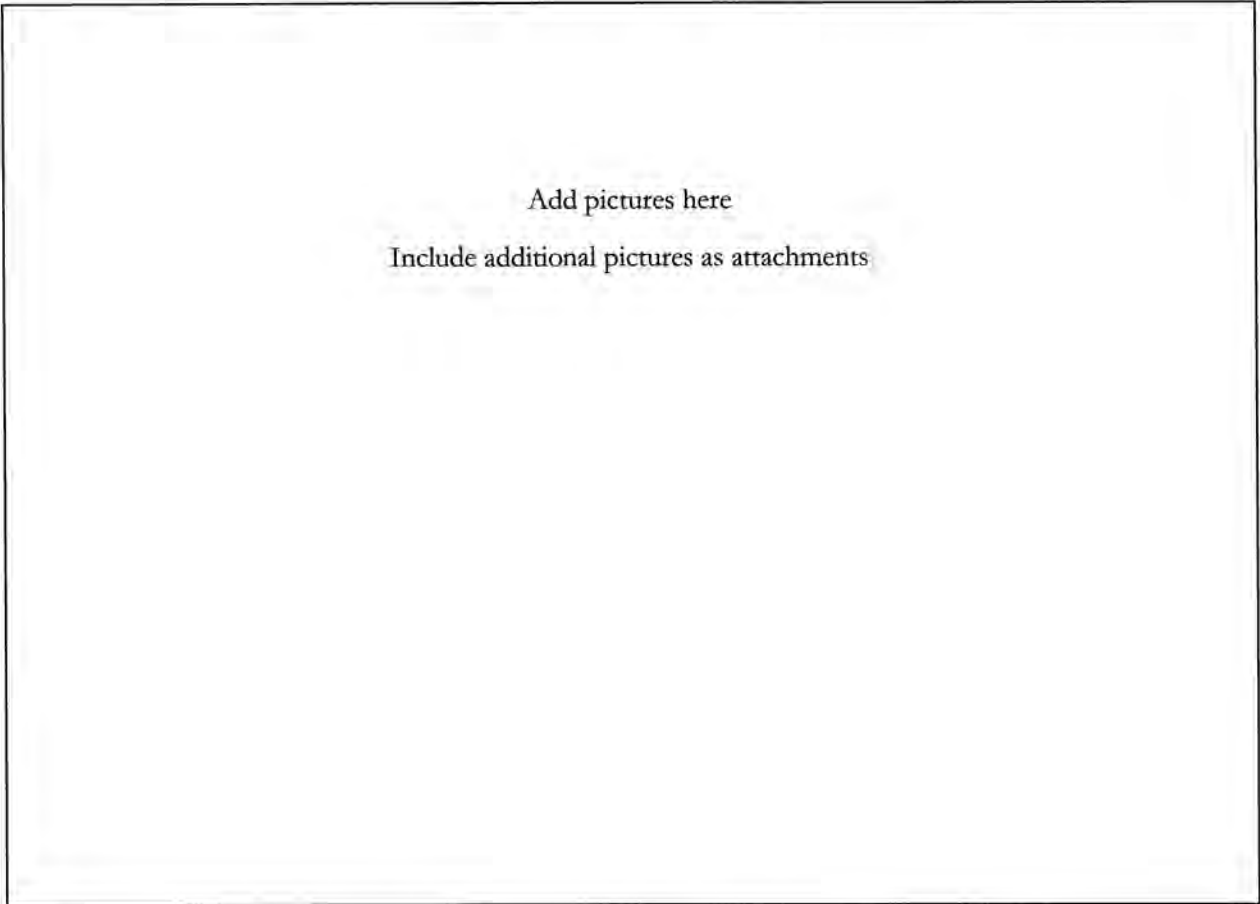
The most iconic and historic building in Bloomington IL

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

10. Its suitability for preservation or restoration.

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

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



RETURN TO:

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



STATE
FARM
INSURANCE

THE CHAFFNE
CLOTHE



Chicago Photo
1906/11/3



Bloomington Central Business District
National Register Nomination Form (1974)

[Link on the City website](#)

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



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



Figure 2 South Entrance of the subject property.



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



Figure 4 West Elevation of the State Farm building.



Figure 5 South portion of east elevation.



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



Figure 7 Northern portion of east elevation.



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



Figure 9 North elevation of the State Farm building.



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

March 10, 2020

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

Subject: Notice of Public Hearing

Dear Mr. Maurer:

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

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

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

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

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

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

Sincerely,

Planning Division Staff
City of Bloomington, IL

Encl: Nomination Form



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

March 10, 2020

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

Subject: Notice of Public Hearing

To whom it may concern:

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

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

The public hearing will be held:

Thursday, March 19, 2020

at 5:00 p.m. in the

City Council Chambers,

109 E. Olive Street, Bloomington, Illinois

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

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

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

Sincerely,

Planning Staff
Community Development
City of Bloomington, IL

Encl: Nomination form



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

March 10, 2020

Dear Property Owner or Resident:

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

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

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

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

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

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

Sincerely,
Planning Division Staff
City of Bloomington, IL

Encl: Map



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

March 10, 2020

Dear Property Owner:

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

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

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

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

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

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

Sincerely,
Planning Division staff
City of Bloomington, IL

Encl: Nomination form

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

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

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

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

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

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

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

Published: March 3, 2020

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

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

121 NORTH MAIN LLC 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	121 NORTH MAIN LLC % ROBERT VARNEY 121 N MAIN ST 4TH FL BLOOMINGTON, IL 61701	203 FRONT INC C/O JAMES T FINEGAN 111 W FRONT BLOOMINGTON, IL 61701
6 PROPERTY LLC 116 EASTVIEW DR NORMAL, IL 61761	BOYD, HAROLD & RHEA A EDGE 313 N MAIN ST BLOOMINGTON, IL 61701	BROWN, PAUL PO BOX 3367 BLOOMINGTON, IL 61701
CME REAL ESTATE INVESTMENTS LLC 1404 KURT DR BLOOMINGTON, IL 61701	DEVYN CORP 307 E GROVE BLOOMINGTON, IL 61701	EDMUND NELSON REVOCABLE TRUST % LINDA L BEATY 16016 E HARVARD AVE AURORA, CO 80013
FIRST OF AMERICA BANK TRUST C/O J ANET 15638 CRESTWICK DR BLOOMINGTON, IL 61704	FRANCOIS ASSOCIATES ARCHITECTS 118 W WASHINGTON ST UNIT A BLOOMINGTON, IL 61701	FRED WOLLRAB 107 HILL TOP BLOOMINGTON, IL 61701
GREEN BUILDING LCC 3102 HARVEST HILL AVENUE BLOOMINGTON, IL 61705	GREGOR, MARLENE 205 B LILY LN BLOOMINGTON, IL 61701	HEARTLAND BANK & TRUST CO 401 N HERSHEY RD BLOOMINGTON, IL 61704
HERITAGE ENTERPRISES, INC PO BOX 3188 BLOOMINGTON, IL 61701	HOFFMAN, FRANK E 3003 WISTERIA LN BLOOMINGTON, IL 61704	INN FRONT LLC 103 M ROBINSON STREET BLOOMINGTON, IL 61701
KNOBLOCH, DENNIS K 115 W JEFFERSON STE 200 BLOOMINGTON, IL 61701	LANCASTER, JAN % BISTRO 316 N MAIN ST BLOOMINGTON, IL 61701	LAWRENCE, PAUL G 108 W MONROE ST BLOOMINGTON, IL 61701
MANDULA BAY LLC 16133 INVERRARY LN BLOOMINGTON, IL 61705	MCCLELLAND, MICAH AND MELISSA 1106 E. GROVE BLOOMINGTON, IL 61701	MCLEAN COUNTY HISTORICAL SOCIETY 200 N MAIN ST BLOOMINGTON, IL 61701
MCLT 49 B 032400 PO BOX 3696 BLOOMINGTON, IL 61702	MCLT M541 317 N MAIN ST BLOOMINGTON, IL 61701	MCLT PBB-299%PEOPLES BANK TRUST DEPT P O BOX 68 BLOOMINGTON, IL 61702
MIDCITY PROPERTIES LLC 312 N MAIN ST BLOOMINGTON, IL 61701	NATIONAL CITY BANK ONE NATIONAL CITY PKWY K-A14- KALAMAZA00, MI 49009	NURCESKI, MEMED (MIKE) 110 W WASHINGTON BLOOMINGTON, IL 61701

OFB PROPERTIES
102 N MAIN
BLOOMINGTON, IL 61701

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

RJV PROPERTIES
3102 HARVEST HILL AVE
BLOOMINGTON, IL 61705

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

STUCKEY, CHARLES
2101 WOODFIELD RD
BLOOMINGTON, IL 61704

WANNEMACHER, STEVE
2507 NORTH POINTE DR
BLOOMINGTON, IL 61704

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

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

PARKER MCLEAN COUNTY
ENTERPRISES LLC
511 MCCLUN ST
BLOOMINGTON, IL 61701

REAL ESTATE HOLDINGS LLC
PO BOX 3636
BLOOMINGTON, IL 61702-3636

SECOND PRESBYTERIAN CHURCH
404 N PAIRIE ST
BLOOMINGTON, IL 61701

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

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

WEINTRAUB, ALAN
2006 WOODFIELD
BLOOMINGTON, IL 61704

WOLLRAB, JOHN
116 EASTVIEW DR
NORMAL, IL 61761

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

PRAIRIELAND INVESTMETN PARTNERS,
LLC
P O BOX 10
LINCOLN, IL 62656

REDBIRD PROPERTY MANAGEMENT CO
200 N LINDEN ST
NORMAL, IL 61761

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

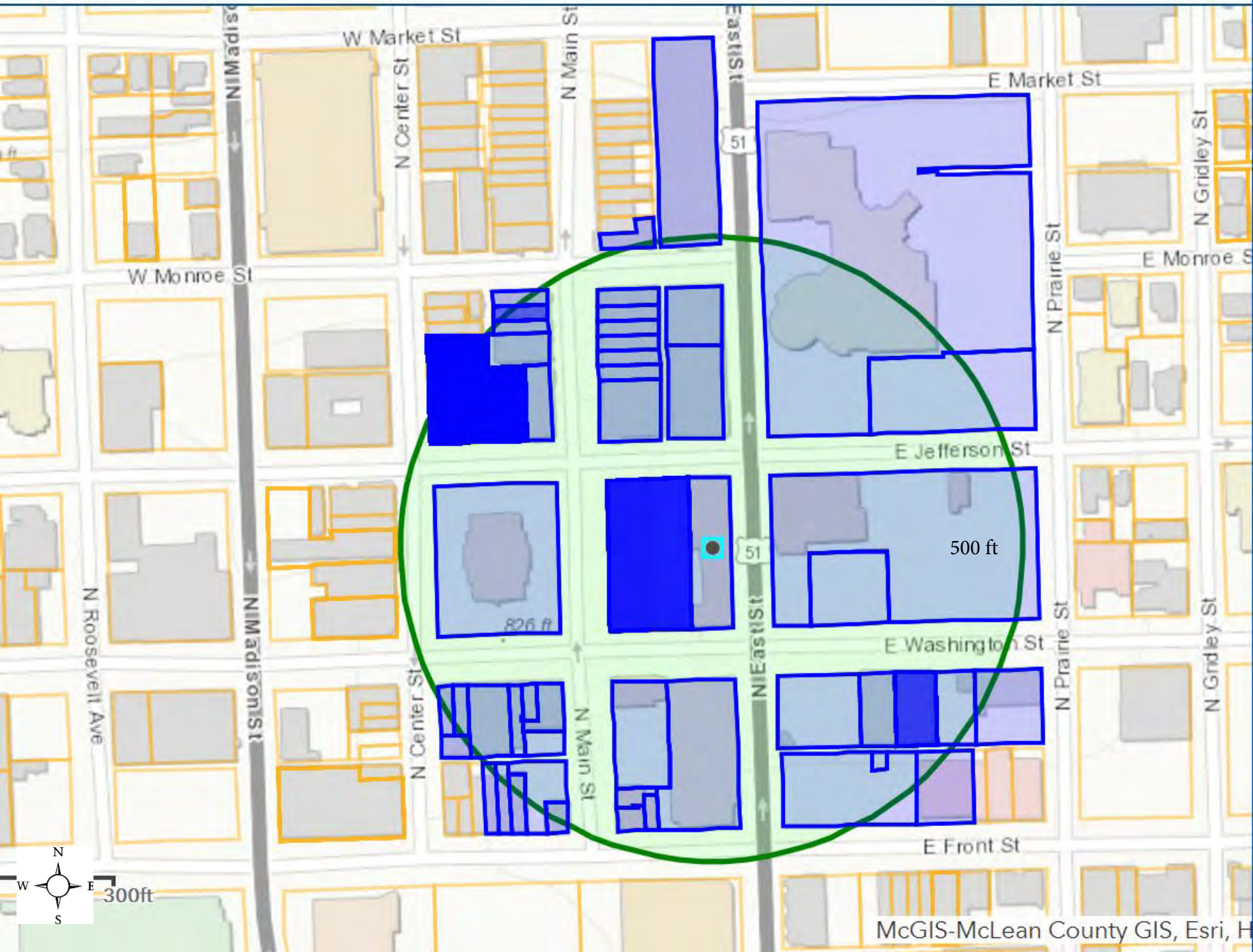
STEINMAN, ROBERT M
44 ALTEZA
SANTA FE, NM 87508

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

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

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

McLean County Public Notification Public Hearing 3/19/2020 for a S-4 Designation of 112 E Washington St.



Zoning Map of the Bloomington Central Business District



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

*City of Bloomington, IL
Friday, December 11, 2020*

Chapter 44. Zoning

Article V. Business District Regulations

§ 44-502. [Ch. 44, 5-2] Permitted uses.

Refer to Article **XVII**, Definitions, for clarity on the uses listed.

A. Land uses. Uses are allowed in the Business Districts in accordance with Table 502A. The following key is to be used in conjunction with the Use Table.

- (1) Permitted uses. A "P" indicates that a use is considered permitted within that district as of right subject to compliance with all other requirements of this Code.
- (2) Special uses. An "S" indicates that a use is permitted, though its approval requires review by the City Council as required in Article **XVII**, subject to compliance with all other requirements of this Code and contingent upon conditions of approval which may be imposed by the City.
- (3) Uses not permitted. A blank space or the absence of the use from the table indicates that the use is not permitted within that district.
- (4) Use regulations. Many allowed uses, whether permitted by right or as a Special Use, are subject to compliance with Article **XVII**.
- (5) Unlisted uses. If an application is submitted for a use not listed, the Zoning Enforcement Officer shall make a determination as to the proper zoning district and use classification for the new or unlisted use. If no permitted or special use is similar in character, intensity, and operations to that of the proposed use, a text amendment may be initiated pursuant to Article **XVII** to establish parameters for permitting such use within the City of Bloomington.

B. Allowed Uses Table.

[Amended 12-16-2019 by Ord. No. 2019-89; 8-24-2020 by Ord. No. 2020-55]

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Agricultural							
Forestry	P	P					
Horticultural Services	P	P					
Urban Agriculture						P	
Urban Garden					P	P	

Table 502A: Business Districts - Permitted and Special Uses

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
RESIDENTIAL							
Household Living							
Dwelling Unit, Single-Family				P ²		P ¹	
Dwelling Unit, Single-Family Attached			S		P	P ¹	
Dwelling Unit, Two-Family		P ¹	S	P ²	P	P ¹	
Dwelling Unit, Multiple-Family		P ¹	S	P ²	P	P	
Live/Work Unit			S	P ²	P	P	
Group Living							
Agency Supervised Homes			S	P ²	P		§ 44-1019
Agency-Operated Family Homes			S	P ²	P		§ 44-1019
Agency-Operated Group Homes			S	P ²	P	P ¹	§ 44-1019
Convents, Monasteries			P				§ 44-1019
Dormitories			S		S		§ 44-1019
Group Homes for Parolees			S	S	S	S	§ 44-1019
INSTITUTIONAL							
Education							
Pre-schools	P	P	P		S		
Business and Trade Schools	P		P				
College and University Classrooms			P		S		
Government							
Courthouses				P			
Government Services and Facilities	P	P	P	P	P	P	
Police Stations, Fire Stations	P	P	P	P	P	P	
Religious							
Place of Worship	S	S	P ²	P ²	P ²		
Health							
Ambulatory Surgical Treatment Center	P	P	P	P			

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Hospital or Medical Center	S		S				
Residential-Type							
Domestic Violence Shelter	P		P	P	P		
Home for the Aged			P		S		§ 44-1019
Other Institutional, Cultural							
Clubs and Lodges	P	P	P	S	P		§ 44-1012
Food Pantry	P	P	P		P		§ 44-1018
Libraries			P	P	P		
Museums and Cultural Institutions			P	P	P	P	
Zoos	S						
RECREATIONAL							
Country Clubs, Golf Clubs, Golf Courses			P				§ 44-1016
Community Center			P	P	P	S	§ 44-1013
Fairgrounds, Agricultural Exhibits	S						§ 44-1017
Parks and Recreation Facilities	P	P	P	P	P	P	
Riding Stables, Riding Schools	S						
Swimming Clubs	P	P					
Swimming Pools, Community	P	P	P				§ 44-1032
COMMERCIAL							
Aircraft and Automotive							
Car Wash	P ¹	S					§ 44-1009
Farm Machinery Sales and Service	P ¹						
Towing Services							
Truck Stops, Truck Plazas	S						
Truck Wash	S						
Vehicle Fueling Station	P	S					
Vehicle Repair and Service	S						§ 44-1034
Vehicle Rental Service	P ¹						

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Vehicle Sales and Service	S						
Entertainment and Hospitality							
Amusement Parks	S						
Commercial Recreation Facilities	P	P		S	S	S	§ 44-1015
Community Reception Establishments					S		§ 44-1014
Entertainment and Exhibition Venues	P ¹				S		
Miniature Golf Courses	P						
Sexually Oriented Entertainment Businesses	P ⁵						
Sports and Fitness Establishments	P	P	P	P	P	S	§ 44-1013
Theaters and Auditoriums	P			P	P	S	
Lodging							
Bed-and-breakfast Establishments		P	P ⁶	P	P		§ 44-1007
Boarding and Rooming Houses		P		P	S		§ 44-1019
Camp and Camping Establishments	S						§ 44-1008
Hotel or Motel	P			P	S	S	§ 44-1021
Offices							
Financial Services	P	P	P	P	P		
General Offices, Business or Professional	P	P	P	P	P	P	
Medical or Dental Office or Clinic	P	P	P	P	P		§ 44-1024
Medical Laboratory	P	P	P				
Printing, Copying and Mailing Services	P	P	P	P	P	P	
Recording and Broadcast Studios	P		P ⁷	P		P	
Research Facility or Laboratory	S		S			P	
Personal Services							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Clothing Care: Tailor, Dry Cleaning, Coin Laundry, Shoe Repair, etc.	P	P	P ⁷	P	P	P	
Funeral Parlor, Mortuary	P	P	P		S		
Instructional Studios	P	P	P ⁷	P	P	P	
Kennels, with no outdoor exercise areas	P ¹	P ¹	P ¹			P ¹	
Kennels, with outdoor exercise areas	S						
Personal Care: Barber Shop, Beauty Salon, Day Spa, etc.	P	P	P ⁷	P	P	P	
Pet Care: Grooming, Day Care, Training	P	P	P	P	P	P	
Veterinary Office or Clinic	P	P	S		P		§ 44-1035
Day-care centers	P	P	P		S		
Retail and Service							
Adult-use cannabis dispensing organization	S	S	S	S	S	S	44-1039
Artisanal/Craft Production and Retail	P	P		P	P	P	
Auction Houses	P					P	
Bars, Taverns, Nightclubs	P ¹	S	P ⁷	P	S	P	
Building Materials and Supplies	P						
Catering Services	P	P				P	
Drive-Through, attached to a retail or service use	P ¹	P ¹	S			S	
Drug Stores and Pharmacies	P	P	S	P	P		
Farmers Market				P			
Grocery Stores, Supermarkets	P	P					
Gun Shops	P ¹	P ¹					

Table 502A: Business Districts - Permitted and Special Uses

	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Liquor Stores	P	P	P ⁷				
Manufactured and Mobile Home Sales	S						§ 44-1023
Medical Marijuana Dispensing Organization	P	P	P	P	P	P	
Mobile Food and Beverage Vendor	P	P	P	P		P	§ 44-1027
Restaurants	P	P	P ⁷	P	P	P	
Retail Sales, General	P	P	P ⁷	P	P	P	
Retail sales, Outdoor	P	S		S		P	
Roadside Markets	P						
Sexually Oriented Business	P ⁵						
Specialty Food Shops	P	P	P ⁶	P	P	P	
INDUSTRIAL							
Manufacturing and Production, Light							
Apparel, Fabrics, Leather Industries						P	
Commercial Cleaning and Repair Services	P		P				
Commercial Community Kitchen			P	P	S	P	
Electronics Assembly Plants							
Fabricated Metal Industries						S	
Furniture and Fixtures Industries						S	
Trade and Construction Services	P	P				P	
Storage and Equipment Yards							
Mini Warehouses	S						§ 44-1026
Parking Lot, Commercial	S	S	S	S		S	
Transportation							

Table 502A: Business Districts - Permitted and Special Uses							
	B-1	B-2	C-1	D-1	D-2	D-3	Reference
Bus and Taxi Passenger Terminals	S			S	S	S	
Heliports, Heliport Terminals	S		S				
Rail Passenger Terminals	P			P			
Utilities							
Commercial Solar Energy Conversion Facilities	P	P				P	§ 44-1031
Private Solar Energy Conversion Facilities	P	P	P	P	P	P	§ 44-1031
Private Wind Energy Conversion Facilities	P	P					§ 44-1036
Public or Private Utility Facility, Minor	P	P	P	P	P	P	
Radio, Television Stations-Towers	P			P		P	
Wireless Communication Facilities	P	P	P	P	P	P	§ 44-1037

Notes:

1. A Special Use is required when the use adjoins a Residential District boundary line.
2. The use is permitted only when located above the first story above grade
3. Maximum permitted height is 45 feet or three stories, whichever is lower.
4. (Reserved)
5. The use is allowed in the zoning district represented by that column provided that no lot line of the lot to be occupied by such use shall be located closer than 1,000 feet to the lot line of a lot occupied by a Sexually Oriented Entertainment Business, or other Sexually Oriented Business, and further provided that no lot line of the lot to be occupied by such use shall be located closer than 500 feet to the lot line of a lot used for a Commercial Recreation Facility, a Day-care center, children's museum, Agency-Operated Family Home, Agency-Operated Group Home, Agency-Supervised Home, hobby shop or toy store, Pre-school, Public or Private School, Boarding School, Park or Recreation Facility, Sports and Fitness Establishment, Community Center, Place of Worship, Residential Dwelling Unit, Hospital or Zoo.
6. The use is allowed in that zoning district only as an accessory use occupying not more than 40% of the floor area of any story within a Business, Office or Residential Building or combination thereof;
7. The use is allowed in that zoning district only as an accessory use occupying not more than 25% of the floor area of any story within an Office or Residential Building or combination thereof;

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Chapter 44. Zoning

Article V. Business District Regulations

§ 44-503. [Ch. 44, 5-3] Business district bulk and height standards.

- A. 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.

Diagram 503A
Lot Characteristics and Site Design

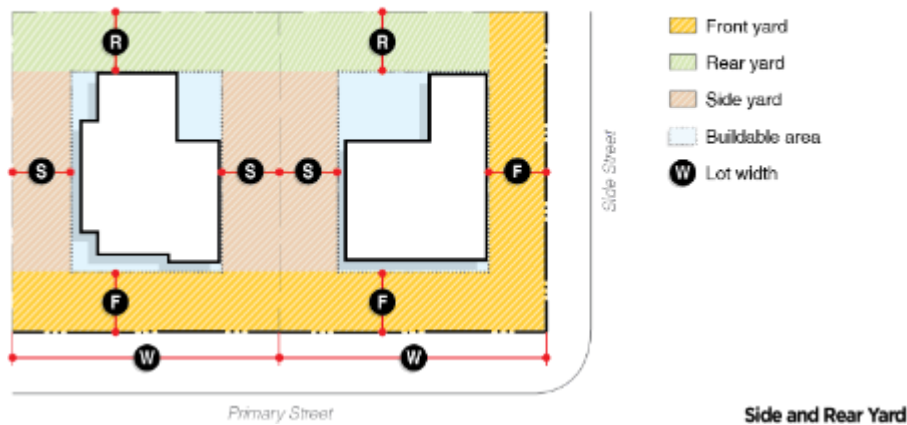


Table 503A: Bulk and Site Standards B-1, B-2 and C-1 Districts

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		

Table 503B: Bulk and Site Standards D-1, D-2, D-3 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.	Max.	Min.	Min.		Feet	Stories
D-1	25 feet	—	—	5 feet	—	—	12.0		
D-2									
In General	40 feet	—	5 feet	15 feet	5 feet	5 feet		65 feet	6
Adjoining Res. District	40 feet	—	15 feet	25 feet	Min. 6 feet; or 1/3 of building height for buildings > 3 stories	Min. 12 feet; or 1/3 of building height for buildings > 3 stories		55 feet	4
D-3									
In General	50 feet	—	—	15 feet	5 feet	5 feet		55 feet	4
Adjoining Res. District	50 feet	—	15 feet	25 feet	Min. 6 feet; or 1/3 of building height for buildings > 3 stories	Min. 12 feet; or 1/3 of building height for buildings > 3 stories		55 feet	4

Select Language | ▼