



AGENDA
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
BLOOMINGTON POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON , IL
SECOND FLOOR - OSBORN ROOM
TUESDAY, SEPTEMBER 14, 2021, 5:00 P.M.

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

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

4. **MINUTES** Review the minutes of the August 19, 2021 regular Historic Preservation Commission meeting.

Minutes from the August 19th, 2021, Historic Preservation Commission will be reviewed at the next regularly scheduled meeting.

5. **REGULAR AGENDA**

- A. **BHP-26-21** Public Hearing, review and action on a demolition permit submitted by Holy Trinity Catholic Church, requesting demolition of a former service station at 802 N Main Street. (Ward 6)

6. **OLD BUSINESS**
7. **NEW BUSINESS**
8. **ADJOURNMENT**



Historic Preservation Commission

TO: Historic Preservation Commission
From: Economic & Community Development Department
Date: September 14th, 2021
Request: BHP-26-21 Public Hearing, review and action on a demolition permit submitted by Holy Trinity Catholic Church, requesting demolition of a former service station at 802 N Main Street. (Ward 6)



Above: 802 N Main St (Source: Google)

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements. Notice was published in *The Pantagraph* on Monday, August 30, 2021. Courtesy notices were mailed to 14 property owners within 500 feet of the subject property.

BACKGROUND

Request

On August 11, 2021, the petitioner submitted an application for a permit to demolish the building formerly known as Quinn's Shell Gas Station, located on the subject property at 802 N. Main Street. The church bought the property in 2013. This property is listed as a historical attraction on the Bloomington/Normal Route 66 list of major and historical attractions.

Procedure

City Code Chapter 44, 17-11 Section A, requires additional review of demolition permits in cases where: 1) The proposed demolition exceeds 500 square feet of gross floor area; and 2) The building was constructed more than 50 years before the date of the application for a demolition permit, as determined on the basis of available records. It was determined both conditions existed, therefore the request advanced, and a demolition permit has not yet been issued.

Per Chapter. 44, 17-11 Section B, notice was sent to the applicant stating the application was going to require additional review; and a copy of the application was forwarded to the Preservation Commission chairperson for review and determination of historical or architectural significance. The Chairperson determined the building is potentially significant therefore, an administrative public hearing before the Preservation Commission is now required to consider the building's historical or architectural significance.

Per Ch. 44 17-11 Section C, the public hearing shall be conducted in accordance with the procedures of § 44-1705, and

- 1) The Preservation Commission shall hear all public testimony regarding the potential significance of the building and the proposed demolition; and
- 2) At the conclusion of the hearing, the Commission shall make findings and issue a determination as to the significance of the building.

If the Commission determines the building is not historically significant, then per Ch. 44, 17-11, the Director of Economic and Community Development shall cause such demolition permit to be issued, provided it complies with all other requirements of the Code.

If the Commission determines the building is historically significant, then per Ch. 44, 17-11, the Director of Economic and Community Development shall conduct a meeting between the chairperson or committee and the owner (or his or her representative), within 10 days of the public hearing, to discuss alternatives to demolition. If no alternatives are identified and agreed to by the applicant within sixty days, the Director may cause the demolition or building permit to be issued.

Note per the same code section, nothing is intended to prevent immediate demolition or partial demolition where public safety is at risk and where the building has been identified by the Building Official to be a public hazard and demolition is the only viable recourse.

Property Characteristics:

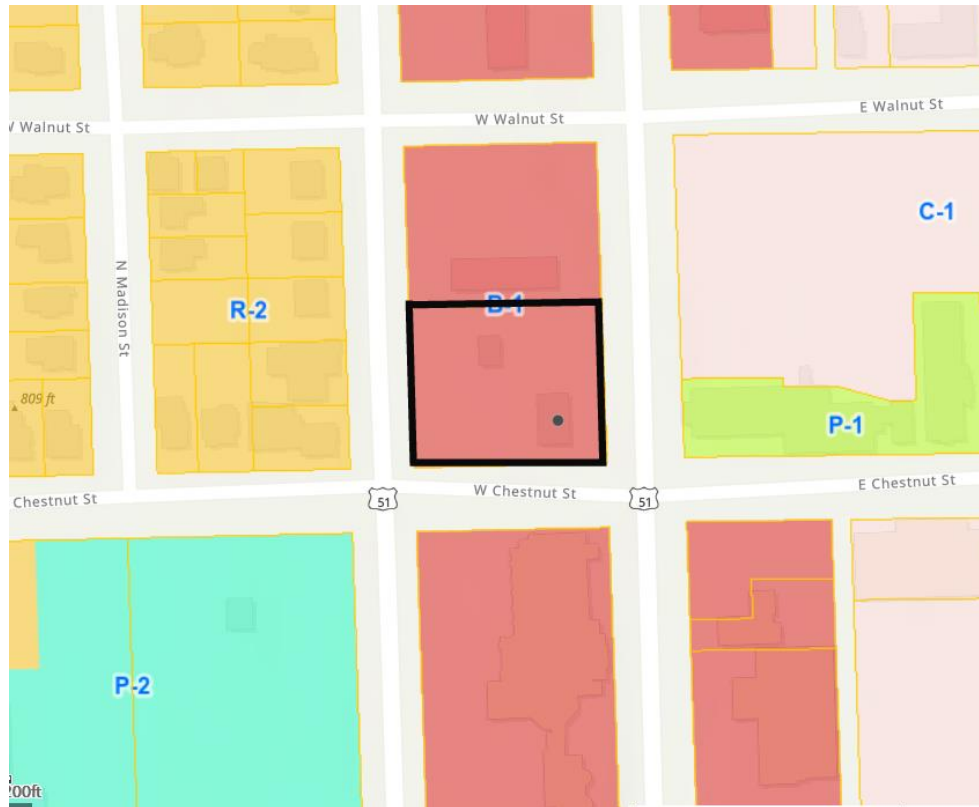
The subject property consists of 0.75 acres of land located, at 802 N Main St, in the heart of Bloomington. This property is bound by W Chestnut to the west, and U.S. Route 51 to the north and south. The property is improved with an auto service station previously utilized by Quinn's Shell Station. The auto service station was built in 1941. The surrounding properties are zoned commercial, residential, and public interest.

PROPERTY INFORMATION

Subject Property:	802 N Main St
Applicant:	Holy Trinity Catholic Church
Existing Zoning:	B-1 (General Commercial). District
Existing Land Use:	Vacant auto service station
Property Size:	32,670 square feet
Structure Size:	1,579 square feet
PIN:	21-04-132-014
Year Built:	1941
Historic District:	None

SURROUNDING ZONING AND LAND USES

	Zoning	Land Uses
North	R-2	Single Family Homes
South	P-1, C1	Illinois Wesleyan University (Buildings), City of Bloomington (Vacant)
East	B-1	Rainstorm Car Wash
West	B-1	Holy Trinity Catholic Church



For additional background on this property, see also the attached document provided by Commission Member Greg Koos.

STANDARDS FOR REVIEW

As indicated in Ch. 44, 17-11 Demolition Review, the Historic Preservation Commission shall be guided by those purposes, standards, and objectives of this Code and shall hear all public testimony regarding the potential significance of the building and the proposed demolition and shall make findings and issue a determination as to the significance of the building.

Applicability for Demolition Review

Standard	Discussion	Finding
<i>The proposed demolition exceeds 500 square feet of gross floor area</i>	The building to be demolished is approximately 1,579 square feet.	Standard is met.
<i>The building was constructed more than 50 years before the date of the application for demolition permit, as determined on the basis of available records.</i>	Based upon available records, the building was constructed in 1941.	Standard is met.

RECOMMENDATION

Per Ch. 44, 17-11.C. and D., the Commission is asked to:

- 1) Make findings based on the public testimony regarding the potential significance of the building and proposed demolition; and
- 2) Issue a determination as to the significance of the building.

Both may be in the form of a motion, followed by a vote. Potential motions:

1. Make a motion that, based on [insert findings], the HPC has determined the building is not significant; or
2. Make a motion that, based on [insert findings], the HPC has determined the building is significant.

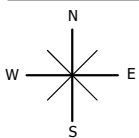
Respectfully submitted,

Glen Wetterow
City Planner

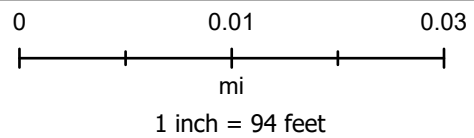
Attachments:

- Aerial map
- Zoning Map
- Attachment provided by HP Commission Member Greg Koos
- Notice Letters
- Neighborhood notice and map

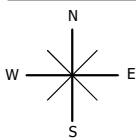
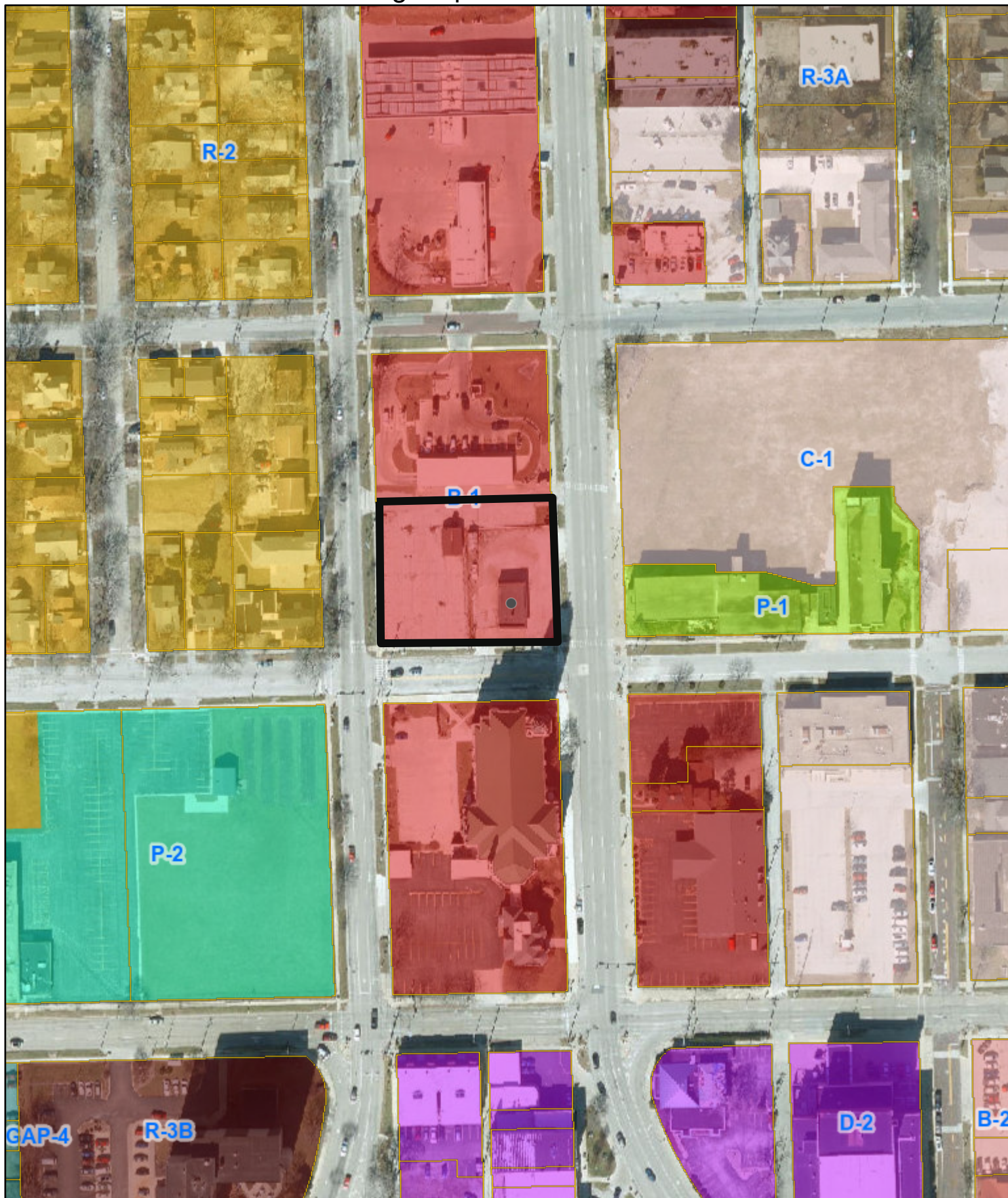
Aerial Map for 802 N Main St



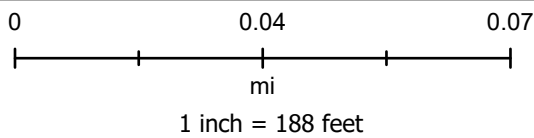
McGIS does not guarantee the accuracy of the information displayed. Only on-site verification or field surveys by a licensed professional land surveyor can provide such accuracy. Use for display and reference purposes only.



Zoning Map for 802 N Main St



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



Quinn Brothers Gas Station

Built in 1941 as a Texaco Station. This design was by Walter Darwin Teague for the Texaco Corporation. They are considered quintessential example of modernism of the 1930s and 1940s. At some point the building was remodeled in a Matawan style “blend-in” by Texaco. In 1985 it became a Shell station. The Quinn’s closed in in 2013.

The building is cited as a Route 66 resource in the to be released 2021 *Bloomington Community Preservation Plan*.

Jakle, John A., and Keith A. Sculle. 2002. *The gas station in America*. Baltimore, Md: Johns Hopkins University Press; 3, 147, 150-52.

Quinn’s Shell Station 802 North Main Street The Quinn family owned and operated this full-service gas station for more than 70 years. The station was inducted into the Illinois Route 66 Hall of Fame just a few years before the Quinns retired. It is now closed

<https://illinoisroute66.org/wp-content/uploads/2020/05/2020-Visitor-Guide.pdf>

Quinn Station c 1945



<https://digital.library.illinoisstate.edu/digital/collection/p15990coll6/id/93/>

<https://www.il66assoc.org/route-66-association-of-illinois-hall-of-fame-members/>

Quinn Station and Family was inducted into the Illinois Route 666 Hal of Fame on June 9, 2012

Samuel L. Reichert, Sr., U.S. Route 66 Service Station Operator (1950-1970) Plainfield, IL, IL
Quinn Service Station / Quinn Family / Elmo A., Eldon A., Elmo C. and Eula Quinn, Bloomington, IL
Roger Gray, Gray's Garage, Inc., Pontiac, IL
Henry's Ra66it Ranch, Staunton, IL

<https://www.il66assoc.org/route-66-association-of-illinois-hall-of-fame-members/>



https://www.pantagraph.com/news/local/photos-quinn-shell-through-the-years/collection_4c671580-6f35-11e3-9080-001a4bcf887a.html#8



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

August 24, 2021

Holy Trinity Catholic Church
711 N. Main Street
Bloomington, IL 61701

Subject: Demolition Review Notification (802 N. Main Street)
Application #DR-06-21

Dear Property Owner:

The City of Bloomington received an application for demolition of at the property referenced above. It has been determined that this property meets the following criteria outlined in Section 44.17-11 of the Bloomington Zoning Ordinance:

- 1). the area to be demolished exceeds five hundred (500) square feet; and,
- 2). the structure to be demolished is greater than fifty (50) years old.

As per section 44.17-11, further review of the historic significance, or lack thereof, for this property is necessary before a demolition permit can be issued. A copy of the application has been forwarded to a designee of the Historic Preservation Commission for review. The City will notify you of their recommendation. Should the property have potential historic significance, in accordance with subsection 44.8-5, then the Commission may hold an administrative public hearing on the application.

Should you have any questions please feel free to contact me at (309) 434-2341 or via email at planning@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hennerfeind'.

Joseph Hennerfeind, AICP
Interim City Planner



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

August 25, 2021

Holy Trinity Catholic Church
711 N. Main Street
Bloomington, IL 61701

Subject: Demolition Review Notification (802 N. Main Street)
Application #DR-06-21

Dear Property Owner:

On August 24, 2021, the City of Bloomington sent you a letter in reference to the Demolition Permit Application # DR-06-21 (Building Permit #60390). The letter was notification that, as per section 44.17-11, further review of the historic significance, or lack thereof, for this property was necessary before a demolition permit can be issued. A copy of the application was forwarded to the Chairperson of the Historic Preservation Commission for review. The Chairperson determined that the property may possess historical and/or architectural significance and requested a public hearing on the application held with the Historic Preservation Commission. To comply with the timeline outlined in 44.17-11 a meeting with the Historic Preservation Commission has been scheduled for:

BLOOMINGTON POLICE DEPARTMENT
305 S. EAST STREET, BLOOMINGTON, IL
SECOND FLOOR -OSBORN ROOM
TUESDAY, SEPTEMBER 14, 2021, 5:00 P.M.

The Commission will hold the required public hearing at this time. Please plan on attending or send a representative to attend on your behalf. Should the property have potential historic significance, in accordance with subsection 44.8-5, then the Commission may delay demolition to determine alternative recourse.

Thank you in advance for your cooperation in this matter. Should you have any questions please feel free to contact me at (309) 434-2341 or via email at planning@cityblm.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joseph Hennerfeind'.

Joseph Hennerfeind, AICP
Interim City Planner
Cc: file



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

August 30, 2021

Dear Property Owner or Resident:

The Historic Preservation Commission will hold a public hearing on Tuesday, September 14, 2021 at 5:00PM at the Bloomington Police Department – Osborn Room, to hear testimony for a petition submitted by Holy Trinity for demolition of the former service station at 802 N. Main Street at which time all interested persons may present their views upon such matters pertaining thereto.

REQUEST

The petitioner is requesting a demolition permit for demolition of a former service station at 802 N. Main Street, Bloomington, IL 61701.

LEGAL DESCRIPTION: ALLIN, GRIDLEY & PRICKETTS ADDN LOTS 7, 8,9 & 10 PT LOTS 5 & 6 BEF SE COR LOT 5, N31.92', W198.91'. S31.98', E TO POB – ALL IN BLK 12

You are receiving this notice because you own or occupy property within a 500-foot radius of the subject property (refer to attached map). All interested persons may present evidence or testimony regarding said petition, or ask questions related to the petitioner's request at the scheduled public hearing.

The agenda and packet for the hearing will be available prior to the hearing on the City of Bloomington website at www.cityblm.org. To testify live in a public hearing or provide live public comment you must register at <https://www.cityblm.org/register> or in-person at least 5 minutes before the meeting. Emailed public comment should be sent to publiccomment@cityblm.org at least 15 minutes before the start of the meeting.

This hearing will be accessible to individuals with disabilities in compliance with the ADA and other applicable laws. For special needs please contact the City Clerk at 115 E. Washington St., Ste 103, Bloomington, IL 61701 (309) 434-2240, cityclerk@cityblm.org or TTY at (309) 829-5115.

If you desire more information regarding the proposed petition or have any questions, you may email planning@cityblm.org or call (309) 434-2226.

Please note this meeting could be subject to change based on a lack of quorum or other reasons. Notice of a change will also be posted online at www.cityblm.org

Sincerely,

Planning Division staff

Map of notified properties within 500 ft of subject property

