



**MINUTES**  
**PUBLISHED BY THE AUTHORITY OF THE HISTORIC PRESERVATION COMMISSION OF**  
**BLOOMINGTON, ILLINOIS**  
**REGULAR MEETING**  
**BLOOMINGTON POLICE DEPARTMENT, OSBORN ROOM**  
**305 S EAST STREET, BLOOMINGTON, IL 61701**  
**THURSDAY, NOVEMBER 17, 2022 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the 4<sup>th</sup> Floor Council Chambers of the Government Center at 5:01 p.m., Thursday, November 17, 2022.

The meeting was called to order by Chair Scharnett.

**ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Mr. Paul Scharnett	Chair	Present
Mr. Greg Koos	Vice Chair	Absent
Ms. Georgene Chissell	Commissioner	Absent
Ms. Sherry Graehling	Commissioner	Present
Ms. Dawn Peters	Commissioner	Present
Mr. John Elterich	Commissioner	Present
Ms. Kim Miller	Commissioner	Present
Mr. George Boyle	Assistant Corporation Counsel	Present
Ms. Kimberly Smith	Assistant Director of Economic and Community Development	Present
Mr. Glen Wetterow	City Planner	Present

**PUBLIC COMMENT**

None.

**MINUTES**

The Commission reviewed the minutes of the October 20, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted that Ms. Chissell has resigned and needs to be removed from the list of Commissioners. Commissioner Elterich noted a scrivener’s error. Commissioner Elterich made a motion to accept the minutes, as amended. The motion was seconded by Commissioner Graehling. All were in favor (5-0).

## REGULAR AGENDA

- A. BHP-15-22 Consideration, review and action on a request submitted by Melissa Moody & Steve Beasley (Bloomingtonian Condo Association) for a Rust Grant in the amount of \$5,341.88 for gutter and downspout repairs on the property located at 102-116 W. Locust Street. PIN: 21-04-196-001.**

Mr. Wetterow presented the case with a staff recommendation for approval of a Rust Grant in the amount of \$5,341.88. He stated this item had been continued from the October meeting. He stated the applicant is returning with a revised quote for non-rounded (K-Style) gutters and rounded downspouts, as suggested by the Commission.

Ms. Graehling stated they have met requirements requested by Commission so the petition should be approved.

Ms. Graehling made a motion to establish findings of fact and motion to approve the request for a Rust Grant in the amount requested. Mr. Elterich seconded.

Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

Mr. Wetterow reminded the Commission of the procedure and criteria for nomination and designation. Chair Scharnett asked to review the language in the Code related to designation and nominations, noting that all of the language applies to both Historic Districts and individual properties, resulting in the application of the S-4 Overlay either way.

- B. BHP-29-22 Consideration, review and action on a request submitted by David R. Dow & James A. Neeley Trust for an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 33 Sunset Road. PIN:14-34-402-016.**

Mr. Wetterow presented the case. He noted the procedure and required actions needed from the Commission associated with designating a property and applying S-4 overlay.

According to the applicant, the structure is significant with respect to its architectural character, landscaped gardens, and its identification with architect Richard Williams, landscape architect Jens Jensen, the Femley-Dickerson Company, and the Beich family.

Chair Scharnett opened the floor for comment on the Petition; none was provided for or against.

Commissioner Elterich stated that he agreed the application meets criteria C, D and J.

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

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

(j) 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.

Chair Scharnett stated he concurred with Commissioner Elterich. Chair Scharnett mentioned the landscaping and was surprised it has survived. He noted that there is not precedent for preserving landscaping as part of local historically designated properties, but it is warranted in this case and should be investigated in others.

Commissioner Graehling stated landscaping is an integral part and deserves to be protected.

Chair Scharnett added the home has not been significantly modified in the last 72 years.

The Commission discussed the best way to proceed with drafting the final Resolution for passage, which needs to include specific items to be preserved and considered during future Certificate of Occupancy requests. Ms. Graehling stated a subcommittee should be formed to identify factors for the Resolution required for the report to the Planning Commission. The Commissioners agreed.

Ms. Graehling made a motion to establish findings of fact that the property meets the criteria for designation as a local historic landmark and to establish a subcommittee to draft the nomination report for the property located at 33 Sunset Road, subject to the identification of the specific criteria required for the Report to the Planning Commission, and its inclusion in the resolution. Ms. Peters seconded.

Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

Chair Scharnett nominated Commissioners Koos and Graehling to form the subcommittee. Commissioner Graehling accepted on their behalf.

Chair Scharnett noted that the following three cases are related to properties that already have S-4 designation as part of a Historic District; the Petitioner has brought the cases forward as individual properties, but under the current Code there is no difference. Commissioner Elterich inquired why the cases have been brought forward. The Chair responded that the City has passed the case along for consideration, but review will not result in any material change. He noted that the subject properties are definitively important properties, but they are already protected to the greatest extent that our current Code allows.

Commissioner Peters inquired what the Petitioner is requesting of the Commission. The Chair called review of the cases to begin.

**C. BHP-30-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 809 N McLean Street. PIN:21-04-210-001.**

**Mr. Tim Maurer (317 E Chestnut Street)** spoke on behalf of the Franklin Park Foundation, to request that Agenda Items C, D, and E be continued to the following

regular meeting, and submitted a statement that has been attached to this record as Exhibit "A".

Chair Scharnett inquired as to the reasoning of asking for Landmark designation of property already in a designated District. Mr. Maurer pointed out that the reason for asking for the continuance is directly related to the question; he believes the subject properties have experienced severe deterioration and alteration due to designation as part of a District. He noted the language in the Code that requires significant exterior architectural features of nominated landmarks to be reported, which he believes is lacking for these properties. He also stated his belief that the lack of called out features has resulted in negative changes, including owners doing work without permits.

Chair Scharnett inquired whether the changes at issue are results of a failed Ordinance or about enforcement. Mr. Maurer declined to respond until additional information can be provided by Staff.

The Commission further discussed the nominations and reasoning behind submittals. They inquired if the property owners had been notified, and application requirements had been met. Staff communicated that notices have been sent to the owners of record for all nominated properties.

**Alison Smith, listing agent for 310 E. Walnut**, informed the Commission that the property is currently in short-sale and they are working on acquiring rehab bids, but are encountering difficulties finding parties to do the work. She stated that the property owner no longer lives in the home and she does not have a current address for him, but does have other contact information for him and for the bank involved in the case.

Commission Graehling made a motion to continue cases BHP-30-22, BHP-31-22, and BHP-32-22 to the December meeting. Commissioner Peters seconded.

Ms. Graehling - Yes, Ms. Peters - Yes, Mr. Elterich - Yes, Ms. Miller - Yes, and Chair Scharnett - Yes. (5-0). The motion passed.

**D. BHP-31-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property 901 N McLean Street. PIN:21-04-207-005.**

Continued to December meeting per motion from Item 5.C.

**E. BHP-32-22 Consideration, review and action on a request submitted by Franklin Park Foundation an S-4 (Historic Preservation Overlay) District (Local Historic Preservation Designation) for property at 310 E Walnut Street. PIN:21-04-202-016.**

Continued to December meeting per motion from Item 5.C.

## **OLD BUSINESS**

### **The Commission discussed various theme updates of the Community Preservation Plan (CPP)**

Theme 1: Chair Scharnett noted that the Miller Park nomination packet has been completed and will be presented shortly.

Theme 2: The Commission noted that Ms. Chissell was previously assigned to this theme and a new Commissioner will need to be assigned as primarily responsible.

Theme 3: Commissioner Graehling provided a report from the Subcommittee (J. Elterich, S. Graehling, W. Leifheit, and G. Boyle). The Subcommittee has met three times so far, in the Legal Department at the City, an additional meeting is planned for early December. She noted that many of the proposed changes are a result of comparing Bloomington's Ordinance with the Town of Normal, as well as McHenry County and Preservation Plan references. The next step will be review and discussion of the proposed revisions by the Commission, as a whole.

Ms. Graehling noted a recommended change to how properties and districts can be nominated for preservation. Chair Scharnett asked for clarification on how a "Referendum" nomination occurs. Mr. Boyle stated that this change would not impact any current cases. He stated there is ongoing discussion about restricting who can nominate properties for Landmark status, and that the Town's referendum option requires 60% the citizens in the District. Ms. Graehling requested that Mr. Boyle invite additional City Staff to the next meeting.

Commissioner Graehling noted that some of the recommended changes, based on review of other ordinances, are the same as those recommended by the Lakota Group after completing the CPP.

Chair Scharnett asked about changes that would improve efficiency and expediency for CoAs. Mr. Boyle stated that one of the discussions was about putting a little more specificity into the ordinances themselves. The Chair expressed his desire to make sure that the process does not become more burdensome.

Theme 4: Chair Scharnett shared his excitement about some of the upcoming items the City is working on and noted the Commission needs to be thinking about this Theme in the near future.

Theme 5: Nothing to report.

### **The Commission discussed potential changes to the Rust Grant Guidelines and Schedule**

The Commission and Staff discussed procedural and timeline issues related to updating the Rust Grant guidelines. Mr. Boyle stated that he feels the wording on the agenda is inadequate to permit a vote on the item. The Commission expressed concern about delaying adoption of the updates to the Guidelines, and the implications of any delay on implementation of the new format and schedule. Ms. Smith noted that, as changes to these guidelines are not Text

Amendments to the Zoning Code, the HPC does have final approval and any transmittal to Council is informative only.

Chair Scharnett noted that the changes to the Guidelines are minor, the schedule is the big change, and asked for clarification on whether the Guideline changes could be made, and then the schedule changes could be placed on the agenda for a vote next month. Ms. Smith noted that a short delay in adoption would not be significantly detrimental since the advertising components are a part of the CPP through the themes and Staff has already started the work.

The Commission requested that the Guideline changes be added as a voting item for the next agenda.

Commissioner Graehling noted that Harriett Fuller Rust's name is spelled with two "R"s and two "T"s, and this needs to be corrected throughout the proposed documents.

Chair Scharnett requested that the proposed change read "published schedule" rather than just "schedule."

## **NEW BUSINESS**

Chair Scharnett noted there were a few properties to discuss related to demolition. They will be agenda items for next month. He asked the Commission to be prepared for discussion.

Chair Scharnett stated the Commission needed to elect a new Chair. He requested this be an agenda item for next month.

Chair Scharnett stated several Commission members would be reaching term limits soon, so they need to identify replacements. The Commission discussed term dates and potential interested parties.

## **ADJOURNMENT**

Ms. Graehling motioned to adjourn. Mr. Elterich seconded. All were in favor. The meeting was adjourned at 6:12pm.

EXHIBIT A

Statement from Franklin Park Foundation

November 17, 2022

Memo To: Chairman Paul Scharnett  
Bloomington Historic Preservation Commission

Memo From: Tim Maurer  
Franklin Park Foundation

Re: Request for Continuance - Regular Agenda Items 5C, 5D & 5E

The Franklin Park Foundation requests the continuance of the referenced Regular Agenda Items from today's Regular Session of the Commission meeting until the next Regular Session, or until a date the Chairman determines is appropriate.

Extremely Important information that materially effects the referenced Regular Agenda Items 5C, 5D & 5E has recently come to our attention which we believe, upon review and consultation *with* by the City administrative staff, will necessitate the significant revision of the Economic & Community Development Department's Findings and Recommendations to the Commission for these Agenda Items.

The Franklin Park Foundation regrets the necessity to request the continuance of these Items but strongly believes it is in the best interest of the Property Owners, the City of Bloomington, and the Petitioner that the requested continuance be granted.

Respectfully Submitted,

Tim Maurer  
Franklin Park Foundation

C: Jon Branham