



**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, FEBRUARY 16, 2023 5:00 P.M.**

The Historic Preservation Commission convened in regular session in-person in the Osborn Room at the Bloomington Police Department, at 5:00 p.m., Thursday, February 16, 2023, with the following physically present staff members Ms. Alissa Pemberton, Assistant City Planner; Mr. Glen Wetterow, City Planner; Ms. Kimberly Smith Assistant Director of Economic and Community Development.

The meeting was called to order by Chair Koos at 5:02 p.m.

#### ROLL CALL

| Attendee Name        | Title        | Status  |
|----------------------|--------------|---------|
| Mr. Greg Koos        | Chair        | Present |
| Mr. Paul Scharnett   | Vice Chair   | Present |
| Ms. Sherry Graehling | Commissioner | Present |
| Ms. Dawn Peters      | Commissioner | Absent  |
| Mr. John Elterich    | Commissioner | Present |
| Ms. Kim Miller       | Commissioner | Present |

#### PUBLIC COMMENT

Mr. Howard Rogers thanked the Commission for being present, given the weather.

#### MINUTES

The Commission reviewed the minutes of the January 19, 2022, Historic Preservation Commission meeting. Commissioner Graehling noted corrections. Commissioner Elterich made a motion to accept the minutes, as amended. Seconded by Commissioner Scharnett. All were in favor (5-0).

#### REGULAR AGENDA

**BHP-03-23 Consideration, review and action on an amendment to a request submitted by Janina King for a Funk Grant to increase the amount from \$5,000.00 to \$10,000 for siding and soffit repair and exterior painting for the property located at 901 E. Jefferson Street. PIN 21-04-303-014. (Ward 4.)**

Ms. Pemberton presented the staff report, noting that the Funk Grant guidelines allow the award of up to two grants of \$5,000 per fiscal year for major restoration projects, of which 901 E. Jefferson could clearly be classified. The applicant has provided additional information and costs and requested that the approved amount be increased to \$10,000 to reflect the scope of work related to restoration occurring on the property.

Mr. Koos opened the floor for testimony. None was provided.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Janina King to increase the approved Funk Grant from \$5,000.00 to up to \$10,000 to permit inclusion of the costs of exterior painting for the property located at 901 E. Jefferson Street. Seconded by Commissioner Graehling.

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

**BHP-14-22 Consideration, review and action on an amendment to a request submitted by Howard Rodgers a Funk Grant, to increase the amount from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 Mason Avenue. PIN: 21-04-362-010. (Ward 6).**

Ms. Pemberton presented the staff report, explaining the amendment is for the increased cost and scope of work. The total amount requested remains below the \$5,000 per year grant cap.

Mr. Koos opened the floor for testimony.

**Howard Rogers (510 Mason Avenue)** spoke on behalf of the request. He stated that additional damage was identified during porch restoration, and initial quote did not include painting of the materials which are important for long-term protection of the work.

Chair Koos asked whether any related monies had been disbursed yet. Staff confirmed it had not.

Commissioner Graehling noted corrections for the staff report and asked for clarification that this property is designated. Ms. Pemberton stated it is designated as an individual Landmark property.

Commissioner Scharnett made a motion to establish findings that the project is eligible and to approve the amendment request by Howard Rodgers to increase the approved Funk Grant from \$1,890 to \$2,740.48 for porch repair and replacement for the property located at 510 S. Mason Street. Seconded by Commissioner Elterich.

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

**BHP-34-22 Consideration of the historical or architectural significance for the structure located at 407 W. Market Street, in accordance with the demolition review procedures. PIN 21-04-158-006. (Ward 6.) CONTINUED FROM DECEMBER and JANUARY MEETINGS.**

Ms. Pemberton presented a review of the staff report previously provided, including a recap of the history of the property and recent fire, and the current demolition request. She described the process for demolition review, and the certificate of economic hardship, to illustrate the difference, for purposes of discussion.

Mr. Koos asked for information on the Property Maintenance Board, why they have not been meeting, and why they are not part of the demolition process. Ms. Pemberton indicated she will research and report back at a future date.

Mr. Koos opened the public hearing.

**Mr. Yousuf Sayeed (1211 S. Prairie Ave., Chicago)** spoke on behalf of the petition, providing further history on the condition of the property at time of acquisition two years ago, through the present time. He explained the merits of the location and building, and plans that were in progress for repairs and upgrades. He stated the tenants were asked to leave due to the condition of the building in May of 2022. He stated substantial clean-up began in June and on June 29<sup>th</sup> the fire occurred. He provided details of the fire, and indicated the building was deemed a safety hazard from the damage. He stated he was advised the only way to save the building was to remove brick by brick and then repair the foundation. He referred to the report from an engineering firm determining it was infeasible to even provide an accurate estimate for the cost of repair and rebuild; the building was simply not savable. He stated there are photos of the foundation illustrating the weakness of the foundation, even before the fire and subsequent water damage.

Mr. Scharnett quoted the engineering report and asked if the interior assessment was presumptuous.

Ms. Pemberton clarified the building was deteriorated even prior to the fire. She also clarified the Petitioner was attending as a courtesy; the 60-day wait period for demolition had passed.

Mr. Scharnett referred to remediation allowances that would permit some repairs. He iterated that the report seemed to be based on presumptions because no one had gone inside. He asked the Petitioner about the value of the building.

Mr. Sayeed indicated the property value was unknown because they were in the beginning stages of clean up and assessment for new work. He stated it would now be a sizeable cost to make the building safe enough to enter for a thorough evaluation of what remains. He indicated his plan was to demolish and rebuild, as market conditions allow.

Mr. Elterich stated he appreciated the applicant's presence for discussion.

Mr. Scharnett noted he believed there are additional ways evaluation and reconstruction could still occur.

Mr. Sayeed reiterated the expense and stated his request to demolish is mostly based on assessments from his consultants. He stated it was his original intention to restore and use the existing building; it just isn't financially feasible now, and the building is increasingly unsafe.

Ms. Pemberton clarified the property is one block outside of the Rust grant area and no other possible sources of financial assistance from the City were identified.

Mr. Koos discussed the long-term disinvestment in the Regeneration Area.

Mr. Scharnett described how the use of Tax Increment Financing helped the building he is currently in, which had a similar fate.

Mr. Koos discussed a tax credit option, which would first require designation, and asked the Petitioner if he was willing to consider the credits.

The Commission further discussed options for demolition and rebuilding.

Mr. Koos noted the interior masonry is mostly gone and the stability of the structure is problematic. He summarized that he believes the applicant made a good faith effort to turn this around but was thwarted by the fire.

Mr. Koos stated he would entertain a motion that the the structure is historic but due to the fire damage, it is not a candidate for restoration and a demolition permit should be issued.

Ms. Graehling so moved. The motion failed for lack of a second.

After further discussion, the Commission determined the case is now closed due to expiration of the Demolition Review timeline, and no vote is required for the petitioner to proceed.

Mr. Sayeed noted an additional property he purchased in the City and is researching. Staff offered to provide additional information to the applicant from the Commission.

## **OLD BUSINESS**

### **Updates regarding the Bloomington Community Preservation Plan implementation**

Ms. Pemberton provided a brief status report, including work on locating and quantifying original designating ordinances for designated properties.

## **NEW BUSINESS**

### **Happy 40<sup>th</sup> Birthday, HPC! - A short review of the “Birth Story” of Historic Preservation regulations in Bloomington and creation of the Historic Preservation Commission**

Ms. Pemberton provided a “history of the history.” She explained the establishment of the Historic Preservation ordinance and subsequent iterations. She discussed the establishment of the Commission and as a Certified Local Government in 1985. She provided context to the continued evolution of the S-4 designation. She reviewed the Funk Grant addition in 1995, and subsequently the Rust Grant in 1991. Finally, she highlighted the adoption of 2004 Plan and the more recent Preservation Plan.

### **Update on Statewide Historic Preservation Plan process**

Ms. Graehling noted the conference was well-attended, mostly from Bloomington, some from Springfield, Peoria and Normal. She explained the Lakota Group is the consultant for the state-wide plan, collecting input to guide the state in its programming, policy and decision making. She stated additional information can be found on [www.illinoispreservationplan.com](http://www.illinoispreservationplan.com).

Ms. Pemberton indicated a draft document is expected this fall.

### **Plans for National Historic Preservation Month (May)**

Mr. Koos will present a PowerPoint to the Men’s Club in May and offered to present to other venues. He stated he plans to use this as an opportunity to promote preservation and promote the Commission.

Ms. Pemberton discussed the possibility of presenting the HPC “Birth Story” and recognition of the current HPC to the City Council at one meeting.

The Commission discussed potential nomination categories for preservation awards.

Ms. Pemberton noted there is a new owner for 809 N. McLean Street, on a related matter.

Mr. Koos suggested a Preservationist of the Year Award. He stated this would be added to the agenda for next month.

**Discussion on designating ordinance updates and amendments (Op 1.7 & 3.1)**

Mr. Scharnett noted cost inflation and the need for better incentives to encourage applicants. He added costs are much higher than when the guidelines for Funk were adopted several years ago.

Mr. Koos suggested adding National Register properties as eligible for Funk Grants. The Commission discussed the issue and recommended providing additional options for S-4 and National properties.

**ADJOURNMENT**

Mr. Scharnett motioned to adjourn. Mr. Elterich seconded. All were in favor (5-0). The meeting was adjourned at 7:09 pm.

**CITY OF BLOOMINGTON**



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Chair Greg Koos



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Staff Liaison Alissa Pemberton