

**MINUTES**  
**BLOOMINGTON PLANNING COMMISSION**  
**REGULAR MEETING,**  
**WEDNESDAY, JUNE 12, 2013, 4:00 P.M.**  
**COUNCIL CHAMBERS, CITY HALL**  
**109 E. OLIVE ST., BLOOMINGTON, ILLINOIS**

**MEMBERS PRESENT:** Mr. J Balmer, Chairperson Stan Cain, Mr. Rex Diamond, Mrs. Julie Morton, Mr. Jim Pearson, Mr. Bill Schulz, Mr. Ryan Scritchlow, Mr. David Stanczak, Mr. Charles Stuckey, Mr. Robert Wills

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Mr. Kevin Kothe, City Engineer  
Mr. Mark Woolard, City Planner

**CALL TO ORDER:** Chairperson Cain called the meeting to order at 4:00 P.M.

**ROLL CALL:** Mr. Woolard called the roll. A quorum was present.

**PUBLIC COMMENT:** None

**MINUTES:** The Commission reviewed the May 8 and 22, 2013 minutes. On page three in the fourth paragraph of the May 8, minutes “everyone” is to be replaced with “Planning Commission”. Mr. Balmer moved to approve the May 8, minutes. Mr. Scritchlow seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call: Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton--present; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

In the May 22, minutes the first sentence will read “The Commission did not receive the May 8, 2013 minutes in sufficient time to review before the meeting.” On the bottom of the same page “outlot” is to be before “49”. On page two the sentence starting with “No one” will change to, “There will be minimal impact with this change.” Changes to page three are: “over” is to be after “laid”; “a document authorizing her and the buyer” is to be after “signed”; near the end of that same paragraph “Historic Preservation” will be before “Commission”; in the next sentence “Their” will be replaced with “The petitioner’s”; the fourth sentence in the last paragraph will start with “She said her”. On page 4 “all” is to be before “have currently”, in the first sentence of the last paragraph “to” will replace “for” and “for their” is to be after “Commission”. On page six “said” is to be after “Durham”. On page seven the vote is 5 to 2.

Mr. Schulz moved to approve the May 22, minutes. Mr. Wills seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--present; Mr. Wills--yes; Mrs. Morton--present; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

**REGULAR AGENDA:**

**Case Z-02-13 Public hearing and review on the petition submitted by Thomas Nielsen and Kathryn Bohn requesting the approval of a rezoning from R-2, Mixed Residence District**

**with an S-4 Historic Preservation District overlay to R-2, Mixed Residence District for the property located at 605 E. Front Street with the George Hanna House, Queen Anne style.**

Chairperson Cain introduced the petition and stated the case was laid over from the last meeting. Mr. Woolard highlighted the information provided to the Planning Commission including the ordinance standards for review of such a case, an excerpt from the City's Historic Preservation Plan, a statement from Greg Koos regarding the property, the Historic Preservation Commission minutes with their recommendation for denial and the minutes from the 1980 City Council meeting when the S-4 zoning was approved. Staff recommends denial of the petition. He stated no new documents have been submitted by the petitioner.

Chairperson Cain opened the public hearing. Mr. Chase Cavalera, 1406 W. Wood Street, stated the reason he has been doing this is because he fell in love with the building and is compelled to take care of it and save it. They wanted to rezone it because it is far from what he thinks the house is supposed to be and he feels there is no one to fix it except him. He believes that he and the Historic Preservation Commission are on the same page enough that a compromise can be made to get things fixed. They had wanted the S-4 removed to be able to fix it in a more financially or logical way. He explained based on the grants and the compromises he is withdrawing the request to remove the S-4 zoning. He stated he is neither Thomas Nielsen nor Kathryn Bohn but represents them and they are the current owners. He is the purchaser.

Ms. Tracy Haas Riley of 205 Willard Ave. stated the current owners have given them permission to go with the S-4 petition and the continuance was to provide the buyer and owners enough time to be here.

Chairperson Cain asked if there were any members of the audience who wished to speak in opposition to the petition. LJ Douglas of 612 E. Grove St. stated there seems to be a misalignment of the historic value of the homes in this dialogue and she has lived behind this property for the last twelve years and the current owners have not even cleaned the gutters in that time and they have made over a half a million dollars from the property. Removing the historic preservation now that they have destroyed the property is very alarming. She said when she bought their property they put it in S-4 because of their belief in preserving things for future generations and the community. S-4 is a wonderful thing and she said she went to the Historic Preservation Commission who allowed things they wanted and they did not allow other things but when they thought about it in retrospect they were right.

Diana Krieg of 402 E. Grove stated she obtained the S-4 overlay not just for herself and the home but for all of the residents of Bloomington. Her house and the George Hanna house are both in the Dimmit's Grove neighborhood. She is opposed to the S-4 removal as the house has identity for the neighborhood. It's not just a fixer upper or a money cow. The neighborhood is rich with history including being home to people of local and international importance. The home has distinct architecture. Several homes are on the national register and are a source of pride. Retaining the S-4 will retain the neighborhood character and preserve for future generations this architectural jewel which is one of a kind, historic property.

Chairperson Cain asked if there were any members of the audience who wished to speak in favor of the petition and no one spoke.

Chairperson Cain asked if there were members of the audience who had questions. Chris Eisele of 606 E. Grove questioned what the petitioner wants with the S-4 removal and that it sounded like he will do one change at a time. The Planning Commission discussed whether they should be acting upon the petition since the buyer has stated he is withdrawing the case but there is no statement to such from the owners. The question regarding the pace of improvements should be asked of the Historic Preservation Commission.

Bradley Shelton of 609 E. Front stated he lives right adjacent to the property and asked if the petitioners have forfeited their opportunity for review since they have not attended the meetings?

Ms. Haas Riley stated the current owners have been given the opportunity to be at every meeting and they will do whatever we want to do.

Mr. Carson Durham of 304 S. Mercer stated he is the Chairman of the Historic Preservation Commission wanted to make sure there were not any additional questions that he could answer.

Chairperson Cain closed the public hearing.

Mr. Balmer moved to reopen the public hearing which was unanimously approved.

Mr. Cavalera stated he wanted everyone to know why he is doing what he doing with the S-4 or not. He is trying to restore the house as quickly and as affordably as possible. He is doing his best and encouraged everyone to work together.

Chairperson Cain closed the public hearing.

The Planning Commission discussed a possible vote and verification of the withdrawal from the owners.

Mrs. Morton moved that the Planning Commission pass a motion recommending that the City Council deny the rezoning of the property in Case Z-02-13 from R-2, Mixed Residence District with an S-4 Historic Preservation District overlay to an R-2, Mixed Residence District for the property commonly located at 605 E. Front Street and with written verification of the withdraw is provided to city staff then this case will not go to the City Council agenda. Mr. Diamond seconded the motion which passed by a vote of 9 to 1 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton--yes; Mr. Pearson--no; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

**V-02-13. Public hearing and review on the petition submitted by Andy Streenz, Lawrence Wheat, John P. Wheat and Chad Seeman, requesting the vacation of the east west alley bounded by Lee Street on the west and Roosevelt on the east, and located south of Locust Street and north of Mulberry Street.**

Chairperson Cain introduced the petition. Mr. Woolard identified the location of the 12 foot alley and said staff does see any adverse impacts with the closure. The drives and garages will still have access. Staff recommends approval of the closure. There was discussion on whether after the vacation there will be sufficient width for the access drives. Mr. Kothe stated in the

vacation plat there is an open access easement from both ends of the alley and a utility easement will be retained. The city will have one less alley to maintain and the owners will be able to solve the problem of cut through traffic from nonadjacent residents. The easement will be conveyed with the property.

Chairperson Cain opened the public hearing. Andy Streenz of 611 N. Lee stated the reason to close the alley is they see a lot of foot traffic in the neighborhood. One of the four properties was recently busted for running drugs and those people walk close to his house. Also drivers tend to use it as a short cut and go too fast. All utility owners have signed off and the city does minimal upkeep as it has gravel and grass. All four property owners will still have street access.

Chairperson Cain asked if there were any members of the audience who wished to speak in favor, opposition or who had questions regarding this case and no one spoke. Chairperson Cain closed the public hearing.

Mr. Stuckey moved that we recommend to the City Council passage of case V-02-13 which vacates the east-west alley bounded by Lee on the west and Roosevelt on the east. Mrs. Morton seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--yes; Mr. Wills--yes; Mrs. Morton--yes; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

Mr. Balmer stated there should have been additional information in the packet.

**Case Z-03-13** Public hearing and review on the petition submitted by Alex A. and Larry Calvert, requesting the approval of a rezoning from R-1C, Single-Family Residential District to C-1, Office District, for the property commonly located at 1028 E. Front Street.

Chairperson Cain introduced the petition. Mr. Woolard stated the location is adjacent to an existing parking lot that serves the funeral home. This does not appear to be a spot zone as there is another C-1 zone across Washington Street. Although other uses besides a funeral home could go in this district it is still fairly restrictive and not wide open like other business zones. This will enable squaring off of the parking lot but he cautioned that we would not necessarily approve additional rezonings as it might alter the character of the neighborhood. Staff is recommending approval of the petition. Mr. Balmer asked how much contact has been made with the neighbors. Mr. Woolard stated he contacted one neighbor who said they did not have any problem with the petition.

Chairperson Cain opened the public hearing. Mr. William C. Wetzel, 115 W. Jefferson Street Suite 400, explained he advised the petitioner to be prepared for possible concerns from neighbors but Calvert has proved themselves by what they have done in the past for parking which was applauded by the neighbors. He reached out to them before this application was submitted.

Mr. Alex Calvert of 7572 Alexander Road in Heyworth explained they have been here before and have worked with the neighbors and the schools. He said it is tight on Front Street. The area at 1030 E. Front was granted a rezoning and then the adjacent neighbor wanted to move so they

acquired the site and they razed the homes. The parking lot will be blacktop and will be lit but not invasive. He said there will be less parking on the street.

Chairperson Cain asked if there were any members of the audience who wished to speak in favor, opposition or who had questions regarding this case and no one spoke. Chairperson Cain closed the public hearing.

Mr. Wills moved that the Planning Commission pass a motion recommending the City Council approve case Z-03-13. Mr. Balmer seconded the motion which passed by a vote of 10 to 0 with the following votes being cast on roll call:

Mr. Cain--yes; Mr. Stuckey--absent; Mr. Wills--yes; Mrs. Morton--absent; Mr. Pearson--yes; Mr. Balmer--yes; Mr. Schulz--yes; Mr. Scritchlow--yes; Mr. Stanczak--yes; Mr. Diamond--yes.

**OLD BUSINESS:** None

**NEW BUSINESS:** Mr. Woolard discussed with the Commission the possibility of having educational discussions even when there are no other agenda items.

#### **ADJOURNMENT**

There being no further business to come to the Bloomington Planning Commission's attention, Mr. Balmer moved to adjourn and Mr. Stanczak seconded the motion which was approved unanimously. The meeting was adjourned at 5:31 p.m.

Respectfully submitted,

Mark Woolard  
City Planner

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