

**DRAFT MINUTES
BLOOMINGTON HISTORIC PRESERVATION COMMISSION
REGULAR MEETING,
THURSDAY, AUGUST 17, 2017 5:00 P.M.
COUNCIL CHAMBERS, CITY HALL
109 EAST OLIVE ST.
BLOOMINGTON, ILLINOIS**

MEMBERS PRESENT: Chairperson Sherry Graehling, Ms. Lea Cline, Ms. Ann Bailen, Mr. Levi Sturgeon, Mr. John Elterich,

MEMBERS ABSENT: Mr. Gabe Goldsmith

OTHERS PRESENT: Ms. Katie Simpson, City Planner; Mr. Tom Dabareiner, AICP, Community Development Director; Mr. Jim Karch, Public Works Director; Mr. Michael Hill, Miscellaneous Technician in Public Works Administration

CALL TO ORDER: Chairperson Graehling called the meeting to order at 5:03 P.M.

ROLL CALL: Ms. Simpson called the roll. Five members were present and quorum was established.

PUBLIC COMMENT: None

MINUTES: The Commission reviewed the minutes of the July 20, 2017 meeting. Ms. Bailen's name was corrected on page two of the minutes. Mr. Elterich motioned to approve the minutes as corrected. Ms. Cline seconded the motion, which was **approved** 5-0 with the following votes cast in favor on roll call: Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Mr. Sturgeon—yes; Chairperson Graehling—yes.

REGULAR AGENDA:

BRKPLN-1-17 Public hearing, review, and action on the City of Bloomington's Brick Streets Master Plan, 2009 (Continued from the July 20, 2017 meeting).

Chairperson Graehling introduced the case and explained this presentation is a continuation from the July 20, 2017 meeting. Mr. Jim Karch, Public Works Director, provided a presentation on the Brick Street Plan. He explained this process began in 2009. He stated staff is requesting that the Historic Preservation Commission approve the Master Plan tonight so the Planning Commission can review the draft and provide a recommendation to Council in October. Mr. Karch noted the plan is not comprehensive but rather a beginning. He described the goals of the plan as a first step towards maintaining and preserving the existing brick streets but pointed out areas not addressed in the plan such as historic curbs. He stated the future considerations portion of the plan highlights topics not specifically addressed at this moment and intended for review at the time the plan is updated. He described elements in previous drafts that were removed from this draft, such as funding sources and mechanisms and the brick street history.

Mr. Karch described the classifications of streets in the plan: patching, reconstructing, and preserving. Mr. Karch described the prioritization system and noted that staff feels the compromise expressed in the plan meets the multiple needs of multiple stakeholders. He described the rating system based on the PASER system rating and modified to include historic status and future historic status as well as the area of the brick repaired or replaced. Mr. Karch provided photos of streets under each category, described the rating system and highlighted conditions of the streets. Mr. Karch described the priorities and a phased approach towards implementing this plan. He explained patching is the highest priority and preventing new concrete utility patches; the plan proposes requiring contractors to salvage bricks from the right-of-way, use a gravel patch, and then the city will replace the patch with brick.

Ms. Cline asked about patching existing gravel patches and provided the example of Summit St. Mr. Karch stated the highest priority is to fix existing and new gravel patches first. He stated patching those streets first will not necessarily affect the rating of the street.

Mr. Sturgeon clarified that no Commissioners live on nor own property on the streets listed in the plan as a top priority. Mr. Sturgeon asked about uncovering new brick streets. Mr. Karch explained that page 21 of the draft addresses a pilot project on Grove St, and the plan identifies this as a future consideration. He stated the city's Geographical Information System (GIS) has information regarding where brick streets overlaid with asphalt.

Mr. Sturgeon requested clarification on the relationship between the Brick Master Plan and the Bike Master Plan. Mr. Karch stated the community is emphasizing multimodal accommodations and the Complete Streets Ordinance previously passed by Council be modified to accommodate brick streets.

Chairperson Graehling opened the hearing to the public.

Mr. Julian Westerhout, 816 E. Monroe St, spoke in favor of the plan and stated he is pleased that this plan is happening.

Mr. Kurt Hoffman, 2000 block of E. Taylor St. spoke in favor of the plan. He stated he is excited about the plan and knows that in a few years his neighbors will be proud of their reconstructed brick street. He stated he is interested in potential historic designation for his block, the Davis Ewing Historic Block.

Mr. Brad Williams, 613 E. Grove St, stated he supports the plan but is concerned about opposition to bottom line spending. He is worried the plan may not pass because of the budget and bottom line. He encouraged the Commission to perform outreach and build support for the plan. Mr. Williams explained the benefit of long-term planning and the investing in brick streets.

Ms. Simpson asked Mr. Karch, if other ordinances are needed to preserve the streets. Mr. Karch stated that the Brick Streets Master Plan, if approved by Council, would serve as direction to provide a city code modification. Ms. Bailen asked if people who lived on Brick Streets would have input. Mr. Karch stated that the plan does not allow an option for people to have the street overlaid or remove the brick. Chairperson Graehling asked about a special service area and shared costs with residents. Mr. Karch described a special service area and stated staff removed an SSA from the plan as a potential funding mechanism. Ms. Cline stated she is opposed to including a special service area as a recommendation because some residents may not have the

means to fund a special service area. She feels including it as a recommendation is unfair.

Mr. Westerhout explained the history of East Monroe Street. He stated neighbors were doubtful that the city would preserve their street because their block is not in an affluent or historic district. He believes passing and implementing the plan will restore residents' faith in the city and strengthen neighborhood pride. He stated he is pleased to see that the commission is not recommending a special service area or funding mechanism that could create a barrier for lower income neighborhoods and reduce inclusivity of brick streets.

Ms. Cline expressed the benefits of allocating more money the first few years to address the existing gravel patches. The Commission discussed the pros and cons of requesting more funding the first few years and deviating from the plan as written. Mr. Sturgeon expressed concern that a larger monetary request might increase opposition to the plan. Chairperson Graehling declared the public hearing closed and asked for a motion.

Mr. Sturgeon motioned to approve case BRKPLN-1-17, and to recommend the Planning Commission provide council with a recommendation to approve the current version of the Brick Streets Plan as presented. Mr. Elterich seconded the motion. The Commission approved the motion 5-0 with the following votes cast in favor on roll call: Mr. Sturgeon—yes; Mr. Elterich—yes; Ms. Cline—yes; Ms. Bailen—yes; Chairperson Graehling—yes.

ADJOURNMENT:

Ms. Cline motioned to adjourn; seconded by Ms. Bailen. The meeting adjourned at 6:21 by voice vote.

Respectfully submitted,

Katie Simpson
Acting Secretary