

McLean County Museum of History

Downtown Bloomington Redevelopment Collection

Collection Information

VOLUME OF COLLECTION:	2 boxes
COLLECTION DATES:	1961-present
RESTRICTIONS:	None
REPRODUCTION RIGHTS:	Permission to reproduce or publish material in this collection must be obtained in writing from the McLean County Museum of History
ALTERNATIVE FORMATS:	None
OTHER FINDING AIDS:	None
LOCATION:	Archives
NOTES:	

Scope

The downtown Bloomington Redevelopment Collection contains various plans and miscellaneous information. Newspaper clippings, independent organization documents, proposals, group analyses, and student projects are just some of the papers that make up this collection. The organization and sequential order of these folders is as follows: Folder one contains newspaper articles (original and photocopied); folder two has documents from the Bloomington Unlimited Corporation; folder three has a developmental guide from the McLean County regional planning commission; folder four has the plans of Camiros Limited; folder five has the Lincoln Park proposal; folder six has the Bloomington Improvement District presentation of 2003 by Uniquely Bloomington; folder seven has the McLean County Leadership team project from 2004; folder eight contains materials from the Downtown Working Group; folder nine contains recently conducted student projects from 2003 on downtown developmental strategies; folder ten has documentation from 1988-1992 from the Downtown Bloomington Task Force; folder eleven has materials from the Downtown Bloomington Association; folder twelve has South Square redevelopment strategies.

Folder Inventory

Folder 1: Newspaper Articles

- 1.1 "Plans to improve downtown consolidated"-*Pantagraph*-dated March 29, 1975 (original)
- 1.2 "Bloomington marks downtown TIF (tax increment financing) area"-*Pantagraph*-dated October 25, 1986 (original)
- 1.3 "Bloomington redevelopment weighed after Quality Hill tour"-*Pantagraph*-dated December 14, 1986 (original)
- 1.4 "Bloomington sets up TIF (tax increment financing) district"-*Pantagraph*-dated December 23, 1986 (original)
- 1.5 "Downtown redevelopment plan gets tentative OK"-*Pantagraph*-dated January 14, 1987 (original)
- 1.6 "Downtown sites razed under plans"-*Pantagraph* (original)
- 1.7 "Baron (referring to St. Louis entrepreneur Richard Baron) wants in on redevelopment", "Developer still eyeing downtown"-*Pantagraph*-dated January 29, 1987 (original)
- 1.8 "Plans to improve downtown consolidated"-*Pantagraph*-dated March 29, 1975 (photocopy)
- 1.9 "125 businesses have faded from downtown"-*Pantagraph*-dated July 28, 1974 (photocopy)
- 1.10 "Renewal 'speeded' downtown business fall"-*Pantagraph*-dated July 29, 1974 (photocopy)
- 1.11 "Shopping center's impact felt on downtown"-*Pantagraph*-dated July 30, 1974 (photocopy)
- 1.12 "Government, finance center (article cut off)" (photocopy)
- 1.13 "Parking aggravates downtown headaches"-*Pantagraph*-dated August 1, 1974 (photocopy)
- 1.14 "Parking changes may mean end of meters"-*Pantagraph*-dated August 2, 1974 (photocopy)
- 1.15 "Downtown revitalization plans numerous"-*Pantagraph*-dated August 3, 1974 (photocopy)
- 1.16 "Convention studies center on money, building: The study showed that Bloomington-Normal motels lost \$3.6 million in potential 1982 business"-*Pantagraph*-dated January 10, 1985 (photocopy with other miscellaneous materials)
- 1.17 "Ideas, plans for downtown must change, says specialist"-*Pantagraph* (photocopy)
- 1.18 "Not all smiling over downtown facelift"-*Pantagraph*-dated July 4, 1987 (photocopy)
- 1.19 "Store Front Clinic New Step Toward Downtown Overhaul"-*Pantagraph*-dated May 14, 1961 (photocopy)
- 1.20 "Joint Twin City effort to be sought for civic center"-*Pantagraph*-dated September 13, 1984 (photocopy)
- 1.21 "Study Proposes \$2.6 Million for City Parking"-*Pantagraph*-dated September 16, 1969 (photocopy)
- 1.22 "Downtown's future? Yes, there can be one"-*Pantagraph*-dated August 4, 1974 (photocopy)

Folder 2: Bloomington Unlimited

- 2.1 Chamber of Commerce and Economic Development flyer discussing downtown Bloomington
- 2.2 Bloomington Unlimited Annual Report-1972
- 2.3 Bloomington Unlimited Annual Report-1973

Folder 3: McLean County Regional Planning Commission

- 3.1 Developmental Guide for the Bloomington Central Business District prepared by the staff of the McLean County Regional Planning Commission-dated June 15, 1979

Folder 4: Camiros Limited (1996)

- 4.1 Independent study and research of best possible structural tactics for downtown Bloomington by nationwide consulting firm
- 4.2 Sketches and maps of what downtown area would look like after reconstruction
- 4.3 Two copies of Camiros booklet on the vision and strategic plan for downtown Bloomington

Folder 5: Lincoln Park (1988)

- 5.1 Two copies of the Lincoln Park Proposal Plans detailing the organization, development, and structural advantages of the idea-dated November 18, 1988
- 5.2 "Park Plan Proposed"-*Pantagraph*-dated November 19, 1988
- 5.3 Lincoln Park Resolution made by McLean County Historical Society stating that they reserve judgment on the Lincoln Park proposal due to its extensive nature-dated December 14, 1988
- 5.4 Letter to a Bloomington Unlimited member mentioning the proposed idea of a Lincoln Park in reconstructed downtown Bloomington-dated November 17, 1989
- 5.5 Five page document discussing the organization Bloomington Unlimited's opinion on the idea of a park dedicated to the memory of Abraham Lincoln-dated February 20, 1991

Folder 6: Uniquely Bloomington

- 6.1 Bloomington City Council BID (Bloomington Improvement District) Presentation by Uniquely Bloomington-dated August 25, 2003
- 6.2 Revised Agenda for Uniquely Bloomington Annual Planning Session-dated January 28, 2004
- 6.3 E-mail discussing Uniquely Bloomington board member-dated January 27, 2004
- 6.4 E-mail to UB board members covering 2004 financial commitments-dated January 28, 2004
- 6.5 E-mail from Downtown Bloomington Association to UB board discussing proposal
- 6.6 UB board meeting flier-dated February 25, 2004
- 6.7 UB budget documents-dated March 23, 2004
- 6.8 Two copies of UB board meeting flier-dated March 24, 2004

Folder 7: McLean County Leadership

- 7.1 Team project by various members from the community to give strategic advice for future downtown Bloomington plans-dated 2004

Folder 8: Working Group (Misc.)

- 8.1 Letter addressed to Downtown Plan Steering Committee discussing the initial start-up meeting. Also indicates that the leader of Camiros Bill James will be in attendance-dated June 11, 1997
- 8.2 Letter from the City of Bloomington Administrative Office noting that Bill James of Camiros will be at the organizational meeting of various downtown developmental groups-dated October 7, 1997
- 8.3 Notes from a staff meeting-dated July 7, 1997
Camiros Downtown Bloomington Vision and Strategic Plan start-up meeting-dated July 1, 1997
Downtown outlined description of reconstruction aspects
- 8.4 Memorandum addressed to Downtown Working Group from Camiros on the state of affairs-dated October 9, 1997
- 8.5 Working Group meeting with consulting firm Camiros to discuss agenda and strategic plan for downtown Bloomington-dated October 14, 1997
- 8.6 Fax transmittal to Greg Koos, McLean County Historical Society Executive Director, from Bill James at Camiros entailing their "visioning primer" for downtown Bloomington-dated November 13, 1997
- 8.7 Three page first draft vision statement by Camiros for Downtown Working Group-dated December 4, 1997
- 8.8 Revised memorandum from Camiros to Greg Koos and fellow Downtown Working Group members discussing the results of their last meeting-dated December 15, 1997
- 8.9 Memorandum from Camiros to Downtown Working Group discussing key downtown improvement strategies-dated January 30, 1998. It also includes the second draft of the vision statement-dated February 2, 1998
- 8.10 Memorandum from Greg Koos to Bill James at Camiros discussing follow-up strategies from the downtown walk-about that took place on May 15, 1998-dated June 10, 1998
- 8.11 Downtown Bloomington Vision and Strategic Plan that includes core management team organization, project team approach, and preliminary action agenda-dated June 16, 1998
- 8.12 Miscellaneous information including maps, letters, plans, and hand written notes-dates ranging from August 24, 1998 to February 2, 1999
- 8.13 Near Downtown Neighborhood Coalition, meeting minutes, July 19, 2001.

Folder 9: Available for additions

- 9.1 Historic Analysis of the South Square Buildings: Downtown Bloomington, Illinois
- 9.2 Letter from the law office of Thomson & Weintraub to Vince Quevado, Director of Building Safety, discussing unsafe or abandoned buildings in the block bounded by Washington, Center, Front, and Main Streets-dated November 30, 1989
- 9.3 Draft copy of a letter from the Bloomington/Normal section of the American Institute of Architects that describes their reasons for supporting proposal for development of a park on south block area
- 9.4 Letter to Mayor and City Council of Bloomington from the staff of the city manager and assistant city manager discussing the south square redevelopment plans-dated August 6, 1990
- 9.5 Eleven page redevelopment agreement for tax increment financing district real estate located in the south square in downtown Bloomington, Illinois

- 9.6 Letter from the office of Jack Snyder from Snyder Building Co. to Tom Hamilton of the City of Bloomington giving an estimate of the budget and total costs for south block redevelopment-dated July 20, 1990
- 9.7 Four separate attachments discussing various issues related to south block redevelopment:
 - The first gives statistical data as to the costs of the south block project
 - The second is from the law office of Evans & Proehlich to the People's Bank located in Bloomington, Illinois-dated August 1, 1990
 - The third is a supply and demand chart for long-term parking in the south block area-dated July 30, 1990
 - The fourth is from Hilfinger, Asbury, Abels, & Associates Architects to Herman Dirks,

Folder 10: Downtown Task Force

- 10.1 Memorandum from the Town of the City of Bloomington office to Mr. Steve Stockton, Chairman of Downtown Task Force, discussing strategies for re-development and revitalization-dated June 12, 1991 and December 19, 1991
- 10.2 Packet discussing the various issues and the history of downtown Bloomington issued by the Downtown Task Force
- 10.3 Three copies of the McLean County Historical Society Minutes of Special Board Meeting-dated December 14, 1988
- 10.4 Meeting Minutes of the Downtown Bloomington Task Force from the City of Bloomington-dated March 19, 1992
- 10.5 Eighteen page initial outline report detailing writing assignments in relation to improvement possibilities in Bloomington by members of the Downtown Task Force-dated March 19, 1992
- 10.6 Synopsis of a proposed downtown Bloomington Special Improvement District (SID)-dated April 15, 1992

Folder 11: Downtown Bloomington Association

- 11.1 Anonymous memo discussing how the Downtown Bloomington Association should be dissolved and all its assets given to the Uniquely Bloomington organization
- 11.2 Checklist of duties for Local Main Street Committees and Local Main Street Board of Directors
- 11.3 Downtown Merchants Association Packet-dated 2004
 - Downtown Bloomington Survey for stakeholders
 - Flier for Downtown Bloomington Events from March through December 2004
- 11.4 National Main Street Communities Criteria for Recognition Guide for citywide and statewide main street coordinators
 - Illinois Main Street Designation Requirements-2003/2004
 - Implementation of downtown branding
- 11.5 E-mail correspondence to Downtown Bloomington Association members including Greg Koos. E-mails received from either Bonnie Crosier or Catherine Zaklan-dates range from January 19, 2004-June 22, 2004
- 11.6 Planning Meeting for Downtown Bloomington Association-dated January 19, 2003
 - Downtown Bloomington Association organizational notes-dated January 14, 2004

- City of Bloomington Summary of Financial Support for downtown from 1999 to the Present-dated January 28, 2004
Downtown Bloomington Association Receipts and Disbursements-dated February 9, 2004
Downtown Bloomington Association Receipts and Disbursements-dated March 18, 2004
- 11.7 Confidential memo to DBA board members from Bonnie Crosier discussing financial issues-dated January 22, 2004
Main Street Reporter flier displaying DBA board members from 1996-2004-dated June 22, 2004
- 11.8 *Main Street Reporter*, Vol. 6 Num. 6, November, 2002.
- 11.9 Downtown Bloomington Association announcement of planning and working session June 18, 1996
Flier for “A Bloomin’ Party,” April 17, (1996) with information on DBA
Letter to editor by Mary Ryan, November 30, 1996

Folder 12: Student Projects

- 12.1 Student analysis of the 300 block of North Main Street in downtown Bloomington entailing its history, present condition, and future development possibilities in the context of urban and regional planning-dated Spring 2003
- 12.2 A survey of Front Street in downtown Bloomington between Madison Street and Main Street-dated Spring 2003
- 12.3 Analysis of downtown Bloomington with a more specific focus on the businesses located on Center and Jefferson Street in the context of urban and regional planning-dated Spring 2003

Folder 13: Farr Associates 2009

- 13.1 Downtown Bloomington Strategy, Market Analysis and Strategic Recommendations, 75 pgs., 2009.

Folder 14: Field Study: Examples of Bloomington Downtown Renovation Projects

- 14.1 Examples of Bloomington Downtown Renovation Projects:
Historic Preservation Certification Application for Crothers and Chew Building, 4 pp.
Dewenter’s Building National Historic Register summary, 1996, 1 p.
“Heritage Enterprises Downtown Success” article by Kathy Luedke, partly printed in City of Bloomington Notes, 1994, 4 pp.
Douglas Apts / G.C. Heberling Co, undated, 2 pp.

Folder 15: City of Bloomington Studies & Documents

- 15.1 Downtown Streetscape Master Plan: 5-Year Capital Improvements Report, Sep 2013, 11pp plus map.
- 15.2 Goal for 2015: “Prosperous Downtown Bloomington”, 1p.
- 15.3 “Front & Center Building and Commerce Bank Building,” Giebelhausen Group LLC, October 19, 2015. 16 pp.

- 15.4 “Best Practices for Public-Private Partnerships,” SB Friedman Development Advisors, October 19, 2015. 10 pp.
- 15.5 “Downtown Bloomington Redevelopment,” downtown aerial site plans, October 19, 2015. 9 pp.
- 15.6 Downtown Task Force Committee Meeting Agenda, June 27, 2017. Includes discussion of zoning ordinance update project, Task Force Committee objectives, and 9 pp. illustrated commentary on Downtown Historic District.
- 15.7 Downtown Task Force Committee Meeting Agenda and Summary Minutes, 24 October 2017. 6 pp. Plus Final Report of same date, 17 pp.

Folder 16:

- 16.1 Downtown Streetscape Master Plan: 5-Year Capital Improvements Report, Sep 2013, 11pp plus map.

Folder 17: South Square - 1

- 17.1 South Square Center: A Historic Rehabilitation Development in Downtown Bloomington, Illinois folder with 61-page deed packet inside, May 27, 1986

Folder 18: South Square – 2

- 18.1 Historic Analysis of the South Square Buildings: Downtown Bloomington, Illinois. undated. 6pp.
- 18.2 Presentation for Bloomington City Council and interested citizens by Kenyon & Assoc. Architects, Feb 1988. 6 pp.
- 18.3 Packet from Bloomington Unlimited, Inc. in envelope addressed to Mike Matejka. March 1, 1989
 - “White Paper for Prospective members of Bloomington Unlimited, Inc.” undated.
 - “Discover Downtown Bloomington” brochure
 - “Synopsis of Downtown Bloomington” March 1, 1989
 - “Bloomington Unlimited, Inc., Its Goals, Objectives & Benefits,” undated.
 - The Downtown Bulletin (newsletter), April 1989.
- 18.4 “Bloomington-Normal/McLean County, Illinois Community Profile,” 4 pp brochure.
- 18.5 Washington Street Commons proposal submitted by Dennis L. Polk, President of Peak Development of Springfield, July 27, 1989. 10 pp. bound.
- 18.6 “Amendment or Project Evaluations on Washington Street Commons – Dennis Polk Plan. “ Summary prepared by city staff, undated. 3pp.
- 18.7 Project Cost/Income Estimates on Bloomington Unlimited’s stationery, undated.
- 18.8 Two maps, one with site plans of a south block study dated May 16, 1989.
- 18.9 Letter to Bloomington Unlimited member discussing south side block proposals from President Stephen F. Stockton, November 17, 1989. 4pp.
- 18.10 Letter from the law office of Thomson & Weintraub to Vince Quevado, Director of Building Safety, discussing unsafe or abandoned buildings in the block bounded by Washington, Center, Front, and Main Streets-dated November 30, 1989. 2pp.
- 18.11 “Resolution on South Square” from the McLean County Historical Society, hand dated Dec 8, 1989.
- 18.12 “July 26, 1990 Resolution of the Bloomington Historic Preservation Commission,” signed by Chair Laurie L. Wallace.

- 18.13 “Statement of Bloomington Unlimited regarding the South Block Proposals Given by Stephen F. Stockton, its president before the Bloomington City Council, July 30, 1990. 10pp.

Folder 19: South Square – 3

- 19.1 “Presentation of Redevelopment Proposal of the block south of the Courthouses Square,” prepared by City staff, July 30, 1990.

Folder 20: South Square - 4

- 20.1 Notes on south square project, with handwritten note by alderman Jean Anderson at the end, undated. 3pp.
- 20.2 “Ebach/Gerber Proposal” Unidentified party’s assessment and recommendations. Undated 8pp.
- 20.3 Redevelopment agreement for tax increment financing (TIF) district real estate located in the south square, unexecuted. 13 pp including Exhibit A (letter from the office of Jack Snyder to Tom Hamilton of the City estimating the budget and total costs for south block redevelopment-dated, July 20, 1990) and Exhibit B (map)
- 20.4 Memo from Sharon McGinnis of Bloomington Unlimited to Asst City Mgr Tom Hamilton concerning vacancy area surrounding square, August 1, 1990.
- 20.5 Memo from Sharon McGinnis of Bloomington Unlimited to Steve Stockton discussing second south side work session, August 2, 1990.
- 20.6 Letter from attorney John R. Luedtke to Mayor Smart regarding consideration of alternate uses of south block, August 2, 1990.
- 20.7 Memo from Tom Asst City Mgr Tom Hamilton to Mayor Smart, et al announcing 2nd work session, August 3, 1990.
- 20.8 Memo to Mayor and City Council of Bloomington from the staff (city manager and assistant city manager) comparing the south square redevelopment plans of Snyder and Ebach, August 6, 1990. 5 pp. plus attachments. Two copies, second with some handwritten notes.
- 1: Cost estimates, financing proposals, revenue & cash flow analysis for 3 proposals (Snyder, Polk & Ebach/Gerber), undated. 3pp.
 - 2: Letter from Kurt Froelich of Evans & Froehlich to the People's Bank providing legal insights on bond implications of the south square project, August 1, 1990. 2pp.
 3. Supply and demand for long-term parking in the south block area, July 30, 1990. 1 p.
 4. Letter from Gene Asbury of Hilfinger, Asbury, Abels, & Associates Architects to City Manager Herman Dirks concerning the Abraham Lincoln Parking Deck, July 31, 1990.
 5. Chart of average construction costs including parking garages, 1990.
- 20.9 Letter from Stephen Stockton to Bloomington Unlimited to Mayor Smart, concerning further thoughts on south square, August 6, 1990.
- 20.10 Letter from Alderman Judy Markowitz to “Lucy” expressing her history with and concerns about the proposed project and upcoming meetings, Oct 5, 1990.
- 20.11 Image of Abraham Lincoln with superimposed sign for the Oct 8 meeting at City Hall.
- 20.12 Three *Pantagraph* newspaper clippings from October 1990 discussing the south square plans defeat in city council vote. 3 sheets.

- 20.13 Letter from Stephen Stockton, State Farm vice president, to Alderman Mike Matejka, thanking for his letter concerning recent council meeting and sharing further thoughts, October 15, 1990.
- 20.14 Resolution of Bloomington Unlimited Executive Committee October 19, 1990.
- 20.15 Letter from Chris Nyweide to Greg Koos of McLean County Historical Society enclosing agenda for meeting on Nov. 1, October 24, 1990. 2 pp.
- 20.16 Letter from Stephen Stockton of Bloomington Unlimited to Mayor Smart concerning recent and upcoming actions, October 31, 1990. 2pp.

- 20.17 "Points of Agreement in Re South Block Submitted by Bloomington Unlimited for Consideration of the City Council October 31, 1990.
- 20.18 Letter from Alderman Mike Matjeka to Stephen Stockton of Bloomington Unlimited responding to the 11 "points of agreement," November 5, 1990. 3 pp incl attachment.
- 20.19 Letter from Alderman Jean Anderson to Stephen Stockton of Bloomington Unlimited responding to his October 31 letter, November 14, 1990.
- 20.20 Letter from Lucy J. Koehler to *Pantagraph* editor encouraging consideration of retaining the south square, Dec 30, 1990.
- 20.21 Draft copy of a letter from the Bloomington/Normal section of the American Institute of Architects that describes their reasons for supporting proposal for development of a park on south block area, undated. 5 pp.
- 20.22 Petition to the City, et al, regarding preservation of buildings on the South Side Square, undated. 6 pp.
- 20.23 Bloomington Unlimited's Downtown Bulletin:
 - Dec 1989.
 - Dec 1990
 - Mar 1991