Minutes of Regular Meeting
Joliet Historic Preservation Commission

At the regular meeting of the Historic Preservation Commission of the City of Joliet, Illinois held on Wednesday, April 23 2014, at the hour of 7:00 p.m. in the South Wing Conference Room of the Joliet Municipal Building, 150 West Jefferson Street, Joliet, Illinois,

1. CALL TO ORDER: Chairperson Kevin Heinemann opened the meeting at approximately 7:10 pm.

2. DECLARATION OF QUORUM: Chairperson Kevin Heinemann declared a quorum:

   The following members were present:                Members absent:
   Hal Carlson             Gerri Eck                  John Chow
   Michael Grady           Kevin Heinemann, Chairperson Mike Daniels
   Sharon Merwin           JoAnn Potenziani            John Hickman
   Ray Skaggs (arrived late)

   City Staff /Elected Officials present:        Members of the Public:
   Mary Kucharz, City Attorney                      Michael Tannura, owner of 509
   Members absent:                                  Plainfield Road, local landmark

3. COMMENTS FROM PUBLIC and STAFF:

   As there were members of the public and staff present at the meeting, the agenda was amended to accommodate them.

   **Amended Agenda Item: 509 Plainfield Road – Certificate of Economic Hardship** – Mr. Michael Tannura, the owner of the 509 Plainfield landmark property (Schwartz home), was present at the meeting to request a Certificate of Economic Hardship. Mr. Tannura has been present at the past two Joliet HPC meetings with a request for a certificate of appropriateness to place vinyl siding on this home. At this time no formal action has been taken by the Joliet HPC on the property with respect to the certificate of appropriateness to place vinyl siding on the house.

   Mr. Tannura is requesting a certificate of economic hardship to place vinyl siding on the home, as he feels that the cost of painting the house approximately every seven years is too costly as compared to placing vinyl siding on the house. The one-time cost for painting is approximately $5800 and the cost of vinyl siding is approximately $6000.
Ms. Mary Kucharz, City Attorney, was present at the meeting to assist all parties in the understanding of a certificate of economic hardship. Ms. Kucharz explained that this certificate can be granted in cases where the cost to restore/repair a structure comes at a price that is grossly disproportionate to the value of the property. For example, a restoration project that would cost $200,000 to a property only valued at $100,000 could be granted an certificate of economic hardship as the cost of that project far outweighs the value that would be added to the property.

Long-time serving commissioners did not recall ever granting a certificate of economic hardship and also requested the chronological process for the granting of the certificate with respect to the certificate of appropriateness.

Ms. Kucharz explained that the Joliet HPC options include: (Note: For this meeting the agenda only listed a Certificate of Economic Hardship for this property.)

- Award the Certificate of Economic Hardship, which would allow Mr. Tannura to place vinyl siding on the house.
- Deny / not grant the Certificate of Appropriateness for vinyl siding, and then vote on the Certificate of Economic Hardship, which “overrides” the Certificate of Appropriateness.
- Deny / not grant the Certificate of Economic Hardship, in which case any decision to grant/deny/ not grant a certificate of appropriateness would stand.

With respect to the certificate of appropriateness, Ms. Kucharz explained that Mr. Tannura has the option to appeal to the Joliet HPC decision to the Joliet City Council.

The Commission, Mr. Tannura and Ms. Kucharz discussed various aspects of this project, including the cost of repair (paint), the cost to install vinyl siding, the longevity of paint jobs, the income stream on the property and the value of the property. Also to be considered is whether the property is zoned strictly residential (single-family) or whether it is income-producing (multi-family, commercial, etc.).

Ms. Kucharz clarified that the definition of certificate of economic hardship, as contained the City of Joliet Historic Preservation Ordinance, applies to the value of the property and not to the personal financial situation of or personal financial value to the owner.

In this meeting, as in past meetings, Mr. Tannura did express that he would like to keep this property a Joliet Local Landmark.

After discussion on the matter, Michael Grady made a motion to deny the certificate of economic hardship for placing vinyl siding on 509 Plainfield Road, a Joliet Local Landmark (Schwartz home). JoAnn Potenziani seconded the motion. Chairperson Kevin Heinemann requested a role call vote.
The motion to deny the certificate of economic hardship for the Joliet Local Landmark at 509 Plainfield Road was denied, with five voting aye, one voting no and one abstaining.

Ms. Kucharz explained Mr. Tannura’s options after the vote. He could:
- Proceed to paint the home at 509 Plainfield Road
- De-designate the property at 509 Plainfield as a Joliet Local Landmark
- Appeal the Joliet HPC’s decision for the certificate of economic hardship to the Joliet City Council

Ms. Kucharz also noted that any de-designation of the property must be done according the Joliet Historic Preservation ordinance. The Joliet City Council could uphold or overrule the Commission’s decision.

The meeting resumed to the normal order of the agenda.

4. APPROVAL OF MEETING MINUTES The minutes for the March 26, 2014 meeting were reviewed. Gerri Eck moved and Michael Grady seconded to approve the minutes as presented. The motion passed with all in favor.

5. COMMITTEE AND STAFF REPORTS Nothing to report from committees at this time.

6. OLD BUSINESS

A. Election of Officers / Vice-Chairperson JoAnn Potenziani moved to nominate Gerri Eck as Vice-Chairperson of the Joliet HPC. Hal Carlson seconded the motion. Chairperson Kevin Heinemann requested a roll call vote.

JoAnn Potenziani – aye
Hal Carlson – aye
Gerri Eck – aye
Sharon Merwin – abstained, noting that she did not think the proper documentation for a certificate of economic hardship, as requested in the ordinance, was available.

The motion carried with all in favor.
B. **Planning Session for the JHPC Meeting with City Staff**  
Hal Carlson briefly presented his own concerns for a planning session for the Joliet HPC meeting with City staff.

7. **NEW BUSINESS**

A. **509 Plainfield Road – Certificate of Economic Hardship**  
This was covered earlier in the meeting.

B. **2014 Goals and Establishment of a Five-Year Plan**  
This item was tabled for future discussion.

C. **Lincoln Funeral Train Stop at Joliet**  
Kevin Heinemann mentioned information he has read about the 150th anniversary of this event coming up next year. He would like to make City Staff and Museum personnel aware of it, as it is believed that the funeral train did stop in Joliet.

8. **COMMISSIONER COMMENTS**

Ms. Merwin brought up that the annual Joliet HPC Preservation award, granted in May for Historic Preservation Month, could be presented to three Joliet West students for their award winning “Joliet Limestone” exhibit at the 2013 Illinois History Expo. The Commission was in agreement to give this award.

9. **ADJOURNMENT**

There being no further business, JoAnn Potenziani moved and Ray Skaggs seconded to adjourn the meeting at about 8:50pm. The motion passed with all in favor.

Respectfully Submitted,

Sharon Merwin  
JHPC Commissioner