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, May 28, 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 7:00 pm.

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

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

   City Staff / Elected Officials present: Members of the Public:
   Kendall Jackson, Planning Director Michael Tannura, owner of 509 Plainfield Road,
   local landmark
   Bob Nachtrieb, owner of 614 Western, local historic district

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 for a Certificate of Economic Hardship. Insufficient materials were not available at the April meeting, and the Joliet Historic Preservation was reviewing this item again. Mr. Tannura submitted information for the Certificate of Economic Hardship and Commissioners reviewed it. Mr. Jackson reviewed the Sections in the ordinance that cover the issuance of this certificate – Section 8-617 (a) (b) (1 through 8) and (c). Of particular note were Sections 8-617 (b) (8), which is about income-producing properties and Section 8-617 (c), which covers “reasonable beneficial use.” Commissioners discussed these sections of the ordinance with respect to Mr. Tannura’s property. They also reviewed
the proceedings and legal opinion of the past meetings on this property. Commissioners asked if any timeframe can be considered when evaluating income-producing properties or reasonable beneficial use, but apparently the ordinance is silent about this. After additional discussion about the financial information for 509 Plainfield, and questions to Mr. Tannura, John Hickman made a motion to approve a Certificate of Economic Hardship for 509 Plainfield Road and Ray Skaggs seconded the motion. Chairperson Kevin Heinemann asked for a role call note.

John Chow - aye  Ray Skaggs – aye
John Hickman – aye  Michael Grady – no
Sharon Merwin – no  Gerri Eck – no
Joann Potenziani – no  Kevin Heinemann – no

Mr. Jackson noted that the vote was 3-5, meaning the certificate of economic hardship was denied. Mr. Jackson noted that Mr. Tannura can appeal this decision to the Joliet City Council.

Amended Agenda Item: Privacy Panels at 614 Western Also present at the meeting was Bob Nachtrieb of 614 Western (local historic district), who was asking for a Commission opinion on a privacy screen that he would like to place behind the west-facing (front façade) wrought iron fence at his home. Mr. Nachtrieb answered questions on the information he presented about the privacy panels and Commissioners discussed the situation.

Commissioners were in agreement that the privacy panels could be placed on his property as noted in the information presented.

The meeting resumed to the normal order of the agenda.

4. APPROVAL OF MEETING MINUTES The minutes for the April 23, 2014 meeting were reviewed. Gerri Eck moved and Joann Potenziani seconded to approve the minutes as presented. The motion passed with all in favor.

5. COMMITTEE AND STAFF REPORTS

A. Public Awareness Committee: Ms. Merwin discussed the annual preservation award given at the May 20 City Council meeting to three Joliet West students and their teachers. The students received a Design Excellence award for their “Joliet Limestone” exhibit at the 2013 Illinois History Expo.

B. Nomination Committee Nothing to report at this time, as Mr. Carlson was absent.

C. District Committee Nothing to report at this time, as Mr. Carlson was absent.
6. OLD BUSINESS

A. Election of Officers / Vice-Chairperson  This item was already completed at the April meeting.

B. Planning Session for the JHPC Meeting with City Staff  This meeting will take place on Wednesday June 25th at 7:00pm. Mr. Jackson will communicate and arrange for appropriate staff to be present. Commissioners will start their meeting at 6:30pm covering regular business, and then proceed into the meeting with City Staff. Agenda items for the meeting with staff will be those identified in the past meetings, in particular those from the March 26 meeting.

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

D. 2014 Goals and Establishment of a Five-Year Plan  This item can be more fully discussed in relation to the meeting with City staff. It was mentioned that past minutes from 2008 to 2009 can be consulted, as to review the goals and actions of the past five years.

E. Lincoln Funeral Train Stop at Joliet  Kevin Heinemann mentioned that the 150th anniversary of Lincoln Funeral train will probably stop in Joliet next year.

7. NEW BUSINESS

A. Certificate of Appropriateness -- Hiram Scutt Mansion at 206 North Broadway. Commissioners reviewed that material for a certificate of appropriateness to repair/replace the roof at the Scutt Mansion at 206 North Broadway. Ms. Merwin noted that no owners were present. It would be helpful to have the owners present, as this property is a local landmark and is listed on the National Register of Historic Places and might possibly qualify for financial incentives. It would also be helpful for the new owner to understand what previous owners have done with this property, in respect to both its historic landmark status and its zoning/use (business and residential) status.

B. Privacy Panels at 614 Western  This item was covered earlier in the meeting.

C. 2014 Historic Preservation Award Recognition (JTHS West American Studies Team)  This item was covered earlier in the meeting under Public Awareness Committee reports.

D. NAPC Conference  Ms. Merwin briefly mentioned the national conference of the National Alliance of Preservation Commissions, which is being held in Philadelphia in mid July. She can forward additional information to Commissioners.
8. COMMISSIONER COMMENTS

Mr. Jackson told the Joliet Historic Preservation Commission that a change of venue for Commission meetings may be considered. Meeting at the Joliet Public Library in the second floor meeting room is an option. Commissioners were in favor of this idea, and Mr. Jackson can proceed with exploring and arranging this change of venue.

Commissioners also commented about the auction of the Darcy mansion (a local landmark) on Center Street and the sale of the Porter mansion (property of historic interest, but not a landmark) on Broadway.

9. ADJOURNMENT

There being no further business, Michael Grady moved and Kevin Heinemann seconded to adjourn the meeting at about 9:00 pm. The motion passed with all in favor.

Respectfully Submitted,

Sharon Merwin
JHPC Commissioner