



# City of Joliet

## Joliet Historic Preservation Commission

### Meeting Minutes

Commission Members

Quinn Adamowski

Brian Bessler

Mary Beth Gannon

Kevin Heinemann

Candace Johnson

Kailee Lowry

Sharon Merwin

Aaron Mikottis

Ken Spiegel

Sara Stovall

Steven Wright

**Wednesday, June 26, 2024**

**6:00 PM**

**City Hall, Council Chambers**

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

### CALL TO ORDER

### DECLARATION OF QUORUM

<b>Present</b>	Quinn Adamowski, Brian Bessler, Kevin Heinemann, Candace Johnson, Kailee Lowry, Sharon Merwin, Sara Stovall, Steven Wright and Ken Spiegel
<b>Absent</b>	Mary Beth Gannon and Aaron Mikottis

### APPROVAL OF MINUTES

**May 22, 2024 Joliet Historic Preservation Commission Regular Meeting Minutes**

[TMP-7472](#)

Attachments:    [JHPC 05-22-24 Minutes JB](#)

A motion was made by Quinn Adamowski, seconded by Kailee Lowry, to approve the May 22, 2024 Joliet Historic Preservation Commission Regular Meeting Minutes. The motion carried by the following vote:

**Aye:**                    Adamowski, Heinemann, Johnson, Lowry, Merwin, Stovall, Wright and Spiegel

### CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the Commission members do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## COMMITTEE REPORTS

### OLD BUSINESS

There was no discussion on this subject.

### NEW BUSINESS

**Public Hearing: COA-1-2024: Certificate of Appropriateness  
for new rear garage at 610 Western Avenue**

[TMP-7475](#)

Attachments: [COA-1-2024 \(610 Western\) Staff Report Packet](#)

Ms. Bernhard read the staff report into the record.

A motion was made by Ms. Merwin, seconded by Ms. Stovall to open the public hearing. All were in favor.

Mr. Bob Diedrich, 610 Western Avenue, Joliet, IL. Appeared in support of his petition. Mr. Bessler commented that the previous garage was in poor shape and the new garage will be beautiful and add to the neighborhood. Ms. Merwin asked if the approved covenant stays with the property, Ms. Bernhard answered yes.

Chairwoman Johnson asked if anyone would like to speak on behalf of this petition. No one came forward.

A motion was made by Mr. Adamowski, seconded by Ms. Lowry to close the public hearing. All were in favor.

Mr. Adamowski thanked Mr. Diedrich for continuing to invest in his property at 610 Western Avenue.

A motion was made by Quinn Adamowski, seconded by Steven Wright, to approve Public Hearing: COA-1-2024: Certificate of Appropriateness for new rear garage at 610 Western Avenue. The motion carried by the following vote:

**Aye:** Adamowski, Heinemann, Johnson, Lowry, Merwin, Stovall and Wright

**Abstain:** Spiegel

**Public Hearing: COA-2-2024: Certificate of Appropriateness  
for multiple vinyl replacement windows at 420 Whitney**

[TMP-7476](#)

**Avenue**

Attachments:     [COA-2-2024 \(420 Whitney\) Staff Report Packet](#)

A motion was made by Ms. Merwin, seconded by Mr. Adamowski to open the public hearing. All were in favor.

Ms. Bernhard read the staff report into the record.

Mr. Brian McKee, 420 Whitney Avenue, Joliet, IL, appeared in support of his petition. Mr. McKee explained that he is lived in this home for 22 years and he is having problems with the existing windows leaking and causing damage. Mr. McKee believes the new vinyl windows will look great and hold up to the weather conditions.

Chairwoman Johnson asked if anyone else would like to speak on behalf of this petition. No one came forward.

Mr. Bessler asked about the material that the Commission approved for the neighbor's house. Mr. Spiegel responded that the Commission approved fiberglass windows for the neighbor. Ms. Lowry asked if the garage window on the first floor was vinyl? Mr. McKee answered that it was vinyl and added a few years ago when the garage was converted to living space. Ms. Bernhard showed the commissioners a sample of the proposed vinyl window material. Mr. Heinemann asked if there was a certificate of appropriateness for the first floor vinyl windows, Ms. Bernhard did not find any permit history or certificates for the garage conversion to living space.

A motion was made by Mr. Wright, seconded by Ms. Lowry to close the public hearing. All were in favor.

Mr. Heinemann asked again if the garage conversion was done without a certificate of appropriateness. Ms. Bernhard asked Mr. McKee if a building permit was applied for? Mr. McKee stated that it was the builder's responsibility to apply for the permit. Ms. Bernhard noted that she did not see a permit that was issued for conversion of the garage to living space.

A motion was made by Steven Wright, seconded by Ken Spiegel, to approve Public Hearing: COA-2-2024: Certificate of Appropriateness for multiple vinyl replacement windows at 420 Whitney Avenue to approve as suggested in the staff report. The motion failed by the following vote and therefore the approval was denied:

**Aye:**                   Wright and Spiegel

**Nay:**                   Adamowski, Heinemann, Johnson, Lowry, Merwin and Stovall

**Award of Contract to Preservation Futures for the Joliet Area**     [TMP-7477](#)  
**African American Historic Context Study**

Attachments:     [Staff Report - Award of Contract to Preservation Futures for Context Study](#)  
[RFQ for Joliet Area African American Historic Context Study](#)  
[RFQ 2817-0424 PRESERVATION FUTURES](#)  
[Ward Chapel A.M.E National Register of Historic Places Nomination](#)  
[Roberts Temple Church of God in Christ Context Statement](#)

Ms. Bernhard read the staff report and comments into the record.

A motion was made by Ken Spiegel, seconded by Sharon Merwin, to approve Award of Contract to Preservation Futures for the Joliet Area African American Historic Context Study. The motion carried by the following vote:

**Aye:**                 Adamowski, Heinemann, Johnson, Lowry, Merwin, Stovall, Wright and Spiegel

### **STAFF REPORTS**

Ms. Bernhard announced that the St. Joes landmark nomination has been delayed. She would like to present it at the July JHPC regular meeting. Ms. Bernhard announced that a consultant has been selected for the Joliet Comprehensive Plan. She encouraged the commissioners to participate in historic preservation related matters.

### **COMMISSIONER COMMENTS**

#### **PUBLIC COMMENT**

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#### **ADJOURNMENT**

A motion was made by Kailee Lowry, seconded by Sharon Merwin, to adjourn the meeting. The motion carried by the following vote:

**Aye:**                 Adamowski, Heinemann, Johnson, Lowry, Merwin, Stovall, Wright and Spiegel

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.