



City of Joliet

Joliet Historic Preservation Commission

Meeting Agenda

Commission Members
Quinn Adamowski
Brian Bessler
Felipe J. Gloria
Kevin Heinemann
Candace Johnson
Kailee Lowry
Sharon Merwin
Aaron Mikottis
Ken Spiegel
Sara Stovall
Steven Wright

Wednesday, February 25, 2026

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.

CALL TO ORDER

DECLARATION OF QUORUM

APPROVAL OF MINUTES

Joliet Historic Preservation Commission Regular Meeting Minutes 11-19-25

Attachments: [JHPC 11-19-25 Minutes.pdf](#)

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

Survey of Hitching Posts & Stepping Stones

NEW BUSINESS

Election of Chair and Vice-Chair Positions

Arts, Culture, & Heritage Workshop – Joliet Comprehensive Plan – Key Themes

Joliet Historic Preservation Commission Annual Report for 2025

Attachments: [CLG-Annual-Update-City of Joliet 2025.pdf](#)

2026 Annual Historic Preservation Strategy

Attachments: [2025 Action Plan-Annual Review.pdf](#)
[2026 Action Plan-Draft.pdf](#)

STAFF REPORTS

COMMISSIONER COMMENTS

PUBLIC COMMENT

This section is for anyone wanting to speak regarding non-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.

ADJOURNMENT

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9567

Agenda Date: 2/25/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, November 19, 2025

6:00 PM

City Hall, Council Chambers

Joliet Historic Preservation Commission

Commission Members

Quinn Adamowski

Brian Bessler

Felipe J. Gloria

Kevin Heinemann

Candace Johnson

Kailee Lowry

Sharon Merwin

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CALL TO ORDER

DECLARATION OF QUORUM

Present Quinn Adamowski, Felipe J. Gloria, Kevin Heinemann, Candace Johnson, Kailee Lowry, Sharon Merwin, Sara Stovall and Steven Wright

Absent Brian Bessler, Aaron Mikottis and Ken Spiegel

Planning Director Jayne Bernhard introduced Felipe Gloria as a new member of the Joliet Historic Preservation Commission and Francisco Jimenez as the new City Planner. Mr. Gloria and Mr. Jimenez each introduced themselves to the Commission, and the Commissioners introduced themselves in return.

APPROVAL OF MINUTES

Joliet Historic Preservation Commission Regular Meeting Minutes 4-23-25

[TMP-9222](#)

Attachments: [JHPC 4-23-25 Minutes.pdf](#)

A motion was made by Quinn Adamowski, seconded by Kailee Lowry, to approve Joliet Historic Preservation Commission Regular Meeting Minutes 4-23-25. The motion carried by the following vote:

Aye: Adamowski, Gloria, Heinemann, Johnson, Lowry, Merwin and Stovall

Absent: Bessler and Spiegel

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

COMMITTEE REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

Survey of Hitching Posts

[TMP-9220](#)

Ms. Bernhard proposed creating a geolocated inventory of Joliet's hitching posts and stepping stones, with Commissioners documenting location, type, date of installation, relocation status, material, dimensions, condition, photographs, property information, and historical significance. The Commission agreed to

involve the public and aim for completion by Preservation Month in May, with discussion of using a shared folder and the CitizenVue app to track information.

STAFF REPORTS

Ms. Bernhard provided an update on the Joliet Area African American Historic Context Study and noted receipt of a second CLG grant to perform oral histories. Ms. Bernhard explained consultants were also conducting oral histories for the I-80 Des Plaines River Bridge Community Plan to inform interpretive signage. Ms. Bernhard highlighted the January 21 arts, heritage, and culture workshop for the Comprehensive Plan and mentioned the St. Mary's project was ongoing with no set opening date.

COMMISSIONER COMMENTS

Sharon Merwin shared a document on how to research the history of your house with the Commission and acknowledged the passing of Hal Carlson, former commissioner and architect.

Candace Johnson noted a lack of recent landmark status applications. Ms. Bernhard reported that the owner of the Stern Building completed interior renovations and inquired about landmark status but was ineligible due to window replacements. Ms. Bernhard encouraged Commissioners to view it and suggested it may be a preservation award candidate.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Quinn Adamowski, seconded by Sharon Merwin, to approve adjournment. The motion carried by the following vote:

Aye: Adamowski, Gloria, Heinemann, Johnson, Lowry, Merwin and Stovall

Absent: Bessler and Spiegel

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9572

Agenda Date: 2/25/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9568

Agenda Date: 2/25/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9569

Agenda Date: 2/25/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9570

Agenda Date: 2/25/2026



HISTORIC
Preservation
DIVISION

CLG Annual Update Form

1. CLG Administration

*** 1. Certified Local Government:**

*** 2. Completed by:**

*** 3. Period of Review:**

4. List of current commission members and their email addresses:

1

2

3

4

5

6

7

8

9

5. CLG Administration:

Yes

No

Local Ordinance is enforced:

A qualified commission of members has been appointed:

Copies of commission minutes are sent to the SHPO:

Comments:

6. Number of times the commission has met during the past 12 months:

7. Number of reviews of building and demolition permits conducted during the past 12 months:

8. Number of decisions appealed in the past year:

9. Number of project denials:

10. Average amount of time to close-out a Certificate of Appropriateness:

11. Link to all parts of ordinance relating to landmark designation and review process:

1

2

3

12. Any comments or additional information about CLG administration duties:



CLG Annual Update Form

2. Survey and National Register of Historic Places

13. CLG review and comments of National Register nominations sent to SHPO within 60 day comment period?

- Yes
- No
- Not applicable (no nominations to review within this evaluation period)

Comments:

14. Number of properties added to the state survey this past year:

15. Number of local landmarks designated (total):

16. Number of local landmarks added this past year:

17. How many parcels in the community contain locally landmarked properties?

18. Total number of parcels in your community:



CLG Annual Update Form

3. Public Participation

19. The public is involved in the local preservation process, including the nomination of properties to the National Register of Historic Places:

Yes

No

Comments:

20. Commission minutes are accessible to the public:

Yes

No

Comments:

21. Open meetings are conducted:

Yes

No

Comments:

22. Property Owners of proposed designations are notified for public hearing:

Yes

No

Comments:



HISTORIC
Preservation
DIVISION

CLG Annual Update Form

4. Education and Training Activities

23. Number of historic preservation or CLG workshops or seminars attended in the past year by CLG staff or commissioners:

24. Educational activities or projects sponsored by local government during the past 12 months:

25. Tell us about any concerns:

26. Tell us about the CLG's successes:



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-9571

Agenda Date: 2/25/2026

JOLIET HISTORIC PRESERVATION COMMISSION
2025 – YEAR IN REVIEW
GOALS AND PRIORITY ACTIONS

Educate the Public about Historic Resources

Utilize Historic Preservation Month (May) as an opportunity to promote Joliet’s unique historic resources:

- create a programmatic calendar for Historic Preservation Month
- utilize social media platforms for disseminating content to the public
- co-sponsor one educational program

Staff completed daily posts about architectural styles and historic information. Commission co-sponsored Stone & Steeples architectural tour.

Stewardship of Designated Historic Properties

Update the Certificate of Appropriateness Application form and website to ensure a clear, transparent, prompt and predictable permitting process
This did not occur.

Promote Historic Resources

Ensure that the City’s historic resources are considered during the City’s Comprehensive Plan process

- Review examples of preservation plans
- Sponsor a historic preservation / heritage tourism workshop to aid in the development of the City’s Comprehensive Plan
- Review and comment on draft comprehensive plan

The Comprehensive Plan project launched in 2025. Goals & Objectives related neighborhood character, community identity, and heritage are included in the Vision, Goals, & Objectives Statement. The Arts, Culture, & Heritage Workshop occurred on January 21, 2026.

Partner with the JAHM and comparable organizations to co-sponsor one educational program utilizing research from HPC / City sponsored projects.
Commission co-sponsored Stone & Steeples architectural tour. JAHM is also a committed partner with the Joliet Area African American Historic Context Study.

Review data input process and efficiency of the City’s building permit software program
Ongoing

Encourage use of the Residential and Commercial Design Guidelines Manuals

- Work with City Center Partnership to encourage use of Commercial Design Guidelines Manual

Targeted outreach in coordination with the CCP did not occur.

| | | |
|---|--|--|
| <p>Hold two technical workshops. Potential topics include: painting / siding, windows, real estate, insurance, financial incentives, etc. <i>The SHPO confirmed that they would conduct two workshops on the state's Property Tax Assessment Freeze Program and Tax Credits; however, this was put off due to the delay of the River Edge Redevelopment Zone Program implementation.</i></p> | <p>Promote applicable workshop opportunities to property owners. <ul style="list-style-type: none"> Update email database of historic property owners so that staff can forward free workshop opportunities <i>This did not occur.</i></p> | <p>Ensure an active historic and cultural resource survey program. Potential projects include:</p> <ol style="list-style-type: none"> Hitching posts and related Black and Latinx historic resources Neighborhood-based businesses Catalog homes <p><i>The Commission initiated survey of hitching posts in November 2025. The Joliet Area African American Historic Context Study will result in resource identification.</i></p> |
| <p>Deliver a presentation at the Joliet Landlord Training should this event be held. <i>This did not occur.</i></p> | <p>Establish a building permit fee waiver program and explore waiver of other development fees <i>Staff prepared preliminary information but did not move forward with implementation.</i></p> | <p>Sponsor the Annual Historic Preservation Awards Program <i>The City made two awards in 2025: 900 N. Raynor & Patrick Haley Mansion</i></p> |
| | <p>Continue Holiday Card project as a method of communicating updates and recognizing property owner contribution's to preserving Joliet's heritage <i>Holiday Card was sent</i></p> | <p>Nominate or encourage nomination of at least one property as a landmark <i>This did not occur</i></p> |
| | <p>Review applicability of Existing Building Code and building inspection process for designated and undesignated historic buildings <i>This did not occur.</i></p> | <p>Survey properties on the endangered property list and regularly update and review the list of endangered historic properties <i>This did not occur.</i></p> |
| | <p>Meet with the residents of the Upper Bluff Local Historic Districts <i>This did not occur</i></p> | |

Address shortage of available and knowledgeable historic preservation-minded contractors.

- 1. Prepare inventory of local contractors.**
- 2. Convene meeting with local contractors**
- 3. Understand training gaps at local and regional programs**
- 4. Work with LI to address issue at the regional and state level.**

This did not occur. This is a national issue that is also being addressed at higher levels. did not occur.

Monitor the successful completion of ongoing projects:

- 1. Joliet Area African American Historic Context Study**
This project has two components – a written study and oral histories. The City received an extension from the State and these projects will conclude summer of 2026.
 - 2. Route 66 Centennial**
Staff participates in Route 66 Centennial events. Staff oversaw completion of ADA and circulation enhancements at this location.
 - 3. I-80 Des Plaines River Bridge Community Plan**
Documentation of neighborhood history and oral histories are part of this project. Project expected to conclude at the end of 2026.
 - 4. Joliet Comprehensive Plan**
The Comprehensive Plan project launched in 2025. Goals & Objectives related neighborhood character, community identity, and heritage are included in the Vision, Goals, & Objectives Statement. The Arts, Culture, & Heritage Workshop occurred on January 21, 2026.
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Explore possible funding sources such as CLG, NPS, and C.D.B.G funds for identified historic preservation projects.

(Approved on January 22, 2025)

JOLIET HISTORIC PRESERVATION COMMISSION
2026
DRAFT GOALS AND PRIORITY ACTIONS

| Educate the Public about Historic Resources | Stewardship of Designated Historic Properties | Promote Historic Resources |
|--|--|--|
| <p>Utilize Historic Preservation Month (May) as an opportunity to promote Joliet’s unique historic resources:</p> <ul style="list-style-type: none"> • create a programmatic calendar for Historic Preservation Month • utilize social media platforms for disseminating content to the public • co-sponsor one educational program | <p>Update the Certificate of Appropriateness Application form and website to ensure a clear, transparent, prompt and predictable permitting process</p> | <p>Encourage use of the Residential and Commercial Design Guidelines Manuals</p> <ul style="list-style-type: none"> • Work with City Center Partnership to encourage use of Commercial Design Guidelines Manual |
| <p>Partner with the JAHM and comparable organizations to co-sponsor one educational program utilizing research from HPC / City sponsored projects.</p> | <p>Review data input process and efficiency of the City’s building permit software program</p> | <p>Ensure that the City’s historic resources are considered during the City’s Comprehensive Plan process</p> <ul style="list-style-type: none"> • Review and comment on draft comprehensive plan |
| <p>Hold two technical workshops. Potential topics include: painting / siding, windows, real estate, insurance, financial incentives, etc.</p> <p><i>SHPO volunteered to deliver presentations on financial incentives: Property Tax Assessment Freeze Program and Tax Credits.</i></p> | <p>Promote applicable workshop opportunities to property owners.</p> <ul style="list-style-type: none"> • Update email database of historic property owners so that staff can forward free workshop opportunities | <p>Review and update the City’s preservation webpage to ensure alignment with ongoing and recently completed projects.</p> |

| Educate the Public about Historic Resources | Stewardship of Designated Historic Properties | Promote Historic Resources |
|--|---|---|
| <p>Deliver a presentation at the Joliet Landlord Training should this event be held.</p> | <p>Address shortage of available and knowledgeable historic preservation-minded contractors.</p> <ol style="list-style-type: none"> 1. Prepare inventory of local contractors. 2. Convene meeting with local contractors 3. Understand training gaps at local and regional programs 4. Work with LI to address issue at the regional and state level. | <p>Monitor the successful completion of ongoing projects:</p> <ol style="list-style-type: none"> 1. <i>Joliet Area African American Historic Context Study</i> 2. <i>Route 66 Centennial</i> 3. <i>I-80 Des Plaines River Bridge Community Plan</i> 4. <i>Joliet Comprehensive Plan</i> |
| | <p>Establish a building permit fee waiver program and explore waiver of other development fees</p> | <p>Sponsor the Annual Historic Preservation Awards Program</p> <ul style="list-style-type: none"> • Call for nominations – March 1st |
| | <p>Continue Holiday Card project as a method of communicating updates and recognizing property owner contribution's to preserving Joliet's heritage</p> | <p>Survey properties on the endangered property list and regularly update and review the list of endangered historic properties</p> |
| | <p>Meet with the residents of Upper Bluff Local Historic District</p> | <p>Nominate or encourage nomination of at least one property as a landmark</p> |
| | <p>Review applicability of Existing Building Code and building inspection process for designated and undesignated historic buildings.</p> | |

Explore possible funding sources such as CLG, NPS, and C.D.B.G funds for identified historic preservation projects.

(Approved on _____, 2025)