



City of Joliet

Joliet Historic Preservation Commission Committee of the Whole Meeting Agenda

Commission Members

Quinn Adamowski
Brian Bessler
Mary Beth Gannon
Bill Habiger
Kevin Heinemann
Candace Johnson
Kailee Lowry
Sharon Merwin
Aaron Mikottis
Sara Stovall
Steven Wright

Wednesday, September 22, 2021

6:00 PM

City Hall, Council Chambers

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

Citizens who are unable to attend the meeting can email comments in advance of the meeting topubliccomment@joliet.gov.

CALL TO ORDER

DECLARATION OF QUORUM

APPROVAL OF MINUTES

July 28, 2021 Joliet Historic Preservation Commission Committee-of-the-Whole
Workshop Meeting Minutes

Attachments: [07-28-21 COW Minutes JB 8-25](#)

August 25, 2021 Joliet Historic Preservation Commission
Committee-of-the-Whole Workshop Meeting Minutes

Attachments: [08-25-21 COW Minutes JB](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

This section is for anyone wanting to speak regarding items listed on the agenda. Anyone speaking on an agenda item is entitled to speak for a maximum of 4 minutes. It is not a question and answer period and staff and the Joliet Historic Preservation Commission do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Joliet Historic Preservation Commission shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

COMMITTEE AND STAFF REPORTS

a. Staff Report

b. Committee of the Whole (COW)

OLD BUSINESS

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

COMMISSIONER COMMENTS

PUBLIC COMMENTS

This section is for anyone wanting to speak regarding items listed on the agenda. Anyone speaking on an agenda item is entitled to speak for a maximum of 4 minutes. It is not a question and answer period and staff and the Joliet Historic Preservation Commission do not generally respond to public comments. Please note speakers who engage in conduct injurious to the harmony of the Joliet Historic Preservation Commission 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 Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-2468

Agenda Date:9/22/2021



City of Joliet

Joliet Historic Preservation Commission Committee of the Whole

Meeting Minutes

Commission Members

Quinn Adamowski

Brian Bessler

Mary Beth Gannon

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Sara Stovall

Steven Wright

Wednesday, July 28, 2021

6:00 PM

City Hall, Council Chambers

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

Pursuant to the Illinois Department of Commerce & Economic Opportunity's Guidelines, it is recommended that any individual appearing in-person who is not fully vaccinated wear a face-covering to cover their nose and mouth.

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

Present	Quinn Adamowski, Mary Beth Gannon, Bill Habiger, Candace Johnson, Sharon Merwin, Aaron Mikottis, Sara Stovall and Steven Wright
Absent	Brian Bessler, Kevin Heinemann and Kailee Lowry

APPROVAL OF MINUTES

**June 23, 2021 Historic Preservation Committee-of-the-Whole
Meeting Minutes**

[TMP-2131](#)

Attachments: [06-23-21 COW Minutes JB](#)

A motion was made by Candace Johnson, seconded by Mary Beth Gannon, to approve the June 23, 2021 Historic Preservation Committee-of-the-Whole

Meeting Minutes. The motion carried by the following vote:

Aye: Adamowski, Beth Gannon, Habiger, Johnson, Merwin, Stovall and Wright

Abstain: Mikottis

CITIZENS TO BE HEARD ON AGENDA ITEMS

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COMMITTEE AND STAFF REPORTS

a. Staff Report

Ms. Bernhard gave the staff report.

Ms. Bernhard stated that there is one Certified Local Government Grant project that is active. It is for the railroad museum. The state of Illinois has given an extension to September of 2022. The 2021 Certified Local Government grant was approved for an update to the City's inventory of 130 designated historic properties. The state of Illinois is providing 73% of the funds for this project. This will hopefully go to the August 17th City Council for approval of the grant agreement. Ms. Bernhard updated the Commission about a meeting and site visit that took place between City staff, the Mayor, and executive leadership US Steel Real Estate Division regarding the overall US Steel property in the City, the future of the floodway levy, and the US Steel Administration building on Collins Street. Ms. Merwin, Chairman Adamowski and Ms. Bernhard went on a tour of the Administration Building and overall site. Ms. Bernhard announced that US Steel has pulled a roof repair permit. US Steel has verbally committed to fixing the interior of the building as well. These US Steel representatives have given the City of Joliet permission to retrieve and scan old building plan documents on the site. Mr. Mikottis asked what the long-term plan was for the site. Ms. Bernhard said the long-term plan is someone else will come in and manage the site. The Commissioners talked about possible future usage.

Ms. Bernhard met with the Will County Black History Museum Committee to talk about their plans for the Casseday house, this committee is comprised of people of color. The committee is moving forward with stabilizing the building and the site. They are working on a timeline with Ms. Bernhard. The committee will also be meeting with the Collins Street Neighborhood Council.

Ms. Bernhard has administratively issued three certificates of appropriateness since the last meeting. Ms. Bernhard is still working with the owners of 23 S. Eastern Avenue.

b. Committee of the Whole (COW)

There was no discussion on this subject.

OLD BUSINESS

A. Candidates for future landmarks

Ms. Bernhard asked Ms. Merwin to talk about 214 Herkimer Street. Ms. Merwin gave an update. Ms. Johnson is still working on 20 S. Raynor Avenue. Ms. Bernhard said Ms. Johnson is still working on 417 Taylor Street.

NEW BUSINESS

A. Rescinding Local Historic District Designation for the Raynor's Addition Local Historic District

Ms. Bernhard announced that she received a request from Councilwoman Quillman and her neighbors to bring up the desire to rescind the application for Raynor's Addition Local Historic District. Since the submittal deadline has passed, this subject will be discussed at future JHPC Committee of the Whole meetings. The Commissioners discussed the details of the homes located within the Raynor's Addition historic district. Ms. Johnson asked if there is a certain number of signatures that have to be obtained to remove the historic district status. She also asked about the reasoning for wanting to be removed. Ms. Merwin asked if there is criteria to be removed, similar to the criteria to be approved. Ms. Bernhard stated that de-designation follows the same process as designation. The process must start with at least six votes from the Historic Preservation Commission. Ms. Bernhard does not think this process will need signatures from all of the residents within the district. Ms. Bernhard said that the JHPC could ask for the owners to consent in the future. Mr. Mikottis asked if some of the non-conforming modifications done to homes within the district were completed before the designation or since the area received designation. Ms. Bernhard will be visiting the homes to review some of the modifications.

B. Urban Conservation Districts

There was no discussion on this subject.

C. Recognition programs and alternatives

There was no discussion on this subject.

D. Certificate of Appropriateness application

There was no discussion on this subject.

COMMISSIONER COMMENTS

PUBLIC COMMENT

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ADJOURNMENT

A motion was made by Candace Johnson, seconded by Bill Habiger, to adjourn the meeting. The motion carried by the following vote:

Aye: Adamowski, Beth Gannon, Habiger, Johnson, Merwin, Mikottis,
Stovall and Wright

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-2469

Agenda Date:9/22/2021



City of Joliet

Joliet Historic Preservation Commission Committee of the Whole

Meeting Minutes

Commission Members

Quinn Adamowski

Brian Bessler

Mary Beth Gannon

Bill Habiger

Kevin Heinemann

Candace Johnson

Kailee Lowry

Sharon Merwin

Aaron Mikottis

Sara Stovall

Steven Wright

Wednesday, August 25, 2021

6:00 PM

City Hall, Council Chambers

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

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CALL TO ORDER

DECLARATION OF QUORUM

Present	Quinn Adamowski, Brian Bessler, Candace Johnson, Kailee Lowry, Sharon Merwin and Steven Wright
Absent	Mary Beth Gannon, Bill Habiger, Kevin Heinemann, Aaron Mikottis and Sara Stovall

APPROVAL OF MINUTES

A motion was made by Candace Johnson, seconded by Sharon Merwin, to table the July 28, 2021 meeting minutes. The motion was carried by the following vote:

Aye: Adamowski, Johnson, Merwin and Wright

Abstain: Bessler and Lowry

**July 28, 2021 Joliet Historic Preservation Commission
Committee-of-the-Whole Workshop Meeting Minutes**

[TMP-2294](#)

Attachments: [07-28-21 COW Minutes JB](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

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COMMITTEE AND STAFF REPORTS

a. Staff Report

Ms. Bernhard announced that the National Park Service awarded the City of Joliet \$35,000 to prepare a National Register Historic District nomination for the Illinois State Penitentiary at Joliet. The City Council approved the Certified Local Government grant agreement with the Illinois Department of Natural Resources at their August 17, 2021 meeting. The grant is for \$17,500 to update the designated historic properties inventory. The total project budget will be \$24,000 with the remaining being funded by the City. Ms. Bernhard is seeking proposals from three Consultants for review and selection by the Commission. Ms. Bernhard did not have any updates on the Certified Local Government Grant Funded railroad museum project. Ms. Bernhard met with Chairman Adamowski and Bob Nachtrieb who is a former JHPC Commissioner and local historic district resident to go over the first two chapters of the design guidelines.

Ms. Bernhard shared copy of the design guidelines with the Commissioners. Ms. Bernhard announced the roof on the US Steel Administrative building has been repaired and the interior will be repaired later. Ms. Bernhard explained that the building would be painted soon, the commissioners went over the paint colors and details. The Commissioners viewed pictures and discussed the details of the US Steel Administrative building. Ms. Merwin asked for an update on the documents from the US Steel Building. Ms. Bernhard said there is no extra staff to scan in the documents. Ms. Merwin & Ms. Johnson said they would volunteer to pick up some of the documents and Mr. Wright stated he may have storage space for some of the paperwork. Ms. Merwin stated there are some large maps.

Ms. Bernhard received some updates on the Casseday house from Mr. Elvis Madison, the Chairman of the Will County Black History Committee. The electricity has been connected, the weeds will be cut down within the next few weeks and the window boards must be painted to one color. Chairman Adamowski asked if the electric panel is in place, Ms. Bernhard did not know. Ms. Bernhard received an update about the St. John's Survey. The Consultant will be sending a report over by Friday, August 27th. The Consultant would like to present at the November JHPC meeting for final comments. The Downtown National Register Historic District Survey project is moving forward with individual building research being started. Ms. Bernhard updated the meeting dates for November & December, both meetings will be moved to the third Wednesday of each month. Chairman Adamowski suggested permanently moving the meeting to the third Wednesday of each month, Ms. Bernhard suggested the commission discuss this at another meeting. Ms. Bernhard has issued three certificates of

appropriateness. Ms. Bernhard announced she spoke with Councilwoman Quillman regarding the Raynor's Addition Historic District, the residents of that district are not quite ready to file yet.

b. Committee of the Whole (COW)

There was no discussion on this subject.

OLD BUSINESS

A. Candidates for future landmarks

Ms. Bernhard does not have any updates on the 417 Taylor Street property. 804 W. Marion Street will be discussed at the October JHPC meeting. Ms. Bernhard has not reached out to Steven to work on the Oakwood Cemetery nomination, it will be discussed at the September meeting. Ms. Bernhard was asked to look into 219 N. Hickory Street at the July meeting and she had an update. It was designated as a public nuisance. Neighborhood Services said the property is in bad shape and may be headed for demolition if it is not improved. Ms. Bernhard received a lot consolidation request for 1160 Black Road and spoke with the homeowner about land marking the home. The current homeowner is interested in land marking the house.

NEW BUSINESS

A. Urban Conservation Districts

Ms. Bernhard reached out to Mr. Douglas Kaarre, a Consultant with the Lakota Group, who is working on the City's design guidelines. Mr. Kaarre referred Ms. Bernhard to a community in Texas that employs neighborhood conservation districts. Ms. Bernhard and Ms. Merwin discussed the information they have discovered.

B. Recognition programs and alternatives

There was no discussion on this subject.

C. Certificate of Appropriateness application

There was no discussion on this subject.

COMMISSIONER COMMENTS

Ms. Merwin mentioned an upcoming deadline for the National Trust for Historic Preservation fund grant program in October and February. Ms. Merwin presented information from an article in the Times Weekly newspaper about historic preservation funds in Will County. Ms. Merwin thought that the Commission should try to have positive press through the Times. Ms. Bernhard acknowledged that this article referenced the grant funds that City of Joliet was notified about a few months ago. This is not a new award. The City Council just approved the

grant agreement to accept the funds. The NPS grant award is new. A formal announcement has not been made yet since Ms. Bernhard is waiting details to be approved by the NPS and City in order to send out a press release about the funds. Ms. Johnson asked to have Neighborhood Services check on 116 N. Center Street & 200 N. Center Street. Mr. Wright announced that he spent August 9th at the Joliet Prison site with a photographer from the National Park Service. The images will go onto the Library of Congress' website. The photographer also photographed at the US Steel property and Oakwood Cemetery.

PUBLIC COMMENTS

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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, Bessler, Johnson, Lowry, Merwin and Wright

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.