The regularly scheduled meeting for the Historic Preservation Commission Meeting was held on Wednesday, February 27, 2019, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding and with proper notice having been posted.

ROLL CALL
The following Historic Preservation Commission Commissioners were present: Deborah Dougherty, Jan Krouse, Lesley Matuszak, Geoff Smith, Michael Maloof, David Stotz and Chairperson Robert Powers – 7. Absent: None - 0.

Staff Present: Kerilyn Weick, Roberto Medina, Nick Ruzicka, and Megan Nguyen.

MINUTES
Commissioner Matuszak moved to approve the minutes of the regularly scheduled meeting held on October 24, 2018; seconded by Commissioner Maloof.

The motion was approved viva voce vote 7 to 0.

Commissioner Matuszak moved to approve the minutes of the regularly scheduled meeting opened and cancelled on January 23, 2019; seconded by Commissioner Maloof.

The motion was approved viva voce vote 7 to 0.

SWEARING IN OF SPEAKERS
Staff member, Megan Nguyen, swore in the public.

REGULAR BUSINESS
CASE NO. HPC 19-01
Public hearing on the request of Steve Fairbanks, to obtain a Certificate of Appropriateness to allow for the installation of windows, for the property located at 907 NE Glen Oak Avenue (Parcel Identification No. 18-04-280-011), Peoria, IL (Council District 3).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-01 into the record and presented the request as outlined in the memo.

Building Inspector, Roberto Medina, Community Development Department, stated a building permit is required for the scope of work.

Chairperson Powers opened the Public Hearing.

With no interest from the public to provide testimony, Chairperson Powers closed the hearing to public testimony.

Motion:
Commissioner Maloof made a motion to approve the request; seconded by Commissioner Dougherty.

Discussion
Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 7 to 0.

Yeas: Dougherty, Krouse, Maloof, Matuszak, Stotz, Smith, Powers – 7
Nays: None.

Recess
Chairperson Powers called for recess to address a technical problem with the visual presentation, 8:53 am.

Chairperson Powers called the meeting back from recess, 9:00 am.
CASE NO. HPC 19-02
Public Hearing on the request of MCB Holdings, to obtain a Certificate of Appropriateness for the demolition of the dwelling located at 105 NE Roanoke Avenue, (Parcel Identification No. 18-04-328-008), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 19-02 into the record and presented the request as outlined in the memo. This case was first heard at the September 26, 2018 hearing. Ms. Weick stated the request meets the requirements for re-submittal of a denied request per the City of Peoria Historic Preservation code. Ms. Weick also stated a Certificate of Appropriateness is a valid means to approve requests for demolition in a historic district.

Commissioners discussed the merits of the application for re-submittal.

Motion:
Commissioner Stotz made a motion to accept for review the resubmitted application; seconded by Commissioner Krouse.

The motion was unanimously approved by roll call vote 7 to 0.

Chairperson Powers opened the Public Hearing.

Attorney Jack Teplitz, petitioner’s representation, provided a summary of the project and history of the neighborhood. Mr. Teplitz noted the subject property was not identified in the request to designate the Randolph-Roanoke Historic District and is a source of blight. In response to questions, Mr. Teplitz explained the lot would become green space and MCB Holdings recently acquired the property with the condition as is.

Todd Aman, petitioner, responded, the building and all debris would be removed from the property.

Leonard Schmillen, contractor, reviewed photos in the application and described the interior and exterior conditions of the dwelling. In response, Mr. Schmillen stated much of the cost for rehabilitation is due to labor, engineering would be needed prior to repairs, and there is a risk of building materials blowing off the structure.

Marcella Teplitz, Randolph Roanoke Residential Association, expressed support for the request, shared history of the neighborhood, summarized crime events prior to the petitioner’s ownership of the property, and expressed the request would result in a positive change for the neighborhood.

Vikki Hibberd, 101 NE Roanoke Avenue, expressed support for the request. Ms. Hibberd had concerns about the actions of tenants at the subject property, prior to the petitioner’s ownership of the property.

Mr. Teplitz closed by reviewing standards for a Certificate of Appropriateness.

With no further interest from the public to provide testimony, Chairperson Powers closed the hearing to public testimony.

Recess
Chairperson Powers called for a 10 minute recess, 10:00 am.
Chairperson Powers called the meeting back from recess, 10:10 am.

Deliberation:
The commission deliberated the suitability of a Certificate of Appropriateness for the subject request. The commission discussed differences between a Certificate of Economic Hardship and a Certificate of Appropriateness.

Motion:
Commissioner Maloof made a motion to approve the request; seconded by Commissioner Stotz.

Discussion
Chairperson Powers expressed concern for approving the request for a Certificate of Appropriateness.
Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 6 to 1.
Yeas: Dougherty, Krouse, Maloof, Matuszak, Stotz, Smith,–6
Nays: Powers - 1
CASE NO. HPC 18-16 (Continued from 10/24/18)
Public Hearing on the request of Sean Rennau, on behalf of John A. Jumer, to obtain a Certificate of Appropriateness for landscaping, hardscaping, and construction of a new accessory structure for the property located at 1808 W. Moss Ave. The request is made for the following: landscaped garden, reflecting pool, terracing which requires retaining walls, walls and stone staircases. Also, fencing in the side yards and in the yard along Martin Luther King Jr. Drive. The petitioner requests to construct a patio and an accessory storage structure which includes a fireplace. Also, a driveway entrance off Martin Luther King Jr. Dr. and an underground rainwater cistern. The scope requires clearing of shade trees. The petitioner proposes to plant native trees and shrubs. All alterations are proposed for the property located at 1808 W. Moss Ave. (Parcel Identification No. 18-08-156-002), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 18-16 into the record and presented the request as outlined in the memo.

Chairperson Powers opened the Public Hearing.

Attorney Mike Seghetti, petitioner’s representation, summarized previous improvements to the property, explained the plans for security measures along Martin Luther King Jr. Drive and a vegetation plan. Mr. Seghetti described the waivers for wall height as for consistency. Mr. Seghetti reviewed all standards for a Certificate of Appropriateness. In response to commissioners, Mr. Seghetti affirmed erosion control measures would be required and followed, and adjacent neighbors had not expressed objection to this request.

Sean Rennau, petitioner, responded to the commission that construction would begin within 12 months of approval.

Aaron Amstutz, 1812 W. Moss Avenue, expressed support for the new driveway.

Mycah Amstutz, 1812 W. Moss Avenue, requested the applicant clarify the reason for the wall waiver.

Mr. Seghetti, clarified the height of walls for this request as opposed to walls approved in earlier requests made to the commission.

Deliberation:
Commissioner Matuszak complimented the project and requested the petitioner proceed in a manner that respects neighbors on both sides of the property.

Commissioner Smith and Chairperson Powers complimented the project.

Commissioner Dougherty questioned if a restriction could be imposed to require maintenance on adjacent properties. The commission discussed restrictions could not be placed on adjacent property.

Motion:
Commissioner Matuszak made a motion to approve the request; seconded by Commissioner Krouse.

Discussion
Chairperson Powers read the Findings of Fact for a Certificate of Appropriateness.

The motion was APPROVED by roll call vote 7 to 0.
Yeas: Dougherty, Krouse, Maloof, Matuszak, Stotz, Smith, Powers –7
Nays: None.

Commissioners Smith and Stotz excused themselves from the meeting.

CASE NO. HPC 19-03
Public hearing on the request of Aaron and Mycah Amstutz, to obtain a Certificate of Appropriateness to allow window and door alterations in order to relocate a front entrance to the side for the dwelling located at 1812 W. Moss Avenue (Parcel Identification No. 18-08-156-001), Peoria, IL (Council District 2).

Urban Planner, Kerilyn Weick, Community Development Department, read Case No. HPC 18-16 into the record as outlined in the memo.
Chairperson Powers opened the Public Hearing.

Aaron Amstutz, petitioner, summarized the request.

Sean Rennau, representative for 1808 W. Moss Ave, expressed support for the request.

With no further interest from the public to provide testimony, Chairperson Powers closed the hearing to public testimony.

**Deliberation:**
Commissioner Dougherty and Chairperson Powers complimented the petitioner on the request.

**Motion:**
Commissioner Dougherty moved to approve the request; seconded by Commissioner Maloof.

The motion was APPROVED by roll call vote 5 to 0.

Yeas: Dougherty, Krouse, Maloof, Matuszak, Powers –5

Nays: None.

**CITIZENS’ OPPORTUNITY TO ADDRESS THE COMMISSION**

Mycah Amstutz commented on the height of existing stone walls at 1808 W. Moss Avenue.

Chairperson Powers requested the next regular scheduled meeting include two agenda items: the Historic Preservation Ordinance designation process and a Pictorial Index Guide.

Kerilyn Weick shared each commissioner received, today, a hard copy of the updated commissioner contact list and that the list is also available on the City’s website.

**ADJOURNMENT**
Commissioner Matuszak moved to adjourn the Historic Preservation Commission Meeting; seconded by Commissioner Maloof.

The motion was approved viva voce vote 5 to 0.

The Historic Preservation Commission Meeting adjourned at approximately 11:40 a.m.

Kerilyn Weick, Urban Planner