

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled Historic Preservation Commission Meeting was held on April 22, 2015, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Robert Powers presiding.

**ROLL CALL**

Roll call showed the following Historic Preservation Commissioners were present:

Commissioners Herold, Matuszak, Maloof, Ruckriegel, Pierz, and Powers -6. Absent: Smith - 1.

Staff Present: Shannon Techie, Madeline Wolf, and Sonni Williams

No one from the public was present and therefore there was no swearing in.

**MINUTES****Motion:**

Commissioner Ruckriegel moved to approve the minutes of the Historic Preservation Commission Meeting held on March 25, 2015. The motion was seconded by Commissioner Herold.

Approved unanimously viva voce vote 6 to 0.

Commissioner Ruckriegel moved to defer Item #4 on the Agenda and move to Item #5 as Sonni Williams was not yet present for the Commission Training. The motion was seconded by Commissioner Matuszak.

Approved unanimously viva voce vote 6 to 0.

**APPROVAL OF THE 2015 HPC WORK PLAN**

→ Ms. Techie distributed copies of the most recent work plan, which was the 2015 Work Plan for Commissioners' review. She said after Commissioners' finalization of the Work Plan, it would go before the City Council for review and approval at the May 12, 2015 City Council meeting.

Commissioner Herold requested to move the completion date for Objective #5 under Goal #1 to August of 2015.

Commissioner Ruckriegel requested Objective #2 under Goal #2 be a one-time deal for long-term accessibility.

**Motion:**

Commissioner Herold moved to approve the 2015 HPC Work Plan, seconded by Commissioner Matuszak.

Approved unanimously viva voce vote 6 to 0.

**COMMISSION TRAINING**

City Staff, Sonni Williams, presented a commission training session to the Historical Preservation Commission and answered questions presented by the Commissioners.

**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled Historic Preservation Commission Meeting was held on May 27, 2015, at 8:35 a.m., City Hall, 419 Fulton Street, Room 400, with Vice Chairperson Sid Ruckriegal presiding.

**ROLL CALL**

Roll call showed the following Historic Preservation Commissioners were present:

Vice Chairperson Ruckriegal, Commissioners Herold, Maloof – 3.

Absent: Chairperson Powers, Commissioners Matuszak, Pierz, Smith – 4.

Staff Present: Shannon Techie, Madeline Wolf, Stefanie Rice

Speakers were sworn in by Staff Member Stefanie Rice.

There were not enough commissioners present for a quorum, therefore, there was no action and no official business was taken.

**REGULAR BUSINESS**

→ **CASE NO. HPC 15-03** Public Hearing on the request of the City of Peoria to amend Article 16 of the Code of Ordinances, the Historic Preservation Ordinance, relating to various text amendments.

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 15-03 into the record for the purposes of discussion with commissioners present. She explained that this item would have to come back to the Commission at the next meeting for a vote by the Commission before proceeding to the City Council for final action.

Ms. Techie explained that the ordinance presented includes those changes that were discussed/requested at the March Historic Preservation Commission meeting. The proposed code changes further streamline the review process, increasing approvals that can take place administratively and address some items of concern to the commission including vinyl siding and multiple message signs. Ms. Techie presented the proposed changes as referenced in the memo for the commission.

There was no interest for public testimony.

Commissioner Herold discussed concerns regarding unsafe and dangerous buildings. He questioned why the director of Planning and Growth Management would determine and certify that a building was dangerous; Herold suggested that the Fire Department or an architect be present to deem a building as dangerous. Herold said he would like tighter language to be used to describe what constitutes as dangerous when it comes to historic landmark buildings or local historic districts. He was appreciative that the revision removed the Secretary Role.

After discussion between Ms. Techie and Commissioner Herold regarding multiple message signs, it was decided that Ms. Techie would add language to clarify that all other signs still require a major certificate of appropriateness.

Vice Chairperson Ruckriegal: requested clarification regarding unsafe and dangerous buildings. He suggested to refine description to read, "Imminent danger." He also agrees with Commissioner Herold in regards to Item: Vinyl Siding. Ruckriegal said, while we have a certain understanding of the Ordinance, we want to make sure the general public understands it as clearly as well. It was discussed that language

be included to make it clear that if vinyl siding was proposed on other sides of the structure (side or rear), it would require a major certificate of appropriateness.

Commissioner Herold: #12 of section 5-402 needs to be updated, perhaps City wide; as it does not apply if it is officially mothballed.

Vice Chairperson Ruckriegal: made the suggestion to document the interior and exterior of buildings in the historic district that are deemed dangerous and prior to the demolition. Ruckriegal expressed his concern for the importance to have documentation (i.e.) pictures or videos to show the commission or public why a historic building was deemed unsafe or dangerous and why it required demotion.

Ms. Techie assured the commission that she will talk to Ross Black, Community Development Director, to determine direction regarding unsafe or dangerous buildings.

Ms. Techie requested an opportunity to present an additional item for the text amendments that had not been previously discussed. Currently, in the enforcement section of the Historic Preservation Ordinance, if a violation is issued, the Ordinance requires it be in writing and sent via certified mail. Ms. Techie explained that when a ticket or violation is issued for non-historic preservation violations, the current process is to send it to the hearing officer and notice via E-mail, phone, or regular mail. Ms. Techie suggested this process is quicker and helps with obtaining compliance in a timely fashion. She said she did not include it in the text amendment since she hadn't presented it to the commission prior, but she would like the Commission to think about this option and she will present further details at the June 24, 2015 Historic Preservation Commission meeting.

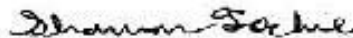
**CITIZENS' OPPORTUNITY TO ADDRESS THE COMMISSION**

Joyce Blumenshine, volunteer in the community for environmental advocacy of the Heart of Illinois Group Sierra Club, expressed her concerns about the direction regarding the River Front Park. A historic railroad turntable is located at the North end of the River Front Park. She explained the significance and prominence of this historic structure. She was present to seek advice from the Historic Preservation Commission on how to be active in preserving historical landmarks and buildings in the City.

Commissioner Herold suggested for Ms. Blumenshine to discuss with City Staff to landmark the historic railroad turntable at the River Front Park.

**ADJOURNMENT**

The Historic Preservation Commission Meeting was adjourned at approximately 8:52a.m.



Shannon Techie, Senior Urban Planner



**: OFFICIAL PROCEEDINGS :****: OF THE CITY OF PEORIA, ILLINOIS :**

A regularly scheduled Historic Preservation Commission Meeting was held on June 24, 2015, at 8:30 a.m., City Hall, 419 Fulton Street, Room 400, with Chairperson Powers presiding.

**ROLL CALL**

Roll call showed the following Historic Preservation Commissioners were present:

Chairperson Powers, Vice Chairperson Ruckriegal, Commissioners Herold, Pierz, Smith – 5.  
Absent: Commissioners Matuszak, Maloof – 2.

Staff Present: Shannon Techie, Raven Fuller

Speakers were sworn in by Staff Member Fuller.

**REGULAR BUSINESS**

→ **CASE NO. HPC 15-03** Public Hearing on the request of the City of Peoria to amend Article 16 of the Code of Ordinances, the Historic Preservation Ordinance, relating to various text amendments.

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 15-03 into the record.

Ms. Techie explained that the ordinance presented includes those changes that were discussed/requested at the March and May Historic Preservation Commission meetings. The proposed code changes further streamline the review process, increasing approvals that can take place administratively and address some items of concern to the commission including vinyl siding. Ms. Techie presented the proposed changes as referenced in the memo for the commission.

Chairperson Powers discussed concerns regarding unsafe and dangerous buildings. He questioned why the director of Planning and Growth Management would determine and certify that a building was dangerous; Powers suggested that the Fire Department or an architect be present to deem a building as dangerous. Powers suggested that there be more signatures required for an emergency demolition possibly including a commission member or council person.

Vice Chairperson Ruckriegal supported the suggestion.

Commissioner Harold stated that he supported the suggestion as well.

Chairperson Powers suggested that the City also conduct a findings of fact before an emergency demolition would be completed.

Commissioner Harold stated that he believes multiple signatures and more documentation would be appropriate for future FOIAs.

Commissioner Pierz stated that though these were good suggestions, but that the process still needed to be quick. He stated that many of these demolitions happen because the structure is at risk of falling and is a danger to nearby citizens.

Commissioner Smith also noted that if an additional signature were to be required it would be more appropriate to have a structural engineer sign-off, as opposed to an architect.

Commissioner Pierz also wished to strike out 16-62.(a).(11)

**Motion:**

Commissioner Pierz moved to eliminate 16-62.(a).(11).

The motion was not seconded.

The Motion dies.

Chairperson Powers noted that the addition of 16-62.(a).(11) was requested by the commission, and that they hope to set a new precedent with the code on how they are able to rule against vinyl on historic properties.

Williams Ordaz, president of Central Illinois Landmarks Foundation (CILF), stated that he agreed with commissioners regarding additional signatures being required for emergency demolitions. He recalled a recent house fire at 401 Monroe where he believed there may have been salvageable items in the property and that more checks and balances are required of the department in order to ensure necessity in the demolition of historical properties.

**Motion:**

Commissioner Herold moved to approve proposed changes to the Historic Preservation Ordinance adding the requirement for a structural engineer to sign off the requirement for staff to conduct the findings of fact, prior to the demolition of an unsafe or dangerous building ); Seconded by Commissioner Ruckriegal.

Motion approved by roll call vote 4 to 1.  
Yeas: Herold, Ruckriegal, Powers, and Smith - 4;  
Nays: Pierz - 1

CASE NO. HPC 15-04 Public Hearing on the request of Brandon Hauer to designate the single-family residential structure located at 1512 W Barker Avenue (Parcel Identification No. 18-08-128-006), Peoria, IL as a local historic landmark. (Council District 2).

Senior Urban Planner, Shannon Techie, Community Development Department, read Case No. HPC 15-04 into the record.

William Ordaz, President of the Central Illinois Landmarks Foundation, speaking on behalf of the home owner, presented their case. He stated that Charles Duryea once owned and lived in the property; it was here that he invented the first gasoline powered vehicle. He also showed both historical and present photos of the home showing its Queen Anne architecture. During this presentation he proved 6 (1-4, 8, 10) of the 10 determinations of historical designation

Commissioner Herold thanked both the petitioner and the home owner and stated his surprise that the property was not already designated and landmarked; he mentioned his support of the designation.

**Motion:**

Commissioner Ruckriegal moved to approve proposal; Seconded by Commissioner Harold.

Motion approved by roll call vote 5 to 0.