

CITY OF WEST CHICAGO

Approved 3/27/12

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING FEBRUARY 28, 2012

Members Present:

Tony Chinn (arrival at 7:09)
Janet Hale
Garth Keck
Sharon Plante
Steven Schneider
Jennifer Timbrook

Staff:

LuAnn Bombard
John Fincham

Guests:

Heath Wright

Members Absent:

Richard Vigsnes

1. Call to Order, Roll Call and Establishment of a Quorum

Meeting called to order at 7:00 p.m. Quorum established.

2a. COA Review – 112 Galena – window signage

Mr. Alvaro Guerrero, tenant at 112 Galena was not present at the meeting. Ms. Bombard advised that the neon sign was already installed without having come before the Commission for review. The Commission Agenda Item Summary states in the last paragraph "...Therefore the proposed window sign complies." The Certificate of Appropriateness provides only the detail "Neon sign on the door, 24 l x 10 w, 1.7 sq ft". There is no reference to color, size of letters or font to be used. The Commission agrees that the sign complies with the maximum area allowed by the sign code, but the sign ordinance also allows for stricter requirements in the historic district.

The installed sign is two-color neon (blue and red) and is two different size fonts. Discussion by the Commissioners followed. This sign is not consistent with the first neon sign Certificate of Appropriateness approved by the Commission. It is the desire of the Commission to be consistent with the neon signage previously approved in the Historic Preservation District. The signage approved in the past consisted of: 1) letter size of no more than 4" in height; 2) neon will be all one color and 3) preference for one size font.

In order to avoid the potential for future discrepancies in the Commission approval of the Certificate of Appropriateness with the verbiage on the sign permit, the Commission suggests that the COA form be revised to be the actual sign permit for the historic district. At the very least, the COA should be compared to the sign permit and the permit should not be issued unless it matches the COA. Mr. Fincham will discuss the Commission's recommendation for the revised form with Mr. Bob Hupp, acting Community Development Director.

Motion to approve the sign as installed and non-conforming to guidelines was made by Commissioner Schneider; seconded by Commissioner Keck. Individual vote

was taken: Commissioner Hale – no; Commissioner Keck – no; Commissioner Plante – no; Commissioner Chinn – no; Commissioner Timbrook – no; Commissioner Schneider – no. Approval was denied. Ms. Bombard will draft a letter to the tenant regarding the defeat of his Certificate of Appropriateness and advise his options.

3. Preliminary Review – 126 and 206 Main – handrails and Bollard Lighting Standard

Mr. Heath Wright of Upland Design Ltd appeared before the Commission regarding the proposed renovations to the north and south stairways on Main Street. The Commission reviewed a sampling of railings. It is the Commission's preference to have alternating wavy and straight spindles with the circle top, preferred over the wavy top. The stair railings will be wrought iron and meets the code for standard height and spacing of railings. The railings will meet ADA guidelines and extend one foot past the bottom step and wrap back around. There will be heavier pickets to be drilled into the concrete to anchor railings in place. Railings will have a black finish. New lights will be installed per the plans to properly light the stairways. The proposed lights will be 44.5" tall with the bases closely matching the existing light poles. There was limited discussion by the Commission regarding the plantings. Commissioner Hale did note that catmint might be invasive and perhaps not appropriate for planting. It was also mentioned that clematis needs careful pruning and also might not be appropriate for this use.

4. Historic District/Landmark Update

- a. **304 W. Washington** – Ms. Bombard brought to the Commission's attention that there was a dug up area between the sidewalk and driveway and is a code enforcement issue. The owner will brick the unpaved area with matching paver bricks to match the sidewalk. Motion to approve made by Commissioner Keck and seconded by Commissioner Schneider. Motion carried with an all aye vote.
- b. **222 Main** – Ms. Bombard advised that the neon signage installed was not the signage approved by the Commission via the Certificate of Appropriateness late last year. It was, however, what was submitted by the tenant and approved by sign permit without matching to the Certificate of Appropriateness.
- c. **109 Turner Court** – Ms Bombard spoke with the Architect and he drafted a new drawing per the Commission's latest recommendations. Ms. Bombard spoke to the owner, Victor Domnenko regarding the drawing. She reminded Mr. Domnenko that the window to the left of the door must match the other windows.
- d. **151 W. Washington** – The City now owns the Wiant House and there is a stay of execution for demolition until June. Ms. Bombard advised that there is the potential that the City will get two proposals for re-use but the proposals must be in by the end of February.
- e. **213 Main** – Ms. Bombard advised that St. Vincent's applied for and was granted façade funding for the work completed.

5. Approval of Minutes

Minutes from the special meeting of June 21, 2011 were read. It was noted that Commissioner Plante was not present and since there was no time recorded for Commissioner Chinn's arrival, the "(late arrival)" would be removed. Motion to approve the minutes with changes made by Commissioner Timbrook; seconded by Commissioner Keck and was approved by an all aye vote with Commissioner Plante abstaining.

Minutes from the meeting of October 25, 2011 were read. A motion to approve the minutes was made by Commissioner Schneider and seconded by Commissioner Timbrook. Motion to approve carried with an aye vote. Commissioner Chinn abstained.

6a. Other Business.

- a. Annual Report** - Commissioners read the 2011 Annual Report. Motion to approve made by Commissioner Timbrook and seconded by Commissioner Schneider. Motion carried with an all aye vote. Ms. Bombard will send to City Council.
- b. Preservation Awards** – Ms. Bombard asked the Commissioners to think about possible nominees for this year's awards. Commission would like to recognize St. Vincent DePaul for their façade renovation.

7. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Timbrook. Meeting adjourned at 9:16 p.m.