

CITY OF WEST CHICAGO

Approved 4/27/10

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING MARCH 23, 2010

Members Present:

Tony Chinn
Garth Keck
Janet Hale
Sharon Plante
Steven Schneider
Richard Vigsnes

Guests:

LuAnn Bombard
Jeff Harris
Michael Lellios
Gilbert Ruiz

Members Absent:

Jennifer Timbrook

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

Meeting called to order at 7:05 p.m. Quorum established.

2a. COA Review – 222 Main Street – Window sign

Commissioner Hale asked for clarification to the signage already in the windows. There is 18 square feet in each window for a total of 36 square feet; 39 square feet are allowed by Code. Code allows for 50% coverage; however, Commission has attempted to allow only 20% coverage in the District. There was a discussion among the Commission regarding the additional door signage requested. Commissioner Hale noted that the Commission was generous with the original signage. Also noted that this additional door signage being considered has already been installed without a permit. Commissioner Chinn feels that we should allow only 20% of the door size for door window coverage. The building owner, Mr. Lellios, feels that reducing the lettering to meet the 20% requirement is not fair given the signage across the street. Commission has considered and decided to allow only 20% on the door. The tenant, Mr. Ruiz, has indicated that he will remove the “Se Hable Espanol” to be in compliance with the 20% signage allowance. Motion to approve as amended made by Commissioner Keck and seconded by Commissioner Schneider. Motion carried with all aye vote.

2b. Other Review

No other reviews presented at this time.

3a. Preliminary Review

No reviews presented at this time.

4a. Historic District/Landmarks preliminary review – Window Sign discussion

City staff requested clarification from the Commission regarding the window allowance percentage to be allowed in the District. There was a general discussion and clarification of the Commission's agreement to keep the window signage allowance to 20% coverage in the District. Jeff Harris, City Planner, took part in the discussion and presented three scenarios to be clarified:

1. Apply 20% maximum per façade to total combined allowable square footage. Motion to approve made by Commissioner Keck and seconded by Commissioner Schneider. Motion passed with an all aye vote. Note: Commissioner Visgnes had left the meeting.
2. Opaque glass blocks will not be counted as windows. They will be counted as part of the building. Motion to approve made by Commissioner Plante and seconded by Commissioner Keck. Motion passed with an all aye vote.
3. Commission will not allow signage on shared doors with the exception of the address number. Motion to approve made by Commissioner Keck and seconded by Commissioner Schneider. Motion passed with an all aye vote.

5. Approval of Minutes

Minutes from the meeting of February 23, 2010 were presented and read. Motion to approve was made by Commissioner Schneider and seconded by Commissioner Keck. Motion carried by an aye vote with Commissioner Plante abstaining.

6. Other Business

LuAnn Bombard advised that she will discuss the Presentation Awards further with Rosemary Mackey, Public Relations with the City, to get clarification on the role the City wants to take.

7. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Schneider. Meeting adjourned at 8:20 p.m.