

**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION**

**MEETING MARCH 26, 2013**

*Approved at the April 23, 2013 meeting.*

**Members Present:**

Janet Hale

Sharon Plante

Garth Keck

Steve Schneider

Richard Vigsnes

**Members Absent:**

Tony Chinn

Jennifer Timbrook

**Staff:**

Jeff Harris

**Guests:**

Gil Valenzuela

Fernando Ramirez

Maciej Goch

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

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

**2. Certificate of Appropriateness Review**

**a. 129 Main St. – window signage**

Mr. Fernando Ramirez, business owner, presented to the Commission. Drawing was discussed as presented. Signage will be red block, black script and white background. Opaque frosted etching on bottom of the windows for security purposes. Motion to approve as discussed was made by Commissioner Keck and seconded by Commissioner Schneider. Motion passed with an all aye vote.

**6. Other Business**

Mr. Maciej Goch was a guest at the meeting. Mr. Goch was inquiring if the Commission had any updated information on 241 Washington Street. He is interested in potentially purchasing the property and had not had any luck reaching the current owner/bank. Commission provided some suggestions as to how to research the current owner, believed to be a bank.

**4. Historic District/Landmark Update**

**a. 151 W. Washington**

Jeff Harris, City Planner, advised the Commission that there were two RFQ proposals. Mr. Harris did not elaborate on the RFQs. He said the City's goal is to pursue both options or if the RFQs don't work out, to go Plan B and demolish the building. Commissioner Hale said that she thought there would be negotiations including the amount of property or the respondents would be allowed to re-negotiate and respond back. Mr. Harris stated that John Said, community Development Director, is out of town and Mr. Harris does not know if he can share information with the Commission or not. Mr. Harris further stated that because it's real estate, does not necessarily make it public. No

interviews had been set as of this meeting date. He thinks they will be next week once Director Said is back in the office. Mr. Harris did state that one of the proposals was for restoration work on the building only and one was for an overall downtown development. Mr. Harris asked for specific questions. Commissioner Hale feels information should be forth-coming without asking for it. Mr. Harris further stated that both RFQs include the preservation of the building. Commissioner Hale said that the cut-off for RFQ submissions to the City for review should be March 4<sup>th</sup> – early enough so the reviews could be completed before the public hearing on April 16<sup>th</sup>. Mr. Harris said he has no knowledge of how the date was picked. He said the interviews are the first week of April and doesn't know if developers will be allowed to revise if necessary. He also doesn't know the path – City Council or Development Committee after the interviews are completed.

### **3. Preliminary Review**

#### **a. 116 Galena St.**

Mr. Valenzuela, owner, presented additional information to the Commission. He has received a proposal from Marion, Inc. and wants to present his proposal as proof of progress on the project. Mr. Valenzuela also wanted to share with the Commission information that he had sent a letter to John Fincham's office (Code Compliance). The letter provided an update to the project and stated that he was waiting for a proposal. He also advised that he had a conversation with Mr. Fincham giving him an update and a plan of action. Mr. Valenzuela stated that he has not had a written response from the City. Mr. Harris said that there will not be any liens anytime soon. Mr. Harris will touch base with Mr. Fincham. It is agreed that the City should acknowledge receipt of the letter and a further action plan. Mr. Valenzuela also told the Commission that he has letters from the City and an attorney for the City that the property could be lienied. Mr. Valenzuela is continuing to contact other vendors.

Commissioner Hale told Mr. Valenzuela that, in her opinion, Commissioner Timbrook is most knowledgeable to help with financial aid which is needed because of the City's action. She also stated that last the Commission was told in September was that the Commission was working with the owner toward getting the roof completed and the the roof was scheduled for October – the same time as the citation was filed. Mr. Valenzuela said that Mr. Fincham told him as long as there was progress, there would be no citations. Previously, the Commission has been involved before tickets were issued. Examples would be 151 W. Washington and the stucco house located at 137 E. Washington. Commissioner Hale asked for a consensus of her opinion that Mr. Valenzuela was working toward the necessary repairs and had not stopped working with the Commission. All Commission members agreed. Mr. Valenzuela will contact another vendor he was provided information for. Mr. Valenzuela also stated he will have to sacrifice his retirement to fix this. He will draw from insurance to fund. He has only \$5,000 in funds to use. With the consensus of the Commission, Commissioner Hale will pursue the façade grant funding. Commissioner Hale will ask Commissioner Timbrook to pursue grant money. She also suggests that Mr. Valenzuela contact his Aldermen and keep a log of all his activities in this matter.

### **5. Approval of Minutes**

#### **a. February 12, 2013**

Minutes from the meeting of February 12, 2013 were read. Motion to approve as discussed was made by Commissioner Schneider and seconded by Commissioner Vigsnes. Motion carried with an all aye vote with Commissioner Keck abstaining.

**6. Other Business**

- a. Mr. Harris will be out of town for the public hearing on April 16<sup>th</sup>. After a brief discussion, it was agreed that the April 23<sup>rd</sup> meeting will remain on the calendar and Mr. Harris will send out the agendas prior to his absence.
- b. Mr. Harris reviewed the Main St./Turner Ct. stairways file with the Commission.

**7. Adjournment**

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Vigsnes. Meeting adjourned at 8:34 p.m. with an all aye vote.