

CITY OF WEST CHICAGO

Approved 4/24/12

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING MARCH 27, 2012

Members Present:

Janet Hale
Garth Keck
Sharon Plante
Steven Schneider
Richard Vigsnes

Staff:

LuAnn Bombard
John Fincham

Guests:

Victor Domnenko
Heath Wright

Members Absent:

Tony Chinn
Jennifer Timbrook

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 – 148 W. Washington St. - sign

The tenant was not present before the Commission. The Certificate of Appropriateness did not identify the colors of the sign. Commissioner Keck advised that he had seen the logo on an inside display and the sign was red and black. Based on this information and the information contained in the sign permit, Commissioner Keck made a motion to approve as presented with two colors. Commissioner Schneider seconded the motion and the motion passed with an all aye vote.

2b. COA Review – 126 and 206 Main St. – handrails and bollard lighting standard

As he had the previous month, Mr. Heath Wright of Upland Design Ltd appeared before the Commission regarding the proposed renovations to the north and south stairways on Main Street. Mr. Wright provided additional information and updated drawings of the handrails based on last month's discussion of the spindle design. Additional information provided: Guardrails must be 42" tall per code. The railing will range from 34" – 38" grip surface. Railings will be installed on both sides of the stairways. The top of the guardrail will match the railings. Mr. Wright provided samples of the iron. The Commissioners believe the iron is sturdy enough at ¾" to not appear too residential. Currently, the proposal is for a full railing to be put into the stair threads at the fountain. The Commission would prefer this be modified to be a stand-alone railing with a newel post at the bottom. Mr. Wright will revise the proposal to take the Commissioner's requests into consideration. The Commissioners have requested full drawings to see the connection from the guardrails to the railings because of the height differences. The Commission wants to insure that the transition flows from one height to the other seamlessly. Mr. Wright advises that revised full drawings would be available the end of the second week of April.

The proposed bollard lights are photocell, not motion sensor. The lights should be on with the streetlights.

For the plantings, there is no issue with the original proposed catmint now that it has been further described as non-invasive. The plants are guaranteed for one year.

Motion to approve the concept and review by Director Bombard and Commissioner Hale when the revised plans are available was made by Commissioner Keck and seconded by Commissioner Vigsnes. Motion passed with an all aye vote with Commissioner Hale abstaining.

2c. 109 Turner Ct. – windows

Mr. Domnenko appeared before the Commission to present. The second floor windows will be a larger 88-1/2" x 78-1/4". The brick above the current windows will be removed and the larger windows will be installed in an opening that is closer to the original window size. The area above the windows and below the arch will be filled with a stucco material that is similar to the color of the windows, although it may be slightly lighter. The windows are wood double-hung, aluminum clad. There is no change to the current third floor windows. Mr. Domnenko advised that the stucco is in good shape above the third floor windows. On the lower level, the lower window will be 75" x 46". Brick above the window will be removed and stucco to match the other floors will be installed. On the lower level where there is now a concrete surface, this area will be replaced with stucco underneath and a topcoat of Dryvit. This lower stucco area will be colored to match the grout. Motion to approve the concept of the windows and the lower stuccowork was made by Commissioner Schneider and seconded by Commissioner Keck. Motion carried with an all aye vote. The Commission looks forward to finalizing the Certificate of Appropriateness at the April meeting.

2d. 145-147 W. Washington St. – demolition permit

The Commissioners discussed the memorandum filed with the Application for Certificate of Appropriateness that stated that members of City staff were directed to prepare documents for public bid and the Mayor was authorized to execute a contract for services related to the demolition of the building. The Commissioners discussed their concern about the Commission not being brought into the loop before the bids were sent out or the buildings torn down in the Turner Junction Historic District. Commissioner Keck motioned to write a letter to open dialogue with the City and the motion was seconded by Commissioner Schneider. There was a consensus among the Commissioners to write the letter and send to Mayor Kwasman, City Administrator Gutman and Director Flatter.

On the matter of the actual demolition of the building, Director Bombard noted that this building is a non-contributing structure per the 1990 survey of the District and there is nothing remaining of the original façade. Motion to approve the demolition as presented was made by Commissioner Schneider and seconded by Commissioner Keck. A roll call vote was taken: Commissioner Keck – aye; Commissioner Schneider – aye; Commissioner Vigsnes – aye; Commissioner Plante – no; Commissioner Hale – aye. Motion carried. Commissioner Plante's no vote was based on her belief that this is not an appropriate time to be tearing down buildings in the hopes of redeveloping West Washington Street with a City complex. This is a time of economic hardship on many in the community; high home foreclosure and vacancy rates; West Chicago's property tax rate over 8% (which is among the highest rates of all the communities in DuPage

County); the recent defeat of a bond issue for a new Community Center and the fact there has been no bond issue or approved plan to finance the building of a new City complex.

3. Preliminary Review

None at this time.

4. Historic District/Landmark Update

- a. 151 W. Washington** – The City-owned Wiant House did not get the two proposals for re-use anticipated but it is safe until the end of May. The latest site development plan shows the house remaining on the plan but the Police Department has removed. Director Bombard has put the building back up on Historic Landmarks Illinois site.

- b. 112 Galena** – A letter was sent to the tenant after the February meeting advising that the Certificate of Appropriateness for the window sign was denied at the meeting and the tenant was given 30 days to amend his application, take the sign down or request a public hearing. There has been no response from the tenant as of the March meeting date.

5. Approval of Minutes

Minutes from the meeting of February 28, 2012 were read. A motion to approve the minutes was made by Commissioner Keck and seconded by Commissioner Schneider. Motion to approve carried with an aye vote. Commissioner Vigsnes abstained.

Other Business.

- a. Preservation Awards** – The Commission would like to recognize St. Vincent DePaul for their façade renovation.
- b. Open Meetings Act Training** – Director Bombard handed out a link to a website and advised the Commissioners that they are required to take the Open Meetings Act training course before the end of the year.

6. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Schneider. Meeting adjourned at 9:07 p.m.