

CITY OF WEST CHICAGO

Approved 5/22/12

West Chicago Historical Preservation Commission Meeting April 24, 2012

Members Present:

Janet Hale
Sharon Plante
Garth Keck
Richard Vigsnes
Steven Schneider
Jennifer Maglinte-Timbrook

Guests:

Fernando Ramirez
Bob Meyer
Wendy Meyer
Jose F. Soto

Staff:

LuAnn Bombard
John Fincham
Robert Flatter, Director of Public Works

Members Absent:

Tony Chinn

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

Meeting called to order at 7:00pm. Quorum established.

2a. COA Review - 142 W. Washington

The applicant would like to place a new sticker over the existing sign. The installer, Mr. Ramirez was present. Commissioner Hale requests that the pre-existing sign be covered by primer so there is no shadow that will show through the new sign. Commissioner Keck moves to approve as discussed. Commissioner Schneider seconds and the motion passes with all aye votes.

2b. COA Review - 203-205 Main St. - Patio

The applicant was not present before the Commission. The Commission discussed the information that was on hand. The applicant is seeking to build a patio that would be fenced along Galena Street with a 7 foot brick wall abutting the adjacent alley. The patio would take over a parking lot that is unable to be used. As designed, City staff says that the design meets code although full construction drawings would be necessary. The Commission shows concern about the height of the wall that runs along the north side (adjacent to the alley). The Commission would prefer a shorter brick wall. As proposed, a 7 foot brick wall is visually obstructive to the streetscape of Galena St. The Commission understands that the business is trying to maintain ambience for their customers however, a shorter wall would be preferred. Since the applicant was not present Commissioner Keck made a motion to table until a later date. Commissioner Schneider seconds and the motion is approved with all aye votes. The COA number will be maintained.

2c. COA Review - 203 Turner Ct. - 200 Main St. - Painting

The Cultural Arts Commission and members of Gallery 200 would like to repair and paint the doorway entrance to 200 Main. In addition they would also like to paint the exterior entrance doors and sidelights of the entrance at 203 Turner Court. The rear entrance would be a Benjamin Moore, Crownsville Grey color. The front entrance would use Rustoleum Epoxy Paint Satin finish, tan with a sand aggregate and a border color of mocha. Commissioner Timbrook makes a motion to approve as discussed and is seconded by Commissioner Keck. The motion carries with all aye votes.

Preliminary Review

a. 179-183 W. Washington - discuss facade renovations

Bob & Wendy Meyer from the Amity Lodge came to the meeting to discuss concerns over 151 W. Washington. The lodge was established in 1865 and has maintained records on downtown buildings since 1875. In regards to 179-183 W. Washington, they want to replace the windows in the former Gloria's Jewelry and have them match those in Tango Argentina. Bob Meyer says that they have old blueprints; LuAnn would like to see the old blueprints. The Meyers are interested in facade improvement funds but are concerned about code violations the time frame to complete. City staff encourages them to maintain a clear line of communication with the City. The Commission also encourages them to apply as soon as possible as facade improvement funds are running low.

Historic District/Landmark Update

4a. 151 W. Washington - Several contractors have been going through the building. The members of the Amity Lodge are outraged that the building may be demolished but are encouraged to inquire on how the building could be saved.

4b. 126 and 306 Main St. - Tunnel & Stairway Project

Tunnel- Public Works director, Robert Flatter was present to discuss changes to the area near the Community Center and pedestrian tunnel. All fencing would be removed and the ramp from the Community Center would be eliminated and filled in and landscaped. The ramp going to Turner Court will follow along the curb into the parking lot. The block segment wall will be removed as well. The same railing style from the Main Street project will be used for grade differences (see pg 18 of Main St. Tunnel Improvements plans). The lighting will be photo controlled and are non-LED. The tunnel lights are always on for safety. The concrete will be repainted and efforts will be made to stain the concrete. The tunnel will be repainted because it is already painted with anti-graffiti paint. The expected cost of the project is \$650,000. The guardrail height is 42 inches and the handrail height is 34-38 inches. Commissioner Schneider makes a motion to approve as discussed. Commissioner Timbrook seconds and the motion carries with all aye votes.

Stairway Project- The Commission would like to see the guardrail removed where it is not absolutely necessary. They would prefer the curley-que moved back to the lower height and one of the posts extended to the handrail. A continuous railing instead of the fences is also preferred along the south stairway. The stairway railing will be 34-38 inches in height with the curley-ques at every spindle; straight support piece at the top for the guardrail height difference. Commissioner Timbrook moves to approve as discussed with changes; Commissioner Schneider seconds. The motion carries with all aye votes.

4c. 116 Galena - Carriage House

This carriage house is significant architecturally by being made of grout construction. It has a crumbling roof and is back on the radar for code violations. According to City staff, a structural engineer is needed to find out whether the building is sound. Ten years ago, structural engineers were surprised to see the building structurally sound. It would cost around \$4500 for an evaluation.

4d. 112 Galena - Sign

A letter was sent to the tenant after the February meeting as of the April meeting, the tenant has not responded and is in non-compliance. Fines will be issued.

4e. 150 W. Washington

The building owner would like to repair the peeling paint on the building. They would like to paint it a neutral color and will let LuAnn know colors and provide samples. An email will be sent to the commissioners with the details.

Chairperson Commissioner Hale left early due to illness (8:40pm); Commissioner Plante steps in.

5. Approval of Minutes

Commissioner Timbrook abstains from the March 27th minutes. Commissioner Keck moves to approve as written, seconded by Commissioner Vigsnes. The minutes were approved by 4.

Other Business:

a. A proclamation will be made at the next City Council meeting on May 21st for the Historic Preservation Award; the award is being given to St. Vincent de Paul.

b. The commissioners acknowledged receipt of information on mandatory commissioner training and will comply.

6. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Schneider. Meeting adjourned at 9:30pm.