

CITY OF WEST CHICAGO

Approved 8/24/10

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING JUNE 22, 2010

Members Present:

Tony Chinn (late arrival at 8:43 pm)
Garth Keck
Janet Hale
Sharon Plante
Richard Vigsnes

Guests:

LuAnn Bombard
Alan Dieter
John Fincham
Michael Lellios
Barbara Toledo
Efren Toledo

Members Absent:

Steven Schneider
Jennifer Timbrook

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

Meeting called to order at 7:10 p.m. Quorum established.

2a. COA Review – 218 Main Street & 219-223 Turner Court – Window/door Replacement

Michael Lellios, building owner, appeared before the Commission to discuss his request. There are a total of 20 windows to be replaced. They will be replaced with windows with an appearance of six over six panes (muntins are snapped in); aluminum welded frame, low E double glass with argon. Windows will be trimmed in a rustic brown color. Windows are Feldco Sophia Series DH model #755 and have the dimensional qualities of a wood window. All windows with the exception of the bottom window of 223 Turner Court will be replaced. This window will be painted to match all other replacement windows. Mr. Lellios also requested approval to replace the door at 219 Turner Court. Door is currently a steel door without windows and will be replaced with the exact door and painted to match what is currently in place. Motion to approve window and door replacement as presented was made by Commissioner Keck and seconded by Commissioner Vigsnes. Motion carried with an all aye vote (Commission Chinn not present).

2b. 203 Turner Court – Window sign, paint selection

LuAnn Bombard, Preservation Director, presented on behalf of the City. Area to be painted is over the main door and the two service doors. Color chosen is “Bayport”, a gold color to match the limestone sample. Ms. Bombard also presented the request for signage over the rear doors. A discussion by all Commissioner members ensued, as the proposed signage, including the white background, is .9 square feet over the 20% allowed in District. There was a consensus of the Commission to approve the sign as presented. It was determined to be more aesthetically pleasing to fit in an area with a logical breakout, aligning with the sidelights. Motion to approve as proposed was made by

Commissioner Keck and seconded by Commissioner Plante. Motion passed unanimously (Commissioner Chinn not present).

2c. 101 Turner Court – Review of compliance with COA 10-01

Efren Toledo, building owner, was present to speak with the Commission regarding the work performed on his building, specifically the color of the new mortar. Mr. Toledo explained to the Commission that there are several different color of mortar on the building. Commission remarked that the mortar color had been discussed previously and that the new mortar was to match the area surrounding the repaired areas. The new mortar was found to be more “pink” in color. Mr. Toledo has spoken with his mason who had advised that the mortar would darken over time. However, Mr. Toledo agreed to look into staining the mortar to match the older mortar within the surrounding area. He agreed to call his mason and look at the end of July to be in compliance with the Commission’s request. Commissioners voted that the work is not in compliance with the COA and needs to blend in with the surrounding area. Commissioners have appointed Commissioner Hale and Director Bombard to review sample of the stained mortar. They have the approval of the Historic Preservation Commission to approve on our behalf if the sample is acceptable. A motion to approve bringing COA 10-01 into compliance with new mortar stained to match the abutting area; sample to be reviewed by Commissioner Hale and Director Bombard; approval on behalf of the Historic Preservation Commission; and approval to release façade grant funds was made by Commissioner Plante and seconded by Commissioner Keck. Motion carried with an all aye vote (Commissioner Chinn not present).

2d. Other Review – 406 E. Washington – Roof replacement

Alan Dieter, homeowner, was present to speak with the Commission. Mr. Dieter brought in a sample of the proposed architectural shingles, 3 tab black. Roof will be a tear off and replaced with “Duration” 35-year shingles. Motion to approve as presented was made by Commissioner Visgnes and seconded by Commissioner Keck. Motion passed with an all aye vote.

2e. Other Review – 442 E. Washington – House siding

The homeowner was not present so LuAnn Bombard presented on behalf of the owner. Proposal is to tear off the old aluminum siding (no longer available), install house wrap and re-side with vinyl siding as presented. Color of siding is to be Spanish Olive. Commission advised that the new siding must not protrude past the trim. Motion to approve as presented made by Commissioner Plante and seconded by Commissioner Visgnes. Motion passed with an all aye vote (Commissioner Chinn not present).

3a. Preliminary Review

No reviews presented at this time.

4a. Historic District/Landmarks preliminary review - Update on 151 W. Washington

John Fincham, Assistant Community Development Director, advised that the property owner has been fined by the city for property conditions. He further advised

that the owner has not shown for the last two hearings nor has he done the work as promised. The City is continuing with enforcement.

4b. Historic District/Landmark Update – Update on City way finding sign program

Director Bombard advised that there are 40+ signs proposed. A handful of the signs will be erected in the near future. City has limits set on the verbiage on the signage depending on their placement (state road, etc.).

5. Approval of Minutes

Minutes from the meeting of April 27, 2010 were presented and read. Motion to approve with changes was made by Commissioner Hale and seconded by Commissioner Visgnes. Motion carried by an aye vote with Commissioner Plante abstaining.

6a. Other Business – Discussion of presenting a “Rejuvenation Award” for 413 Joliet Street

Some ideas presented during discussion by the Commission were: Half sheet or full sheet handout by City staff when permits are applied for advising that advice is available by the Commission; notification on the water bill in the “news” section that advice is available from the Commission; awards should be specific to the property and not given “at large”. Motion to approve the concept for this property award made by Commissioner Keck and seconded by Commissioner Plante. Motion carried with an all aye vote.

6b. Other Business – Discussion of attendance at the I.A.H.P.C. meeting

Director Bombard and Commissioner Plante advised the Commission of the events of the meeting held in Crystal Lake on June 18, 2010. Some of the meeting topics covered included the EPA RRP Rule as it regards property owners and safe lead paint removal, replacement/repair of windows within historic districts, and how to properly market historic preservation. Both attendees agreed that the meeting was informative and well attended.

7. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Visgnes. Meeting adjourned at 9:36 p.m.