

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION

July 3, 2013

Approved at the August 27, 2013 meeting.

Members Present:

Janet Hale
Cheryl Waterman
Richard Vigsnes
Blake Kennedy
Garth Keck

Staff:

John Said Community Development Director

Guests:

Frank Fokta
Mary Beth Versaci-West Chicago Press
Merle Burleigh
Robert Sanchez-Daily Herald
K. Slivinski-Tribune
Ray Waterman

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

The meeting was called to order at 7:07 p.m. A quorum was established.

2. Certificate of Appropriateness Review

a. 151 W. Washington St. Denial of Demolition

The Finding of Fact and Decision Pursuant to Public Hearing Document was read by all Commissioners. Corrections were made. A motion to approve, with corrections made, finalized and mailed to the City by July 5, 2013 by Commissioner Waterman, second by Commissioner Vigsnes. The motion passed by an all aye vote.

Commissioner Waterman read the decision reached. The decision was based upon the foregoing Findings of Fact, the Commission hereby finds and determines that the City is not entitled to the issuance of a COA, and that the Application be denied. Alternatively, upon the City's making the following modifications to its Application, the Commission will issue a COA consistent with the Application so modified: Withdraw the request for and cease pursuit of demolition and:

1. Renovate the Wiant House in accordance with the Secretary of Interiors Standards for Rehabilitation: or
2. Repair and re-establish the weatherproof integrity of the overall building so to afford time for the location of a suitable new use/owner and general improvement in the economy while the City pursues community approval for the proposed development after a downtown development plan is finalized. The repair and maintenance steps should include the measures set out on pp. 26 and 34 of the Gallagher report, Commissions Exhibit No. 1, including the possible removal of the exterior stairways: or
3. Re-write the RFQ, with the input of the Commission and preservation agencies, like Landmarks Illinois, so as to foster a general audience of potential applicants,

provide an extended period of time to allow plan development, the securing and demonstrating of funding, and submission of completed proposals. The City shall widely promote the RFQ for adaptive re-use to assure it is well-advertised on the City website and with historic agencies, local realtors, etc.

Approved upon motion duly adopted by the Commission this 3rd day of July 2013.

Frank Fokta asked what recourse the city has to answer this decision. John Said stated that once the document was delivered to the City, it would go to the City Council for review. To clarify, John Said read for the record Sections A and B of Section 4-97 of the Municipal Code, titled "Appeal of Denials of Certificate of Appropriateness or Economic Hardship."

3. Preliminary Review

None.

4. Historic District/ Landmark Update

None.

5. Approval of minutes.

a. June 4, 2013

A motion to approve as corrected by Commissioner Waterman, second by Commissioner Keck. The motion passed with three aye votes. Commissioners Vigsnes and Kennedy abstained.

6. Other Business

None.

7. Adjournment

A motion to adjourn was made by Commissioner Kennedy, seconded by Commissioner Vigsnes. The motion passed by an all aye vote. The meeting adjourned at 7:34 p.m.