

CITY OF WEST CHICAGO

Approved as amended 10/27/09

West Chicago Historical Preservation Commission Meeting Minutes 09/22/09

At 7:02 Chairperson Hale called the meeting to order. All commissioners were present (Vigsnes, Keck, Maglinte-Timbrook, Chinn, Schneider and Plante).

City staff: LuAnn Bombard, John Fincham

Guests: Mr. Mike Lellios, Mr. Gilbert Ruiz, Ms. Liz Flores

COA Review

The first COA review was for new signage at 222 Main. The building owner, Mr. Mike Lellios and the business owner, Mr. Gilbert Ruiz were both present. The signage up for review included two window signs and one wall sign. As shown on the sign permit, sign #1 was a twenty-one (21) square foot sign on painted wood. Mr. Lellios indicated that it was a mistake and the sign was to be a plastic back-lit sign although it did not have to be illuminated. Chairperson Hale let Mr. Lellios know that plastic back-lit signs were not recommended per Commission guidelines in the historic district and if he did not receive a copy of the guidelines, one would be given to him. He mentioned that he had passed on the information to Mr. Harris although that information was not updated in the Commissioners' packets. Mr. Ruiz said that he was amenable to changing the sign material. The Commission offered alternatives such as wood, metal, fiberboard, or polyurethane or a textured look like sandblasted wood and Mr. Ruiz said that he would price out the options and see what worked best. Sign #2 on the sign permit was for two window signs, which would be placed in the front windows of the storefront. There would be two parts to the signs: the top signs would be six (6) feet wide by two (2) feet high with six (6) inch lettering, the lower sign six (6) feet wide by one (1) foot high with four (4) inch lettering, for a total of thirty-six square feet. There was a discrepancy in the figures for the signs since Mr. Lellios said that just the two front panes were used for the calculations and not the side panels. This would affect the maximum percentage allotment for sign coverage. Based on the numbers as shown on the sign permit, the thirty-six (36) total square footage of the sign would be above the maximum percentage allotment. Mr. Ruiz said that he was amenable to altering the size of the signs so that they would follow city code. After discussion, it was decided that the top signs would be six (6) feet wide by one and a half (1 1/2) inches high and the bottom signs would be six (6) feet wide by six (6) inches high. This would bring the total square footage to twenty-four (24) square feet. The size of the lettering would be the same on both signs. The lettering would be red with a black shadowed effect for better reading. It was also

discussed that the font style would be complimentary on both the wall sign and the window signs. Both sets of signs would have a white background and a red frame around the rim giving it a finished look. It was also noted by Mr. Lellios and supported by the Commission that the wall sign would be placed at the same height as the neighboring business, Miguel's Barber Shop, so as to have a more uniform facade. A motion was made to approve as revised by Commissioner Keck and seconded by Commissioner Schneider. The vote passed unanimously. Mr. Ruiz and Mr. Lellios will contact LuAnn Bombard with their decision on the material of the wall sign.

The second COA for review was for 203 Turner Ct. (also known as 200 Main) to replace the existing garage doors and repaint existing service doors. As presented, the garage doors would be replaced by double doors with a 3/4 light and two lower panels. They are made of steel and would swing out. The glass would be clear for the door and sidelights. It was decided that the color of the doors should pop out against the limestone exterior; the color agreed upon was Oyster Shell in a semi-gloss. The service doors as well as the space above the double doors would be painted in a color that would allow it to blend in with the limestone; a matte antique white was suggested. The 3/4 light would have the Gallery 200 logo on it, matching that on the front door. The sign would be a vinyl sticker. A motion to approve as discussed was made by Commissioner Plante and seconded by Commission Maglinte-Timbrook. The vote passed unanimously.

Historic District /Landmark updates included an update on the progress of 151 W. Washington which is undergoing replacement of the deteriorating slate roof. It was discovered upon removal that the "V" shaped slates were originally red and the synthetic replacement is an almost exact match. She detailed the pattern for the 13 rows of shingles that will be replaced.

Further updates included 304 W. Washington's replacement of the newel posts and repainting of the front porch. Colors will match existing colors. Issues at 118 Main were corrected, specifically the signboard. The Commission had requested that the tenant/owner not use lap-joint siding above the windows, rather three (3) solid signboard pieces. The lap-joint siding was installed erroneously and has since been corrected to reflect the request of the Commission. The Commission had also requested that on the outside edges of the windows, they wanted it to be filled in so as to look like posts. The lap-joint siding was installed however, upon secondary inspection it was decided that the lap-joint siding could stay as it provides a uniform appearance as a storefront, whereas the posts would have made it look more like a front porch.

LuAnn Bombard and Commissioner Timbrook made note of the Church of the Resurrection which is located at the intersection of Rt. 59 and Gary's Mill Road. It was brought to their attention by Lisa DiChiera of the Landmarks Illinois organization that this church was built by prominent Chicago architect Edward Dart. Landmarks Illinois has placed this church on its 10 Most Endangered Places list because many of Dart's commissions have been demolished throughout the years and this property is currently up for sale. The church property sits on a floodplain so it is hopeful that no one will be want to tear it down and build upon the land.

Approval of June 23rd, July 28th and August 25th minutes took place. The June 23rd minutes had been tabled from the August meeting due to lack of a quorum. Commissioner Maglinte-Timbrook made the motion to approve the June 23rd minutes as presented, seconded by Commissioner Chinn. Commissioners Schneider and Keck abstained. The minutes passed with aye votes. Chairperson Hale moved to approve the July 28th minutes with corrections and was seconded by Commissioner Keck. Commissioners Maglinte-Timbrook and Plante abstained. The motion carried. The August 25th minutes were lacking an adjournment time and was corrected to have adjourned at 8:30pm. Commissioner Keck made the motion to approve with corrections, seconded by Commissioner Schneider. Commissioners Maglinte-Timbrook, Vigsnes and Hale abstained. The motion carried.

With nothing left to further discuss, Commissioner Keck made the motion to adjourn at 8:54pm, seconded by Commissioner Schneider. Motion passed unanimously.