

CITY OF WEST CHICAGO

Approved 11/27/12

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING OCTOBER 23, 2012

Members Present:

Janet Hale
Garth Keck
Sharon Plante
Steven Schneider
Richard Vigsnes
Jennifer Timbrook (late arrival at 7:24 pm)

Members Absent:

Tony Chinn

Staff:

LuAnn Bombard
Jeff Harris

Guests:

Victor Domnenko
Gabriel Fernandez
Eduardo Hernandez
Elizabeth Opholt

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

Meeting called to order at 7:01 p.m. Quorum established.

2. Presentation: Energy Impact Illinois

Ms. Liz Opholt from Energy Impact Illinois appeared before the Commission to advise on the resources available from her organization. Ms. Opholt advised that there are Federal grant funds totaling \$25 million available from the Energy Department. Funding is available through May, 2013 only. Her alliance was formed to educate the public and connect them with financial resources available. There are no income requirements. You must only own your home or a building with less than four units. A low cost energy assessment/safety check for \$49 is required. Assessment is completed by the CSG group, individuals who are building enforcement certified. The program pays 70% of the eligible work (insulation, air sealing, safety measures) with a cap of \$1,750. The average cost of work is \$2,500. Savings are estimated to be \$300 - \$500 on your yearly utilities. An energy certificate will be issued after work is complete. Ms. Opholt advised “get involved” – have an assessment or host an impact party with 5-10 homeowners viewing an energy demo.

3. Certificate of Appropriateness Review

c. 113 Turner Court – Gutter and Downspout

Mr. Hernandez, owner of property appeared before the Commission. The gutters will be 6” x 6” box gutters. The downspout will be 5” round corrugated which is slightly larger than the current 3-1/2 – 4” downspout. There will be only one downspout on the right hand side and left hand downspout will be removed. It is not decorative but strictly functional. The receptacle pipe on the right will remain. The Commission recommendation is that the downspout be a rustic red or brown color to blend with the building brick. Downspout must be fastened into the mortar and not the brick. Motion to approve as discussed made by

Commissioner Timbrook and seconded by Commissioner Keck. Motion carried with an all aye vote.

d. 210 Main Street – Window Signs

Mr. Fernandez, tenant appeared before the Commission. Discussion with regard to letter placement, size and color took place. Results are that HEATING will be red in color; COOLING will be blue. The remainder of the lettering will be black. Lettering height is a maximum of 6.5”, spaced appropriately; top and bottom framing. There is a potential for smaller letters at the top of the windows to fit overall window sign allowance. Logo contains black lettering; symbol is red and blue. Jeff Harris will ensure the fit is per the 20% overall allowance with the new plan as discussed when the permit is issued. Motion to approve as discussed made by Commissioner Schneider and seconded by Commissioner Keck. Motion passed with an all aye vote.

e. 109 Turner Court – Window Design

Mr. Demnenko, owner, appeared before the Commission. Proposed windows will be single light – low E double-paned with argon gas; no grills; wood frame. The bottom window will have screens on the first floor only. Windows to be replaced are three light transoms, two first floor windows and one basement window. Windows are from the Architectural series and cutsheets were provided. Motion to approve as discussed made by Commissioner Keck and seconded by Commissioner Timbrook. Motion passed with an all aye vote.

a. Corner of W. Washington Street and Turner Court – Replacement of Damaged Railing

Director Bombard presented. The concrete will be repaired and replaced with a rounded corner. The Commission discussed and will approve matching railing to what was approved for the two stairwells downtown on COA#12-02. The added railing at the top was not required (see attached). Posts will be required. The Commission requested that if it was not necessary for height, that the top piece on the railing per the drawing not be included. Motion to approve as discussed was made by Commissioner Vignes and seconded by Commissioner Schneider. Motion passed with an all aye vote.

b. 122-124 Fremont Street – Demolition

Director Bombard presented. The building is a non-contributing structure within the District. Building was originally a residential structure and is now vacant. Concerns by the Commissioners: Commissioner Hale stated that she doesn't like that the City is picking away slowly at structures within the District. She is also concerned that proposals and a permit for demolition were issued before the Commission was advised and approved. Commissioner Plante stated her concern was that there was no current proposed redevelopment plan in place and structures were randomly being demolished. Commissioner Timbrook stated her concern that steps were not followed for the COA and that steps needed to be followed because when they are not followed, things get out of order. The COA is needed before bids are sent. Motion to approve as discussed made by Commissioner Keck and seconded by Commissioner Schneider. Role call vote taken: Plante – Nay – No voter-approved redevelopment plan and funding in place.

Vigsnes – Nay – No immediate need for the demolition
Keck – Aye
Hale – Aye
Timbrook – Aye
Motion passed with a majority vote.

4. Preliminary Review

None at this time.

5. Historic District/Landmark Update

151 W. Washington - COA 12-20 finding-of-fact was submitted on 10/10/12.

113 Galena – Painting garage doors same color as currently on them.

111 Galena – Vitrolight tech coming up from Indianapolis.

Phase II Environmental Survey being done on the former scrap yard.

Geneva and Allen Streets – Martin house – Siding was removed and Director Bombard took pictures of the original architectural elements.

6. Approval of Minutes

a. September 25, 2012

Minutes from the meeting of September 25, 2012 were read. Change of date in section #5 from May 7, 2012 to September 10, 2012 was made. Motion to approve as amended was made by Commissioner Schneider and seconded by Commissioner Timbrook. Motion carried with an all aye vote with Commissioner Vigsnes abstaining.

b. October 3, 2012 – Special meeting

Minutes from the meeting of October 3, 2012 were read. Change in the date from October 5, 2012 to October 3, 2012 in the header was made; adjournment time was corrected to 9:04 p.m.; Last name (Opholt) of Liz from Energy Impact was added. Motion to approve as amended was made by Commissioner Keck and seconded by Commissioner Schneider. Motion carried with an all aye vote with Commissioner Vigsnes abstaining.

Other Business

a. Announcement – Director Bombard advised that two Commissioners had not completed the Open Meetings Act Training and requested that it be completed as soon as possible.

7. Adjournment

Motion to adjourn was made by Commissioner Keck and seconded by Commissioner Timbrook. Meeting adjourned at 9:20 p.m. with an all aye vote.