

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION

MEETING November 19, 2013

Approved at the March 25, 2014 meeting.

Members Present:

Rev. Bill Andrews
Cheryl Waterman
Blake Kennedy
Richard Vigsnes
Garth Keck

Staff:

John Said
Jeff Harris
Sara Phalen

Guests:

Members Absent:

Janet Hale

Isaac Chavez
Peggy Krauch
Eddie Arias
Tony Arias

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

The meeting was called to order at 7:03 p.m. A quorum was established.

2. Certificate of Appropriateness Review

a. 101 E. Washington St. - C.O.A. 13-01

The owner is asking to install three lights above the awning on the south façade of the building. The awning manufacturer said there is no danger to the awning with the lights at that location. A motion to approve as presented was made by Commissioner Andrews and seconded by Commissioner Kennedy. The motion passed by an all aye vote.

b. 112 Galena St. – C.O.A. 13-22

The owner of the building is seeking to remove and replace the roof. The new roof will be 35 year Timberline Ultra HD architectural asphalt shingle, Weatherwood color. New roof vents and pipe flashing will be installed. This building is in the Turner Junction Historic District, but is not contributing to the District. A motion to approve as presented was made by Commissioner Andrews and seconded by Commissioner Kennedy. The motion passed by an all aye vote.

c. 411 E. Washington St. - C.O.A. 13-23

The property owner is proposing to replace 29 windows in the house. This house is a contributing structure in the East Washington Street Historic District. The proposed windows will be thermal, double hung in the Quaker Brighton Series. They will be identical to the original, except with full screens and no storm windows. All will have white aluminum cladding. The existing trim will remain. A motion to approve as presented was made by Commissioner Vigsnes and second by Commissioner Keck. The motion passed by an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

a. 151 W. Washington St.

The West Chicago Community Center has to reincorporate as a non-profit organization before the City Council can approve their agreement. The agreement has been revised and the group will buy the property before doing the work.

b. 116 Galena St.

All code issues have been taken care of. The Development Committee has agreed to loan up to \$25,000 matching funds to complete the restoration. The owner was encouraged to get three bids on the project.

5. Approval of Minutes

a. June 25, 2013

A motion was made by Commissioner Andrews to approve with the proposed verbiage suggested by Commissioner Hale and seconded by Commissioner Vigsnes. The motion passed by four aye votes. Commissioner Andrews abstained.

b. October 15, 2013

A motion was made by Commissioner Andrews to approve with the amendment of his name as Reverend Bill Andrews and seconded by Commissioner Kennedy. The motion passed with an all aye vote.

6. Other Business

a. Certificate of Appropriateness Application Revisions

This item was tabled until Commissioner Hale could be in attendance.

b. Tax Incentives for Historic Rehabbing Information

Sara Phalen had attended a meeting in Glen Ellyn to learn about tax incentives for both business and residential buildings in historic districts. Homeowners can receive property tax benefits by qualifying for the Property Tax Assessment Freeze Program, while income producing property owners can qualify for federal income tax credits by utilizing Federal Historic Preservation Tax Credits.

c. Emergency Repairs. 135 Turner Ct.

Isaac Chavez has asked for an emergency approval to replace a plate glass window in his business, damaged by the wind. He doesn't want to board up the window and wait for matching façade funding from the City Council. He will pay up front. A motion was made by Commissioner Andrews to grant an emergency C.O.A. to replace the window as is and seconded by Commissioner Vigsnes. The motion passed by an all aye vote.

7. Adjournment

A motion to adjourn was made by Commissioner Keck and seconded by Commissioner Vigsnes. The motion passed by an all aye vote. The meeting was adjourned at 8:06 p.m.