

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 11/18/14

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

OCTOBER 28, 2014, 7:00 P.M.

Members Present:

Cheryl Waterman
Blake Kennedy
Rev. Bill Andrews
Phillip Smith

Staff:

John Said
Jeff Harris

Members Absent:

Janet Hale
Richard Vigsnes

Guests:

Tony Arias
Ed Perez
Fermin Perez
Dave Sabathne
Johan Thorne
Peggy Whitman

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

A quorum was established. The meeting was called to order at 7:05 p.m.

2. Certificate of Appropriateness Review

a. 111 Galena St. – C.O.A. 14-13

The property owner wishes to place new signage (two signs) in the main storefront windows. The signs will be wooden and non-illuminated. They will be attached to the inside of the windows with metal “L” brackets. The wall signage does comply with the City’s Sign Code. A motion to approve as presented was made by Commissioner Smith, and seconded by Commissioner Andrews. The motion passed with an all aye vote.

b. 112 Galena St. – C.O.A. 14-14

The property owner wishes to replace the white, vinyl soffit and fascia with new white, aluminum soffit and fascia. A motion to approve as presented was made by Commissioner Kennedy, and seconded by Commissioner Waterman. The motion passed with an all aye vote.

c. 178 W. Washington St. – C.O.A. 15-15

The property owners wish to add new wall signage and awnings to their tenant space, within their tenant building. The planned signage and awnings will match the design and

style of the existing tenant in the same building. The sign will have a beige background that matches the building with black back-lit channel lettering. The awnings will be aluminum framed with a burgundy canvas. The frame will be bolted into the mortar joints. The wall signage does comply with the City's Sign Code. A motion to approve as presented was made by Commissioner Waterman, and seconded by Commissioner Smith. The motion passed with an all aye vote.

d. 102 Main St. – C.O.A. 14-16

The property owner wishes approval of a new vinyl window sign, which has already been installed. The sign has a white background with black lettering. The proposed signage complies with the requirements of the City's Sign Code. The signage does not blend aesthetically with the rest of the signage throughout the downtown district. The signage is in violation as it was installed without a permit. A motion to approve as presented was made by Commissioner Waterman, and seconded by Commissioner Smith. The motion failed with an all nay vote. The property owner decided to have the existing sign removed and replaced with white vinyl lettering with no background. This revised signage does meet the requirements of the City's Sign Code. The amended proposal was then approved by the Commission by an all aye vote.

e. 225 Main St. – C.O.A. 14-17

The building owner wishes to replace their roof. The roof is in poor condition and the existing ballasted PVC roofing system will be removed. A fully tapered, two ply modified bitumen system will then be installed. A motion to approve as presented was made by Commissioner Andrews, and seconded by Commissioner Smith. The motion passed with an all aye vote.

3. Preliminary Review

None.

4. Historic District / Landmark Update

None.

5. Approval of Minutes

a. September 16, 2014

The words "sworn in" were added to the beginning of the third sentence in the fourth paragraph. A motion to approve as amended was made by Commissioner Andrews, and seconded by Commissioner Smith. The motion passed with an all aye vote.

b. September 23, 2014

A motion to approve as presented was made by Commissioner Waterman, and seconded by Commissioner Smith. The motion passed with an all aye vote.

c. October 6, 2014

A motion to approve as presented was made by Commissioner Smith, and seconded by Commissioner Kennedy. Commissioner Andrews abstained. The motion passed with an all aye vote.

d. October 7, 2014

A modification was made to remove “this is the last sentence,” from the minutes. A motion to approve as amended was made by Commissioner Andrews, and seconded by Commissioner Waterman. Commissioner Smith abstained. The motion passed with an all aye vote.

6. Other Business

a. Draft revisions to the Landmark regulations

A motion to table the draft revisions was made by Commissioner Waterman, and seconded by Commissioner Smith. The motion passed with an all aye vote.

b. Future Landmark goals

A motion to table the future landmark goals was made by Commissioner Waterman, and seconded by Commissioner Smith. The motion passed with an all aye vote.

c. 151 W. Washington St.

Mr. Sabathne presented an informal update on the Wiant House. He discussed locating the balusters, the fabrication of the bannisters, and alternatives to the wood, due to monetary restraints. The old basement windows have been removed and replaced. He wants to know if an alternative restoration process will be approved, while still complying with the Commission’s previous approval. He has two weeks to have everything in compliance. He is requesting a special meeting in November for the Commission to vote on this process. The Commission agreed that a special meeting will take place on November 18, 2014.

7. Adjournment

A motion to adjourn was made by Commissioner Waterman and seconded by Commissioner Smith. The motion passed with an all aye vote. The meeting was adjourned at 8:12 p.m.