

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/14/15

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

JANUARY 27, 2015, 7:00 P.M.

Members Present:

Janet Hale
Blake Kennedy
Philip Smith
Richard Vigsnes

Staff:

Jeff Harris
Sara Phalen

Members Absent:

Rev. Bill Andrews
Cheryl Waterman

Guests:

Charlie Sheehan
Johan Thorne

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

A quorum was established. The meeting was called to order at 7:01 p.m.

2. Certificate of Appropriateness Review

a. 139 W. Washington St. – C.O.A. 15-01

The applicant is seeking approval to reface the freestanding sign at the Marathon gas station. The reface will include removal of the manual changeable gas prices at the bottom of the sign, and adding a remotely operated Light Emitting Diode (LED) changeable copy gas price. No alterations will take place to the structure of the sign. The proposed display will be approximately 20 inches tall by 49 inches wide.

After deliberation, the Commission and the applicant agreed to change the middle section of the sign to all blue, therefore eliminating the white, the STP logo, and the silver stripe, that way too much light will not be illuminated. A motion to approve, as modified with the changes, was made by Commissioner Smith and seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

b. 102 Main St. – C.O.A. 15-02

The property owner is requesting signage approval to the storefront. The owner received C.O.A. approval from the Commission for 16 square feet of vinyl window signage at the October 28, 2014 meeting. The owner is now requesting approval of revised window signage. The lettering will be white with no background. The lettering height will vary. The square footage of the proposed signage is 18 square feet, which is 2 square feet larger

than the previously approved signage. The Commission's policy allows for 20% of the total window space to be covered, which would be 18.5 square feet in this case. A motion to approve the signage as presented was made by Commissioner Vigsnes and seconded by Commissioner Smith. The motion carried with an all aye vote.

3. Preliminary Review

None.

4. Historic District / Landmark Update

a. 151 W. Washington St.

The property owner has met their deadlines and all exterior improvements were completed per the terms of sale agreement. The City has reduced the letter of credit for the exterior improvements on minor work needed for paving the parking lot, trimming the grass, and removing the dumpster. The owner will now be working on the interior, as well as the staining of the brick work in the spring.

b. 116 Galena St.

The property owner needs a total of three credible estimates in order to follow through with the exterior work on the structure. Currently the owner only has one credible estimate.

5. Approval of Minutes

a. November 18, 2014

There was a motion to approve the minutes as presented by Commissioner Smith and seconded by Commissioner Kennedy. The motion carried with an all aye vote. President Hale abstained.

6. Other Business

a. 2014 Annual City Report

The Annual City Report is an overview of the Certificates of Appropriatenesses which were reviewed and approved by the Commission. With the report, nothing needed to be motioned for approval, but there was a consideration of revisions, if necessary. President Hale requested that the City track the various changes that have taken place per the Commission's input. This report will be given to the City Council.

b. 2014 Certified Local Government Report to the Illinois Historic Preservation Agency

The Certified Local Government Report is an overview of the historical preservation activities conducted by the City of West Chicago for the calendar year 2014. There were no revisions needed to this report, but there was a consideration of revisions, if necessary. This report will be sent to the State of Illinois.

c. Draft Revisions to the Landmark Regulations

At the November 17, 2014 meeting, the City Council directed staff to conduct initial research on requirements for property owner consent for entitling properties as local landmarks or historic districts, and to present the outcomes to the Development

Committee. Staff presented their outcomes to the Development Committee at their December 8, 2014 meeting. At said meeting the Committee directed staff to pursue an amendment to the landmark and historic district nomination guidelines to necessitate owner consent for a nomination and an application fee. As a courtesy, the Development Committee directed staff to allow the Historical Preservation Commission the opportunity to review the suggested owner consent and application fee language before staff presents the language to the Development Committee at their February 9, 2015 meeting.

The Historical Preservation Commission felt that the proposal for property owner consent and application fee should not be part of the Landmark and Historic District Regulations. The Commission requested a joint meeting between the Development Committee and the Historical Preservation Commission at the February 9, 2015 meeting to discuss the property owner consent and the application fee language.

The Commission has also proposed that draft revisions to the Landmark and Historic District Regulations should be tabled until further notice.

d. Future Landmark Goals

City staff drafted potential goals and objectives for the Commission to review in regards to the Commission's wish to be more active when it came to nominating historic properties in West Chicago. The Commission discussed ideas to move forward in regards to goals and objectives of the Commission.

7. Adjournment

A motion to adjourn was made by Commissioner Kennedy and seconded by Commissioner Vigsnes. The motion passed with an all aye vote. The meeting was adjourned at 9:18 p.m.