

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/14/15

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

FEBRUARY 24, 2015, 7:00 P.M.

Members Present:

Janet Hale
Rev. Bill Andrews
Blake Kennedy
Richard Vignes

Staff:

Jeff Harris
John Said
Sara Phalen

Members Absent:

Philip Smith
Cheryl Waterman

Guests:

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

A quorum was established. The meeting was called to order at 7:02 p.m.

2. Certificate of Appropriateness Review

None.

3. Preliminary Review

None.

4. Historic District / Landmark Update

None.

5. Approval of Minutes

None.

6. Other Business

a. Property Owner Consent and Application Fee Amendments for Individual Landmark and Historic District Nominations Discussion

In response to the Development Committee's direction concerning the City's Landmark and Historic District Nomination Regulations, the Historical Preservation Commission deliberated on the language regarding the participation of the property owner of a nominated property; and at what stage in the process that participation is required [Section 4-93(c)].



Other proposed amendments include who the nomination application shall be submitted to [Section 4-93(a)(2)], the addition of a deposit in conjunction with the existing \$200 application fee [Section 4-93(a)(2)(f)], and other revisions to Section 4-93. A \$500 refundable deposit has been added in conjunction with the existing \$200 application fee. The proposed deposit language would be consistent with the existing deposit language associated with other zoning related applications. The intent of the deposit is to pay for the fees associated with the nomination process.

The Commission feels the deposit should be completely stricken from the City's Landmark and Historic District Nomination Regulations. However, if the Development Committee feels the deposit should stand, the Commission suggest that it be collected after the preliminary review, but before the public hearing; giving the Commission the opportunity to hear from the community. If the Commission agrees to the nomination during the preliminary review, then the Commission feels property owner consent should be needed. This would change the language of Section 4-93(c)(d)(f).

The Commission also feels that if a nomination is deemed worthy by a 3/5 vote, but there is no property owner consent, the nomination should move forward in the process. Modified language would be placed in Section 4-93(c)(1)(2). The Commission feels the legal description of the nominated property [Section 4-93(2)(b)] should be submitted after the preliminary review. The Commission also feels that a check box needs to be added to the application to state whether the property owner has been informed of the nomination. This would be added to Section 4-93(2)(e). These recommendations will be passed along to the Development Committee for review at the March 9, 2015 meeting.

7. Adjournment

A motion to adjourn was made by Commissioner Andrews and seconded by Commissioner Kennedy. The motion passed with an all aye vote. The meeting was adjourned at 8:47 p.m.