

CITY OF  
**WEST CHICAGO**

WHERE HISTORY & PROGRESS MEET

Approved 10/27/15

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

September 22, 2015, 7:00 P.M.

Members Present:

Janet Hale  
Blake Kennedy  
Vincent Malina  
Cheryl Waterman

Staff:

Jeff Harris  
John Said  
Sara Phalen

Members Absent:

Rev. Bill Andrews  
Philip Smith  
Richard Vignes

Guests:

Roman Campos  
Irio Diaz  
Paul Olson  
Imma Rafeal  
Amy Schock  
Evangeline Schock

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

A quorum was established. The meeting was called to order by Commissioner Smith acting as pro-tem President of the meeting at 7:01 p.m. Although in attendance, President Hale did not act as the President of this meeting.

**2. Certificate of Appropriateness Review**

**a. 341 E. Washington St. – C.O.A. 15-11**

The homeowner is seeking approval to replace the current front entry door with a white Therma Tru fiberglass entry door. The homeowner also wishes approval to replace the current concrete front stoop and sidewalk with a new brick paver stoop and sidewalk. These will have the same dimensions consistent with the current stoop and sidewalk. A motion to approve as presented was made by Commissioner Waterman and seconded by Commissioner Malina. The motion carried with an all aye vote.

**b. 341 E. Washington St. – C.O.A. 15-13**

This review was broken into two separate parts, per the request of President Hale, due to the fact that part of the request had already been completed prior to the Historical Preservation Commission Meeting. In August of 2015, the homeowner applied for a permit to replace the current chain link fence with a white vinyl picket fence; remove the current asphalt driveway with a new brick paver driveway at the same dimensions; and

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

install a new 12' x 28' brick paver patio behind the residence. City staff issued the permit in error prior to notifying the homeowner the property was within the East Washington Historic District. The work was completed in late August and City staff is requesting consideration by the commission on the above-mentioned improvements. A motion to approve as presented was made by Commissioner Kennedy and seconded by Commissioner Waterman. The motion carried with an all aye vote.

**c. 124 Main St. – C.O.A. 15-12**

The building owner is seeking consideration of window signs to attract customers to the place of business. This is a consideration for approval of five neon signs and one vinyl window covering on the entire door at 122 Main St., also part of the property. President Hale suggested that this Certificate of Appropriateness be tabled and further discussed at the next meeting. A motion to table was made by Commissioner Waterman and seconded by Commissioner Malina. The motion carried with an all aye vote.

**3. Preliminary Review**

None.

**4. Historic District / Landmark Update**

**a. 151 W. Washington St.**

There is no update from David Sabathne about the removal of the paint on the stone. The paint on the stone is an issue with the C.O.A. process, as well as with City Code compliance.

**b. 116 Galena St.**

The homeowner has not made any contact with the City in some time, and the City is seeking to reach out, once again, in order for the property to be in compliance with City Code.

**c. Illinois Landmarks**

Illinois Landmarks, where state-wide restoration funds come from, will not be able to fund as much in the future due to budget cutbacks. This could turn out to be unsettling for those seeking funding in the future.

**5. Approval of Minutes**

**a. August 25, 2015**

President Hale suggested the addition of the word “pro-tem” next to name of the commission member who runs the meeting in her absence. This will take place in all future write-ups of the minutes. At the August 25, 2015 meeting, Commissioner Smith stepped-in for President Hale. A motion to approve as corrected was made by Commissioner Waterman and seconded by Commissioner Kennedy. The motion carried with two ayes and two abstentions (Hale and Malina).

**6. Other Business**

**a. Proposed Commission Guidelines for City Council Consideration**

Staff is asking for a continuation on the deliberation of proposed guidelines and

regulations. This is due to the City's continued search for prior materials written on signage regulations and district guidelines. Materials seem to be misplaced at the current moment. Staff is seeking continuation in order to give the Commission all possible information. The Commission has granted City staff more time.

**b. 117 Main St. – Informal meeting for signage compliance**

The business owner is seeking consideration for the use of larger signs in the storefront. Based on the smaller windows in the commercial storefront, the 20% regulation in the sign code only allows for 4 square feet of signage. President Hale pointed out this regulation is only a guideline, and can be altered based on the size of the window. City Planner, Jeff Harris agreed, and stated that the informal feedback the business owner receives from the Commission will be used in compliance with the sign contractor. This is the intent of the informal meeting. The business owner asked for recommendations from the Commission in order to be in compliance with the sign Code.

**c. 130 W. Fremont St. – Tastee Freez**

A gentleman has expressed his consideration of purchasing, and re-opening Tastee Freez. He is currently operating a Tastee Freez in the Logan Square neighborhood in Chicago. He is currently in the preliminary process. He would like to touch-up the building and possibly reconfigure the parking lot. He is seeking all possible funding. Also, the name most likely would be slightly tweaked since Tastee Freez has gone out of business and the name is no longer used.

**d. Tales Tombstones Tell**

Commissioner Waterman made an announcement about “Tales Tombstone’s Tell,” the annual cemetery walk at Oakwood Cemetery. This will take place on Friday, October 9<sup>th</sup>.

**7. Adjournment**

A motion to adjourn was made by Commissioner Kennedy and seconded by Commissioner Waterman. The motion carried with an all aye vote. The meeting was adjourned at 9:05 p.m.