

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 3/22/16

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

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

Members Present:

Janet Hale
Vincent Malina
Philip Smith
Richard Vigsnes

Staff:

John Said
Jeff Harris
Sara Phalen
Robert Flatter

Members Absent:

Rev. Bill Andrews
Blake Kennedy
Cheryl Waterman

Guests:

Iris Diaz
Imma Rafeal

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

A quorum was established. The meeting was called to order at 7:00 p.m.

2. Certificate of Appropriateness Review

a. 124 Main St. – C.O.A. 15-12

This item was tabled indefinitely until further review of the neon sign guidelines have been discussed and completed by the Commission. The property owner is aware of this process and will be informed upon its completion, whereupon this item will be brought before the Commission. The suggestion to have this item tabled was agreed upon by a consensus from the Commission members.

b. 110 Arbor Ave. – C.O.A. 15-14

The property owner is requesting the approval of several signs located on the storefront. The business has a 32 square foot (8' X 4') sign attached to the roof, two neon signs located in the storefront's main window, and the remainder of the signs are attached to the building's façade. The latter signage are quasi-permanent signs which are routinely changed. The collective window area for this property is 47 square feet (35 sq. ft. window and two 6 sq. ft. entry door windows). The Commission's policy is to allow a maximum of 20% of the total window space to be covered; in this case it is 9.4 square feet. The City's Sign Code also considers window signage as wall signage and in this case the maximum that is allowed is 43.5 square feet.

Currently, the combined wall and window signage equals 86 square feet, exceeding the maximum that is allowed by the Code. The property owner is aware of this Code, and would like to keep the sign on the roof plus any remaining signage which equals to 12 square feet. Coinciding with the City Code, the property owner will turn both neon signs around so that the lit side can only be seen from the interior of the store. The Commission has agreed that the location of remaining wall signage can be determined by the business owner. A motion to approve the roof sign and any other permanent wall signage that equals no more than 12 square feet was made by Commissioner Smith and seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

c. Turner Junction Historic District Bicycle Racks – C.O.A. 15-15

The City of West Chicago is considering the installation of nine (9) new bicycle racks throughout the City's downtown area, including five (5) specific areas in the Turner Junction Historic District (TJHD). At its October 5, 2015 meeting, the City's Infrastructure Committee approved the installation of the racks subject to approval by the City's Historical Preservation Committee of the five (5) racks located within the TJHD. The racks will be constructed of steel tubing and painted black. The racks will either be a single loop or three loop designs. The racks will also have a flat bar utilized for mounting artwork coordinated through the City's Cultural Arts Commission.

A motion to approve the bicycle racks as presented was made by Commissioner Malina and seconded by Commissioner Smith. The motion received two (2) aye votes and two (2) nay votes, therefore the motion was denied. The reasoning for the denial was as given: 1) the style of the racks are not complimentary to the stairwell railings in the downtown area; 2) the functionality of the racks is reduced as a result of the flat bar crosspiece; and 3) the changeable object on the functional piece (i.e. the artwork).

d. 142 W. Washington St. – C.O.A. 15-16

The property owner is proposing consideration of a new vinyl window sign 5 inches in height and 14.8 inches in length. The sign will run along the bottom of the storefront windows. The sign will be white lettering with a maroon background. A motion to approve as presented was made by Commissioner Smith and seconded by Commissioner Vigsnes. The motion passed with an all aye vote.

e. 117 Main St – C.O.A. 15-17

The business owner is proposing new window and wall signs. The business owner came before the Commission at its September 27, 2015 meeting to informally discuss the signage options for the storefront. At that meeting the Commission reviewed signage options and recommended revisions they felt were more appropriate for the storefront. The applicant is proposing vinyl window signage in the two (2) storefront windows. The signage will be that of a pair of scissors, a comb, and a bottle of nail polish. The collective window area for this tenant space is 43.8 square feet. The square footage of the proposed window signs is 7.4 square feet, and complies with the City's Sign Code for window coverage, which in this case is 8.8 square feet. The City's Sign Code considers window signage as wall signage, which in this case the maximum allowed window and wall signage combined is 30 square feet. The applicant is proposing 15.4 total square feet

of window and wall signage.

After much deliberation, the Commission agreed to allow three wall signs including the scissors, the comb, and the nail polish. Also these signs will need to have a black background. A motion to approve three wall signs with a black reveal around the outside totaling 21 square feet with a design similar to what was presented to the Commission was made by Commissioner Smith and seconded by Commissioner Malina. The motion passed with an all aye vote.

f. 214 Main St. – C.O.A. 15-18

The business owner is proposing the consideration of three vinyl window signs located on the storefront. The proposed business name/logo is 108” x 24” (18 square feet) in area. The business services offered text in the lower half of the right window pane is 38” x 30” (8 square feet) in area. The business hours text on the front door is estimated by City staff at 24” x 24” (2 square feet) in area. The exact measurements were not provided by the business owner to staff.

The collective window area for this tenant space is 97.7 square feet. The area of the proposed three window signs is approximately 30 total square feet. The Commission’s policy allows a maximum of 20% of the total window space, which in this case is 19.5 square feet. The width of the storefront is 20 feet. The City’s Sign Code considers window signage as wall signage and in this case the maximum allowed signage combined is 30 square feet (20’ x 1.5). The business owner acknowledges that the proposed signage exceeds the maximum square footage allowed by Commission policy and is not seeking approval of the maximum signage allowed by said policy, but also direction from the Commission on how to redesign the proposed signage to comply with the Commission’s policy.

After much deliberation, a motion to approve the conceptual renderings as discussed to a maximum of 22.5 square feet—excluding the signage of the hours on the door—and based on final approval by City staff of updated renderings by the sign contractor, was made by Commissioner Malina and seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

3. Preliminary Review

None.

4. Historic District / Landmark Update

a. 151 W. Washington St.

City staff and the Commission discussed the stone trim that was painted white by mistake. The property owner wishes to remove the paint from the stone and City staff and the City Museum Director have considered the best removal options for this. It has also been determined that the two (2) areas have been painted in the past—this being a section of the cinderblock on the back of the building and the window arches and sill on the front bay window; therefore the owner has the option to repaint them if he chooses. The City Museum Director suggests that the stone stay painted rather than removal of paint which

could lead to further damage of the stone. The Commission feels this is the best approach, moving forward, and has advised City staff to recommend this option to the property owner. This recommendation would mean that the property owner must apply for a waiver to paint the rest of the stone trim above the windows. The Commission also wishes to know which paint the property owner will use.

5. Approval of Minutes

a. September 22, 2015

President Hale stated that a sentence should be added to item (1) affirming that Commissioner Smith acted as pro-tem President of the meeting, and although in attendance, President Hale did not act as the President of this meeting. A motion to approve the minutes with the change was made by Commissioner Smith and seconded by Commissioner Hale. The motion carried with an all aye vote. There was one (1) abstention.

6. Other Business

a. Neon Sign Regulations

After some deliberation, the Commission decided to gather more information based on various communities in the area for examples before determining an agreement on the neon sign regulations. A motion that further review of the regulations be tabled for this meeting—but placed on the agenda of each following meeting until further deliberation can be done—was made by Commissioner Vigsnes and seconded by Commissioner Smith. The motion carried with an all aye vote.

b. Commissioner Training in Geneva

The deadline to sign up for the Commissioner Training workshop is November 11, 2015. If any Commissioner is interested in attending they should contact City staff.

7. Adjournment

A motion to adjourn was made by Commissioner Smith and seconded by Commissioner Malina. The motion carried with an all aye vote. The meeting was adjourned at 10:02 p.m.