

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/23/16

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

July 26, 2016, 7:00 P.M.

Members Present:

Vincent Malina (President)
Blake Kennedy (Secretary)
George Garcia
Nancy Reppe
Richard Vigsnes
Cheryl Waterman

Staff:

Jeff Harris
Sara Phalen

Members Absent:

Rev. Bill Andrews

Guests:

Omar Alejandro
Bob Collier
Jesus Perez

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

a. 425 E. Washington St. – C.O.A. 16-11

The home owner is seeking approval of the demolition for the detached two-story garage. The garage has horizontal wood clapboard siding and a gable roof covered in asphalt shingles. The garage is leaning significantly to one side, and has been determined to be structurally unsound. It has been concluded that the removal of the garage is more cost effective than restoration. Additionally, the garage has been categorized as legal non-conforming as it is not in compliance with the existing side yard setback requirement of three (3') feet from the west lot line. The homeowner wishes to eventually replace the structure with another garage. Lastly, some of the pine boards will attempted to be salvaged for later use. A motion to approve the demolition as presented was made by Commissioner Vigsnes and seconded by Commissioner Malina. The motion carried with an all aye vote.

b. 128 Main St. – C.O.A. 16-13

The property owner is seeking approval of new vinyl window signage. The storefront has sixty-six (66) square feet of window space between the two window panes and the front door. The lettering of the signage will be white and in varying heights. The Commission's policy

allows for 20% of total window space to be covered, which, in this case, is 13.2 square feet. The applicant is proposing a total of seven (7) square feet of window signage. Due to the City's Sign Code regulations, the maximum allowed wall and window signage combined is twenty-four (24) square feet; therefore, the proposed window signage is in compliance. Commissioner Garcia suggested the applicant consider a bilingual sign to attract a larger customer base. A motion to approve the signage as presented was made by Commissioner Garcia and seconded by Commissioner Kennedy. The motion carried with an all aye vote.

c. 116 Main St. – C.O.A. 16-14

The property owner is seeking approval of vinyl window signage for each of the storefront's three glass panes, as well as the front door pane. The storefront has a total of seventy-nine (79) square feet of window space. The window signage will have five-inch tall red lettering with a colored background. The door signage will be white and consist of varying heights and fonts. The Commission's policy, which is a maximum of 20% total window space to be covered, is 15.8 square feet in this case. The applicant is proposing a total of fifteen (15) square feet of signage. In this case, the City's Sign Code allows for a maximum of forty (40) square feet of combined window and wall signage. Currently, the owner has a sixteen (16) square foot wall signage. Therefore, the proposed window signage complies. A motion to approve the signage as presented was made by Commissioner Waterman and seconded by Commissioner Malina. The motion carried with an all aye vote.

3. Preliminary Review

a. 116 Galena St. – C.O.A. 16-12

The property owner has filed for a Certificate of Appropriateness in regards to the demolition of the carriage house. This C.O.A. will come before the Commission at their next scheduled meeting.

4. Historic District / Landmark Update

a. 119 W. Washington St. Architectural Assessment Grant

The City recently was approved for an Architectural Assessment Grant through the state of Illinois. The City will budget to perform the assessment in 2017. The Commissioners then discussed ideas for the repurposing of the structure, and how it could attract business.

5. Approval of Minutes

a. June 28, 2016

A motion to approve as presented was made by Commissioner Malina and seconded by Commissioner Vignes. The motion carried with five (5) aye votes and one (1) abstention by Commissioner Waterman.

6. Other Business

a. Appointment of a Vice Chariman

After the appointment of Commissioner Malina as President of the Historical Preservation Commissioner by Mayor Pineda, the appointment of a Vice Chairman is next at hand. The intention is to appoint one of the Commissioners at the next scheduled meeting.

b. Neon Sign Guidelines Revisions

In regards to the proposed guidelines, Commissioner Reppe made a point that the wording seemed too difficult for some business owners and lay people, alike. Commissioner Reppe will recommend revisions then send her feedback to City staff. Staff will then email the proposed adjustments to each Commissioner for discussion at the next scheduled meeting.

Commissioner Malina suggested that the specific guideline which stated neon signs should not be used in conjunction with reflective materials be placed back in the regulations.

Additionally, Jeff Harris will add any reiterations that were taken out of the guidelines for the purpose of feasibility, and any concerns from the general public.

c. Request of Proclamation for Janet Hale

City staff has reached out to former President Janet Hale numerous times; however, Mrs. Hale has yet to respond. If she does not respond, City staff has been advised to not pursue the proclamation, altogether.

7. Adjournment

A motion to adjourn was made by Commissioner Malina and seconded by Commissioner Garcia. The motion carried with an all aye vote. The meeting was adjourned at 8:10 p.m.