

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/23/16

## MINUTES

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

August 23, 2016, 7:00 P.M.

#### Members Present:

Vincent Malina (Chairman)  
Blake Kennedy (Secretary)  
Rev. Bill Andrews  
George Garcia  
Keith Letsche

#### Staff:

Jeff Harris

#### Members Absent:

Nancy Reppe  
Richard Vigsnes

#### Guests:

Michael Schroeder  
Gil Valenzuela

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

Commissioner Vigsnes had to leave the meeting shortly before it started due to a prior medical confliction; however, a quorum was established. The meeting was called to order at 7:01 p.m.

#### 2. Certificate of Appropriateness Review

##### a. 116 Galena St. – C.O.A. 16-12

The property owner is seeking the approval of demolition for a two-story detached garage due to economic hardship. The structure is more commonly known as “the carriage house.” The City has worked with the owner over the past several years to restore the structure, and bring it into compliance. In 2013 the owner received C.O.A. approval to replace the asphalt shingle roof and wooden trim around the windows and doors. However, the masonry exterior walls have since fallen into disrepair over the past several decades, due to lack of upkeep and repairs that were done using improper materials and techniques. The unique construction method of various materials (limestone, field stones, bricks, etc.) and timber supports covered in a lime-based masonry skim coat is no longer used today. According to the information supplied by the property owner, a skilled tradesman familiar with this method would be needed to complete the needed restoration. The costs of this type of restoration can range anywhere from \$50,000 to \$60,000. Additionally, the garage is a contributing structure to the Turner Junction Historic District.

Commissioner Letsche reminded the Commission they do not have the authority to grant a C.O.A. for demolition on the basis of economic hardship per section 4-95 of the City Code. Accordingly, on the basis of economic hardship, the property owner must apply for a Certificate of Economic Hardship, and stand before a scheduled public hearing. A motion to deny the C.O.A. as presented was made by Commissioner Letsche and seconded by Commissioner Malina. The motion carried with an all aye vote.

**b. 200 Fulton St. – C.O.A. 16-15**

The property owner is seeking approval for the installation of a decorative fence in the southwest corner of the lot. The fence will be made of aluminum and have square posts, cross rails and pickets. Additionally, the fence will be four feet (4') in height with one six foot (6') wide gate adjoining the driveway. A motion to approve the C.O.A. as presented was made by Commissioner Letsche and seconded by Commissioner Garcia. The motion carried with an all aye vote.

**3. Preliminary Review**

None.

**4. Historic District / Landmark Update**

**a. 151 W. Washington St. – Wiant House**

According to David Sabathne, there is still exterior work that needs to be completed, including a porch on the east side, a deck to the second story apartment to the west side, balcony above the front door, and light fixtures, among others. All work must first be reviewed and approved by the Commission prior to its completion. Furthermore, Mr. Sabathne desires to request façade funding from the City to complete the work; however, is running into problems because contractors are not willing to make estimates on such small and intricate work.

**5. Approval of Minutes**

**a. July 26, 2016**

A motion to approve as presented was made by Commissioner Malina and seconded by Commissioner Garcia. The motion carried with three aye votes and two abstentions by Commissioners Andrews and Letsche.

**6. Other Business**

**a. Appointment of a Vice Chairman**

Commissioner Letsche stepped forward to fill the vacant position. A motion to appoint him as Vice Chairman was made Commissioner Andrews and seconded by Commissioner Garcia. The motion carried with an all aye vote.

**b. Neon Sign Guidelines Revisions**

The Commission continued to work on the revisions for the neon sign guidelines. At the previous meeting Commissioner Reppe felt the revisions should be more user friendly for the lay person to understand. After much deliberation, the Commission finalized the language for the guidelines, based on Commissioner Reppe's suggestions. The Commission will consider the latest version of revisions at their next scheduled meeting.

**7. Adjournment**

A motion to adjourn was made by Commissioner Andrews and seconded by Commissioner Kennedy. The motion carried with an all aye vote. The meeting was adjourned at 8:25 p.m.