

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 11/22/16

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

September 27, 2016, 7:00 P.M.

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Blake Kennedy (Secretary)
Nancy Reppe

Staff:

Jeff Harris

Members Absent:

Rev. Bill Andrews
Richard Vigsnes

Guests:

Ald. George Garcia

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. 113 Main St. – C.O.A. 16-17

The property owner is seeking approval to replace an existing concrete driveway located at the rear of the premises off of Tye Court. The driveway is 28 feet wide by 20 feet long. The driveway will be resurfaced with asphalt. A motion to approve as presented was made by Commissioner Letsche and seconded by Commissioner Kennedy. The motion carried with an all aye vote.

b. 108-100 W. McConnell Ave. – C.O.A. 16-16

The property owner is seeking approval to replace the existing asphalt shingle roof with 15-year Pinnacle asphalt shingles. This residential building has one layer of black/gray shingles that will be removed, as well as any damaged wood decking. New felt underlayment and ice and water shield will be installed, as well as the replacement of six (6) old roofs vents with eight (8) new vents. Two new vent pipe flashings and a new chimney flashing will also be installed. The new shingles will be earth-toned in color. A motion to approve as presented was made by Commissioner Letsche and seconded by Commissioner Malina. The motion carried with an all aye vote.

3. Preliminary Review

None.

4. Historic District / Landmark Update

a. 116 Galena St. – Carriage House

The property owner has submitted some documentation for approval of Economic Hardship. Currently, the City is still waiting to get further needed documentation from the owner.

5. Approval of Minutes

a. August 23, 2016

In the first paragraph under Certificate of Appropriateness Review, item 2a, Commissioner Letsche commented that the word “Therefore,” in regards to a skilled tradesman needed for the restoration of 116 Galena St., should be switched to “According to information submitted by the property owner...” Com. Letsche clarified that the current verbiage may send the wrong message to City Council that the Historical Preservation Commission came to this determination, if, in fact, the property owner seeks an appeal. A motion to approve with the amended change was made by Commissioner Letsche and seconded by Commissioner Kennedy. The motion carried with three (3) aye votes and one (1) abstention.

6. Other Business

a. Neon Sign Guidelines for the Turner Junction Historic District

Based on the discussions at the August 23rd Commission meeting, City staff has prepared a draft of the neon sign guidelines for the Turner Junction Historic District. A motion to approve the revised neon sign guidelines was made by Commissioner Malina and seconded by Commissioner Letsche. The motion carried with an all aye vote.

b. Discussion to relocate Locomotive in downtown West Chicago

Commissioner Malina and former Commissioner turned Alderman, George Garcia, will be putting together a prospectus in the efforts of relocating a locomotive to the downtown area, with the hopes that it would bring more attention to the city. There will be a discussion of this proposal and plan of action at the next scheduled Commission meeting.

7. Adjournment

A motion to adjourn was made by Commissioner Malina and seconded by Commissioner Letsche. The motion carried with an all aye vote. The meeting was adjourned at 7:33 p.m.