

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/09/17

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

March 28, 2017, 7:00 P.M.

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Blake Kennedy (Secretary)
Richard Vigsnes

Staff:

Jeff Harris
Sara Phalen

Members Absent:

Rev. Bill Andrews
Jeanne Short

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

A quorum was established. Commissioner Malina called the meeting to order at 7:00 p.m.

2. Certificate of Appropriateness Review

a. 146-148 W. Washington St. – C.O.A. 17-03 – H&H Specialty LLC

The property owners are seeking consideration of masonry repairs, which include brick replacement, tuck-pointing, masonry cleaning, and cap replacement. These items were approved at the previous Commission meeting, but this request was not formally listed on that meeting's agenda. This matter is now formally before the Commission according to the State's Open Meetings Act. Commissioner Letsche made a motion to approve this C.O.A. as previously discussed and voted upon. The motion was seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

b. 146-148 W. Washington St. – C.O.A. 17-05 – Kindred Coffee

The property owners are seeking consideration of window signage at 146 W. Washington Street. The business name sign is round in shape, and hung from the ceiling just inside the window pane. The business hours sign is square in shape, and made from vinyl adhered to the inside of the glass. Based on the Commission's 20% maximum coverage policy, the applicants are allowed a total window space of 19 square feet. They are proposing a total of 7 square feet of window signage. Therefore, the signage complies with the policy. Commissioner Kennedy made a motion to approve as presented. The motion was seconded by Commissioner Letsche. The motion carried with an all aye vote.

3. Preliminary Review

a. 214 Main St. – Renacer Hair Salon

An incomplete C.O.A. was submitted to City Staff, but must be revised before consideration by the Commission. The business owner will be proposing signage for their company logo. City Staff provided suggestions, such as removing the darkened background. The business owner stated certain revisions may be too cost prohibitive to implement. City Staff asked the Commission to propose their own suggestions, and any preliminary feedback would then be presented to the business owner. Based on the logo signage sample presented by City staff, the Commission stated the background should be lightened or removed, which would then allow for more light exposure into the salon.

4. Historic District/Landmark Update

a. Architectural Assessment Update for 119 W. Washington St.

The City's architectural consulting team, Sharp Architects and their associates, are creating specific plans for this location. Plans were to be presented at the Development Committee meeting on April 10; however, this has been pushed back until May. A discussion on the exterior components of 119 W. Washington Street will be part of the Historical Preservation Commission's agenda for the month of June.

b. Certificate of Economic Hardship Update for 116 Galena St.

The City has not received any word from the property owner since the last Commission meeting on February 28th. Commissioners Letsche and Malina feel that the ordinance regulations, as stated in Chapter 4, Article 5, Section 4-96 of the City's Municipal Code, place the responsibility to investigate viable outcomes on the Commission. Commissioner Malina has created an action item, and sent letters to various historical societies and organizations that deal with architectural preservation asking for their expertise on the matter.

Commissioner Letsche also brought to attention the language of Chapter 4, Article 5, Section 4-96 of the City's Municipal Code. This language needs to be reviewed and modified to state that the Commission can delay the Certificate of Economic Hardship if there is not sufficient information presented to make a determination of "approved" or "denied." Jeff Harris stated these particular ordinance regulations are scheduled for revision consideration at a later date.

c. 151 W. Washington St. – Handicap Accessibility

Previously, the property owner received C.O.A. approval to install a handicap accessible ramp on the west side of the building. Further intention was to restore the historic porch on the east side. These plans have changed as the door to be used as the handicap entrance on the west façade is not wide enough. Rather than modify or replace the door on the west façade, the porch on the east side will be built to allow for handicap accessibility. In order to do so, the plans for the historic porch have been redesigned, and will be brought before the Commission at a later date.

6. Approval of Minutes

a. February 9, 2017 – Joint Meeting with Consultant for Main Street Study

All groups involved—the Development Committee, the Plan Commission/Zoning Board of Appeals, and the Historical Preservation Commission—need to formally approve these minutes. Commissioner Malina made a motion to approve the minutes as presented. The motion was seconded by Commissioner Letsche. The motion carried with an all aye vote.

b. February 28, 2017

Commissioner Malina added an amendment to the final line in paragraph one of item 2a. This amendment would indicate the addition of the word “maintain,” to make aware “...the property owners cannot afford to properly *maintain or* restore the exterior of the building as required.”

Item 7a in Other Business was written incorrectly. The Public Affairs Committee would like *City Staff* to determine the number of buildings in the Downtown district that fall under the Neon Sign Guidelines, not the *Commission*. Commissioner Letsche made a motion to approve the minutes with the revisions discussed. The motion was seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

7. Other Business

a. Mural Guidelines

The Cultural Arts Commission is planning to review the proposed mural guidelines at their June meeting.

8. Adjournment

Commissioner Malina made a motion to adjourn the meeting. It was seconded by Commissioner Vigsnes. The motion carried with an all aye vote. The meeting was adjourned at 7:29 p.m.