

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/1/17

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

June 27, 2017, 6:00 P.M.

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Blake Kennedy (Secretary)
Rev. Bill Andrews
Kim MacPherson
Jeanne Short*
Richard Vigsnes*

Members Absent:

None

Staff:

Jeff Harris
Sara Phalen

Guests:

Ald. George L. Garcia
David Sabathne
Lisa Sharp
Bruce Treudt
Steve Treudt

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

A quorum was established. Commissioner Malina called the meeting to order at 6:04 p.m.

2. Certificate of Appropriateness Review

a. C.O.A. 17-12 – 131 Fremont St. – West Chicago Printing Company

The property owners are requesting the replacement of fifteen (15) windows and various masonry repairs (brick replacement, tuck pointing, cleaning, etc.). All replacement windows will be double paned and the color will match the remaining existing windows. Commissioner Malina made a motion to approve as presented, and was seconded by Commissioner Letsche. The motion carried with an all aye vote.

b. C.O.A. 17-13 – 151 W. Washington St. – West Chicago Community Center

The property owner is requesting approval of a trash enclosure and masonry painting. The Commission voted on each request separately as Item 1 and Item 2. For Item 1, the trash enclosure will be installed underneath the exterior staircase on the west façade. Commissioner Letsche made a motion to approve Item 1 as presented, and was seconded by Commissioner Malina. The motion carried with an all aye vote. For Item 2, the owner wishes to paint some of the exterior masonry window trim white. The City's Appearance Code prohibits all exterior masonry from being painted unless a waiver from the City Council is granted. A motion to allow the painting of the limestone trim as presented in Item 2 was made by Commissioner Letsche, and seconded by Commissioner Vigsnes. The motion carried with five (5) aye votes and one (1) abstention by Commissioner Andrews.

c. C.O.A. 17-14 – 448 E. Washington St. – Dierking residence

The property owner is proposing to replace three (3) sets of windows. There are six (6) total double hung windows and one (1) picture window to be replaced. The only significant change being proposed is converting the large picture window to two (2) double hung windows. Commissioner Malina made a motion to approve as presented, and was seconded by Commissioner Kennedy. The motion carried with an all aye vote.

3. Preliminary Review

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

Lisa Sharp, a representative of Sharp Architects and the City's consultant hired for this project, was present to participate in the discussion, and to answer any questions. At the May 8th Development Committee meeting, the Committee narrowed the desired end use of the building to an open floor plan concept that would allow for an array of civic events, such as meeting space, small banquets, museum display, cultural arts performances, and the like.

Sharp Architects has completed the more comprehensive assessment of the desired use. Some of the more prominent exterior elements relate to upgrading the building's handicap accessibility, and restoring the building's exterior as close as possible to its original design. Structurally, there is some remediation of the interior flooring that will need to be done. There will possibly be an addition of new steel beams. There will also be an addition of double doors for the meeting space. To the east of the building there will be an addition of a large paved terrace open to a public green space. The intended design is geared toward public festivals.

Currently, Sharp Architects is working to put together a budget for the renovation work. They are also considering various color studies for the structure, as well as seeking input for roof recommendations from the Commission. The Commission discussed the idea of asphalt shingle versus cedar shake roofing. Sharp Architects is also seeking input on the window framing material— aluminum versus wood clad. Commissioner Letsche stated he would like to see samples of each presented to the Commission. There was also discussion on single hung versus double hung windows, whether the masonry color should be a factor, and the possibility of brick and mortar staining. The Commission would like to see various pricing options in regard to the authenticity of the structure. Commissioner Letsche would like to explore having the most authentic windows, such as double hung out of wood; he would like to see the chimney restored to its historical appearance, with the possibility of adding a false chimney to have one on each end of the building. Lastly, in relation to exterior lighting, he would like to use functional lamps, as well as lamps that are historic in appearance. The gutters will also be similar to match the historic look.

Moving forward, the Development Committee will review a refined assessment. That will include cost estimates based on the factors discussed in this preliminary review. The assessment will be used as a guide during the restoration of the building. From there, each C.O.A. needed will come before the Commission in consideration for approval of the action proposed.

b. 110 Arbor Ave.

A potential buyer is interested in purchasing Arbor Avenue Liquor located at 110 Arbor Avenue. The individual provided the Commission with conceptual renderings of a desired expansion of the building. Changes would include an added walk-in cooler, refaced exterior, and new windows and doors. There are no building or zoning setbacks, and the Commission has no concerns. No formal action is necessary at this time due to the conceptual nature of the review.

4. Historic District/Landmark Update

a. Certificate of Economic Hardship update for 116 Galena St.

Mr. Valenzuela has a possible investor for the restoration of the property, with a consideration of expanding the commercial storefront and eliminating the residential component. The investor is aware of the ongoing work involving the carriage house. Currently, the investor is assessing the details with the property owner. As a reminder, the Certificate of Economic Hardship evaluation window will be brought back before the Commission in August.

b. Restoration of 151 W. Washington St.

There is a proposal to convert the first floor into an Indonesian restaurant, with the possibility of the restaurateur purchasing the property within the first five (5) years. Infrastructure modifications will be needed. Additionally, sidewalk, staircase railing, and ramp work will be needed to maintain the integrity of the building.

5. Approval of Minutes

a. May 3, 2017

Commissioner Malina made a motion to approve as presented, and was seconded by Commissioner Letsche. The motion carried with three (3) aye votes and three (3) abstentions by Commissioners Andrews, Kennedy and MacPherson.

b. May 9, 2017

Commissioner Letsche made a motion to approve as presented, and was seconded by Commissioner Malina. The motion carried with four (4) aye votes and two (2) abstentions by Commissioners Kennedy and MacPherson.

6. Other Business

None.

7. Adjournment

Commissioner Malina made a motion to adjourn the meeting. It was seconded by Commissioner Letsche. The motion carried with an all aye vote. The meeting was adjourned at 8:04 p.m.

*At 6:44 p.m. Commissioner Short arrived to the meeting and Commissioner Vigsnes left.