



WHERE HISTORY & PROGRESS MEET

Approved 6/26/18

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

March 27, 2018

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice-Chairman)
Rev. Bill Andrews
Richard Vigsnes
Jeanne Short

City Staff:

Jeff Harris

Members Absent:

Kim MacPherson

Guests:

Sarah Harms
Mr. and Mrs. Schwantes

1. Call to Order and establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:01 p.m. A quorum was established.

2. Certificate of Appropriateness Review

A. C.O.A. 18-02 - 148 W. Washington Street - Hammer Mental Health – Window Sign

This building has two identical storefronts with a common entry door in the middle. This particular request is for the northernmost storefront. This storefront has three large window panes having a collective area of 95 square feet. The business name sign is rectangular in shape, 12 square feet in area (3' x 4') and made from vinyl adhered inside the window pane. The sign has a white background within the circle with black letters. The Commission's current policy is to allow a maximum of 20% of the total window space to be covered with signage, which in this case is 19 square feet. The applicants are proposing 12 square feet of window signage. Therefore, the proposed window signage complies with the Commission's 20% maximum coverage policy.

After discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 18-02 as presented. Vice Chairman Letsche seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 18-03 - 148 W. Washington Street - Kindred Coffee Roasters - Sidewalk Sign

Kindred Coffee Roasters is requesting approval to utilize a 40" tall x 18" wide chalkboard sign to be placed on the public sidewalk in front of their business. Said sign complies with the height and area requirements for sidewalk signs, as identified in the City's sign regulations.

After discussion by the Commission, Vice Chairman Letsche made a motion to approve C.O.A. 18-03 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 18-01 - 102 N. Oak Street - Schwantes Residence

The homeowners desire to construct a new two-car detached garage on the west half of their property located at the northwest corner of Oak Street and Washington Street. Vehicular access to the garage will come from the adjacent alley to the west. The proposed garage will be 18 feet wide by 24 feet deep. The proposed garage will have a gable roof pitched 4/12 with 8 foot tall walls. The maximum height at the roof peak will be 12 feet. A single 9 foot wide steel raised panel overhead garage door white in color will be installed on the west facade facing the alley. 4 inch double lap white vinyl siding with a wood grain texture matching that on the existing residence. The soffit, fascia and trim will be rough cut 1" x 6" wood blue in color matching that on the existing residence. The proposed roof will be Owens Corning Oakridge architectural asphalt shingles Estate Grey in color matching that on the existing residence. Ridge vents will also be utilized. A steel raised panel service door white in color on the east façade. The door will have a rectangular frosted glass window in the center. A side by side siding vinyl window white in color with a decorative grid insert on the south façade. A decorative coach light fixture mounted adjacent to the service door. Also, a non-decorative dual bulb motion detector flood light mounted to the west façade facing the driveway. 5 inch aluminum K style gutters with rectangular downspouts white in color matching that on the existing residence. The two-story colonial revival residence with a gable front cottage look facing Washington Street is in good condition and is considered a contributing structure to the East Washington Historic District.

After discussion of some of the details, such as a concrete slab foundation and exterior lighting fixtures would be motion lights with a coach light look, Chairman Malina made a motion to approve C.O.A. 18-01 as presented and at owner's discretion that they may install one light fixture centrally located above the garage door or two lights on either side of garage door and would not have to bring the exact fixtures or their locations back before the Commission for further consideration. Vice Chairman Letsche seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historical Updates

None

5. Approval of Minutes

A. November 28, 2017

Chairman Malina made motion to approve the minutes of November 28, 2017 as presented. Vice Chairman Letsche seconded the motion. The motion passed with Chairman Malina abstaining.

B. December 19, 2017

Vice Chairman Letsche made motion to approve the minutes of December 19, 2017 as presented. Chairman Malina seconded the motion. The motion passed with Reverend Andrews and Commissioner Vignes abstaining.

6. Other Business

There was a brief discussion about a historic locomotive Alderman Garcia had found for possible relocation and restoration to West Chicago. There was also a brief update on the proposed downtown renovations.

7. Adjournment

Chairman Malina made a motion to adjourn the March 27, 2017 meeting. The motion was seconded by Commissioner Vignes seconded. The motion passed with an all aye vote. The meeting adjourned at 6:40 p.m.