

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 5/28/19

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING November 27, 2018

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Jeanne Short
Richard Vigsnes
George Garcia

City Staff:

Jeff Harris
Tom Dabareiner

Guests:

Members Absent:

Reverend Bill Andrews
Kim MacPherson

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00 p.m. A quorum was established.

2. Certificate of Appropriateness Review

A. C.O.A. 18-17 – 123 Fremont Street – St. Michael’s Church Food Pantry – Windows and Doors

The food pantry’s representatives are requesting approval to replace the large bank of storefront windows along the Fremont Street façade of the building.

The owner is also requesting approval to replace the existing main entry door at the southwest corner of the building, replace two sets of existing ancillary doors on the north façade of the building, and to install a new overhead and entry door on the west façade of the building. All of the doors will be commercial grade metal doors. The front entryway doors will also have glass panels.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 18-17 as presented. Commissioner Garcia seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 18-18 – 534 E. Washington Street – Gallagher Residence - Roof

The homeowner of 534 E. Washington Street is requesting after the fact approval for the in kind replacement of the gray asphalt shingle roof on the residence only. The new asphalt shingles are

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

CertainTeed Landmark Series architectural asphalt shingles. The new roof is black in color. The roof was completed prior to the homeowner's contractor obtaining Certificate of Appropriateness of building permit approval.

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

C. C.O.A. 18-19 – 313 E. Washington Street – Vigsnes Residence – Roof and Siding

The homeowner of 313 E. Washington Street is proposing to replace in kind the existing earth tone architectural asphalt shingle roof. The proposed roof will be Owens Corning TruDefinition Duration Series architectural asphalt shingles Desert Tan in color.

The homeowner is also proposing to replace the existing 4 inch lap faux wood grained horizontal aluminum siding. The proposed siding will be Mastic Quest 4 inch double lap horizontal vinyl siding Almond (beige) in color.

Commissioner Vigsnes recused himself from the deliberations as he is the property owner. After brief discussion by the Commission, there was a motion and a second to approve C.O.A. 18-19 as presented. The motion passed with an all aye vote.

After further discussion, there was a motion and second made to include reroofing the garage with the same asphalt shingles in the C.O.A. 18-19 approval. Commissioner Vigsnes recused himself. The motion passed with an all aye vote.

D. C.O.A. 18-20 – 131 Main Street – Roof Replacement

The new property owner of 131 Main Street is requesting approval to tear off and replace in-kind the black asphalt shingle roof on the two-story mixed use building. The new asphalt shingles will be Owens Corning Duration architectural asphalt shingles. The new roof is Colonial Slate (gray) in color. All of the existing roof vents will also be replaced.

After brief discussion by the Commission, there was a motion by Commissioner Letsche and a second by Commissioner Vigsnes to approve C.O.A. 18-20 as presented. The motion passed with an all aye vote.

E. C.O.A. 18-21 – 101 E. Washington Street – Rite Way Auto – Dumpster Enclosure, Signs and Lighting

The business owner is requesting approval to construct a new 4' x 7' trash enclosure at the southeast corner of the building. The trash enclosure will have a metal frame with 6' tall pressure treated wood planks for the walls and gate.

The owner is also requesting approval to install (9) total gooseneck light fixtures across the west and south facades. The light locations and fixture type were previously approved by the Commission several years ago, but were never installed. The proposed gooseneck fixtures will match the one existing fixture currently located above the sign at the southwest corner of the building.

Lastly, the owner is requesting approval to install (3) new wall signs on the west and south facades of the building. The proposed signs are flat sheet metal signs. Both facades have existing signage that will remain. Even with the addition of the proposed signage coupled with the existing signage both facades are well below the City's maximum allowable square footage for wall signage.

Chairman Malina recused himself from the deliberations as he is the business owner. After brief discussion by the Commission, there was a motion and a second to approve C.O.A. 18-21 as presented. The motion passed with an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

None.

5. Approval of Minutes

A. October 23, 2018.

Commissioner Letsche made a motion to approve the October 23, 2018 minutes with the following change in Item D, C.O.A. 18-16, third paragraph, "~~if~~ *is* the building is a contributing structure". Commissioner Short seconded the motion. The motion passed with an all aye vote. Chairman Malina abstained.

6. Other Business

None.

7. Adjournment

There was a motion and a second to adjourn the November 27, 2018 meeting. The motion passed with an all aye vote. The meeting adjourned at 6:40 p.m.