

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/27/14

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

JULY 22, 2014, 7:00 P.M.

Members Present:

Janet Hale
Richard Vigsnes
Cheryl Waterman
Blake Kennedy
Rev. Bill Andrews
Phillip Smith

Members Absent:

Garth Keck

Staff:

John Said
Jeff Harris
Sara Phalen
Rosemary Mackey

Guests:

Tom Campione
Don Dybas
Anni Holm
Bob Kirchhoff
Annamarie Kirchhoff
Elizabeth Simons-Trimble
Charles Gustafson
Louise Gustafson

- 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. 101 Main St. - C.O.A. 14-07

At the June 24th Commission meeting, Republic Bank presented the following new identification signage throughout the property; a non-illuminated directional (parking) sign off of Washington Street, non-illuminated lettering and illuminated informational signage on the drive through canopy, a non-illuminated vinyl graphic logo adhered to the sides of the ATM's, a non-illuminated aluminum panel reface of the existing monument sign off of Galena Street, halo lit illuminated channel lettering on the canopy over the rear (east) building entrance, illuminated halo lit channel lettering over an aluminum panel on the front (west) building facade, reface of the existing marquee sign and refurbishing the existing time/temperature LED sign attached to the northwest corner of the building, and paint the existing metal awning across the front (west) facade of the building. At the June 24th meeting, the Commission expressed some concerns with the designs of some of the proposed signs. Based on the feedback provided by the

Commission, Republic Bank revised their signage proposal, including changing the sign above the rear canopy to halo lit and adding a dimmer, and has provided locations, colors, dimensions, and type of construction. All of the proposed signs comply with the City's Sign Code requirements. President Hale suggested a dimming mechanism for the rear signage. The bank will add this device. Upon replacing the existing signage on the building, President Hale would like the damage and repairs to be documented for the record. Sara Phalen would assist in the accessing of mounting of the signs. A motion to approve as presented was made by Commissioner Andrews and seconded by Commissioner Waterman. The motion was passed by an all aye vote.

b. 103 W. Washington St. - C.O.A. 14-08

The City of West Chicago is partnering with local artist Anni Holm and the City's Cultural Arts Commission, to propose a mural on the east facade of the building. This building is City owned and occupied by the Park District's Fitness Center. The mural will be 20' wide by 8' high and disjointed into five poly metal panels, each 4' wide. The mural will be a laminated vinyl graphic with UV and graffiti-resistant coatings. The panels will be attached by anchors and screws mounted into the mortar of the building. The method of attachment/installation that is the most effective and cost efficient was discussed and detailed in documents presented to the Commission. Documentation of the project, installation specs, mural designs, and the contractor's estimate were attached. The mural is projected to stay on the building for ten years, or until the City replaces the building. Also, the Cultural Arts Commission wants to add an 8.5" X 11" mounted placard in September on the building next to the mural. A companion piece will be installed at Leman Middle School. Other pieces will travel the community. The mural will also have a wood trim to make it pop-out. President Hale expressed the opinion that artwork should not be considered permanent and should be subject to a review process. She also expressed concerns about the impact of the project on the streetscape setting a precedent. Commissioner Andrews asked if there will be any feedback from the community. Commissioner Waterman added that the mural should be discussed in five years for follow-up reviews. The Cultural Arts Commission would like the mural to be moved if the building were to be taken down. A motion was made to approve as presented by Commissioner Vigsnes and seconded by Commissioner Andrews. There was an all aye vote except for President Hale, who voted against the petition. The motion carried.

c. 112 Galena St. - C.O.A. 14-09

The owner wishes to paint the exterior facade of the multi-tenant commercial building. The facade is currently painted dark red with a white trim. The proposed color is a Benjamin Moore low luster latex paint Desert Sand in color. The trim will not be touched. The exterior will be power washed with damaged areas scraped, caulked and primed prior to painting. The owner will apply two coats of paint. The owner proposes to also paint the existing metal railing and freestanding wood frame sign to match the building. A color sample and photo was provided at the meeting. A motion to approve as presented was made by Commissioner Waterman and seconded by Commissioner Smith. The motion was passed with an all aye vote.

3. Preliminary Review

a. St. Mary's Catholic Church landmark nomination

Bob and Annamarie Kirchhoff are nominating St. Mary's Catholic Church to be a locally designated landmark. The Kirchhoff's do not represent the Church and are pursuing the nomination without the Church's consent. The Church is aware of the petition and has informed City staff of their objection to the nomination. The Commission evaluated the petition based on the criteria established in Section 4-92 and Section 4-93 of the City Code. Section 4-93(b) states that a preliminary review of the petition must be conducted by the Commission and that all City departments report to the Commission on any matters affecting the property or surrounding area. All City departments have responded with no objections or concerns with the application. Section 4-93(c) stipulates that if the Commission decides the application has relevant merits, then a public hearing shall be scheduled within sixty days to conduct a formal review of the petition. Based on the criteria of Section 4-92 and Section 4-93 of the City Code, the application does have enough merit for a public hearing. A motion to approve the application to proceed forward to a public hearing was made by Commissioner Smith and seconded by Commissioner Kennedy. The motion was passed with an all aye vote except Commissioner Andrews, who voted against the petition.

4. Historic District / Landmark Update

a. 116 Galena St.

The property owner has not done much with his building since his last meeting with the City. The property owner needs to receive a mortar analysis before anything can continue. He is currently looking into three different estimates, but the scope work on some of the estimates may be questionable to the City. All of the estimates must be of the same work.

5. Approval of Minutes

a. May 27, 2014

A motion to approve as presented was made by Commissioner Vigsnes and seconded by Commissioner Waterman. The motion passed with an all aye vote.

b. June 24, 2014

Under Section 2b, the word "back-lit" needs to be replaced by the word "halo-lit." Also, the word "accepted" needs to be replaced. The sentence needs to be reworded to include that the halo-lit signage, size, and color of the lettering was made by a consensus of the Commission. Under Section 6a, the word "fixed" needs to be replaced by the word "applied." A motion to approve the minutes with the revisions was made by Commissioner Kennedy and seconded by Commissioner Smith. Commissioners Vigsnes, Waterman, and Andrews abstained. The motion passed with an all aye vote.

6. Other Business

a. 306 Main St. - special use

The Commission has the ability to determine whether the property can be used for a place of worship and public meeting space purposes. A motion to allow the property for the aforementioned special uses was made by Commissioner Waterman and seconded by Commissioner Andrews. The motion passed with an all aye vote.

b. Draft revisions to the Landmark regulations

President Hale and Commissioner Waterman suggested that staff's proposed revisions to 2(f) of Section 4-93 of the City Code falsifies the entire process. John Said believed that the determination was justified based on the procedures of 2(a – c) of Section 4-93. President Hale would also like each of the items in the regulations to be simple and clear to the applicant. John Said suggested alternatives to be reworked into a revision. Under Section 4-93(b) the words "duly authorized representative" should be replaced by "President". This packet will be reviewed by the Commissioners and discussed at the next meeting.

c. 151 W. Washington St. (not on agenda)

This property has been given an extension to the established compliance deadline with the City until November 30, 2014.

7. Adjournment

A motion to adjourn was made by Commissioner Kennedy and seconded by Commissioner Smith. The motion passed with an all aye vote. The meeting was adjourned at 9:35 p.m.