

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10/24/17

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING SEPTEMBER 26, 2017

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Kim MacPherson
Richard Vigsnes
Jeanne Short

Staff:

Jeff Harris

Guests:

Harold Beron

Members Absent:

Rev. Bill Andrews

1. Call to Order and establishment of a Quorum

A quorum was established. Commissioner Malina called the meeting to order at 6:05 p.m.

2. Certificate of Appropriateness Review

A. C.O.A. #17-20 - 150 W. Washington St. - Awning, Door, Roof & Sign

The applicant is requesting approval of several aspects of the exterior renovation. Renovation includes a new roof. The electrical service line support pole will be replaced with a taller 6"x 6" pressure treated pole. The exterior canvas on the front (north) facade awning to be replaced. The metal frame will remain and be reused. The new canvas will be burgundy in color. The two existing awnings on the west facade will be removed, but not replaced. All of the building's wood will be repainted. Attachments were provided at the meeting. A new 5"x 2.5" laser cut steel sign will be hung from the existing support pole. The pole will be painted to match the building. A 6' x 8' vertical garden system will be installed on the west facade as a decorative feature. A new metal door was recently installed. The door has a window pane with a decorative grid. The specific renovation work was detailed in an attached memo from the owner. The building is considered to be in fair condition and has a vernacular style construction. The building is considered a non-contributing structure to the Turner Junction Historic District.

Jeff Harris City established that the existing wood fence will be painted to match the building. Commissioner Mailina questioned if there would be graphics on awning. Mr Beron stated no graphics on the awning. Commissioner Letsche questioned if there were any design restrictions. Commissioner Vigsnes wanted to know if the sign would be laser or rusted. Mr. Beron it would be vintage-rusted; modern with a touch of vintage. Mr. Harris stated it is within the laser cutting where the rusting is. Commissioner Letsche made a motion to approve as presented. The motion was seconded by Commissioner Vigsnes. The motion carried with an all aye vot

3. Preliminary Review

None.

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CITY ADMINISTRATOR

4. Historic District/Landmark Update

116 Galena Street was to be back but the applicant did not submit documents and the continuation Certificate of Economic Hardship request was also still pending. Commissioner Malina asked if they could separate the two items and just focus on the exterior restoration so the Certificate of Appropriateness and the Certificate of Economic Hardship could be finalized. Jeff Harris stated that the applicant had met with City staff and presented it that way. Commissioner MacPherson asked if the previously discussed residential conversion was a possibility. Mr. Harris stated he directed the applicant on that aspect to the City's Building Official to set a meeting to discuss that matter.

151 W. Washington Street update is that it is where it stood that a restaurant was interested.

Mr. Harris also pointed out that the train depot assessment was complete. Commissioner Letsche asked if once restoration was set to begin would it come back to this Commission for further consideration. City Planner Jeff Harris stated it would.

Mr. Harris let the Commission know that a home on E. Washington Street would be before the Commission to review the rebuild of a garage. Due to its collapse and for safety the demolition was approved without going before Commission. Commissioner Letsche asked if garage was beyond repair. Mr. Harris stated yes.

5. Approval of Minutes

Commissioner Malina made a motion to approve minutes to approve the August 22, 2017 minutes as presented. Commissioner Letsche seconded the motion. The motion passed with one abstention.

6. Other Business

Commissioner Letsche stated that he may not be able to attend the October 24th meeting.

7. Adjournment

Commissioner Letsche made a motion to adjourn the meeting. The motion was seconded by Commissioner Vigsnes. The meeting was adjourned at 6:26 p.m.