

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/29/17

## MINUTES

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING SPECIAL MEETING AUGUST 1, 2017, 6:00 P.M.

#### Members Present:

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

#### Staff:

Jeff Harris

#### Guests:

Amy Soule  
David Schwantes  
Jayme Schwantes

#### Members Absent:

Rev. Bill Andrews

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

A quorum was established. Commissioner Malina called the meeting to order at 6:19 p.m.

#### 2. Certificate of Appropriateness Review

##### A. C.O.A. 17-15 – 102 N. Oak St. – Schwantes Residence

The property owners are proposing to replace the existing wood shake roof on their one-story single family residence. Also, any damaged wood decking will be replaced, new felt underlayment and ice and water shield will be installed, and all vent pipe and chimney flashings will be removed and replaced. Four new black metal “mushroom cap” roof vents will be installed on the north façade (the house currently has none). Atlas Pinnacle asphalt architectural shingles are being proposed. The proposed shingle color will be gray. The siding is lighter colored and trim on the house is gray. The applicants are also proposing to replace the existing half round gutters and circular downspouts with traditional gutters and rectangular downspouts. The proposed gutters are white in color. The existing gutters are painted the same light color as the siding.

The property is located within the East Washington Street Historic District. The residence is Colonial Revival style construction built in 1886. The residence is considered a contributing structure to the District.

Commissioner Malina made a motion to approve as presented with the conditions that the proposed roof vents be placed on the north side of the roof to make them less visible from the street and that the asphalt shingles to be used match as close as possible in appearance to the existing shake shingles, and was seconded by Commissioner Letsche. The motion carried with an all aye vote.

**B. C.O.A. 17-16 – 341. Washington St. – Soule Residence**

The property owner is proposing to replace the existing asphalt shingle roof on her two-story single family residence. The residence currently has one layer of asphalt shingles that will be removed. Any damaged wood decking will be replaced, new felt underlayment and ice and water shield will be installed, all attic vents will be removed and replaced, and all vent pipe and chimney flashings will be removed and replaced. IKO Cambridge Collection asphalt architectural shingles will be installed. The existing roof color is brown and the replacement shingle color will be Harvard Slate gray. The siding is lighter colored and trim on the house is white.

This residence was constructed in 1872, but has had significant alterations completed over the years. The building is considered a contributing structure to the East Washington Historic District.

Commissioner Letsche made a motion to approve as presented, and was seconded by Commissioner Malina. The motion carried with an all aye vote.

**C. C.O.A. 17-17 – 205 Main St. – El Coco Loco**

The business owner is proposing to install a back-up generator in the private alley/driveway located north of the existing building. The generator will be placed on a concrete pad at the east end of the driveway. The driveway is accessed off of Galena Street. The generator will be located behind (east of) the existing trash enclosure and exterior staircase leading to the second floor, thus screening the generator from view from Galena Street. The generator is a rectangular box that is 48 inches long, 26 inches wide, and 30 inches tall. The generator will be protected by two steel pole bollards.

Commissioner Malina made a motion to approve as presented, and was seconded by Commissioner Vigsnes. The motion carried with an all aye vote.

**3. Preliminary Review**

None.

**4. Historic District/Landmark Update**

None.

**5. Approval of Minutes**

**A. June 27, 2017**

Commissioner Letsche made a motion to approve as presented, and was seconded by Commissioner Malina. The motion carried with an all aye vote.

**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 6:45 p.m.