

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/25/18

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING AUGUST 28, 2018

Members Present:

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

City Staff:

Jeff Harris

Members Absent:

None

Guests:

Robert Dieckmann
Barb Dieckmann

1. Call to Order and establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:03 p.m. A quorum was established.

2. Certificate of Appropriateness Review

A. C.O.A. 18-07 – 129 Fremont Street – Anona West – Roof & Gutters

The building owner of 129 Fremont Street is requesting approval to replace the existing flat roof membrane on the single story building. The roof is not visible from the street. The scope of work will also involve replacing any necessary copings and flashings around the existing roof penetrations and replacement of the standard aluminum box gutters and downspouts.

After discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 18-07 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 18-08 – 100 Arbor Avenue – Driveway

The property owner of 100 Arbor Avenue is requesting approval to replace the existing asphalt driveway in kind at the same dimensions. There is approximately 1,550 square feet of pavement. Three inches of new asphalt will be installed. The apron is currently concrete and in good conditions, so it is not included in this scope of work.

After discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 18-08 as presented. Commissioner Short seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 18-09 – 123 Fremont Street – St. Michael’s Church Food Pantry – Roof & Tuck Pointing

The new building owner of 123 Fremont Street is requesting approval to replace the existing flat roof membrane on the single story building. The roof is a bow truss design so it has limited visibility from the street. The scope of work will also involve replacing any necessary copings and flashings around the existing roof penetrations. Please refer to the attached narrative and photos of the existing roof for specific details.

The owner is also requesting approval to perform some tuck pointing, masonry alterations and repair to the building’s storefront. Please refer to the attached narrative and photos of the existing building façade for specific details.

The all brick masonry exterior building was constructed in 1956 in the Vernacular International Style. The building is considered to be in good condition and is non-contributing to the Turner Junction Historic District. The storefront entrance has been modified from its original design.

After discussion by the Commission, Commissioner Letsche made a motion to continue the masonry repair and tuck pointing portion of C.O.A. 18-09 to the September 25, 2018 meeting for further consideration. Commissioner Andrews seconded the motion. The motion passed with an all aye vote.

After discussion by the Commission, Commissioner Vigsnes made a motion to approve the roof replacement portion of C.O.A. 18-08 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historic District/Landmark Update

Mr. Harris indicated that the purchase contract for the Coach House property at 116 Galena Street has been terminated for unknown reasons.

5. Approval of Minutes

A. April 24, 2018

Chairman Malina made motion to approve the minutes of April 24, 2018 as presented. Vice Chairman Letsche seconded the motion. The motion passed with Commissioners MacPherson and Short abstaining.

B. June 26, 2018

Chairman Malina made motion to approve the minutes of June 26, 2018 as presented. Commissioner Andrews seconded the motion. The motion passed with Commissioner Vigsnes abstaining.

6. Other Business

None.

7. Adjournment

Chairman Malina made a motion to adjourn the August 28, 2018 meeting. The motion was seconded by Commissioner Letsche seconded. The motion passed with an all aye vote. The meeting adjourned at 6:52 p.m.