

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 7/23/19

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING June 25, 2019

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
George Garcia
Reverend Bill Andrews
Kim MacPherson
Richard Vigsnes
SueEllen Edwards

City Staff:

John Sterrett

Guests:

Michael Shroeder
Bob Deicke

Members Absent: None

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. 19-03– 200 Fulton Street – Schroeder Residence – Driveway & Patio

Michael Schroeder, owner of 200 Fulton Street, is requesting approval to repair and expand an existing concrete driveway and repair and expand an existing concrete patio. The driveway will be concrete and the patio will be stamped concrete.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-03 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 19-04 – 111-113 Galena Street & 129 Main Street – Jersey Hurst, LLC – Flat Roof Repair

Jersey Hurst, LLC, property owner of the buildings at 111-113 Galena Street and 129 Main Street, located in the Turner Junction Historic District, is requesting approval to repair the existing flat roof on the buildings. The building consists of two roofs, an upper roof on 113 Galena Street and lower roof encompassing 111 Galena Street and 129 Main Street. The building has experienced major leaks this past spring due to a damaged roof and the proposed

work is to repair the roof from further damage. The buildings contain a parapet to screen the flat roof from view.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-04 as presented. Commissioner Garcia seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 19-06 – 123 Fremont Street – St. Michael’s Church Food Pantry – Parking Lot Repair and Trash Enclosure Replacement

St. Michael’s Church, owner of the food pantry at 123 Fremont Street in the Turner Junction Historic District, is requesting approval to re-pave the existing parking lot and replace a wood fence trash enclosure in the rear of the building with an in-kind wood fence enclosure. These improvements are part of the ongoing exterior renovations for the building that have occurred over the last year. The parking lot, which has fallen into disrepair, will be resurfaced and restriped. The trash enclosure will be located in the rear of the building and constructed with a wood fence material. A wood fence trash enclosure previously existed in the rear of the building but was removed during site remediation to remove an underground storage tank. The trash enclosure will be constructed to be able to accommodate a 6-yard refuse container and a 6-yard recycling container. The height will be eight (8) feet.

After a discussion by the Commission, Vice Chairman Letsche made a motion to approve C.O.A. 19-06 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

D. C.O.A. 19-07 – 110 Arbor Avenue – Mr. A’s Arbor Liquors – Parking Lot Repair

Andy Patel, owner of Mr. A’s Arbor Liquor at 110 Arbor Avenue in the Turner Junction Historic District, is requesting approval to re-pave and restripe the existing asphalt parking lot for the store. The repaving of this parking lot will be done in conjunction with the repavement occurring at the adjacent property at 123 Fremont for the food pantry. The work to be done includes removing the entire pavement section and performing proof rolling. The subgrade will be regraded and paved with bituminous asphalt.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-07 as presented. Vice Chairman Letsche seconded the motion. The motion passed with an all aye vote.

Prior to the discussion of the next request for C.O.A. 19-05, Vice Chairman Letsche recused himself from the Commission since he is the applicant.

D. C.O.A. 19-05 – 215 East Washington Street – Keith Letsche – Shutter Installation

Keith Letsche, property owner of 215 East Washington Street, located in the East Washington Street Historic District, is requesting approval to install shutters on the existing single-family home on the property. The house currently has no shutters and the shutters to be installed on the home will be taken from another residence (not in the City) that dates to 1870. The shutters will be placed on the two lower windows and one upper window on the west façade,

two upper windows on the south façade (front of the house), one upper and one lower window on the north side, and two upper and two lower on the east side.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-05 as presented. Commissioner Garcia seconded the motion. The motion passed with an all aye vote.

At the conclusion of the discussion and vote on C.O.A. 19-05, Vice Chairman Letsche returned to the Commission as a member.

3. Preliminary Review

None.

4. Historic District/Landmark Update

Commissioner Garcia provided a brief update on the board meeting for the museum. He stated that a question came up at the meeting of when the last survey was conducted for the historic district, which was 1990. The Commission discussed the process for a new survey and will revisit the topic at a future meeting.

5. Approval of May 28, 2019 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Garcia, to approve the May 28, 2019 minutes. With a voice vote of 5 ayes, 2 abstains, and 0 nays, the motion carried.

6. Other Business

The Commission briefly discussed the current condition of the McCauley School.

7. Adjournment

Chairman Malina made a motion, seconded by Vice Chairman Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 7:03 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett
City Planner