

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 8/27/19

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING July 23, 2019

Members Present:

Vincent Malina (Chairman)
Keith Letsche (Vice Chairman)
Richard Vigsnes
SueEllen Edwards

City Staff:

John Sterrett
Sara Phalen

Guests:

Mercedes Arroyo Gonzalez
Scott Reedy
Richard Schlegel

Members Absent:

George Garcia
Reverend Bill Andrews
Kim MacPherson

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. 19-08– 207 Main Street – Rincon Latino, Inc. – Flat Roof Replacement and Awning

Rincon Latino, Inc., represented by Mercedes Arroyo Gonzalez, owner of 207 Main Street in the Turner Junction Historic District, is requesting approval to install 2 Sunbrella straight-slope awnings with orange fabric on the front façade of the single story building. The installation of the awning is part of the current renovations for the building to accommodate the future business “Natural Fruit Juices”. The applicant is also proposing to remove and replace the existing flat roof with 60 mil EPDM rubber adhered to ½ inch fiberboard.

The Commission briefly discussed the proposed signage on the awning. After this discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-08 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 19-09 – 111-115 Galena Street– Jersey Hurst, LLC – Replacement of Garage Doors, Windows, and Doors

Jersey Hurst, LLC, property owner of the building at 111-115 Galena Street, located in the Turner Junction Historic District, is requesting approval to replace the 2 existing garage doors at 113 Galena Street, replace the 2 picture windows and door at the entrance at 111 Galena Street, and to replace the existing door at 115 Galena Street. The 2 existing red garage doors at 113 Galena Street will be replaced with the same type of 4-section glass door with an aluminum bottom. The doors will be red to match the existing doors. The 2 existing picture windows for the hair salon at 111 Galena Street will be replaced with the same 5-wide, 4-high white grille patterns with flat glass. The existing storefront door at 111 Galena Street will be replaced with a medium stile door to match the existing. The existing door at 115 Galena Street will be replaced with an 18 gauge galvanized steel door and painted to match existing color.

Building owner Scott Reedy indicated that the color for the windows would actually be more of a gray color to match the existing color rather than white. After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-09 as presented. Commissioner Vignes seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 19-10 – 136 West Washington Street – 136 W Washington LLC – Parking Lot Repair, Replacement of Awning, Stairs, and Doors

Scott Reedy, owner of the building at 136 West Washington Street, located in the Turner Junction Historic District, is requesting approval for multiple improvements to the building. This includes seal coating and restriping the existing parking lot, replacing the existing awning with a new awning, removing and replacing the existing three-story metal staircase, and removing and replacing the 2 existing doors at the front façade of the building. In addition to the proposed sealcoating for the parking lot, the applicant will saw-cut and re-patch the asphalt at the entrance to the parking lot. The new awning, which will be a Sunbrella, will match the same size, style, and color as the existing awning. The metal staircase to be removed will be replaced with the same style metal staircase as existing. The two exterior doors on the front façade of the building will be replaced with the same style.

Mr. Reedy stated they are contemplating changing the color of the awning from maroon to black to match their companies' brand colors. They are also considering full glass doors for both doors on the front of the building. After a discussion by the Commission, Vice Chairman Letsche made a motion to approve C.O.A. 19-10 with the condition that if the logo to be placed on the awning is modified from what was presented at the Commission, then the new logo will be submitted to the Commission for approval. Commissioner Vignes seconded the motion. The motion passed with an all aye vote.

D. C.O.A. 19-11 – 351 East Washington Street – Schlegel Residence – Roof Shingle Replacement

Richard Schlegel, property owner of 351 East Washington Street, located in the East Washington Street Historic District, is requesting approval to replace the roof shingles on the existing single-family home on the property. The applicant will be replacing approximately 22 square feet of shingles on the home and 7 square feet of shingles on the detached garage due to recent damage. One layer of shingles will be removed and replaced with Architectural Shingle

CertainTeed, with an Atlantic Blue color. The garage will contain the same type of shingle but with a Brownwood color.

Mr. Schlegel stated that one roof layer will be torn off with the roof layer underneath to remain. The new roof shingles will then be applied in blue/grey colors. After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-11 as presented. Vice Chairman Letsche seconded the motion. The motion passed with an all aye vote.

D. C.O.A. 19-12– 317 East Washington Street – Bartsch Residence – Porch Repair

Mr. Sterrett explained that the property owners of 317 East Washington Street, located in the East Washington Street Historic District, are requesting approval to repair the existing front porch on the single-family home on the property. The porch has begun to experience wood rot and the work will involve replacing the existing rails and pickets, stair treads and risers, framing, and bottom lattice with cedar and will be painted to match existing. The rotting flooring will be replaced with fir wood decking. The existing posts and roof structure will remain and the same colors will be used.

After brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-12 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None.

4. Historic District/Landmark Update

Sara Phalen, Director of the West Chicago Museum, provided the Commission with information and background on the last survey conducted for the Historic District which included a survey done in 1990 and an update in 2000. Ms. Phalen also discussed available grant money from the State that will be open for application in the Spring of 2020 and that the City could potentially pursue grant money for updating informational materials promoting historic preservation.

5. Approval of June 25, 2019 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the June 25, 2019 minutes. With a voice vote of 4 ayes, 0 abstains, and 0 nays, the motion carried.

6. Other Business

The Commission briefly discussed the existing conditions 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 7:25 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner