

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10/22/19

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING September 24, 2019

Members Present:

Vincent Malina (Chairman)
Richard Vigsnes
George Garcia
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner
Sara Phalen, Museum Director

Guests:

Yolanda Peterson
Ryan Dewey

Members Absent:

Keith Letsche (Vice Chairman)
SueEllen Edwards
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. 19-14 – 124 Main Street – Peterson – Flat Roof and Door Replacement

Yolanda Peterson, property owner of 124 Main Street, located in the Turner Junction Historic District, is requesting approval to replace an existing flat roof, apartment entry door, and rear doors on the two-story brick building on the property. The existing roof material will be removed down to the wood deck and a Rubberoid Modified Bitumen membrane will be installed. The existing rear doors facing Turner Court will be removed and replaced with two Ceco commercial 18-gauge metal doors painted white. The existing main entrance door to the apartment portion of the building will be replaced with a Pittco black anodized glass aluminum door. The applicant also discussed the possibility of adding a door on the south side of the building in the future, at which time a separate COA application would need to be submitted for review.

The Commission briefly discussed the proposed improvements to the building, specifically the proposed caulk filling that will occur around the frame of the door on the rear of the building. Mr. Sterrett stated that the proposed work will require building review as part of the permitting process. After this discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-14 as presented with the condition that the caulking around the frame of the door is performed in accordance with all building codes. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 19-15 – 512 East Washington Street – Ashley Residence – Siding Replacement

Lisa Ashley, property owner of 512 East Washington Street, located in the East Washington Street Historic District, is requesting approval to replace the siding on the existing single-family home on the property. The applicant will be replacing the existing 8” aluminum siding shingles with Norandex Great Barrier double 4” clapboard style vinyl siding with an Evergreen color and white corner posts. The siding will have a low gloss natural cedar woodgrain pattern. In addition to replacing the siding, any rotting wood will be removed and replaced and new insulation will be installed. The applicant has indicated that the existing siding has experienced hail damage as well as marring on all elevations.

The Commission briefly discussed how changing the siding would affect the possibility of the house being landmarked in the future. Mr. Sterrett stated this could affect its eligibility for landmark status. After further discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 19-14 as presented. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historic District/Landmark Update

None

5. Approval of August 27, 2019 Meeting Minutes

Chairman Malina made a motion, seconded by Chairperson Garcia, to approve the August 27, 2019 minutes with a correction to the word “existing” under item 2.A. With a voice vote of three ayes and one abstention, the motion carried.

6. Other Business

Mr. Sterrett stated that the School District may transfer the McCauley School to the City who will then transfer it to the Historical Society. The matter will be going to the City’s Development Committee for further discussion before any action is taken.

7. Adjournment

Chairman Malina made a motion, seconded by Commissioner Andrews, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:35 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner