

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 06.25.24

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

May 28, 2024

### Members Present:

Vince Malina, Chairman  
Keith Letsche, Vice Chairman  
SueEllen Edwards  
Richard Vigsnes  
Wendy Christman

### City Staff:

Alderman Dan Beebe, City Council Liaison  
John Sterrett, City Planner

### Guests:

Melissa Mercado, 137 Turner Court (via phone)  
Oscar Munoz, 102 Main Street

### Members Absent:

Reverend Bill Andrews

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

The meeting was called to order by Chairman Malina at 6:00 p.m. Roll call found Chairman Malina, Vice Chairman Letsche, and Commissioners Edwards, Vigsnes, and Christman present. Commissioner Andrews was absent. With five members present, a quorum was established.

### 2. Public Comment

None

### 3. Certificate of Appropriateness Review

#### A. C.O.A. 24-07 – 135 Turner Court – Awning

Mr. Sterrett stated that Melissa Mercado, owner of 135 Turner Court in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness application to install an awning on the building facing Turner Court. The proposed awning will be a traditional shed-style awning with no sides and will consist of Sunbrella fabric. The applicant is proposing a color of either Ocean Blue or a shade of teal, depending on the direction from the Commission. The awning will contain signage identifying the name of the business in the commercial space. Because of this, the awning will require approval of a sign permit to ensure the dimensions of the sign do not exceed the total allowable area permitted for signage. The façade of the building facing Turner Court is permitted to have a total of 97.5 square feet of signage. The applicant previously received approval in April for a 6 square foot wall sign. This leaves the building eligible for 91.5 square feet of additional signage.

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After a brief discussion, Chairman Malina made a motion, seconded by Vice Chair Letsche, to approve the COA application as presented with the color choice of teal for the awning. With a voice vote of all ayes the motion carried.

## **B. C.O.A. 24-08 – 200 High Street – Parking Lot Repair/Replacement**

Mr. Sterrett stated that Vijay Kumar Gupta, owner of the apartment building at 200 High Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness application to repair the existing parking lot. The applicant intends to remove approximately 5,140 square feet of existing asphalt down to the gravel. The gravel will be leveled and additional gravel will be added if needed. Four inches of N-50 asphalt will be installed and the lot will be restriped to original layout, including car stops. No other changes to the building or property are proposed.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Christman, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

## **C. C.O.A. 24-09 – 332 E Washington Street – Solar Panels**

Mr. Sterrett stated that the Rick Luckow, homeowner of 332 East Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness application to install rooftop solar panels on the subject house. The applicant intends to install 13 solar panels on the south side of the house, out of view from Washington Street. None of the panels will be installed on the north side of the house. The proposed location of these panels is on the rear of the house, away from Washington Street, and is consistent with previous approvals of solar panels on Washington Street.

After a review of the submitted information, members of the Commission wanted to continue discussion on the proposal after additional information has been submitted. Chairman Malina made a motion, seconded by Vice Chair Letsche, to continue the discussion on the proposed COA application to next month. With a voice vote of all ayes the motion carried.

## **4. Preliminary Review**

Mr. Sterrett stated that Oscar Munoz, new owner of 102 Main Street, is proposing to renovate the existing façade on the rear of the building facing Turner Court. The entire façade is boarded up and the owner is proposing to install new windows and doors with glazing.

After a discussion on the proposal, members of the Commission instructed the owner to redesign the plans so there is no transom for the doors and include a transom at the top of each window. The façade should match exactly how the façade previously looked with the same size and design. The owner stated he will revise his plans and will return to the Commission for further review.

## **5. Historic District/Landmark Updates**

### **A. Landmarking of Historic Homes Marketing**

Mr. Sterrett also stated that the City will begin the process of updating the historical buildings survey in the two districts as well as identifying other historic buildings outside the district in the surrounding neighborhoods.

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## 6. Approval of January 23, 2024 Meeting Minutes

Chairman Malina made a motion, seconded by Vigsnes, to approve the April 23, 2024 meeting minutes with the addition of City Council Liaison, Alderman Dan Beebe, to the minutes. With a voice vote of all ayes the motion carried.

## 7. Other Business

Members of the Commission briefly discussed the status of the 200 Main Street façade project.

## 8. Adjournment

Chairman Malina made a motion, seconded by Vice Chair Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:07 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

