

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 07.23.24

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING June 25, 2024

Members Present:

Vince Malina, Chairman
Keith Letsche, Vice Chairman
SueEllen Edwards
Richard Vigsnes
Wendy Christman
Reverend Bill Andrews (arr. 6:07pm)

City Staff:

Alderman Dan Beebe, City Council Liaison
John Sterrett, City Planner
Mehul Patel, Public Works Director

Guests:

Rick Luckow, 332 E Washington Street
Oscar Munoz, 102 Main Street
Guadalupe Perez, 119 Turner Court

Members Absent:

None

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, Christman present. With five members present, a quorum was established. Commissioner Andrews arrived at 6:07p.m.to bring the number of members present to six.

2. Public Comment

None

3. Certificate of Appropriateness Review

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

Mr. Sterrett stated that 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 19 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. This proposal was discussed at the May Commission meeting at which time the members of the Commission were not opposed to the project but wanted to see more details on the proposed solar panels, which have now been submitted. The building is considered a candidate for local landmark status and is contributing to the East



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Washington Street Historic District. Constructed in the 1950's, it is a modern interpretation of the classic revival and was originally used as the public library.

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.

B. C.O.A. 24-10 – 102 Main Street – Rear Entry Façade

Mr. Sterrett stated that Oscar Munoz, owner of 102 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to renovate the façade of the rear entry to the building on Turner Court. The façade, as shown in the attached photo, is currently boarded up. The applicant is proposing to install two oversized commercial doors with bronze anodized finish and glazed with 1" low e tempered glass. A window will be installed on either side, both with bronze anodized finish and glass. The windows and doors will replicate what was previously on the rear of the building prior to it being boarded up.

When the applicant appeared before the Commission for preliminary review in May, members of the Commission directed the applicant to remove the proposed transom across the doors, which the applicant has, and to add a transom over each window. The applicant has determined that no transom had existed previously for the windows and is therefore requesting to omit the installation of these transoms. The building is Art Moderne constructed in the 1930s. It is contributing to the Historic District but is not a candidate for local landmark status.

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

C. C.O.A. 24-11 – 109 Turner Court – Window/Door Sign

Mr. Sterrett stated that Joseph Raia, owner of The Wrestling Room at 109 Turner Court in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness application to install two flush-mounted signs on the entrance to the building. One sign will be located on the door and will be 2 square feet while the other will be located on the window and will be 1.5 square feet. The sign on the door will be a magnet and the sign on the window will be a cling. Neither sign is permanent. Both signs comply with the Zoning Code. While the building is not considered a candidate for local landmark status, it is contributing to the Turner Junction Historic District. Constructed in the 1910's, it is a vernacular commercial building

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

D. C.O.A. 24-12 – 119 Turner Court – Window Replacement

Mr. Sterrett stated that Guadalupe Perez, owner of 119 Turner Court in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness application to replace two windows on the building façade along Turner Court. The façade of 119 Turner Court is the rear of 118 Main Street. The size of the windows as well as the color/type of trim of the replacement windows will be the same as the existing windows. The style of the proposed

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window, however, is sliding rather than the existing hung windows. No other changes or alterations to the building are proposed. The building is a Greek Revival constructed sometime between 1850 and 1870 and is contributing to the Historic District though it is not a candidate for local landmark status.

Members of the Commission were not in favor of the proposed sliding window because it would be inconsistent with the windows on Turner Court. Chairman Malina made a motion, seconded by Vice Chair Letsche, to approve the COA application with the condition that the window be double-hung rather than a sliding window. With a voice vote of all ayes the motion carried.

4. Preliminary Review

None.

5. Historic District/Landmark Updates

Chairman Malina stated he would be bringing information related to landmarking from other communities to the next meeting.

6. Approval of May 28, 2024 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Christman, to approve the May 28, 2024 meeting minutes. With a voice vote of all ayes and one abstention from Commissioner Andrews the motion carried.

7. Approval of March 28, 2023 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Edwards, to approve the March 28, 2023 meeting minutes. With a voice vote of all ayes the motion carried.

7. Other Business

A. 200 Main Street – Façade Renovation Update

Public Works Director Mehul Patel provided an update of the façade renovation project at 200 Main Street to the Commission. Mr. Patel stated that a limestone lintel is planned to be installed above the first floor windows to separate the newly installed brick on the first floor from the original brick on the floors above. The Commission discussed at length whether the existing silver trim should still be refinished with bronze. This included if only the outside be finished with bronze or if even the inside silver trim be refinished with bronze as well. Mr. Patel stated that if the trim were refinished, the warranty on the windows would be voided. Mr. Patel also stated that the existing lights could not be replaced with gooseneck lights, as previously directed by the Commission. Gooseneck lighting is not able to have the required battery back up. A battery back up is required because the lights are above exit doors.

The consensus from the Commission members was to continue moving forward with the installation of the proposed lintel and to leave the lights as is. Leaving the lights as is will require an amendment to the previously approved Certificate of Appropriateness, which will come back before the Commission in July. The Commission members decided they would visit the site individually before making a final comment on the proposed refinishing of the trim.

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8. Adjournment

Chairman Malina made a motion, seconded by Commissioner Christman, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:23 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner



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