

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 03.25.25

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

February 25, 2025

**West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185**

Members Present:

Keith Letsche, Chairman (Departed at 6:28 p.m.)
SueEllen Edwards
Jarod Pletcher
Tom Cherrington
Richard Vigsnes

City Staff:

John Sterrett, City Planner

Guests:

Oscar Munoz

Members Absent:

Wendy Christman
Reverend Bill Andrews

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

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

2. Public Comment - None

3. Certificate of Appropriateness (COA) Review

A. C.O.A. 25-08 – 116 Main Street – Windows and Siding

Mr. Sterrett stated that Oscar Munoz, owner of 116 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to replace all the existing windows on the two-story mixed-use building. The building, which was previously occupied by a restaurant, experienced a fire last year. The windows have begun to fall into disrepair and the applicant is proposing to replace them all with double-hung white vinyl windows. The applicant would also like to replace the existing beige vinyl lap siding with vinyl lap siding. The applicant has not decided on a color yet and is seeking input from the Commission. Mr. Sterrett stated that vinyl would not be permitted normally in the historic district but this, however, is a replacement. The building is a 1900 Late Victorian. According to the Turner-Junction Historic District survey the building is non-contributing to the Turner Junction Historic District and is not a candidate for local landmark status.

The Commissioners discussed alternatives for the vinyl including using some type of Cementous material to improve aesthetics. The petitioner stated he preferred vinyl and that he would use a double 4-inch lap siding to create a more historic appearance than the existing siding.

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After a brief discussion, Commissioner Edwards made a motion, seconded by Commissioner Cherrington, to approve the COA application with the conditions that the installed siding shall be double 4-inch lap siding and the selected color for the siding shall be the same throughout the building. With a voice vote of all ayes the motion carried.

B. C.O.A. 25-06 – 134 Main Street – Window Signage

Mr. Sterrett stated that Light Up the Floor, existing tenant at 134 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for a 32 square foot window sign located on the front façade. The window sign advertises the name of the business and has other information contained in it. The size of the window sign is less than the maximum 52 square feet permitted. Furthermore, the sign occupies less than 20% of the window area, which is the standard for window signs in the historic district.

The 136 Main Street portion of the building was constructed in the 1860s and the 134 Main Street portion in 1952. The building is an international style and is considered non-contributing and not a candidate for local landmark status. The 134 Main Street portion was the site of the Morning Star Saloon, which was demolished by 1949.

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

4. Preliminary Review

None.

5. Historic District/Landmark Updates

Mr. Sterrett reviewed with the Commissioners the proposed survey areas that will part of the Historical and Architectural Building Survey this year. Without objection from the Commissioners, these areas would be include in the survey area.

6. Approval of January 28, 2025 Meeting Minutes

Commissioner Edwards made a motion, seconded by Commissioner Vigsnes, to approve the January 28, 2025 meeting minutes. With a voice vote of all ayes the motion carried.

7. Other Business

- A. Nomination of Vice Chair of the Historical Preservation Commission – Chairperson Letsche nominated Commissioner Cherrington to serve as Vice Chair. No other nominations were submitted.
- B. Election of Vice Chair of the Historical Preservation Commission – The Commissioners voted on the election of Commissioner Cherrington as Vice Chair. Commissioner Cherrington received 4 votes and was elected.

Following the election of Commissioner Cherrington as the Vice Chair, Chairperson Letsche excused himself from the remainder of the meeting thus recusing himself from any further business

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discussed before the Commission, bringing the whole number of Commissioners present to four (4).

8. C.O.A. 25-07 – 527 Main Street (The Kruse House) – Chimney Rebuild

Mr. Sterrett stated that the West Chicago Historical Society, owner of the Kruse House at 527 Main Street, a locally landmarked property, is requesting approval of a Certificate of Appropriateness to rebuild a portion of the existing chimney on the west side of the building because of deterioration. Some of the existing brick on the chimney may not be able to be reused and the Society is seeking approval to use a replacement brick if new brick must be installed. Four brick samples from the Historical Society were presented for review by the Commissioners.

The Kruse House is a Foursquare residential home and was built in 1917. It is contributing property and was locally landmarked by the City in 1994.

After a brief discussion, Commissioner Vigsnes made a motion, seconded by Commissioner Pletcher, to approve the COA application with the condition that brick option 1 be used. With a voice vote of all ayes the motion carried.

9. Adjournment

With no further business to discuss, Vice Chair Cherrington made a motion, seconded by Commissioner Pletcher, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:43 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

