

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 7/28/20

## MINUTES

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING May 26, 2020

#### Members Present (via Zoom):

Vince Malina (Chairman)  
Keith Letsche (Attended in-person)  
Richard Vigsnes  
George Garcia  
SueEllen Edwards

#### City Staff (via Zoom):

John Sterrett, City Planner (Attended in-person)  
Sara Phalen, West Chicago City Museum

Guests(via Zoom): Jeff Uecke

#### Members Absent:

Reverend Bill Andrews

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

The meeting was called to order by Chairman Malina at 6:05p.m. A quorum was established and all present members participated through Zoom except for Commissioner Letsche who attended the meeting in person at City Hall.

### 2. Certificate of Appropriateness Review

#### A. C.O.A. 20-08 – 527 Main Street (Kruse House) – West Chicago Historical Society – Repainting, Gutter Repair, and Downspout Installation

The West Chicago Historical Society, owner of the historic Kruse House Museum located at 527 Main Street, is requesting approval to repaint the existing trim on the museum structure and detached garage, including doors, door and window frames, posts, and other miscellaneous trim. The paint will match the existing white color. The stucco on the museum structure and detached garage will not be painted. New downspouts will be added to improve drainage and will match the style and white color of the existing downspouts on the building. Existing gutters will be repaired and resealed in areas where they have become damaged.

Although the Kruse house is not located within a historic district, it was designated as a local landmark in April of 1994.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 20-08 as presented. Commissioner Edwards seconded the motion. The motion passed with an all aye vote.

**B. C.O.A. 20-09 – 104 Main Street – Jeff Uecke – Door/Window Replacement, Storefront Glass Replacement, Masonry Repair/Cleaning, and Signage**

Jeff Uecke, owner of the 2-story commercial building located at 104 Main Street/105 Turner Court, is requesting approval to replace doors and windows on the building. The existing front door leading to the second story apartments will be replaced with a 5-lite door, finished black, with privacy glass to replicate the original door on the building. The door to the first floor commercial space will have a black aluminum frame with clear full lite glass with a full transom on top. The existing green rear door on Turner Court, which has become badly weathered, will be replaced with a full glass lite commercial door in the same evergreen color as the trim for the existing rear windows.

The existing double-hung second story windows on the front of the building will be replaced with double-hung windows with black trim to match the original windows and trim on the building. The existing double-hung rear windows on both sides of the rear door will be replaced with double-hung windows with the same evergreen trim as existing. These windows will match the newer windows located on the stories above on the rear of the building. The existing storefront glass on the first floor facing Main Street will be replaced with a 5-section glass system on top with black aluminum frames. The applicant intends to extend the glass down to the ground with 5 frosted glass sections to maximize the amount of light in the building.

The building contains a deteriorating brown painted cement face that covers the brick on the first floor of the front of the building. This cement face was not part of the original construction of the building and was added later. The applicant is proposing to remove this cement face to expose the original brick and will clean and repair as needed. An existing steel beam above the first floor will also be exposed which was an original exterior architectural element of the building. The applicant is also proposing to add signage to the building to be located on the horizontal steel beam of the building and on the rear of the building. The applicant has provided conceptual designs for the signage but no finalized drawings with dimensions. Staff recommends that at the time of application for the sign permit, the finalized sign drawings be submitted for COA approval.

The structure is a Late Victorian constructed around 1900 considered to be in good condition. The building is contributing to the Turner Junction Historic District but not a candidate for local landmark status.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 20-09 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

**3. Preliminary Review**

None

**4. Historic District/Landmark Update**

None

**5. Approval of February 25, 2020 and April 28, 2020 Meeting Minutes**

Commissioner Letsche made a motion, seconded by Commissioner Edwards, to approve the February 25, 2020 meeting minutes and the April 28, 2020 meeting minutes.

**6. Other Business**

**7. Adjournment**

Chairman Malina made a motion, seconded by Commissioner Garcia, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:25 p.m., adjourned.

Respectfully submitted by,  
John H. Sterrett, City Planner