

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 01/26/21

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING October 27, 2020

Members Present (via Zoom):

Vince Malina (Chairman)
Keith Letsche
Richard Vigsnes
SueEllen Edwards
Reverend Bill Andrews

City Staff (via Zoom):

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

Guests(via Zoom): Yolanda Peterson
Efren Toledo
Michele Bauchner
Kurt Krueger

Members Absent:

None

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00p.m. A quorum was established and all members participated through Zoom.

2. Certificate of Appropriateness Review

A. C.O.A. 20-18 – 411 E Washington Street – Arrowhead Pavers – Driveway and Patio Replacement

Arrowhead Brick Pavers, Inc., on behalf of the property owner Peggy Krauch, is proposing to repair and replace an existing ribbon driveway and an existing patio on the property at 411 E Washington Street located in the East Washington Historic District. The ribbon driveway, constructed with gravel, will be replaced with a typical eight (8) foot wide driveway constructed with permeable pavers that will lead to an existing detached garage. The drive approach and sidewalk will not be altered within the parkway. An existing 186 square foot patio behind the house will be replaced with brick pavers. The petitioner is also proposing landscape wall varying in height from 12-inches to 24-inches on the west side of the home. No changes to the structure are proposed.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 20-18 as presented noting that the condition of the structure be stricken from the findings of fact. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

Commissioner Letsche recused himself prior to review and discussion of C.O.A. 20-12.

B. C.O.A. 20-19 – 124 Main Street – Yolanda Peterson – Ramp Removal and Stair Installation

Yolanda Peterson, property owner of 124 Main Street in the Turner Junction Historic District, is proposing to remove an existing concrete ramp on the rear of the building facing Turner Junction and install steps in its place. The existing ramp has an excessive slope and does not meet accessibility requirements. Furthermore, the ramp extends from the doorway on the rear of the building to the midway point of the existing public sidewalk, which consequently obstructs roughly half of the public sidewalk. The petitioner is proposing to remove this ramp and replace it with four (4) code compliant concrete steps that will lead from the edge of the public sidewalk to the doorway. The steps will include wrought iron handrails on both sides. The removal of the ramp and replacement with steps will enhance the rear of the building on Turner Court. No structural changes are proposed to the building.

After a brief discussion by the Commission, Commissioner Andrews made a motion to approve C.O.A. 20-19 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 20-20 – 100 Main Street – Efren Toledo – Parapet Wall Repair

Efren Toledo, on behalf of the property owner Carmelina Toledo, is proposing to repair the existing parapet wall on the building located at 100 Main Street in the Turner Junction Historic District. The existing brick on the inside of the parapet wall, not seen from the street, has fallen into disrepair and is in need of repairs. The applicant is proposing to remove the existing limestone copings, clean the copings from old mortar, install drip edge, flashing and weep ropes, and reinstall the cleaned copings with new mortar. Any damaged brick on the inside of the parapet will be replaced with Chicago common brick to match existing bricks. None of the bricks to be replaced will be visible from public view. No other structural changes are proposed for the building.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 20-13 as presented. Commissioner Visgnes seconded the motion. The motion passed with an all aye vote

D. C.O.A. 20-21 – 133 N Aurora Street – Michael Bauchner – Fence

Michael Bauchner, owner of 133 North Aurora Street in the Turner Junction Historic District, is proposing to relocate an existing chain link fence and gate on the property. The property is used as an automotive repair facility and is fenced all around the perimeter of the property with the exception of in front of the building. The existing chain link fence and gate is located at the front corner of the building and the applicant is proposing to relocate this fence and gate towards the rear corner of the building. This location will make the fence and gate less visible

from the street. The reason for this relocation is to fence off the back area of the lot to create a fenced separation between the subject property and the adjacent property next door. The applicant is also adding approximately 30 linear feet of chain link fence to connect the relocated gate/fence to an existing fence along the side property line to completely enclose the back portion of the property. This fence will be located behind the existing building on the adjacent property and will not be visible from the street.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 20-21 as presented. Commissioner Andrews seconded the motion. The motion passed with an all aye vote

E. C.O.A. 20-22 – 132 Main Street – West Chicago City Museum – Exterior Museum Exhibits

The West Chicago City Museum is proposing to install two (2) outdoor exhibit panels on the front railing of the City Museum building. The panels are made of aluminum coated panels with graffiti protection. These same panels were approved and placed on the railings in 2015. The intention is to switch the panels out on a monthly basis with 3 to 4 panels exhibited at a time.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 20-22 as presented. Commissioner Visgnes seconded the motion. The motion passed with an all aye vote

3. Preliminary Review

None

4. Historic District/Landmark Update

None

5. Approval of September 22, 2020 Meeting Minutes

Will be reviewed and approved at the next HPC meeting.

6. Other Business

7. Adjournment

Chairman Malina a made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:40 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner