

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 2/23/21

## MINUTES

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING JANUARY 26, 2021

#### Members Present (via Zoom):

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

#### Members Absent:

None

#### City Staff (via Zoom):

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

#### Guests(via Zoom):

Tony Wdowiarz  
Billie Childress  
Kerry Perry

#### 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 members participated through Zoom.

#### 2. Certificate of Appropriateness Review

##### A. C.O.A. 20-23 – 103 Ingaltton Avenue – Armandina Camargo – Roof Shingle Replacement

Armandina Camargo, property owner of the residence at 103 Ingaltton Avenue, located in the East Washington Street Historic District, is requesting approval to replace the existing 3-tab roof shingles on the structure. The existing shingles have become weathered and damaged over time and are in need of replacement. The applicant intends to remove the shingles down to the deck. The new shingles will be IKO Dynasty architectural shingles with a Castle Gray color. New flashing, turtle vents, and ridge cap will be installed as well.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 20-23 as presented. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

##### B. C.O.A. 21-01 – 527 Main Street – West Chicago Historical Society – Fence Panels

The West Chicago Historical Society, owner of the Kruse House Museum at 527 Main Street, is requesting approval to install fence panels as a backdrop for the Kruse Garden in the rear (north) of the property. Although the Kruse house is not located within a historic district, it was designated as a local landmark in April of 1994. As such, any construction or installation on the

property requires approval of a Certificate of Appropriateness from the Historical Preservation Commission.

The property currently has an existing five (5) foot chain link fence located along the rear lot line of the property. A four (4) foot solid wooden fence had previously been located inside this chain link fence. This wood fence had fallen into disrepair and was subsequently removed. Upon removal of the old wood fence, a new four (4) foot solid wooden fence was installed and attached to the chain link fence. This work was done without a permit. The fence was installed with the finished side facing towards the subject property, rather than facing to the neighboring property as is required by Code. The applicant is proposing to remove the wood fencing from the chain link fence, as instructed by staff, and separate them into five (5) panels, each eight (8) feet in length with two (2) feet of separation between each panel. The panels will be moved further into the property and located two (2) feet from the existing chain link fence and still run parallel with the property line. The panels will have the finished side facing towards the subject property rather than toward the neighboring property.

While staff is of the opinion that the fence panels are appropriate for the Kruse House property and in keeping with the intent of the landmark status of the property, the orientation of the panels, as proposed, do not comply with the Zoning Code. The fence panels are required to have the finished side facing toward the neighboring property. Staff previously provided the applicant with recommendations on how to accomplish this such as using a shadowbox fence instead of a solid fence or installing like-panels on the opposite side of the proposed panels. If the Commission approves the Certificate of Appropriateness, they may include a condition that either the panels be reversed so the finished side is facing out or that another set of panels is installed on the opposite side with finished siding facing out. Regardless of any condition related to requirement for the finished side facing out, the building permit for these fence panels cannot be issued until this Zoning Code requirement is satisfied.

The Commission discussed whether or not the fence panels are considered a fence and tabled the discussion until next month for further discussion.

**C. C.O.A. 21-02 – 138 W Washington Street – Source One – Window Signage**

Source One Hospitality, owner of the 2-story commercial building at 138 West Washington Street, is requesting approval to add window signage to the 2 windows on the front façade of the building as well as to the entrance door. The applicant is proposing to apply one 7.8 square foot vinyl decal featuring the logo of the business on each of the 2 windows. Each window has an area of roughly 17 square feet, allowing the proposed 7.8 square foot window signage to cover less than the maximum 50% of the window. The entrance door will have a 2.1 square foot vinyl decal that includes the name and logo of the business. The total amount of window signage proposed is 17.7 square feet, well below the 37.5 square feet of total signage permitted on the front façade of the building. No other signage exists on the front façade of the building.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 21-02 with the condition that the window signage be reduced in size to cover no more than 20% of the window area, in keeping with the HPC's guidelines. Chairman Malina seconded the motion. The motion passed with an all aye vote

**3. Preliminary Review**

None

**4. Historic District/Landmark Update**

None

**5. Approval of October 26, 2020 Meeting Minutes**

Commissioner Letsche made a motion, seconded by Commissioner Andrews, to approve the October 26, 2020 minutes as presented. With a voice vote of all ayes and zero no, the motion carried.

**6. Other Business**

Mr. Sterrett stated that the annual report was included in the packet as well as the meeting dates for 2021.

**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 6:39 p.m., adjourned.

Respectfully submitted by,  
John H. Sterrett, City Planner