

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 3/23/21

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING FEBRUARY 23, 2021

Members Present (via Zoom):

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

City Staff (via Zoom):

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

Guests(via Zoom):

Sarah Harms

Members Absent:

SueEllen Edwards

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. 21-01 – 527 Main Street – Kruse House Museum – Fencing 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. This item had been discussed at the January 26, 2021 HPC meeting but was tabled to the February 23, 2021 meeting pending resolution of the question related to the fence panels being considered a fence.

The Zoning Administrator has reiterated staff's stance that the fence panels are considered a fence and therefore subject to all rules and regulations for fences, including the maximum height of the fence panels not to exceed six (6) feet and requiring the finished side of the fence to face the neighboring property to the north. A fence permit for the installation of the fence panels will also be required. The determination that the proposed fence panels constitute a fence does not require the existing chain link fence to be removed from the property nor does it preclude the property from having additional fencing. The fence panels may be spaced out, as is currently proposed, or connected with one another to create an uninterrupted fence.

As staff previously stated at the January meeting, 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. In conversations with the Historical Society since the last HPC meeting, there is an understanding of the regulations that must be followed since the panels are considered fencing. As previously stated, the applicant can accomplish this by either having the finished

side facing the neighboring property to the north or by installing like-panels on the opposite side of the proposed panels

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 21-01 with the option to run a continuous uninterrupted fence or to have multiple panel sections, as originally proposed. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 21-03 – 146-148 W Washington Street – H&H Specialty LLC – Masonry Repair/Tuck-Pointing/Flat Roof Replacement

H&H Specialty, LLC, owner of the building at 146-148 W Washington Street in the Turner Junction Historic District, is proposing several repairs to the two-story commercial building. These include a roof replacement, tuck-pointing, and masonry repair. The masonry repair and tuck-pointing are being performed to address issues such as bulging bricks and maintenance near the top of the building. This work was previously approved by the Historical Preservation Commission in March of 2017 but the work was never performed.

The work to be performed for the roof replacement includes tearing off the existing roof down to the deck and replacing any damaged wood. An R30-rated insulation will be installed followed by a Thermoplastic Polyolefin roof.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 21-03 with the condition that, if necessary, the coping tiles may be replaced but with the same style, size and color as the existing. 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 January 26, 2021 Meeting Minutes

Commissioner Malina made a motion, seconded by Commissioner Andrews, to approve the January 26, 2021 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 made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried. The meeting, at 6:19 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner