

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 7/27/21

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

May 25, 2021

Members Present:

Vince Malina (Chairman)
Keith Letsche
Richard Vigsnes
SueEllen Edwards

City Staff:

John Sterrett, City Planner

Guests:

Liam O'Brien of 122 Main Street

Members Absent:

Reverend Bill Andrews

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00p.m. A quorum was established.

Commissioner Letsche recused himself prior to the discussion on COA 21-06.

2. Certificate of Appropriateness Review

A. C.O.A. 21-06 – 215 East Washington Street – Keith Letsche – Garage Doors

Keith Letsche, owner of the single-family residence at 215 East Washington Street in the East Washington Street Historic District, is proposing to replace the existing overhead garage doors on the existing detached garage on the property. The existing garage doors were originally installed in the 1980s and have no historic value. These doors were not the original doors to the detached garage, which was originally constructed in the 1950s to replace the original coach house on the property. The proposed doors will be C.H.I. Stamped Carriage House style doors with a Classic Woodtone color.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 21-06. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 21-07 – 229 E Washington Street – Charles Robert Owens – Driveway

Commissioner Letsche rejoined the Commission after the close of the previous agenda item.

Charles Robert Owens, owner of the single-family residence at 229 East Washington Street in the East Washington Street Historic District, is proposing to replace and expand the existing driveway on the property. The driveway is a concrete ribbon driveway with a mixture of stone and grass within the ribbon and at the top of the driveway near the existing detached garage. The driveway, which has fallen into disrepair, is approximately 100 feet in length and runs

along the west side of the house to the detached garage. Ponding issues have occurred due to the inconsistency of the surface throughout the driveway and the applicant is proposing to replace the ribbon driveway with a typical solid asphalt driveway that will be eight (8) feet in width at the property line.

The driveway, in addition to being replaced, will also be expanded slightly towards the side of the house so that the driveway width will match the width of the detached garage directly in front of the garage. Driveways are permitted to be located within an actual side yard (the area bounded by the side of the house, actual front yard, actual rear yard, and side property line) provided it leads to a detached garage, such as the current situation. The proposed replaced/expanded driveway will also fall within the 40% maximum lot coverage permitted on the overall lot as well as the 40% maximum lot coverage permitted in the actual rear yard (the area bounded by the rear of the house, the rear lot, and side lot lines).

The Commission discussed the flooding issues created by the old driveway and stressed the importance of addressing this with the installation of the new driveway.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 21-07. Commissioner Malina seconded the motion. The motion passed with an all aye vote.

C. C.O.A. 21-08 – 122 Main Street – Liam O’Brien – Brick Façade Replacement

Liam O’Brien, owner of the one-story commercial structure at 122 Main Street in the Turner Junction Historic District, is proposing to replace the existing brick on the front façade of the structure as well as replace the existing rear door to the building. The rear door, as shown in the attached photo, has become dilapidated and unsightly. The applicant is proposing to replace this door with the same single clear lite style with black anodized aluminum framing. The applicant is also proposing to replace the existing brick on the building, which has significant cracks and in some areas inconsistent colors. The applicant is proposing to replace the brick façade with one consistent color similar in style and color as existing.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 21-08 with the condition that the brick to be installed shall be Meridian Brick with a Classic Mocha Select color. Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

3. Preliminary Review

None

4. Historic District/Landmark Update

Mr. Sterrett briefly discussed a proposed townhome development within the Turner Junction Historic District that has not been submitted yet but is expected to be submitted sometime in the next couple months.

5. Approval of March 23, 2021 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the March 23, 2021 minutes as presented. With a voice vote of all ayes and zero no, the motion carried.

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 6:50 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner