

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 4.26.22

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING February 22, 2022

Members Present:

Vince Malina
Keith Letsche
Reverend Bill Andrews
Richard Vigsnes
SueEllen Edwards
Crystal Noland-Rianni

City Staff:

John Sterrett, City Planner
Sara Phalen, Museum Director

Guests:

Phil Richardson – Aspen Venture Group

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.

2. Certificate of Appropriateness Review

A. C.O.A. 21-19 – 200-202 Main Street – City of West Chicago – Flat Roof Replacement

Mr. Sterrett stated that this was As part of the overall renovations for the City-owned building at 200-202 Main Street, the City is proposing to replace the flat roof on the 3-story commercial building in the Turner-Junction Historic District. The scope of work includes the removal of the existing roof and membrane, replacement with 60 mil white Thermoplastic Polyolefin (TPO) roofing over a minimum two inches (2”) of insulation, a new roof hatch with safety guard rails, drain replacement, and down spout replacement. Mr. Sterrett stated that a previous meeting, it was suggested to use thicker insulation on the roof. Mr. Sterrett had relayed this information to the Public Works Department who would discuss with the contractor.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application as presented. With a voice vote of all aye, the motion carried.

3. 134 Main Street Preliminary Review

Mr. Sterrett stated that since the last meeting was cut off due to time constraints, the discussion of demolishing and redeveloping 134 Main Street was being continued. Phil Richardson of Aspen Venture Group was present to update the Commission on his investigation of the current condition of the structure and that the existing limestone on the back of the building may not be able to be preserved given its current condition. The Commission discussed the proposal further and directed Mr. Richardson to provide a concept plan or renderings of the proposal. This would

give the Commission a better understanding of what the building would look like when developed.

4. Historic District Boundaries/Strategies

Chairman Malina introduced the topic of potentially amending the current district boundaries of the Turner Junction Historic District so the redevelopment areas proposed in the downtown are located outside of the Historic District. Chairman Malina also introduced the topic of creating strategies that align with the goals of the Commission when dealing with the preservation of properties in the Historic District.

5. 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., was adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner

