

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## Historical Preservation Commission Tuesday, February 22, 2022 - 6:00 p.m.

In response to a Disaster Declaration made by the Governor related to public health concerns, an in-person meeting, or a meeting conducted under the purview of the Open Meetings Act, is neither practical nor prudent; therefore, remote participation is permitted. Those wishing to participate in the Historical Preservation Commission meeting should use the City's teleconference platform, Zoom. To do so, please visit [www.zoom.us](http://www.zoom.us), or download the Zoom app, and click "JOIN A MEETING" at 6:00 p.m. on Tuesday, February 22, 2022 with the following login information:

Meeting ID: 871 2675 5182

Password: 736172

Anyone wishing to provide public comment should send their written comments to City Hall. Written comments may be mailed to the City of West Chicago Community Development Department, 475 Main Street, West Chicago, IL 60185 or by email to John Sterrett, City Planner, at [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org).

### A G E N D A

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
  - A. C.O.A. 21-19 – 200-202 Main Street – City of West Chicago – Flat Roof Replacement
4. **Preliminary Review**
  - A. 134-136 Main Street – Continued preliminary discussion from January 25, 2022
5. **Historic District/Landmark Updates**
  - A. Historic District Boundaries/Strategies
6. **Approval of the Draft October 26, 2021 and January 25, 2022 Meeting Minutes**
7. **Other Business**
  - A. Approval of the Proposed 2022 Meeting Schedule
8. **Adjournment**

CC: Mayor Mehul Patel, Public Works Director  
City Council John Sterrett, City Planner  
Michael Guttman, City Administrator Sara Phalen, City Museum Director  
Historical Preservation Commission Members News Media  
Tom Dabareiner, Community Development Director

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Ruben Pineda  
MAYOR  
Nancy M. Smith  
CITY CLERK

Michael L. Guttman  
CITY ADMINISTRATOR

**DRAFT**  
**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING**  
**October 26, 2021**

**Members Present:**

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

**City Staff:**

John Sterrett, City Planner  
Mehul Patel, Public Works Director  
Sara Phalen, Museum Director

**Guests:**

Jim Koehler

**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. 21-17 – 200 Main Street – City of West Chicago – Masonry/Exterior Renovations**

West Chicago Public Works Director Mehul Patel provided the Commission with an update on the proposed exterior renovations for the City-owned building at 200 Main Street. Plans for the masonry work, which were previously reviewed by the Commission at the August meeting, are included for review and discussion. Additional plans related to the chimney for the building were provided to the Commission. The City, at this time, is seeking approval from the Commission of the proposed plans.

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.

**B. C.O.A. 21-14 – 203-205 Main Street – El Coco Loco – Awning**

Mr. Sterrett stated that El Coco Loco restaurant, represented by Miguel and Irma Proa, owners of 203-205 Main Street in the Turner Junction Historic District, is requesting approval to install a Sunbrella straight-slope awning with dark red fabric on the front façade of the restaurant building. The installation of the awning will be above the main entrance to the restaurant off Galena Street. The awning will be 5 feet, 10 inches in length and have a height of 24 inches with side curtains and a valance. The awning will be located 8 feet above the grade in front of the door. The awning will contain the name of the restaurant, “El Coco Loco” on the front of the awning and the south side curtain facing Main Street. No lighting is proposed for the awning. The proposed signage complies with the Zoning Code. A preliminary review of the COA

application was conducted by the Historical Preservation Commission at the September 28, 2021 meeting. The Commission had no concerns and granted preliminary approval of the COA.

After a brief discussion, Chairman Malina made a motion, seconded by SueEllen Edwards, to approve the Certificate of Appropriateness as presented. With a voice vote of all ayes, the motion carried.

**C. C.O.A. 21-15 – 131 Fremont Street – Publishers Graphics – Awning**

Mr. Sterrett stated that Publishers Graphics, owner of 131 Fremont Street in the Turner Junction Historic District, represented by RG Asphalt and Concrete, is requesting approval to perform concrete repair work on existing damaged concrete around on the property. The work is being performed to repair hazardous cracks on the staircase and damaged concrete in the dock. This includes removing and replacing the existing concrete staircase at the entrance to the building and replacing the damaged concrete at the truck dock on the rear of the building. No work to the building is proposed.

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.

**D. C.O.A. 21-16 – 249 E Washington Street – Koehler – Roof**

Mr. Sterrett stated that Jim and Lisa Koehler, owners of the single-family home at 249 East Washington Street in the East Washington Historic District, are requesting approval to replace existing roof shingles. The roof recently experienced a leak due to damaged shingles. The applicant is proposing replacing the existing architectural shingles with CertainTeed Landmark architectural shingles to match the existing style. The existing color, Colonial Slate, will also be used on the new shingles.

After a brief discussion, Chairman Malina made a motion, seconded by SueEllen Edwards, to approve the Certificate of Appropriateness as presented. With a voice vote of all ayes, the motion carried.

**3. Preliminary Review**

Mr. Sterrett stated that St. Mary’s Parish may be submitting a COA application soon to replace siding on their convent in the East Washington Street Historic District.

**4. Historic District/Landmark Update**

Mr. Sterrett provided an update on the status of the proposed townhome development in the downtown as well as the proposed multi-use development along Main Street.

**5. Other Business**

None

**6. Approval of the September 28, 2021 Meeting Minutes**

Commissioner Malina made a motion, seconded by Commissioner Vignes, to approve the September 28, 2021 meeting minutes. The motion passed with an all aye vote.

**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 6:25 p.m., was adjourned.

Respectfully submitted by,  
John H. Sterrett, City Planner

**DRAFT**  
**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING**  
**January 25, 2022**

**Members Present:**

Vince Malina (Chairman) (Arrived 6:12)  
Keith Letsche (Arrived 6:15)  
Reverend Bill Andrews  
Richard Vigsnes  
SueEllen Edwards  
Crystal Noland-Rianni

**City Staff:**

John Sterrett, City Planner  
Sara Phalen, Museum Director

**Guests:**

Sharon Urban of St. Mary's  
Phil Richardson

**Members Absent:**

None

**1. Call to Order and Establishment of a Quorum**

The meeting was called to order by Commissioner Vigsnes at 6:10p.m. A quorum was established.

**2. Certificate of Appropriateness Review**

**A. C.O.A. 21-18 – 417-419 E Washington Street – St. Mary's Parish**

St. Mary's Parish is proposing to install new siding on their convent home and detached garage at 417-419 East Washington Street in the East Washington Street Historic District. The work includes removing the existing wood siding down to the wall sheathing, installing one-quarter inch insulation and installing double 4-inch vinyl siding to closely replicate the existing 3-inch clapboard and cedar shake styles. The new siding will substantially match the existing siding in style and colors. The colors for the new siding will consist of a "bayou" blue for the cedar shakes near the top of the home and a "sagebrook" green for the clapboard siding. The petitioner will provide a comparison during the meeting of the proposed double 4-inch siding and a 3-inch clapboard option.

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. Preliminary Review**

Mr. Sterrett stated that the property at 134-136 Main Street in the Turner Junction Historic District is under contract with Aspen Venture Group, Inc. Aspen would like to demolish the existing commercial building on the property and develop a 3-story, 4 stories from Turner Court, mixed-use building with commercial uses on Main Street and Turner Court and residential uses above. No renderings or conceptual plans have been submitted for the proposed building.

The existing building is 2 stories from Main Street and 3 stories from Turner Court. The building is an International Style commercial structure. According to the property survey for the Turner Junction Historic District, the 134 Main Street portion was constructed in 1952 with the 136 Main Street portion constructed in the 1860s. 134 Main Street was the site of the former Morning Star Saloon, which was torn down prior to 1949. The survey from 1990 identifies this building as non-contributing and not a candidate for local landmark status. The building is considered to be in good condition based on the survey but staff cannot verify if this is still accurate.

Phil Richardson of Aspen Venture Group was present to describe the proposed project. The Commission discussed allowing the building to come down. The Commission had no objections to the building coming down provided that, to the greatest extent possible, the existing limestone on the back of the building be preserved.

## **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., was adjourned.

Respectfully submitted by,  
John H. Sterrett, City Planner

# CITY OF WEST CHICAGO

## HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

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

**AGENDA ITEM NUMBER:** 2 A.**COMMISSION AGENDA DATE:** 02-22-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** **ITEM SUMMARY:**

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. Please see plans for more details.

The building is an Italianate constructed in the 1880's as a hotel. The building is contributing to the Historic District and is a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of flat roof replacement at 200-202 Main Street.

# CITY OF WEST CHICAGO

## 2021 200 MAIN STREET ROOF REPLACEMENT PROJECT

200 MAIN STREET  
WEST CHICAGO, ILLINOIS 60185

OCTOBER 29, 2021

### GENERAL NOTES

ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT LOCATION.

UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING, ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE PART OF THE CONTRACT AS DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTORS SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK, SPECIFIED OR OTHERWISE.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.

EACH CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.

IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING FROM THE OWNER.

KEEP ALL PIPING AS CLOSE TO WALLS AS POSSIBLE UNLESS NOTED OTHERWISE.

ALL ROUGH FRAMING LUMBER AND WOOD BLOCKING TO BE TREATED WITH FIRE RETARDANT AND PRESSURE TREATED.

NO CONTRACTORS SHALL CLOSE OR OBSTRUCT ANY STREETS, DOCKS, ALLEYS OR WALKS. NO MATERIALS ARE TO BE PLACED OR STORED IN STREETS, ALLEYS OR WALKS. ALL DEBRIS IS TO BE REMOVED COMPLETELY FROM THE PREMISES.

ALL CONTRACTORS ARE REQUIRED TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR INFORMATION CRITICAL TO THEIR WORK.

CONTRACTORS SHALL BE RESPONSIBLE FOR TAKING THE PROPER MEANS TO PROTECT ALL AREAS OF THE BUILDING IN WHICH THEY WILL BE WORKING FROM ANY POSSIBLE DAMAGES. SAID CONTRACTORS WILL BE HELD RESPONSIBLE FOR ANY DAMAGES INCURRED BY THE BUILDING WHICH ARE CAUSED BY THEIR NEGLIGENCE.

ALL CONSTRUCTION WORKERS WILL BE EXPECTED TO COMPLY WITH OSHA REQUIREMENTS.

ALL WORKERS ARE TO PARK IN AREAS DESIGNATED BY THE OWNER. LOCATE DUMPSTER IN AREA LOCATED BY OWNER.

CONTRACTORS SHALL PROVIDE AND ARE SOLELY RESPONSIBLE AND LIABLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, INCLUDING EXTERIOR, INTERIOR PEDESTRIAN AND TRAFFIC BARRIERS, EXISTING EXIT CORRIDORS, PATHS OF EXITS, STAIRWAYS, OR EXIT SIGNAGE, MUST HAVE A CLEAR HEAD OF EXITS DURING ALL PHASES OF CONSTRUCTION.

ALL CONTRACTORS DESIRING TO WORK IN THE BUILDING OR ON THE BUILDING PROPERTY SHALL BE REQUIRED TO PRESENT THE PROPER CERTIFICATES OF INSURANCE TO THE OWNER. CONTRACTORS ARE REQUIRED TO BE LICENSED WITH THE LOCAL JURISDICTION. ALL LICENSES AND BONDING IS TO BE INCLUDED IN THE BID PER THE REQUIREMENTS IN THE SPECIFICATIONS.

DIMENSIONS NOTED ON THE ARCHITECTURAL FLOOR PLAN REGARDING DETAILS AND PARTITION THICKNESSES ARE NOMINAL DIMENSIONS. DETAILS AND SECTIONS SHOULD BE REFERRED TO FOR THE EXACT DIMENSION DUE TO THE AMOUNT OF EXISTING CONDITIONS. ALL DIMENSIONS WILL NEED TO BE VERIFIED IN THE FIELD. ALL REQUIRED DIMENSIONS ARE NOTED "HOLD".

THE SUCCESSFUL CONTRACTOR AND SUB-CONTRACTORS WILL BE REQUIRED TO HAVE THE OWNER AND ARCHITECT NAMED AS ADDITIONAL INSURED ON THE CONTRACTORS INSURANCE POLICY. NO WORK IS TO PROCEED UNTIL THE INSURANCE CERTIFICATE HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND THE ARCHITECT.

CONTRACTOR TO KEEP BUILDING WEATHERTIGHT THROUGHOUT CONSTRUCTION. CONTRACTOR TO PROVIDE PORTO-JOINS IN AREA LOCATED BY OWNER.

### SHEET INDEX

SHEET #	DIVISION / SHEET NAME
	<b>TITLE SHEETS</b>
AG0	PROJECT NAME AND LOCATION, BUILDING DATA AND SHEET INDEX
	<b>ARCHITECTURAL</b>
A1	ROOF PLAN
A2	PRODUCT INFORMATION AND DETAILS

### SITE LOCATION



GEORGE R. MATOCHA  
Architecture, Development, and  
Program Management



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818 W. MARBLE AVE  
NORWOOD, IL 60062

CITY OF  
WEST CHICAGO  
2021 200 MAIN STREET  
ROOF REPLACEMENT PROJECT  
200 MAIN STREET  
WEST CHICAGO, ILLINOIS 60185

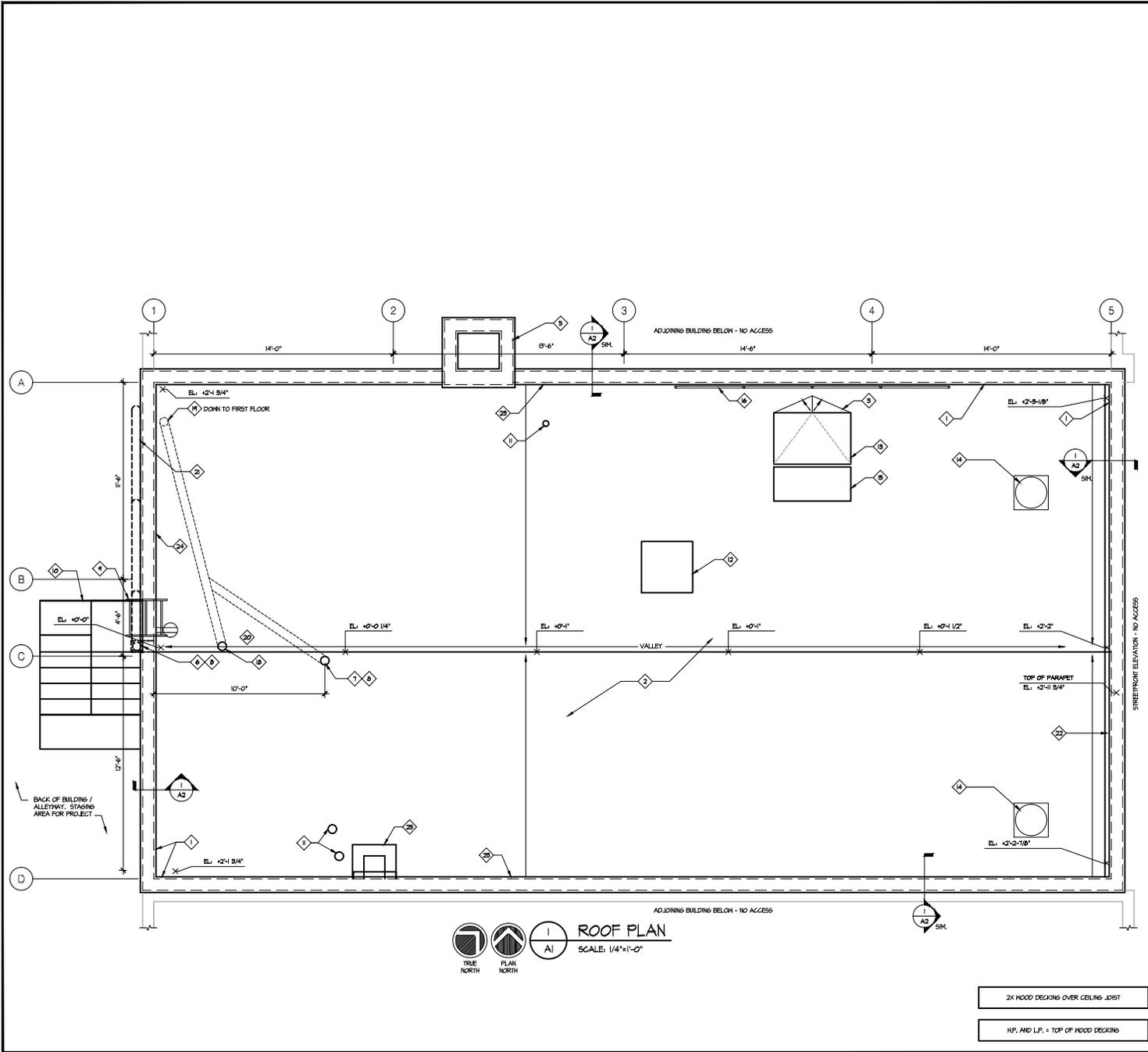
DATE: 10/29/21  
BY: JLP  
CHECKED BY: GRT

PROJECT NO. 2021/26/01  
DRAWING FILE  
OWNER: JLP  
CHECKED BY: GRT

I CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING ORDINANCE.

OCTOBER 29, 2021  
DATE ISSUED  
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**KEYNOTES**

- 1. EXISTING PARAPET CONSTRUCTION TO REMAIN. ROOFING CONTRACTOR TO REPAIR PARAPET WALLS AND LINEDRIVE COPING PRIOR TO ANY WORK FOR UNSATISFACTORY CONDITIONS. REPORT TO OWNER ALL CONDITIONS THAT COULD AFFECT THE PERFORMANCE OF THE ROOF INSTALLATION.
  - 2. ROOFING CONTRACTOR SHALL REMOVE THE EXISTING ROOFING MEMBRANE AND SYSTEM DOWN TO THE WOOD DECKING. PROTECT THE CONSTRUCTION AREA FROM WATER DAMAGE. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE. REPAIR ANY DEFECTIVE WOOD DECKING. PROVIDE ALTERNATE BID # FOR 3/8\"/>
  - 3. PROVIDE SLOPING TAPERED INSULATION.
  - 4. NOT USED.
  - 5. EXISTING CHIMNEY NOT FLUSH WITH COPING.
  - 6. EXISTING SCUPPER AND DOWNPOUT TO BE REMOVED. MASONRY CONTRACTOR TO FILL VOID IN WALL.
  - 7. NEW 4\"/>
  - 8. PROVIDE INTERBATIC W/ROOFING WATERPROOF ELECTRICAL BOX WITH SINGLE RECEPTACLE NEAR EACH ROOF DRAIN FOR ELECTRIC CABLE SYSTEM. PROVIDE AND INSTALL SINGLE CABLE THROUGH ROOF DRAIN AND OVERFLOW DRAIN TO OUTLET ON AT GRADE. CABLE TO BE EASYHEAT PRE-TERMINATED SELF-REGULATING ELECTRIC PIPE PROTECTION SUBMIT PRODUCT LITERATURE FOR ARCHITECTS APPROVAL. SEE DETAIL 8/A2 AND SPECIFICATIONS ON SHEET A2.
  - 9. EXISTING ROOF ACCESS LADDER TO BE REMOVED BY OTHERS.
  - 10. EXISTING EXTERIOR FIRE ESCAPE STAIR - NO WORK.
  - 11. CUT PIPES BELOW ROOF, IF NOT ALREADY CUT. PATCH ROOF TO MATCH EXISTING THICKNESS, ROOF OVER AREA.
  - 12. REMOVE EXISTING ABANDONED ROOF CURB. PATCH WOOD ROOF DECK AT CURB REMOVAL WITH MATERIALS TO MATCH ROOF STRUCTURE. 2\"/>
  - 13. PROVIDE 54\"/>
  - 14. REMOVE EXISTING FAN AND CURB PATCH OPENING, SIMILAR TO NOTE 12.
  - 15. PROVIDE 2\"/>
  - 16. PROVIDE SAFETY GUARD RAIL AT NEW ROOF HATCH. GUARD RAIL TO EXTEND NO LESS THAN 6\"/>
  - 17. PROVIDE BILGEO GUARD 2.0 ROOF HATCH SAFETY RAILING SYSTEM AT NEW ROOF HATCH.
  - 18. NEW ROOF DRAIN 4\"/>
  - 19. ROOFING CONTRACTOR SHALL RUN THE OVERFLOW DRAIN THRU CEILING AND CONNECT TO THE ROOF DRAIN UNDER THE ROOF STRUCTURE. THE MAIN ROOF DRAIN SHALL BE RUN TO THE NORTHWEST CORNER AND RUN DOWN TO THE FIRST FLOOR CEILING AND OFF THE WINDOW HEADER AREA AND RE-COINJECT TO THE OUTSIDE DOWNPOUT SYSTEM. REMOVE ALL ABANDON DOWNPOUT SYSTEM FROM THE THRU THE WALL SCUPPER DOWN TO THE POINT OF RE-CONNECTION.
  - 20. TAPERED INSULATION MAY BE REQUIRED IN VALLEY AREA FOR 16\"/>
  - 21. EXISTING DOWNPOUT TO BE REMOVED DOWN TO THE FIRST FLOOR WINDOW CONNECTION.
  - 22. SHALL GANT ONTO ROOF.
  - 23. LARGE CANT IN ROOF, KNEE WALL UNDERNEATH ON TWO ELEVATIONS.
  - 24. NO VISIBLE GANT ON THIS ELEVATION.
  - 25. MASONRY CONTRACTOR SHALL CAP THE OLD CHIMNEY OPENING WITH LINEDRIVE CAP.
- ALTERNATE BIDDING: PROVIDE UNIT PRICE PER SF. FOR OVERLAY SHEETING REPLENISHMENT.
- ALTERNATE #1: PROVIDE 3/8\"/>

**HEAT TRACE ELECTRICAL CIRCUITING**

ROOFING CONTRACTOR SHALL RUN RECEPTACLE OUTLET TO SUB PANEL ON 2ND FLOOR BELOW. VERIFY WITH OWNER.

**SPECIFICATIONS**

SEE TPO SPECIFICATIONS IN BID DOCUMENTS.  
 MASONRY WORK BY OTHERS, UNDER CONTRACT WITH OWNER.  
 ROOFING CONTRACTOR RESPONSIBLE FOR ALL OTHER TRADES, PLUMBING, ELECTRICAL, CARPENTRY.

2X WOOD DECKING OVER CEILING JOIST  
 HP, AND LP = TOP OF WOOD DECKING

**GEORGE R. MATOCHA**  
 Architects, Development, and Program Management

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 WEB SITE: www.matocha.com

316 W. MAPLE AVE.  
 HAWDALE, IL 60142

	10/29/21	BID 4 PERMIT
No.	Date	Issue / Revision

**CITY OF WEST CHICAGO**

**2021 200 MAIN STREET ROOF REPLACEMENT PROJECT**

200 MAIN STREET  
 WEST CHICAGO, IL 60165

Project No.	20210801
Drawing File	AI 200 MAIN
Drawn By	LDP
Checked By	GRM

Sheet Title:  
**ROOF PLAN**

Sheet:  
**A1**

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# City of West Chicago Historical Preservation Commission 2022 Meeting Schedule

Tuesday, January 25, 2022

The Historical Preservation Commission Meets the fourth Tuesday of each month.

Tuesday, February 22 2022

Meetings occur at 6:00 p.m.

Tuesday, March 22, 2022

Meetings will take place in the Council Chambers of West Chicago City Hall – 475 Street, unless otherwise indicated.

Tuesday, April 26, 2022

Tuesday, May 24, 2022

Packets are sent electronically no later than the Thursday prior to a meeting.

Tuesday, June 28, 2022

Tuesday, July 26, 2022

Notices for cancelled meetings will be sent as soon as practical no later than the Thursday before the scheduled meeting.

Tuesday, August 23, 2022

Tuesday, September 27, 2022

The Historical Preservation Commission requires at least 4 members to be present to constitute a quorum.

Tuesday, October 25, 2022

Tuesday, November 22, 2022

If a member is not able to attend a meeting, the member should notify City staff as soon as practical.

Tuesday, December 27, 2022

For questions, please contact John Sterrett, City Planner, at 630-293-220 ext. 158 or at [jsterrett@westchicago.org](mailto:jsterrett@westchicago.org).