

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 6.28.22

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING May 24, 2022

Members Present:

Vince Malina
Keith Letsche
Richard Vigsnes
SueEllen Edwards
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner
Mehul Patel, Public Works Director

Guests:

Members Absent:

Crystal Noland-Rianni

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.

2. Certificate of Appropriateness Review

A. C.O.A. 22-03 – 142 W Washington Street – La Cocina de Maria – Sign/Façade

Mr. Sterrett stated that Maria Garcia, owner of 142 W Washington Street in the Turner Junction Historic District, is requesting approval for a new wall sign on the two-story commercial building for the restaurant “La Cocina de Maria”. The previous wall sign had become faded and damaged over time. The applicant installed a new sign without a building permit or COA approval and subsequently put in violation. The new sign consists of individual letters that say the name of the restaurant. The area that encompasses the new lettering is 34 square feet and complies with the maximum square footage allowed for the façade, which is 35 square feet.

The applicant is also proposing to remove the existing façade material surrounding the entrance to the restaurant. The existing material is made of plywood with a design intended to look like brick. The plywood material is in in very bad condition with weather damage and is pulling away from the building. The applicant is proposing to replace it with tile. The existing lap siding above the first floor and on the side of the building will remain. Samples of the tile will be brought to the meeting.

According to the Historical Districts Property Survey, the building was originally constructed as a Victorian building in the 1880s. The Survey states the building is contributing to the Turner Junction Historic District but is not a candidate for local landmark status.

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 ayes the motion carried.

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Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

B. C.O.A. 22-04 – 134-136 Main Street – Aspen Venture Group – Exterior Renovation/Addition

Mr. Sterrett stated that Phil Richardson of Aspen Venture Group, contract purchaser of 134-136 Main Street in the Turner Junction Historic District, is requesting approval to perform a complete exterior renovation of the existing 2-story mixed use commercial building. The applicant proposes to completely remove the existing façade of the building and replace with new masonry, windows, and doors. The applicant is also proposing to add an additional story to the building. The Commission reviewed the proposal to demolish the existing building in January of this year and was supportive of its removal with the potential to preserve the limestone on the rear of the building as much as possible. At the February meeting, the applicant stated that reusing the existing limestone wall may not be feasible given its current condition but would be able to salvage other parts of the building.

The applicant has supplied renderings of the proposed building showing the view from Main Street as well as from Turner Court. Preliminary building elevations and a scope of work have also been provided.

With the petitioner absent, the Commission had a brief discussion on the proposal and offered comments, including reconsideration of the blonde brick in the middle of the building and utilizing any of the existing limestone into the rear façade.

No action was taken by the Commission on this application.

3. Historic District Boundaries

The Commission discussed the possibility of amending the historic district boundaries to exclude areas identified for future development. At the next meeting, staff will bring an outline of steps needed to be taken for amendment to occur.

4. Approval of the Draft April 26, 2022 Meeting Minutes

Commissioner Vigsnes made a motion, seconded by Commissioner Edwards, to approve the draft meeting minutes of April 26, 2022. With a vote voice of four (4) ayes and one (1) abstention, the motion carried.

5. Update on 200-202 Main Street Masonry Repair

Public Works Director Patel provided an update to the Commission on the masonry repair at 200-202 Main Street and that the work will be completed soon. Some of the brick that was removed from the parapet was determined by the masonry contractor to be in poor condition and disposed of. Other brick that could be salvaged was reused. The Commission noted that the building looked excellent from the repairs.

6. 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 Historical Preservation Commission, at 7:06 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner