

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Historical Preservation Commission

Tuesday, June 28, 2022 - 6:00 p.m.

West Chicago City Hall – Council Chambers

475 Main Street

West Chicago, IL 60185

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. 22-05 – 132 Fremont Street – Fence Replacement
4. **Preliminary Review**
5. **Historic District/Landmark Updates**
 - A. Continued discussion on amending the boundaries of the Turner Junction Historic District
6. **Approval of the Draft May 24, 2022 Meeting Minutes**
7. **Other Business**
8. **Adjournment**

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

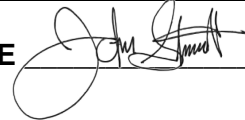
CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Fence Replacement
132 Fremont Street
Norris-Segert Funeral Home

C.O.A. # 22-05

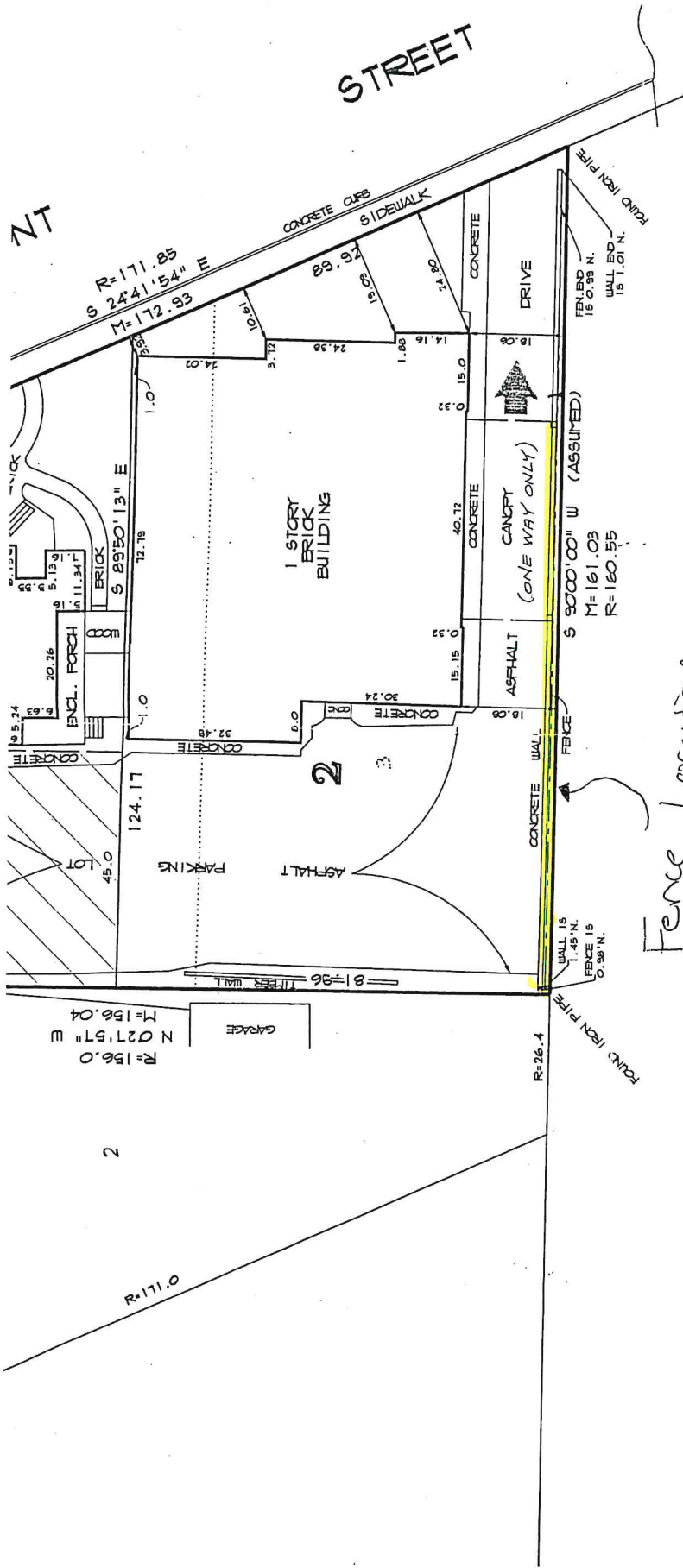
AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 06-28-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

Ronald Segert of Norris-Segert Funeral Home and Cremation Services, owner of 132 Fremont Street in the Turner-Junction Historic District, is seeking approval of a Certificate of Appropriateness to replace an existing 6-foot tall shadowbox fence. The existing fence is located along the side property line south of the funeral home building, approximately 107 feet in length. This fence has begun to fall into disrepair. The petitioner is proposing to remove this existing fence and install a new 6-foot tall fence in the same location. The new fence will also be a shadowbox fence and will have a western red cedar color. The proposed fence complies with the City's Zoning Code. Please see attached details, cut-sheets, and photos for more information.

The building is an Eclectic architectural style. According to the property survey for the Turner Junction Historic District, the building was constructed in 1946. At the time of the survey from 1991, the building was less than 50 years old and identified as non-contributing and not a candidate for local landmark status. Given its current age of 76 years, the building could be considered for local landmark status.

ACTION PROPOSED:

Consideration of a fence replacement at 132 Fremont Street.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss.

This is to certify that we, Steinbrecher Land Surveyors, Inc., Land Surveying and Professional Engineering Design Firm Corporation No. 184-003126, have surveyed the property shown and described on the annexed plat, which is to the best of our knowledge and belief a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, July 13, 2006.
REVISED AUG. 15, 2006

S **Reinbrecher Land Surveyors, Inc.**
Professional Engineering and Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilson Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

STEINBRECHER LAND SURVEYORS, INC., by

Rich Steilman
Professional Land Surveyor 3583
My license expires Nov. 30, 2006



PROPOSAL AND ACCEPTANCE

Boss Drilling Inc.

22302 Grange Rd.
Marengo, IL 60152
(815)568-8854
Cell: (630) 201-7569
bossdrilling@aol.com

PO #5045

Date: May 23, 2022

Job Name:

Norris - Segert
Attn: Ronald Segert
132 Fremont Street
West Chicago, IL. 60185
Ph: 630-231-0060
nwsfh@sbcglobal.net

Job Location:

Boss Drilling will Furnish and Install:

- Approximately 107' of 6' high, with (3) cedar rails and cedar dog eared pickets, shadow box fence. This is a full 6", premium wood board from Master Halco Fence Supply, in West Chicago.
- All posts will be steel, Post Master. There will be one in-between each brick columns. The posts in the parking lot area are 2 1/2" pipe, and these will be facing the water tower with the good facing the parking lot.
- Fence posts holes will be drilled through the parking lot asphalt, so that it will be a straight fence.
- Posts will be set in concrete, except the ones in-between the brick columns, these will be bolted down to the concrete wall.
- Old fence will be hauled away.

TOTAL: \$6,900.00 - This price is only good for (1) week from date on contract, after this date supplier may raise their price. Labor cost will remain the same.

DEPOSIT: \$4,000.00

PAYMENT ON DAY OF COMPLETION: \$2,900.00

Price Excludes: Bonds, Permits, Licenses and Fees

Owner must obtain all permits unless otherwise specified.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner, on a Regular time bases according to standard practices. Any alternations or deviation from the above specifications involving extra costs will be executed only **upon** written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays

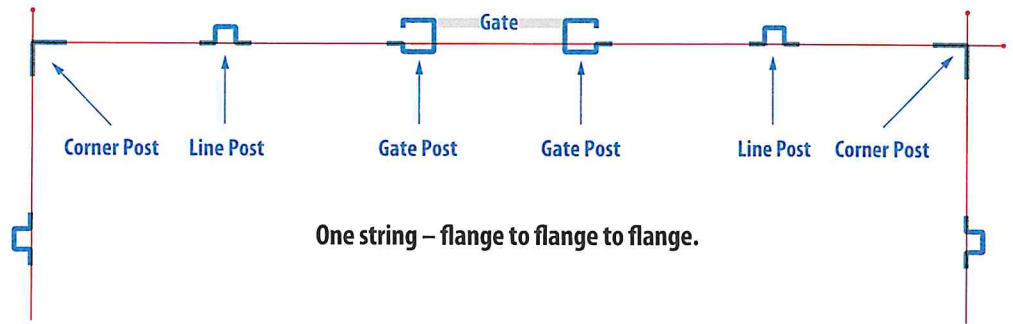
1 Plan, Layout & Mark

Locate your property's boundary lines. Precisely marking the fence layout is the critical first step in a quality installation.

Stake the locations of each **Corner Post** and **Gate Post**.

Line Posts should be spaced the length of your rail + 2", on center. The exact spacing may be modified depending on rails used, fence height and ground slope.

Place shorter sections at the corners or near gates or buildings to make the fence fit the length of the layout.



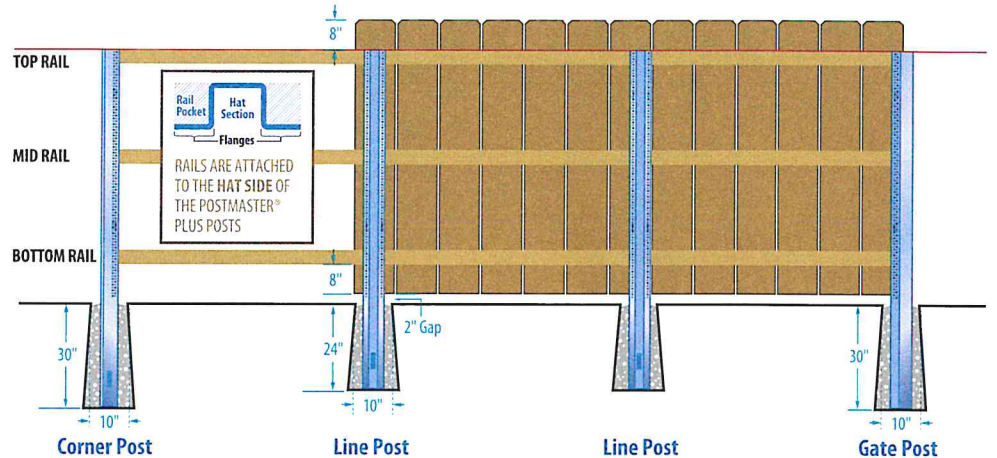
2 Locate & Set Posts

Dig the post holes 6 - 10 in. diameter. **Corner** and **Gate Posts** should be 30 in. deep, while **Line Posts** can be 24 in. deep. The exact diameter and depth will be determined by local conditions.

The height of fence pickets should be 8 in. above the top of the top rail and 8 in. below the bottom of the bottom rail. Leave a 2 inch gap at the bottom between the pickets and the ground.

Center the terminal posts in the holes. Make sure the posts are plumb, square to the fence line and set to the correct height. Block and support the post to preserve post position as installation continues.

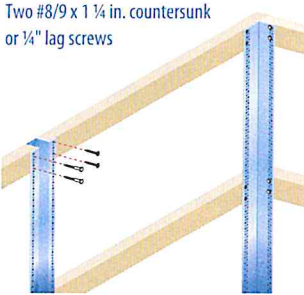
Fill the hole with concrete in a continuous pour, mounding the top to direct water away from the post. When the concrete has hardened in the **corner** and **gate** posts, stretch a string between them to help set the line posts at the correct height.



3 Install Rails

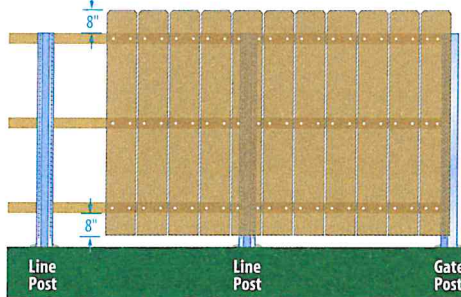
Top rails are installed at the top of the post; bottom rails are attached 8" above the board bottom and middle rails are centered between the top and bottom rails.

Two #8/9 x 1 1/4 in. countersunk or 3/4" lag screws



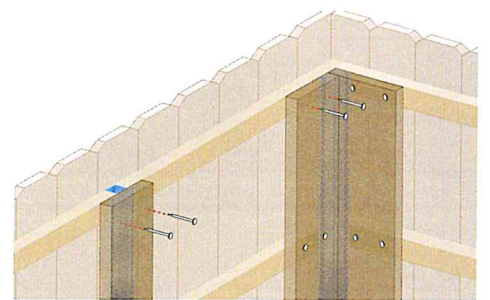
NOTE: If the ground slopes, be sure to cut both rail-ends diagonally to allow a flush fit against the post.

4 Install Pickets



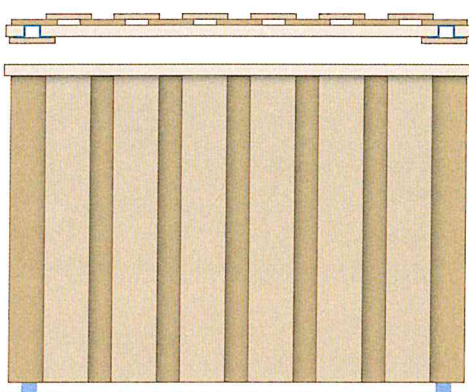
Typically pickets are positioned 2" above ground level and extend 8" above the top of the top rail.

5 Install Cover Boards

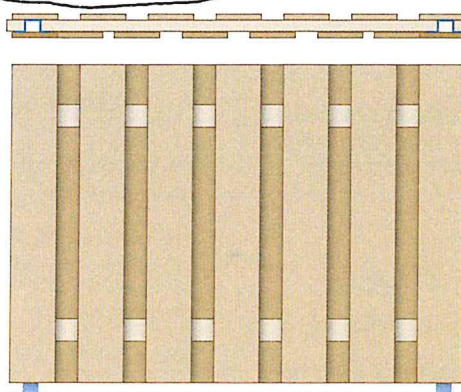


Finish the installation by adding 1x6 cover boards over the PostMaster PLUS posts.

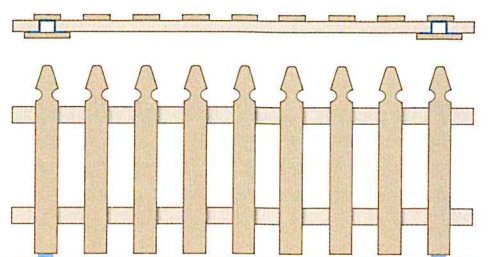
Traditional Fence Styles



Shadow Box



Spaced Picket





ALTA
FOREST PRODUCTS

WESTERN RED CEDAR

Made In The USA

Existing



Existing



CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Amendment to Tuner Junction Historic District Boundaries

AGENDA ITEM NUMBER: 5 A.

COMMISSION AGENDA DATE: 06-28-22

STAFF REVIEW: John Sterrett, City Planner

SIGNATURE _____

ITEM SUMMARY:

Attached is the process for amending the Historic District Boundaries.

ACTION PROPOSED:

Review and discussion on the process for amending the Historic District Boundaries.

The following outlines the basic process by which the Turner Junction Historic District may be amended per Chapter 4, Article V, Section 4-93 of the Code of Ordinances of the City of West Chicago.

1. Application

- a. The Historical Preservation Commission, with at least 5 concurring votes, may apply to amend the boundaries of the Turner Junction Historic District.
- b. Such application shall include the name and address of the property owners within the amended boundaries, street address of affected properties, map of proposed boundaries, written proposal dictating reasons for proposed amendment, and indication of consent from affected property owners.

2. Preliminary Review

- a. The Historical Preservation Commission will schedule a preliminary hearing within **45** days of the submitted application.
- b. The property owners and relevant City departments are notified of the hearing.
- c. The commission will then determine if the application merits further consideration.

3. Property Owner Consent

- a. Following the Commission's determination, notarized statements of consent are required from at least **66%** of the affected property owners, with government taxing entities exempt.
- b. If this number is not reached, the procedure is terminated and no further action is taken.

4. Public Hearing

- a. A public hearing shall be scheduled within **60** days from when the property owner consent threshold is reached.
- b. Property owners within the proposed district shall be notified of the hearing, including date, time, place, and purpose of the hearing, via certified mail at least **30** days beforehand.
- c. Notification of the hearing shall also be published in a newspaper with the legal description and boundaries of the historic district as well as the date, time, place and purpose of the hearing.
- d. The Commission shall review all available information according to the attached standards.

5. Commission Decision

- a. Following the public hearing, the Historic Preservation Commission has **30** days to recommend, reject, or modify the proposed amended District boundaries.
- b. A simple majority vote is needed to recommend the amended District boundaries.
- c. However, it is important to note that any modified proposal cannot change the property boundaries of the original designation or else a new application will have to be submitted

6. City Council Decision

- a. A simple majority vote is needed to approve the proposed amendment, and if so the property owners shall be notified of such decision.
- b. If the proposal is denied, the same application request cannot be submitted again for **90** days.
- c. No building permit shall be issued

Standards for Historic District Designations

- (1) Significant value as part of the historical, cultural, artistic, social, ethnic or other heritage of the nation, state or community.
- (2) Its location as a site of a significant local, county, state or national event that may be likely to yield historical information.
- (3) Significant association with an important person or event in national, state or local history.
- (4) Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method of construction or use of indigenous materials and which may render it architecturally significant.
- (5) Notable work of master builder, designer, architect or artist whose individual genius has influenced an era.
- (6) Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics.
- (7) Any improvement that meets one or more of the above criteria shall also have sufficient integrity of location, design, materials, and workmanship to make it worthy of preservation or restoration.
- (8) Homogeneity of architectural design or dates of construction throughout the area.
- (9) Identifiable by clear and distinctive boundaries.
- (10) Repetition of distinguishing architectural or land use characteristics throughout the area.

DRAFT
WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
May 24, 2022

Members Present:

Vince Malina
Keith Letsche
Richard Vignes
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.

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