

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 3.28.23

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING February 28, 2023

Members Present:

Vince Malina
Keith Letsche
Richard Vigsnes
Reverend Bill Andrews
Wendy Christman

City Staff:

John Sterrett, City Planner
Mehul Patel, Public Works Director

Guests: None

Members Absent:

SueEllen Edwards
Crystal Noland-Rianni

1. Call to Order, Roll Call, and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:02 p.m. Roll call found Chairman Malina, and Commissioners Letsche, Vigsnes, Christman, and Andrews present. With six members present, a quorum was established.

2. Public Comment

None

3. Certificate of Appropriateness Review

A. C.O.A. 23-02 – 200 Main Street – City of West Chicago – Façade Renovation

Mr. Sterrett stated that at the last meeting, plans for the façade renovation at the City-owned building at 200 Main Street were distributed for input from the Commissioners. Comments and questions from the Commissioners were then transmitted to Public Works for a response from the architect of the project. Mr. Patel was present to answer these questions. Mr. Patel stated that Public Works and the contractor will ensure the windows on the rear of the building will be historically consistent with the time period for the building and that once the details for the windows, as well as the doors and lighting are prepared, they will come back for COA approval by the Commission.

Mr. Patel also stated that the architect had concern over sizing Windows W-1 and W-2 to match exactly because Window W-2, which is currently a door opening, is load bearing. Mr. Patel stated he would confirm this. The existing limestone on the rear of the building will remain and wherever this is infill needed on the back of the building, matching limestone will be used. There are existing PVC and gas pipes on the rear of the building that Mr. Patel stated may be relocated if possible.

After a brief discussion by the Commission, Commissioner Letsche made a motion, seconded by Commissioner Vigsnes, to approved the Certificate of Appropriateness based on the discussion by

the Commission and with the understanding that individual appurtenances, including the doors, windows, lights, etc. will come back for additional review by the Commission. With a voice vote of all ayes, the motion carried.

The subject building is a Spanish Colonial Revival constructed in the 1910s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

After a brief discussion, Commissioner 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.

4. Preliminary Review

Mr. Sterrett stated that while there is no preliminary review at this time, staff is expecting a submission for awning replacements at 131 Main Street.

5. Approval of the Draft January 24, 2023 Meeting Minutes

Commissioner Letsche made a motion, seconded by Commissioner Vigsnes, to approve the January 24, 2023 meeting minutes. With a voice vote of two ayes, zero noes, and three abstentions, the motion carried.

6. Historic District/Landmark Updates

The Commission discussed ways to promote the City's façade improvement grant. Mr. Sterrett stated that the Economic Development Coordinator has been increasing awareness of this grant with downtown businesses. The Commission also directed staff to draft a marketing piece for homeowners who may be interested and eligible to landmark their property. Mr. Sterrett stated he would provide a draft at the next meeting.

7. Adjournment

Commissioner Letsche made a motion, seconded by Commissioner Christman, to adjourn the meeting. With a voice vote of all ayes the motion carried. The Historical Preservation Commission, at 6:54 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner