

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 06.25.24

## WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING March 28, 2023

### Members Present:

Keith Letsche  
Crystal Noland-Rianni  
Richard Vigsnes  
Wendy Christman  
SueEllen Edwards

### City Staff:

John Sterrett, City Planner

### Guests:

Ronald Segert, 132 Fremont Street  
Holly Perez, 312 E Washington Street

### Members Absent:

Vince Malina  
Reverend Bill Andrews

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

The meeting was called to order by Vice Chairman Letsche at 6:00 p.m. Roll call found Vice Chairman Letsche, and Commissioners Noland-Rianni, Edwards, Vigsnes, and Christman present. Chairman Malina and Commissioner Andrews were absent. With five members present, a quorum was established.

### 2. Public Comment

None

### 3. Certificate of Appropriateness Review

#### A. C.O.A. 23-03 – 132 Fremont Street – City of West Chicago – Fence

Mr. Sterrett stated that 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 install a 6-foot tall shadowbox fence. The proposed fence will be located along the western lot line, approximately 107 feet in length, and will match the existing fence located along the side property line south of the funeral home building. The existing fence along the south lot line received COA approval in June of 2022. The proposed fence complies with the City's Zoning Code.

After a brief discussion, Commissioner Christman made a motion, seconded by Commissioner Noland-Rianni, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

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## **B. C.O.A. 23-05 – 312 E Washington Street – Revolution Solar – Solar Panels**

Mr. Sterrett stated that Cherissa Marzano-Gabriel of Revolution Solar has applied for approval of a Certificate of Appropriateness on behalf of Holly Perez, owner of 312 East Washington Street in the East Washington Street Historic District, to install 10 roof-mounted solar panels on an existing detached garage on the property. Seven of these panels will be installed on the rear of the structure and will not be visible from public view along East Washington Street. The remaining three panels will be installed on the roof facing East Washington Street and will be visible from public view. No panels will be installed on the existing single-family home.

Commissioners raised concerns about allowing solar panels that are visible from the public right-of-way within the East Washington Street Historic District. The Commission requested more information from applicant as to why solar panels needed to be located on the street side of the detached garage since there was no indication in the application as to why this is needed.

Commissioner Noland-Rianni made a motion, seconded by Commissioner Christman, to continue the discussion to the next meeting pending more information from the applicant. With a voice vote of all ayes the motion carried.

## **C. C.O.A. 23-04 – 425 E Washington Street – Robert Collier – Detached Garage Demolition**

Mr. Sterrett stated that Robert Collier, homeowner of 425 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness to demolish the existing two-story detached garage on the property. The homeowner previously applied for and received approval of a COA to demolish this garage in July of 2016. A building permit was subsequently applied for and approved for this demolition. The demolition, however, did not occur and the approvals for the demo permit and the COA have since lapsed.

The garage has horizontal wood clapboard siding and a gable roof covered in asphalt shingles. The garage has a severe lean to it and has been determined to be structurally unsound. The building is considered a hazard and was placed in violation instructing either its immediate removal or repair. An evaluation of the structural integrity has concluded that it is more cost effective to remove the existing garage in its entirety in lieu of correcting the structural deficiencies and restoring the structure. Furthermore, the garage is classified as legal non-conforming as it does not comply with the current minimum side yard setback requirement of three (3') feet from the side (west) lot line. In fact, the garage encroaches over the west lot line and into the neighboring property. The homeowner intends to replace the garage if the demolition is authorized by the Commission. A COA will need to be submitted and approved prior to construction of a replacement.

The commission had concerns about the demolition of the detached garage because of its historical significance as a carriage house. The commission directed staff to contact the property owner and request three quotes from contractors to determine the cost of repairing the garage. The Commission also wanted to understand what type of garage would be constructed in place of the existing garage.

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Commissioner Edwards made a motion, seconded by Commissioner Christman, to continue the discussion to the next meeting pending the requested information from the applicant. With a voice vote of all ayes the motion carried.

## **D. C.O.A. 23-06 – 124 Main Street – Yolanda Peterson – Removal of Door Threshold**

Mr. Sterrett stated that Yolanda Peterson, owner of 124 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to remove the threshold of the existing exterior door on Main Street. The building space is currently being renovated for a new bakery known as “Raised Bakery”. The applicant received COA approval in February of 2020 to install a new entrance on the south wall of the building. Because of the addition of this door, ADA requirements stipulate that the existing door on Main Street be accessible. For this to be possible, the existing threshold must be removed to satisfy ADA requirements. The applicant is planning to replace the existing door with the same type and style door, just slightly taller so it extends to grade.

After a brief discussion, Commissioner Christman made a motion, seconded by Commissioner Vignes, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

## **4. Preliminary Review**

### *132 Fremont Street*

Mr. Sterrett stated that staff received an application for a stoop/steps removal and replacement at 132 Fremont Street. Mr. Sterrett noted that there is an existing tile on top of the existing stoop. The Commission expressed a desire that this tile remain on the stoop and directed staff to convey this information to the applicant.

## **5. Approval of the Draft February 28, 2023 Meeting Minutes**

Commissioner Christman made a motion, seconded by Commissioner Vignes, to approve the February 28, 2023 meeting minutes subject to the removal of the first two paragraphs on page 2 since they were part of a previous meeting. With a voice vote of all ayes the motion carried.

## **6. Other Business**

### *Prince Crossing Train Depot*

Vice Chairman Letsche brought up the future demolition of the train depot building on Prince Crossing Road located on property owned by Wheaton Academy. Mr. Sterrett explained that Wheaton Academy may remove the building as part of overall improvements to their school campus although they have not given a definitive schedule of its removal. The Commission had concerns that they have not yet been consulted in the building’s potential removal. Vice Chairman Letsche informed the Commission on the historical significance of this particular train depot building. In the future the Commissioners want to ensure that they are able to contribute to any discussion related to a decision concerning a historic matter.

### *Next Meeting*

Mr. Sterrett stated that the next meeting would be on April 18<sup>th</sup> rather than April 25<sup>th</sup>.

## **7. Adjournment**

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Commissioner Vignes 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 7:11 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner



475 Main Street  
West Chicago, Illinois  
60185

T (630) 293-2200  
F (630) 293-3028  
[westchicago.org](http://westchicago.org)

Ruben Pineda  
MAYOR

Michael L. Guttman  
CITY ADMINISTRATOR