

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 05.28.24

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING April 23, 2024

Members Present:

Vince Malina, Chairman
Keith Letsche, Vice Chairman
SueEllen Edwards
Richard Vigsnes
Wendy Christman

City Staff:

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

Guests:

Richard Luckow, 332 E Washington Street
Melissa Mercado, 137 Turner Court
Robert Collier, 425 E Washington Street

Members Absent:

Reverend Bill Andrews

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

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

2. Public Comment

None

3. Certificate of Appropriateness Review

A. C.O.A. 24-02 – 332 E Washington Street – Fence

Mr. Sterrett stated that Richard Luckow, homeowner of 332 E Washington Street, is requesting approval of a Certificate of Appropriateness application to install a fence at the subject property in the East Washington Street Historic District. The fence is proposed to be located to the side and rear of the house and will be a six-foot cedar privacy fence. Views of the house will remain unobstructed from both Washington Street and Center Street. No work to the house itself is proposed. The proposed fence will comply with the fencing regulations of the Zoning Code.

After a brief discussion, Chairman Malina made a motion, seconded by Vice Chair Letsche, to approve the COA application as presented. With a voice vote of all ayes the motion carried.

B. C.O.A. 24-03 – 137 Turner Court – Flush-mounted Sign

Mr. Sterrett stated that Melissa Mercado, owner of 137 Turner Court in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness application to install a flush-mounted sign on the building facing Turner Court. The proposed sign identifies the name of

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the business in the subject space. The sign will replace an existing flush-mounted sign that commemorates the existing flower portraits on the rear of the building, which over time has become distressed and illegible. The sign will be six square feet and complies with the size requirements in the Zoning Code.

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

C. C.O.A. 24-04 – 200 Main Street – Exterior Doors, Windows, Lights

Mr. Sterrett stated that the first floor façade renovation project at 200 Main Street, owned and managed by the City, has been completed. The COA approval granted by the Commission in February of 2023 was with the condition that detailed information about the exterior doors, windows, and lights for both the Main Street façade and the Turner Court façade would be submitted for review by the Commission and approval would be required prior to installation. The Commission's main priority in reviewing these proposed items was to ensure that they would be substantially consistent with the historic time period of when the building was constructed. The contractor, however, installed the exterior doors, windows, and lights without prior approval being received from the Commission and no review of these items occurred by either the Commission or staff.

Public Works Director Mehul Patel explained the details of the recent renovation. The Commission generally agreed that the rear of the building facing Turner Court looked appropriate for the building. The members of the Commission agreed that the silver window framing system on the front of the building did not appropriately match the time period of the building and directed staff to refinish the silver finish with a bronze color. Mr. Patel stated that would be possible to do. Members of the Commission also directed staff to explore adding a defining sill above the first floor windows to provide a definitive break between the original brick and the new face brick on the building. Mr. Patel said he would work with the architect to determine the feasibility of this. Finally, members of the Commission also directed staff to replace the existing light fixture on the building with gooseneck lighting. Mr. Patel stated he would send light fixture cut sheets to Mr. Sterrett for circulation to the members. Mr. Patel also said that he would look into the practicability of refinishing the existing sign on the front of the building when they move to the next phase of renovations.

After stating their concerns with the existing facade, Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the COA application with the conditions that the silver window framing system be refinished with bronze, that a potential sill be incorporated between the original brick and the new brick, and that the lights be replaced with gooseneck style lights. With a voice vote of all ayes the motion carried.

D. C.O.A. 24-05 – 425 E Washington Street – Above Ground Pool/Deck

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 (COA) to install a 24-foot above-ground circular pool and an 18' X 14' wood deck attached to the

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south side of the pool. The pool and deck will be located towards the rear of the property behind the existing home, blocked from public view from the public way. The applicant previously received approval of a COA for the demolition of a detached garage in May of 2023, which has since been demolished.

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.

E. C.O.A. 24-06 – 241 E Washington Street – Driveway, Patio, Walkway

Mr. Sterrett stated that Adam Szczygiel, homeowner of 241 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness (COA) to replacement a portion of an existing gravel driveway with concrete, install a 14' X 14' flagstone patio, and a walkway around a portion of the house and detached garage. The property has an existing gravel driveway that leads to a detached garage. The applicant intends to remove the portion of the gravel driveway from the front of the house to the detached garage and install a concrete driveway. The proposed flagstone patio will be located on the west side of the house. A 2-foot wide walkway is proposed from the patio to wrap around to the rear of the house and connect to a 3-foot wide flagstone walkway that will lead to the detached garage. This walkway will narrow down to 2 feet, will be concrete, and will continue around the garage.

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.

4. Preliminary Review

None

5. Historic District/Landmark Updates

A. Landmarking of Historic Homes Marketing

Mr. Sterrett stated that information on landmarking homes was included in an e-news blast from the City in March/April. Mr. Sterrett also stated that the City will begin the process of updating the historical buildings survey in the two districts as well as identifying other historic buildings outside the district in the surrounding neighborhoods.

6. Approval of January 23, 2024 Meeting Minutes

Chairman Malina made a motion, seconded by Vice Chair Letsche, to approve the January 23, 2024 meeting minutes. With a voice vote of all ayes the motion carried.

7. Other Business

Members of the Commission brought up various property maintenance issues in the District and surrounding area.

8. Adjournment

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Chairman Malina made a motion, seconded by Vice Chair Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:13 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

Ruben Pineda
MAYOR

Michael L. Guttman
CITY ADMINISTRATOR