

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Approved 05.27.25**

## **WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING**

**March 25, 2025**

**West Chicago City Hall – Council Chambers  
475 Main Street  
West Chicago, IL 60185**

### **Members Present:**

Keith Letsche, Chairman  
SueEllen Edwards  
Jarod Pletcher  
Reverend Bill Andrews

### **City Staff:**

John Sterrett, City Planner  
Tom Dabareiner, Director of Community Development  
Sara Phalen, City Museum Director

### **Guests:**

Scott Schwarz, SS Schwarz Construction

### **Members Absent:**

Richard Vigsnes  
Tom Cherrington  
Wendy Christman

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

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

### **2. Public Comment - None**

### **3. Certificate of Appropriateness (COA) Review**

#### **A. C.O.A. 25-09 – 119 W Washington Street – 1869 Chicago & North Western Train Depot**

Mr. Sterrett stated that the City of West Chicago has a long-standing goal of renovating the city-owned historic 1869 Chicago & North Western Train Depot located at 119 West Washington Street in the Turner-Junction Historic District. The City retained Sharp Architects in 2017 to prepare an existing conditions and evaluation report for the structure specifying the scope of work to fully renovate the structure. The total cost of a complete renovation is \$1.5 million according to the report.

In late 2023, the City was awarded a \$100,000 grant from the Illinois Department of Commerce and Economic Opportunity to perform select renovations on the structure, predominantly on the interior. The only exterior work proposed at this time with the current grant money includes removal, repair, and restoration of the existing decorative brackets around the roof of the perimeter, and removal of utilities back to the main. Please see photos and excerpts from the 2017 Sharp report detailing the existing condition of the brackets and the proposed work. At their

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March 17, 2025 meeting, the City Council awarded a contract to Crown Coverings of Roselle to perform this work.

The building is not locally landmarked nor is it included on the National Register of Historic Places. It is considered a contributing structure to the Turner Junction Historic District and is a candidate for local landmark status.

Members of Commission discussed the importance of preserving the decorative brackets on the building, including the telegraph insulator pins and brackets for the electric lines.

After a brief discussion, Commissioner Andrews made a motion, seconded by Commissioner Pletcher, to approve the COA application with the following conditions:

1. The telegraph insulator pins on the brackets should be restored and refurbished as well.
2. Any brackets that cannot be restored because they are damaged should be saved and not thrown out. The City Museum would like them.
3. Proper bracing of the roof should occur once the brackets are removed if it is determined the brackets are supporting the eave.

With a voice vote of all ayes the motion carried.

## **B. C.O.A. 25-06 – 134 Main Street – Window Signage**

Mr. Sterrett stated that Jersey Hurst, LLC, owner of 111-113 Galena Street in the Turner Junction Historic District, is requesting approving of a Certificate of Appropriateness for masonry repair. This includes removal of the existing limestone coping to inspect the cavity, install SS flashing, and reinstall the coping. Joints will be caulked with backer rod and tuckpointing will occur as needed. The work is being performed to address recent leaks in the building. The building is non-contributing and is not a candidate for local landmark status.

After a brief discussion, Commissioner Edwards made a motion, seconded by Commissioner Andrews, to approve the COA application as presented with the condition that the coping be a cream color to blend with building. With a voice vote of all ayes the motion carried.

## **4. Preliminary Review**

### **A. Dan Beebe and Pamela Darrah – 479 Colford Avenue – Preliminary Review to Amend the East Washington Street Historic District Boundaries**

Mr. Sterrett stated that Dan Beebe and Pamela Darrah of 479 Colford Avenue have submitted a request to remove a vacant parcel of land (the “parcel”) they own from the East Washington Street Historic District (the “District”). The parcel is 1.28 acres and is adjacent to the north of the home at 479 Colford Avenue, essentially serving as an extension to the backyard. The parcel was previously owned by the owner of 524 East Washington Street, the home adjacent to the north of the parcel, at the time the District was surveyed in 1998. Both 524 E Washington Street and the subject parcel were subsequently included in the District boundaries. Since then, the parcel has

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been conveyed to the owners of 479 Colford Avenue. The parcel has no frontage on Washington Street and is located over 300 feet south of Washington Street. If the parcel were developed, it would be accessed off Summit Avenue, which is not located in the Historic District, nor are any homes located on Summit Avenue. Furthermore, any future home on the parcel would not be visible from East Washington Street. Staff is of the opinion that removal of the parcel from the District will not have any adverse effect on the District. Removal of the parcel from the District will not cause any other property currently located in the District to be removed. Please see attached map for more details.

To remove the parcel from the District, an amendment to the District boundaries must be approved. Section 4-93 of the Code of Ordinances provides the process for amending the boundaries. These procedures are attached for reference. The first step after a request has been submitted is to conduct a preliminary review of the request. If the Commission determines that the request to remove the parcel from the District should move forward, a public hearing will be required prior to any recommendation from the Commission to the City Council for final action.

Commissioner Pletcher made a motion, seconded by Commissioner Edwards, to authorize the scheduling of a public hearing for the request, which will occur on May 27, 2025. With a voice vote of all ayes.

## **5. Historic District/Landmark Updates**

Mr. Sterrett reviewed stated that the RPF was issued and the due date for submissions is next week.

## **6. Approval of February 25, 2025 Meeting Minutes**

Commissioner Edwards made a motion, seconded by Commissioner Pletscher, to approve the February 25, 2025 meeting minutes. With a voice vote of all ayes and one abstention (Andrews) the motion carried.

## **7. Other Business – None.**

## **8. Adjournment**

With no further business to discuss, Commissioner Pletcher made a motion, seconded by Commissioner Andrews, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:10 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner