

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## **Historical Preservation Commission Tuesday, March 25, 2025 - 6:00 p.m.**

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

### **AGENDA**

1. **Call to Order, Roll Call and Establishment of a Quorum**
2. **Public Comment**
3. **Certificate of Appropriateness Review**
  - A. **C.O.A. 25-09** – City of West Chicago – 119 W Washington Street (1869 Chicago & North Western Train Depot) – Removal, repair, and restoration of the existing decorative brackets around the roof of the perimeter of the building, and removal of utilities back to the main
  - B. **C.O.A. 25-10** – Jersey Hurst LLC – 113-115 Galena Street – Installation of Flashing and Tuckpointing
4. **Preliminary Review**
  - A. Dan Beebe and Pamela Darrah – 479 Colford Avenue – Preliminary Review to Amend the East Washington Street Historic District Boundaries
5. **Historic District/Landmark Updates**
  - A. 2025 Architectural and Historical Survey Update
6. **Approval of the draft February 25, 2025 Meeting Minutes**
7. **Other Business**
8. **Adjournment** – The next regularly scheduled meeting is April 22, 2025

CC: Historical Preservation Commission Members  
Alderman Beebe, City Council Liaison to Historical Preservation Commission  
Mayor & City Council  
Michael Guttman, City Administrator  
Tom Dabareiner, Director of Community Development  
Kelley Chrisse, Business and Community Relations Director  
Sara Phalen, City Museum Director  
News Media

## CITY OF WEST CHICAGO

### HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

1869 Chicago & North Western Train Depot  
119 W Washington Street

*Removal, repair, and restoration of the existing decorative brackets around the roof of the perimeter of the building, and removal of utilities back to the main*

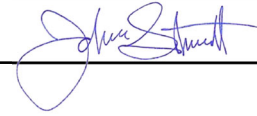
C.O.A. 25-09

**AGENDA ITEM NUMBER:** 3 A.

**COMMISSION AGENDA DATE:** 03-25-25

**STAFF REVIEW:** John Sterrett, City Planner

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

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

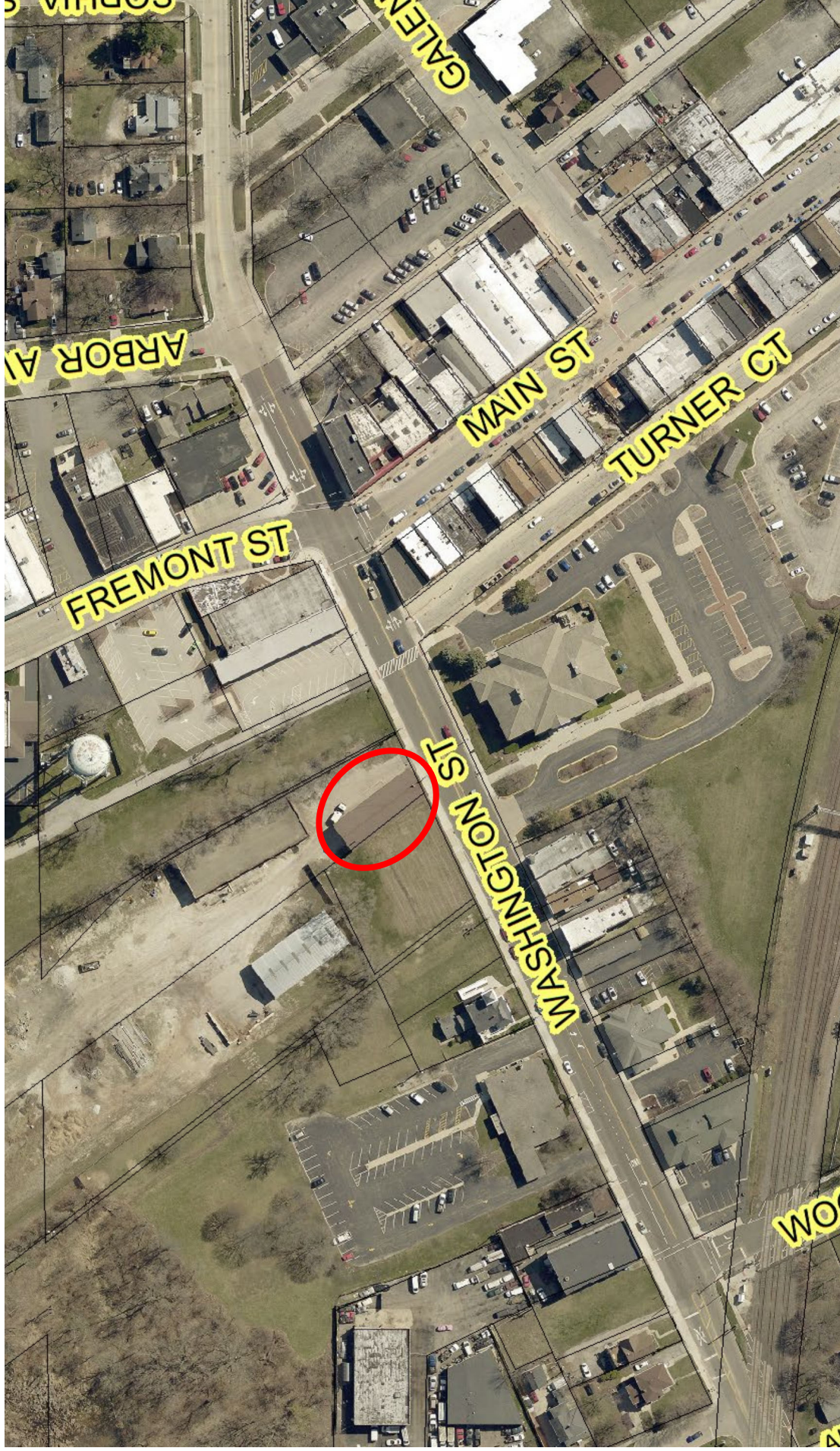
The building is not locally landmarked nor is it included on the National Register of Historic Places. It is considered a contributing structure to the Turner Junction Historic District and is a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of removal, repair, and restoration of the existing decorative brackets around the roof of the perimeter of the building, and removal of utilities back to the main.



119 West Washington Street – 1869 Chicago & North Western Train Depot





**1869 Chicago & North Western Train Depot  
119 W Washington Street**



*Photograph courtesy of Sharp Architects, Inc.*



Date:	2/24/2025
Proposal #:	25022401
Expiration Date:	3/26/2025

Bill to: City of West Chicago	Project: West Chicago Train Station
Attn: Tom Dabareiner	Address: West Chicago, IL
Address: 475 Main St	
Office/Cell: -	Architect: Sharp Architects
Email: tdabareiner@westchicago.org	City: DeKalb, IL
Salesperson	Start Date
Recco Mofese	TBD upon Approval

Payment Terms			
50% Down with Signed Proposal; Balance Due upon Completion			
PRICING BREAKDOWN			
Qty	Unit	Locations	Description
83.00		Train Depot	Clean out existing debris, glass, etc. from the crawl space in preparation for a new slurry slab and foundation construction
12.00	EA	Train Depot	Protection- Tyvek, Gloves, Respirators,
120.00		Train Depot	Demolish first floor cement flooring and substrate.
95.00		Train Depot	Demolish and reframe floor structure to accommodate reconstruction of chimneys at both the north and south ends of the building.
10.00		Train Depot	Remove utilities back to the nearest main.
92.00		Train Depot	Remove existing decorative brackets around the roof of the perimeter of the building's roof and salvage for repair and restoration
2000.00		Train Depot	Add a cement crawl space, with perimeter and mid-span columns, to protect against moisture damage and serve as a base for a new floor
2.00		Train Depot	Dumpster
SUBTOTAL:			\$ 16,094.00 \$ 79,062.50 \$ 95,156.50
SHIPPING & HANDLING:			\$ 3,093.50
TAX:			N/A
GRAND TOTAL:			\$ 98,250.00

Note: This project is bid for maximum crew size of 2 men per day; no overtime; no night work included. If adjustments to crew size, overtime, and/or nightwork are required, the project is subject to additional charges. If additional or major floor prep is needed, \$185/man-hr + material will be charged. Prevailing wage rates included

Crown not responsible for any paint touch up.

This quotation is also subject to the following agreements:

Payment Terms:

Required down payment amount is noted above and must be received with a signed proposal to proceed with ordering products and scheduling of job. Final payment due upon completion of work, not withstanding punch list items. Work on this proposal to be done M-F, 8-4pm with Non-Union Labor rates unless alternate terms are specified above. If job specifications (i.e. blueprints, etc. and the like) are provided to Crown Coverings, Inc. work is guaranteed to be to be complete to those outlined technical drawings provided to Crown Coverings by the customer. Any alteration or deviation, from the above specifications or customer's provided plans, involving extra costs will be executed only upon written orders, and will become an additional charge over and above this estimate. Final Measurements may change estimated costs. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Warranty:

Warranty packet to be sent to customer upon completion of installation. Crown holds no warranties to any materials. Labor warranty is not valid with an open balance.

Acceptance of Proposal:

The above prices, specifications and conditions are satisfactory and hereby accepted. By signing, I attest to being the authorized signer or have obtained authorization from the proper parties for work as specified above. Payment will be made as outlined above. I am an authorized signer for the bill to listed above and I am in full obligation of payment for above work specified once complete. Failure to pay as per terms above, will result in a monthly late fee, assessed at a rate of 1.5% of the balance due and will be billed 30 days past completion. Failure to pay will result in legal ramifications, including but not limited to: property lien, attorney's fees, penalties, and interest. Any fee incurred due to collections is the authorized signers responsibility.

Additional Authorization:

I hereby authorize \_\_\_\_\_ to be an additional onsite signer. This signer is authorized to sign for change orders, schedule changes and punch list items.

To Accept this quotation, sign here and return

Authorized Signer: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_



Figure 1: (2017) Concept image of the renovated 1869 Chicago & North Western Railroad Depot



Upon review and inspection of the building, we have found that there is great potential in the 1869 Depot. With care and investment, we believe this building can be brought back to its former glory and again become part of the daily fabric of West Chicago life.

Architecturally, we would recommend saving the decorative brackets and restoring the eave and fascia details. The roof should be replaced with materials more suitable and attractive with a longer life span so that the building is protected for many years to come. We would recommend restoring the original door and window openings. Evaluation will need to be made if any of the openings should differ from the 1869 building, but this discussion will depend on the future function of the building.

There are structural concerns with the building, but nothing that cannot be overcome. The roof structure requires additional collar ties to meet today's loading requirements. Lowered ceilings need to be removed and stress reduced on the existing ceiling framing. There are signs of decay in the floor structure and the crawl space needs to be cleared of debris. Additional beams, columns, and footings will be needed so that the floor structure can be leveled and meet today's code-required floor loads.

Mechanical, electrical, and plumbing systems will all need to be replaced and we would plan on bringing in new electrical, water, sewer and gas services to the building. Placement of these services and related equipment (i.e. AC condensers, meters, service panels, etc.,) will need to be considered as we move forward in the design process. We also hope that electrical utility distribution along Washington St. will be re-considered as this entire area is developed.

The 1869 Chicago & North Western Depot played a major role in developing industry and economy to this community and the county. We look forward to your review of the enclosed document and your questions as we move forward with our study of this building.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sharp', written in a cursive, flowing style.

Lisa F. Sharp  
President, Sharp Architects Inc.

## ORIGINAL LOCATION PHOTOGRAPHS



Figure 2 - Original location - View from southeast:

Early photos of the depot show a broad brick-paved platform surrounding the building. Note the elevation of the platform relative to the building. The platform is approximately 6" lower than the finished floor.

A series of tall half-round double-hung windows and doors march down each façade. Note that the upper sash of the left-hand window has been pulled down to allow ventilation.



Figure 3 - Original location - View from southeast:

In another photograph, we notice four chimneys anchoring the ridge of the roof. Today, only one chimney remains.

The photograph also seems to describe a building which appears much darker than the current blonde brick.

Many C&NW stations were painted a deep cranberry color. It is unknown if this depot received the same treatment.





Figure 4 - Original  
location – East  
Façade:



Figure 5 - Original  
location – East  
Façade:

A detailed look at the photo above shows opaque door(s) at the central bay of the building. It appears there may have been two doors in this opening. Possibly one larger leaf and a narrower door that could be opened if needed.



Figure 6 - Original location – View from the southwest:



Figure 7 - Original location – View from the southwest:

A detailed view of the picture above shows how telegraph cables were strung through the brackets.





Figure 21 - East Elevation:

The decorative brackets on the building are one of the most striking features of the building and should be maintained and cared for. Most are in reasonable condition, though in need of care and re-painting.

Some of the brackets appear to have mounting brackets for flags or banners as well.



Figure 22 - North Elevation:

Evidence of an attached shed is clearly visible from the caulk line sloping along the north façade. This façade originally featured two half-round windows similar to the south façade. Later addition of a freight door and addition of a window to an office are evident.



Figure 23 - North  
Elevation:

Access to the crawl space is provided through an opening on this façade. The opening is currently enclosed by plywood screwed to the building.



Figure 24 - North  
Elevation:

The brackets under the eaves of the roof at this corner appear to be deteriorating more than other locations.





Figure 25 - North  
Elevation:

Bracket at east side of North elevation is beginning to split from the main vertical member of the bracket.



Figure 26 - West  
Elevation:

Similar to the rest of the building, the openings on the west side have been infilled.

New wider freight openings were added at a later date and then infilled.



Figure 16: View brick walled room in basement (space was inaccessible.)



Figure 17: View of debris in crawl space

#### **CRAWL SPACE LEVEL RECOMMENDATIONS:**

- Verify all penetrations in the walls are properly sealed.
- Inspect the crawl space on a regular basis to confirm that no water infiltration has occurred.
- Development of the building will require use of the crawl space for both mechanical and plumbing purposes. The City should consider cleaning out the crawl space and removing piping, debris, and broken glass in preparation for construction.
- Structural reinforcement will be required for two reasons: First, the ends of timber beams at the outer walls are rotting and need to be re-supported with added steel columns. Secondly, the planned assembly use of the building exceeds the structural capability of the timber beams, so new columns will be required to reduce the span of the beams.

#### **MISCELLANEOUS:**

Existing utility services to the building will all need to be replaced including electrical, gas, water, and sewer services. It is assumed that these services could be brought into the building from the proposed street running parallel to the west side of the building. There are also concerns regarding contaminants such as lead, asbestos and other soil contaminants.

#### **MISCELLANEOUS RECOMMENDATIONS:**

- Upgrade electrical service to an underground service entering the north end of the building.
- Remove overhead electrical service from along Washington St. (This is NOT included in the budget.)
- Having testing done within and underneath the building to determine if there are any contamination concerns.



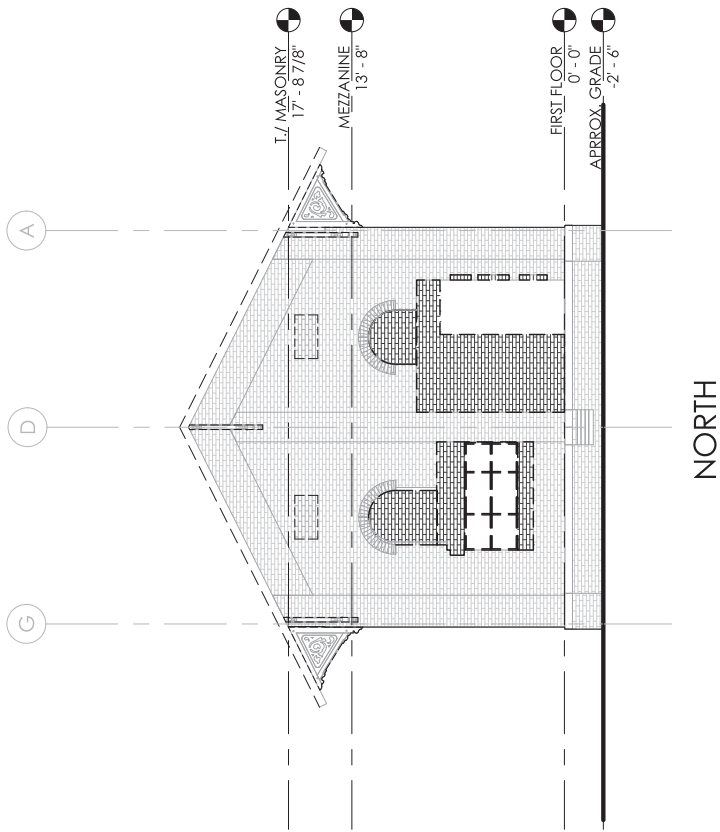
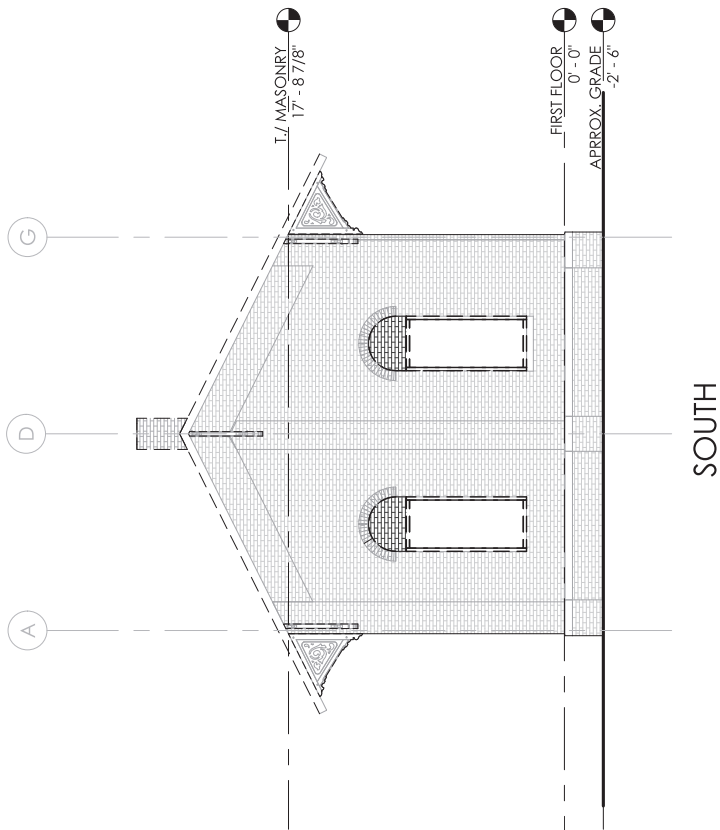
- D1.1 EXISTING CONDITION FIRST FLOOR PLAN:** The work on this level will be to remove all interior framing, doors, plumbing fixtures etc. to take the building back to bare masonry walls.
- D1.2 EXISTING CONDITION ROOF PLAN:** We are proposing to keep the existing roof structure, but strip down the existing roofing. It is anticipated that there will be some replacement of sheathing required before a new roof is installed.
- D2.1 SOUTH AND NORTH EXISTING CONDITION EXTERIOR ELEVATIONS:** We propose to remove all non-original masonry so that the original openings may be restored. The chimney on the south end will be removed and re-built. Brackets will be carefully removed and restored and later replaced. New openings in the north elevation to be created or outside air intake louvers.
- D2.2 EAST EXISTING CONDITION EXTERIOR ELEVATION:** Remove all non-original masonry so that the original openings may be restored. Brackets will be carefully removed and restored and later replaced. New wider opening between column lines 4 & 5 to be created for new double doors.
- D2.3 WEST EXISTING CONDITION EXTERIOR ELEVATION:** Remove all non-original masonry so that the original openings may be restored. Brackets will be carefully removed and restored and later replaced.
- D3.1 EXISTING CONDITION BUILDING SECTION:** Existing interior framing to be removed, including both ceiling structures. Existing roof framing to remain.

The remaining 'A' sheets describe our concept for how this building can be developed into a vibrant, active community room:

- A1.0 PROPOSED CRAWL SPACE PLAN:** The new plan adds (20) steel columns and concrete footings to support the existing beams. There are also (6) new columns and footings to support (2) new steel beams. One beam is set below the wall of the toilet rooms above and helps to carry the weight of the mezzanine above. Another beam is provided to support the weight of the storefront wall separating the Vestibule from the Meeting Hall. We are also proposing to provide a 2" slurry slab in this crawl space and insulate the floor above. A permanent ladder will access the basement from through a hatch in the Janitor's Room.

This plan also describes added foundations and footings for a ramp to the north of the building, a large concrete terrace to the east, and an exit door to the southwest.

- A1.1 PROPOSED FIRST FLOOR PLAN:** The 2,250 s.f. building features a large Meeting Hall / Gallery. The walls of this space will be exposed masonry. The entire room is ringed by new 10'-2" tall single-hung windows. Hardwood flooring will extend from Vestibule and into the Meeting Hall. These spaces will be separated from the Vestibule by full glass wall from floor to ceiling. The Vestibule will provide auditory separation between an event in the Hall and people coming and going from the venue. This configuration will also allow the Toilet facilities to be used, even if the Meeting Hall was locked.



## D2.1 EXISTING CONDITION EXTERIOR ELEVATIONS - SOUTH & NORTH

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

■ SHARP ARCHITECTS INC.

■ 421 GROVE STREET

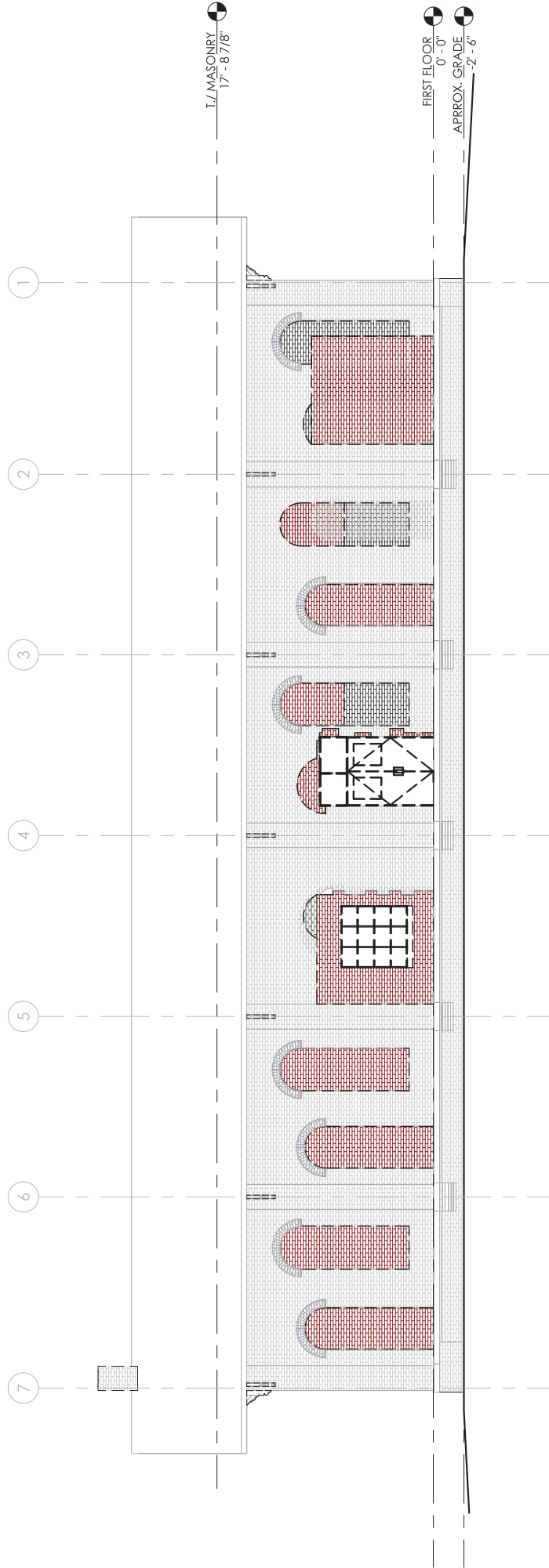
■ DEKALB, IL 60115

■ 815-517-1050

■ WWW.SHARPARCHITECTSINC.COM

08-07-2017





## D2.2 EXISTING CONDITION EXTERIOR ELEVATION - EAST

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

■ SHARP ARCHITECTS INC.

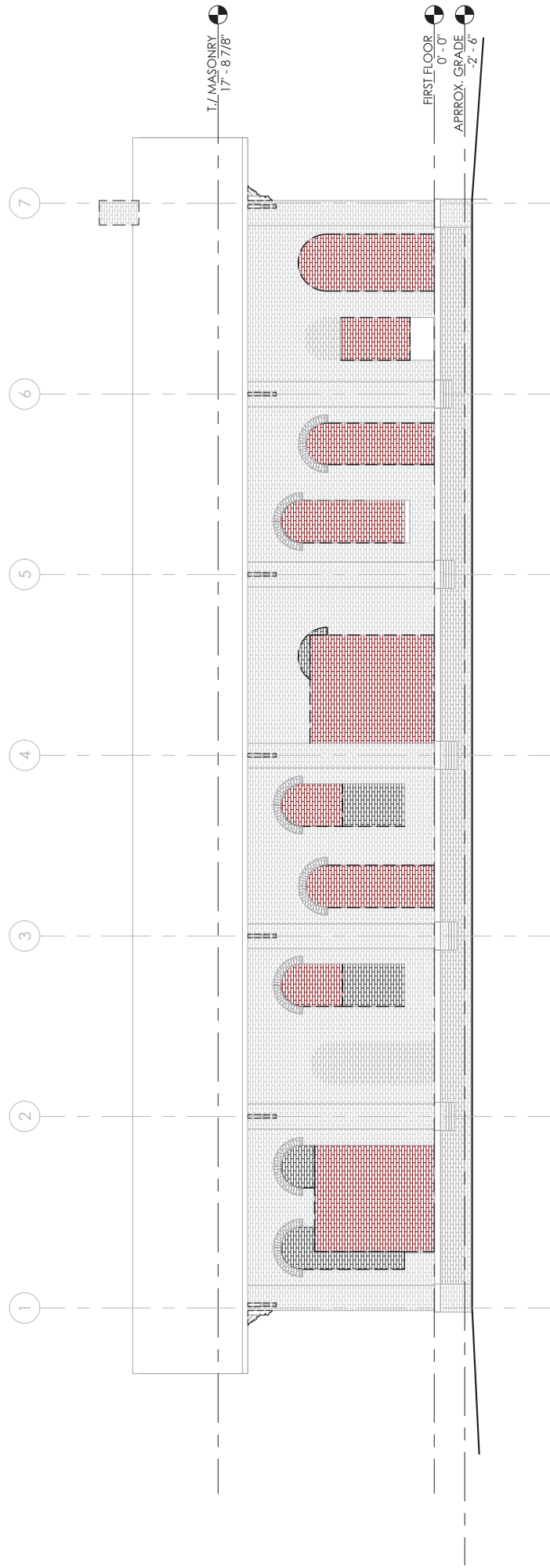
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## D2.3 EXISTING CONDITION EXTERIOR ELEVATION - WEST

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

■ SHARP ARCHITECTS INC.

■ 421 GROVE STREET

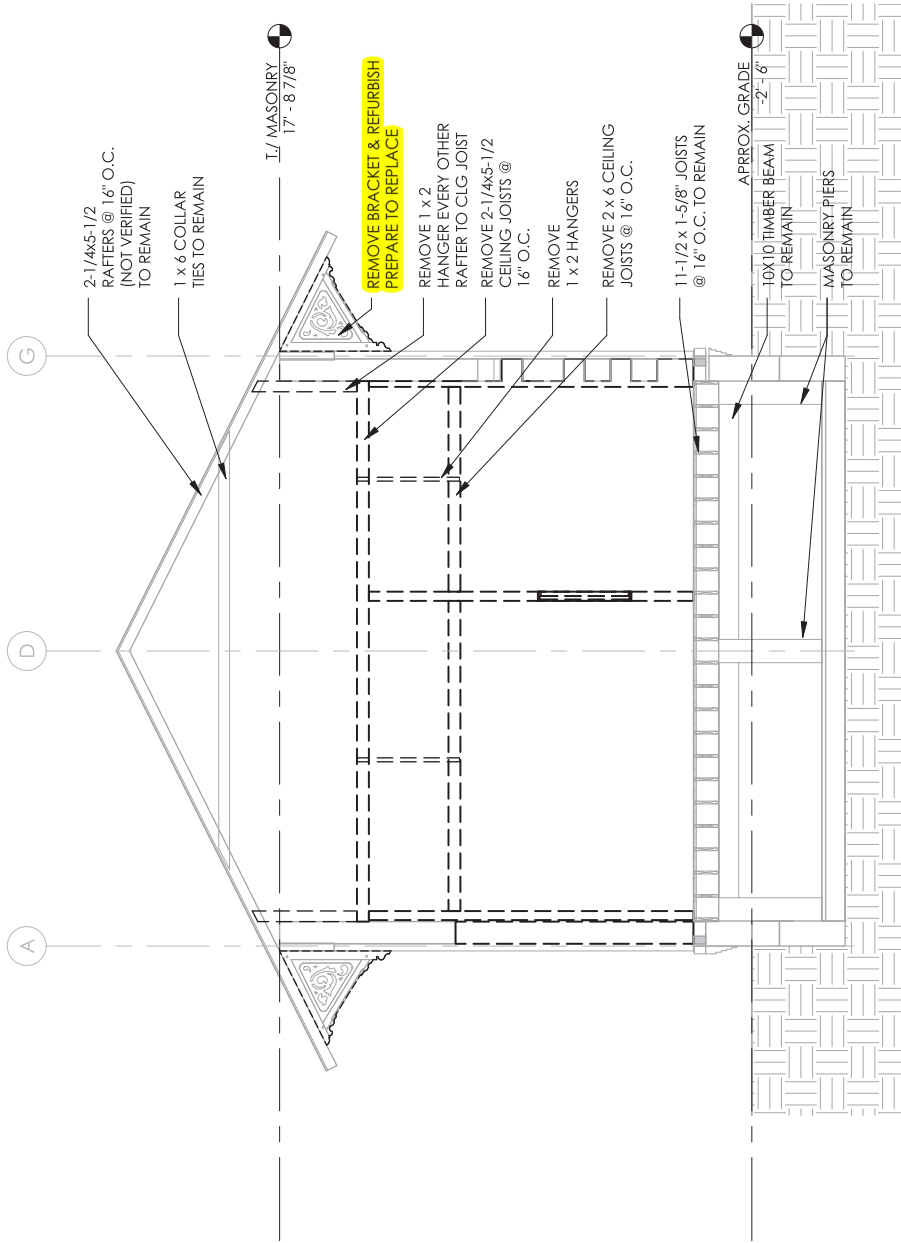
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## D2.4 EXISTING CONDITION BUILDING SECTION

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

SHARP ARCHITECTS INC.

421 GROVE STREET

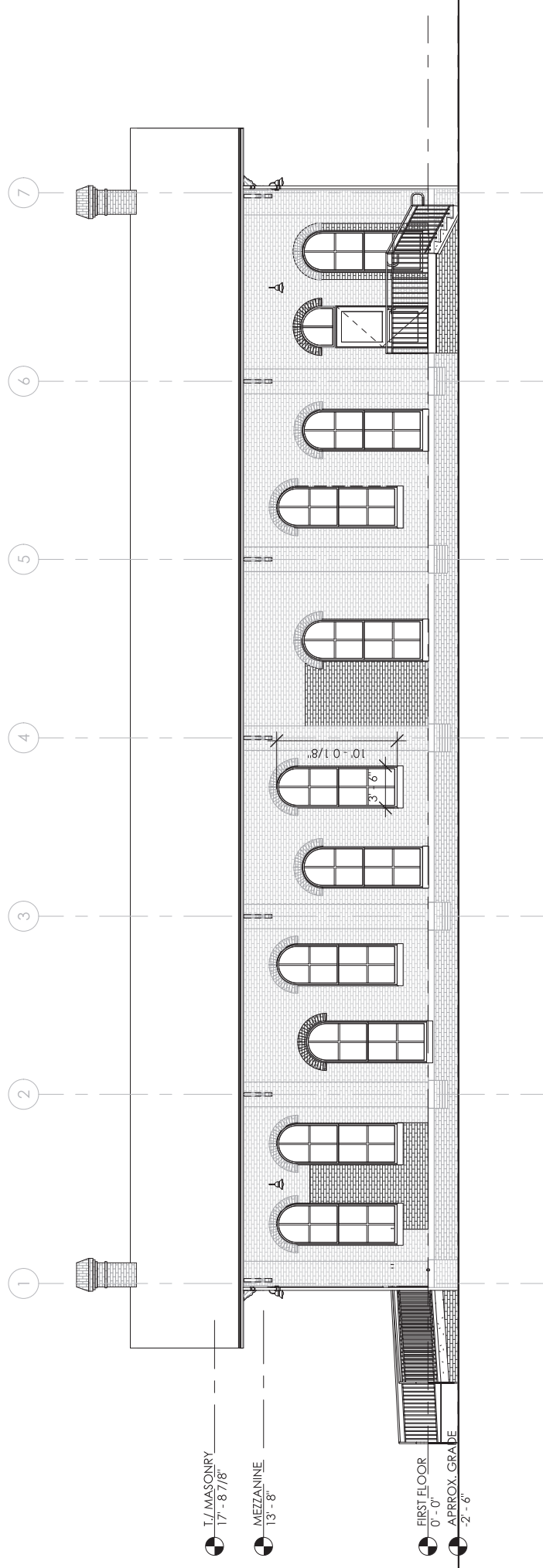
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## A2.1 WEST CONCEPT ELEVATION

1869 WEST CHICAGO TRAIN DEPOT  
WEST CHICAGO, ILLINOIS

SHARP ARCHITECTS INC.

421 GROVE STREET

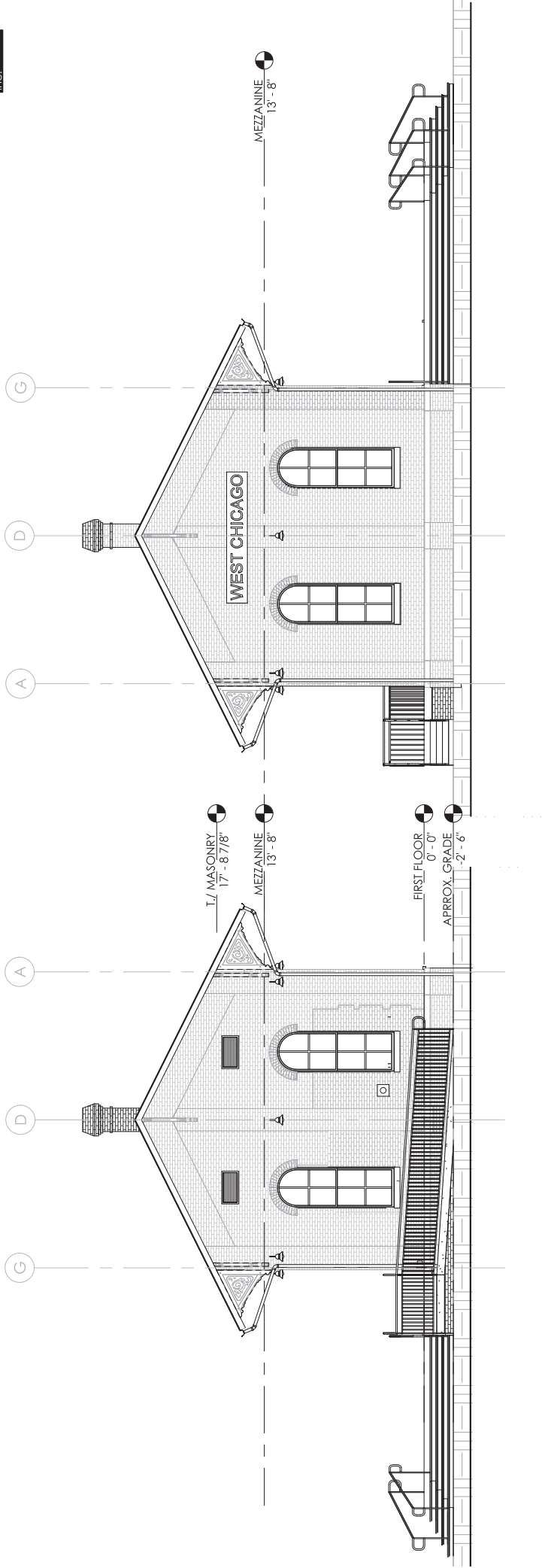
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1 CONCEPTUAL NORTH ELEVATION  
1/8" = 1'-0"

2 CONCEPTUAL SOUTH ELEVATION  
1/8" = 1'-0"

## A2.2

## NORTH & SOUTH CONCEPT ELEVATIONS

**1869 WEST CHICAGO TRAIN DEPOT**  
**WEST CHICAGO, ILLINOIS**

■ SHARP ARCHITECTS INC.

■ 421 GROVE STREET

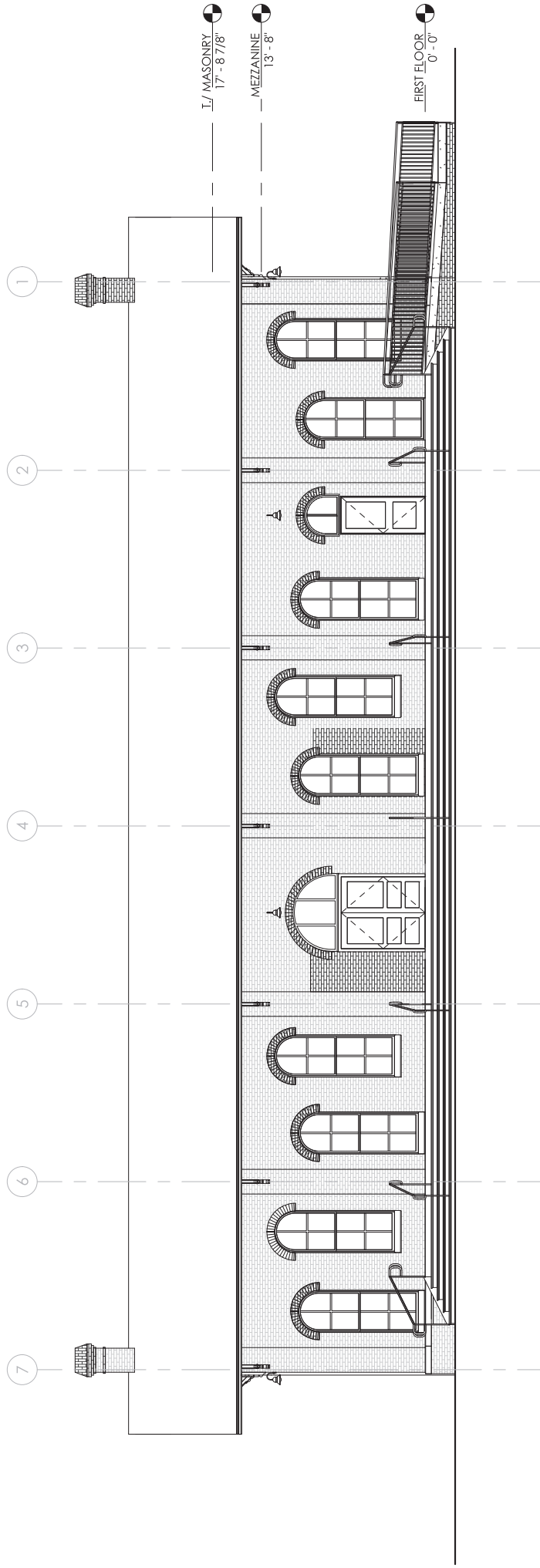
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I / MASONRY  
17' - 8 7/8"

MEZZANINE  
13' - 8"

FIRST FLOOR  
0' - 0"



## A2.3 EAST CONCEPT ELEVATION

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

■ SHARP ARCHITECTS INC.

■ 421 GROVE STREET

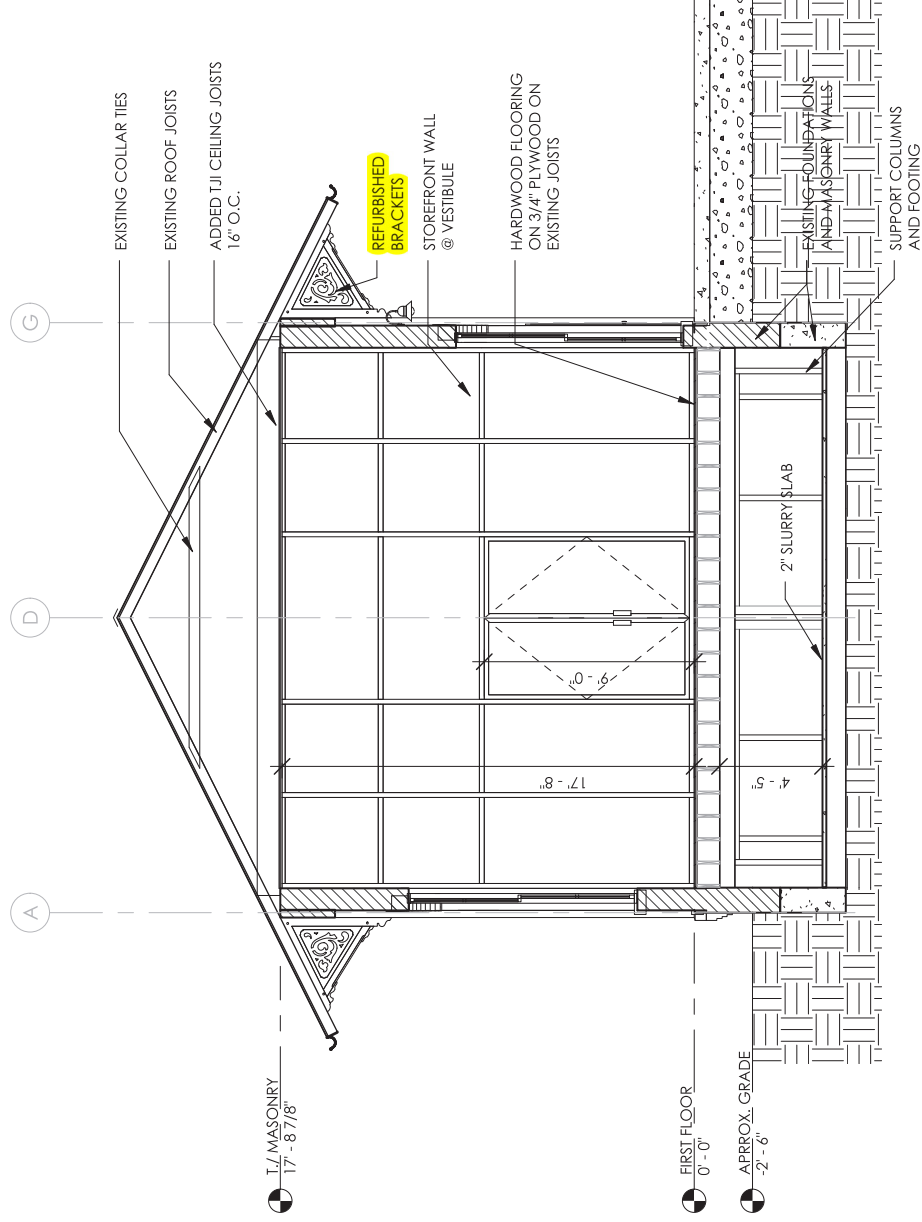
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## A2.4 PROPOSED BUILDING SECTION

1869 WEST CHICAGO TRAIN DEPOT  
WEST CHICAGO, ILLINOIS

SHARP ARCHITECTS INC.

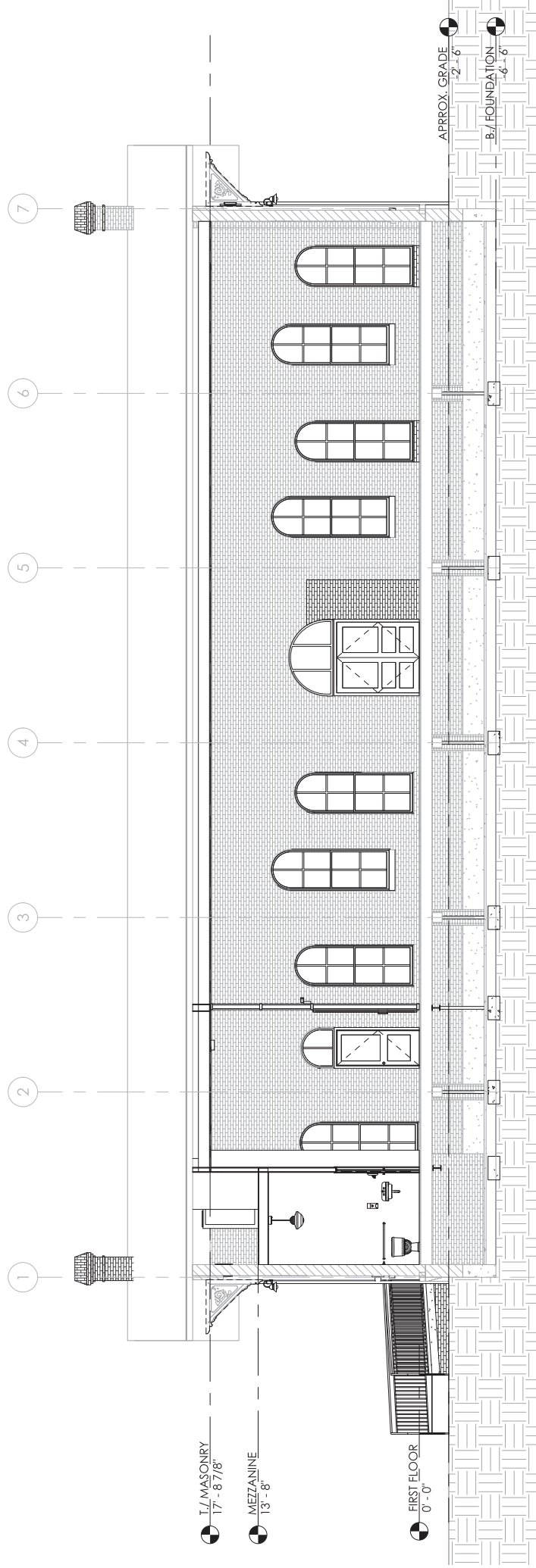
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## A2.5 PROPOSED BUILDING SECTION - NORTH SOUTH

**1869 WEST CHICAGO TRAIN DEPOT**  
**WEST CHICAGO, ILLINOIS**

■ SHARP ARCHITECTS INC.

■ 421 GROVE STREET

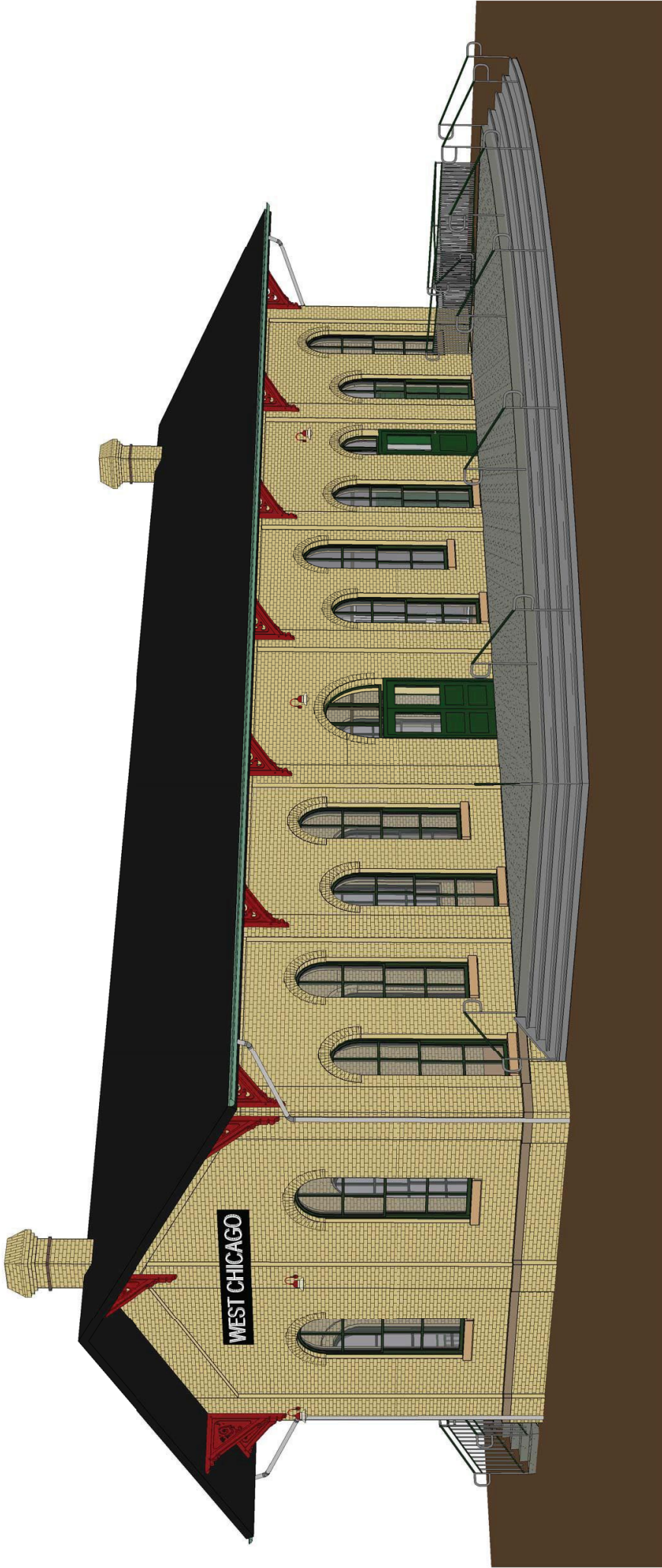
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## A3.1      PERSPECTIVE VIEW FROM SOUTHEAST

**1869 WEST CHICAGO TRAIN DEPOT**  
**WEST CHICAGO, ILLINOIS**

■ SHARP ARCHITECTS INC. ■

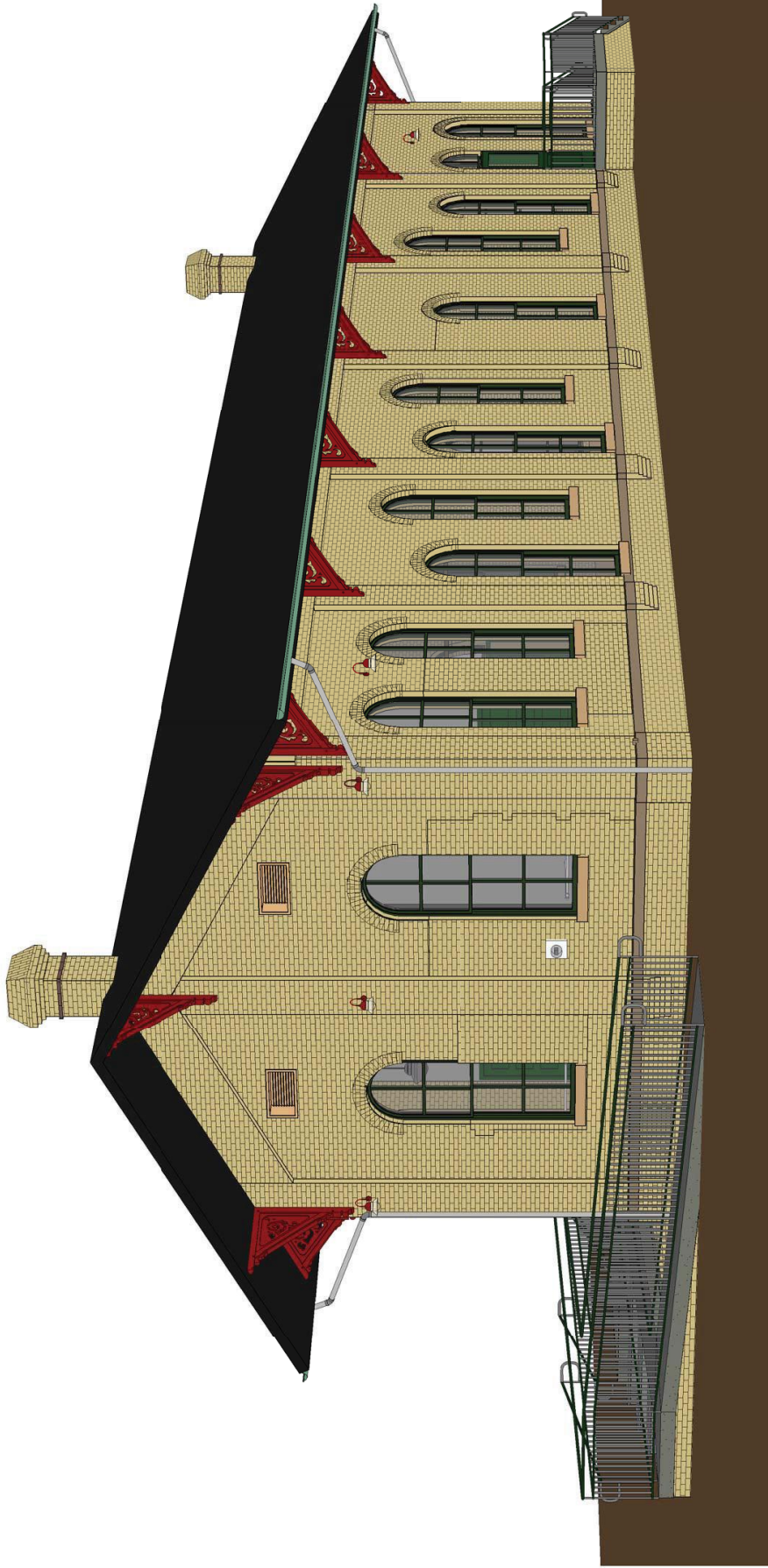
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## A3.2      PERSPECTIVE VIEW FROM NORTH WEST

**1869 WEST CHICAGO TRAIN DEPOT**  
WEST CHICAGO, ILLINOIS

■ SHARP ARCHITECTS INC. ■

421 GROVE STREET

■ DEKALB, IL 60115 ■

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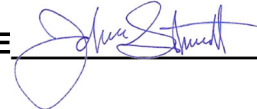
08-07-2017

## CITY OF WEST CHICAGO

### HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Jersey Hurts, LLC  
111-113 Galena Street  
*Masonry Repair*  
C.O.A. 25-10

**AGENDA ITEM NUMBER:** 3 B.**COMMISSION AGENDA DATE:** 03-25-25**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

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. Please see scope of work for more details.

The building is non-contributing and is not a candidate for local landmark status.

**ACTION PROPOSED:**

Consideration of masonry repairs at 111-113 Galena Street.





Phone: (630) 293-3322  
Fax: (630) 293-4095  
email: [sssinc56@sbcglobal.net](mailto:sssinc56@sbcglobal.net)

February 24, 2025

To: Scott Reedy  
Jersey Hurst LLC

email: [sreedy@sourceonestaff.com](mailto:sreedy@sourceonestaff.com)

Cc: Dave Speelman

email: [dspeelman@sourceonestaff.com](mailto:dspeelman@sourceonestaff.com)

**Apartments @  
113-115 Galena St., West Chicago, IL 60185**

**S. S. Schwarz Construction, Inc. proposes to furnish the Equipment, Materials and Labor necessary for the completion of the masonry as follows:**

**COPING, FLASHING INSTALL, TUCKPOINTING:**

- Remove all Limestone Coping inspect cavity
- Install SS flashing w/self-adhered membrane
- Reinstall Coping
- Caulk all joints w/backer rod
- Tuckpoint building as needed (mainly steel above window areas)

**TOTAL MASONRY COST: \$9,950.00**

**EXCLUSIONS:** Permit and Performance Bonds, additional masonry work, Demo work, Removal of windows and frames by others, Caulking, Sealing and Painting, Custom Flashing, Block (CMU) replacement, Window sills work, Additional Steel, Window on the roof west elevation is to remain, Brick & Mortar Staining, Winter Conditions

*Respectively submitted by: Scott R. Schwarz, President*

## CITY OF WEST CHICAGO

### HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

**ITEM TITLE:**

Dan Beebe and Pamela Darrah  
479 Colford Avenue

*Request to Amend the East Washington Street Historic  
District Boundaries*

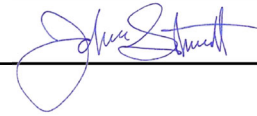
Preliminary Review

**AGENDA ITEM NUMBER:** 4 A.

**COMMISSION AGENDA DATE:** 03-25-25

**STAFF REVIEW:** John Sterrett, City Planner

**SIGNATURE** \_\_\_\_\_

**ITEM SUMMARY:**

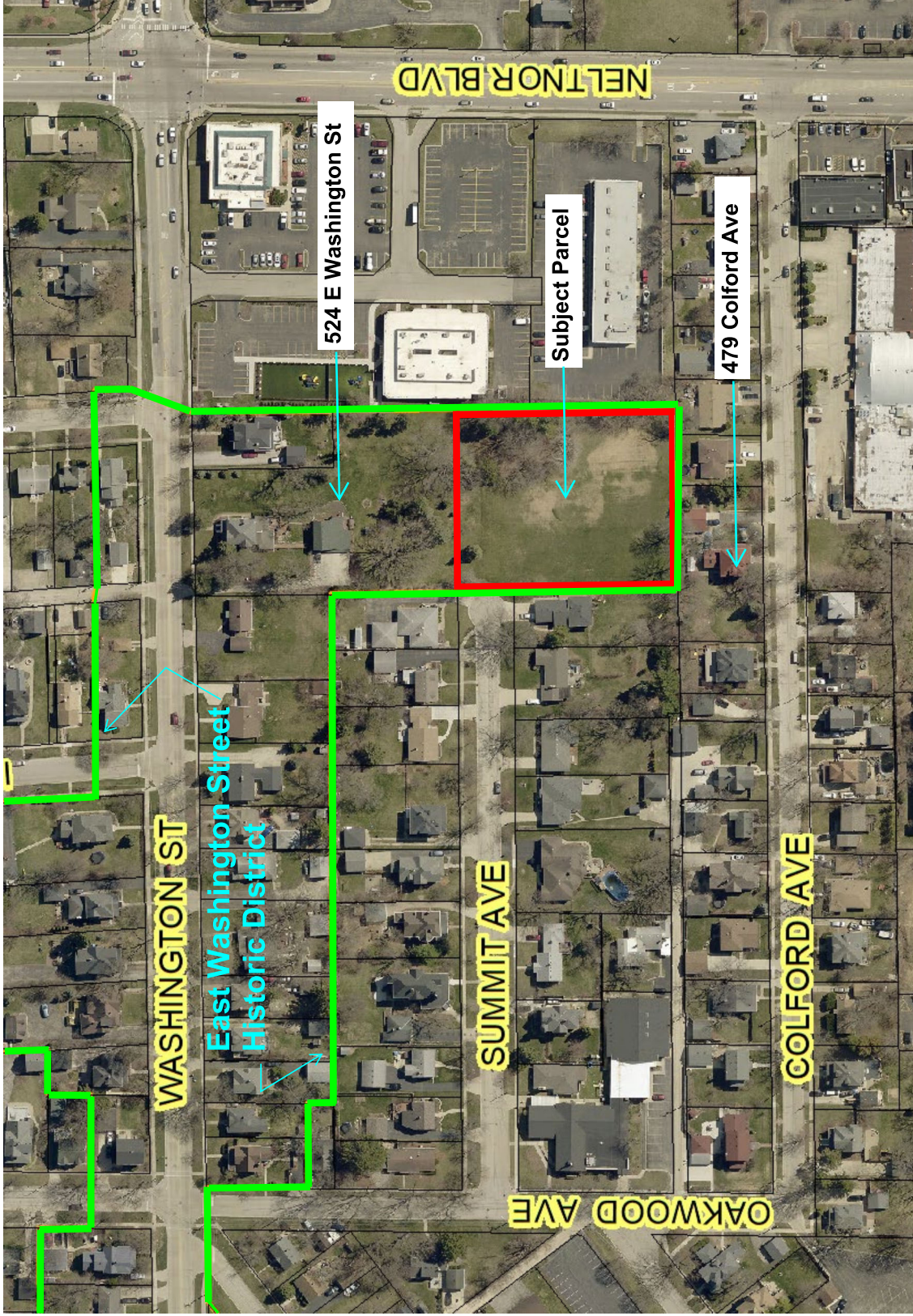
Dan Beebe and Pamela Darrah of 479 Colford Avenue have submitted a request to remove a vacant parcel of land (the “parcel”) they own from the East Washington Street Historic District (the “District”). The parcel is 1.28 acres and is adjacent to the north of the home at 479 Colford Avenue, essentially 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 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.

**ACTION PROPOSED:**

Preliminary Review of the request to amend the boundaries of the East Washington Street Historic District to remove a 1.28 acre parcel from the District. If the Commission determines the request deserves further consideration, a public hearing will be scheduled on the request and all property owners within the District will receive notice of said hearing.







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

# CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

## DRAFT

### WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

February 25, 2025

West Chicago City Hall – Council Chambers

475 Main Street

West Chicago, IL 60185

#### Members Present:

Keith Letsche, Chairman (Departed at 6:28 p.m.)

SueEllen Edwards

Jarod Pletcher

Tom Cherrington

Richard Vigsnes

#### City Staff:

John Sterrett, City Planner

#### Guests:

Oscar Munoz

#### Members Absent:

Wendy Christman

Reverend Bill Andrews

#### 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 Vigsnes, Edwards, Pletcher, and Cherrington present. Commissioners Andrews and Christman were absent. With five members present, a quorum was established.

#### 2. Public Comment - None

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

##### A. C.O.A. 25-08 – 116 Main Street – Windows and Siding

Mr. Sterrett stated that Oscar Munoz, owner of 116 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to replace all the existing windows on the two-story mixed-use building. The building, which was previously occupied by a restaurant, experienced a fire last year. The windows have begun to fall into disrepair and the applicant is proposing to replace them all with double-hung white vinyl windows. The applicant would also like to replace the existing beige vinyl lap siding with vinyl lap siding. The applicant has not decided on a color yet and is seeking input from the Commission. Mr. Sterrett stated that vinyl would not be permitted normally in the historic district but this, however, is a replacement. The building is a 1900 Late Victorian. According to the Turner-Junction Historic District survey the building is non-contributing to the Turner Junction Historic District and is not a candidate for local landmark status.

# CITY OF WEST CHICAGO

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The Commissioners discussed alternatives for the vinyl including using some type of Cementous material to improve aesthetics. The petitioner stated he preferred vinyl and that he would use a double 4-inch lap siding to create a more historic appearance than the existing siding.

After a brief discussion, Commissioner Edwards made a motion, seconded by Commissioner Cherrington, to approve the COA application with the conditions that the installed siding shall be double 4-inch lap siding and the selected color for the siding shall be the same throughout the building. 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 Light Up the Floor, existing tenant at 134 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for a 32 square foot window sign located on the front façade. The window sign advertises the name of the business and has other information contained in it. The size of the window sign is less than the maximum 52 square feet permitted. Furthermore, the sign occupies less than 20% of the window area, which is the standard for window signs in the historic district.

The 136 Main Street portion of the building was constructed in the 1860s and the 134 Main Street portion in 1952. The building is an international style and is considered non-contributing and not a candidate for local landmark status. The 134 Main Street portion was the site of the Morning Star Saloon, which was demolished by 1949.

After a brief discussion, Commissioner Pletcher made a motion, seconded by Commissioner Vigsnes, 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**

Mr. Sterrett reviewed with the Commissioners the proposed survey areas that will part of the Historical and Architectural Building Survey this year. Without objection from the Commissioners, these areas would be include in the survey area.

## **6. Approval of January 28, 2025 Meeting Minutes**

Commissioner Edwards made a motion, seconded by Commissioner Vigsnes, to approve the January 28, 2025 meeting minutes. With a voice vote of all ayes the motion carried.

## **7. Other Business**

- A. Nomination of Vice Chair of the Historical Preservation Commission – Chairperson Letsche nominated Commissioner Cherrington to serve as Vice Chair. No other nominations were submitted.
- B. Election of Vice Chair of the Historical Preservation Commission – The Commissioners voted on the election of Commissioner Cherrington as Vice Chair. Commissioner Cherrington received 4 votes and was elected.



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Following the election of Commissioner Cherrington as the Vice Chair, Chairperson Letsche excused himself from the remainder of the meeting thus recusing himself from any further business discussed before the Commission, bringing the whole number of Commissioners present to four (4).

## **8. C.O.A. 25-07 – 527 Main Street (The Kruse House) – Chimney Rebuild**

Mr. Sterrett stated that the West Chicago Historical Society, owner of the Kruse House at 527 Main Street, a locally landmarked property, is requesting approval of a Certificate of Appropriateness to rebuild a portion of the existing chimney on the west side of the building because of deterioration. Some of the existing brick on the chimney may not be able to be reused and the Society is seeking approval to use a replacement brick if new brick must be installed. Four brick samples from the Historical Society were presented for review by the Commissioners.

The Kruse House is a Foursquare residential home and was built in 1917. It is contributing property and was locally landmarked by the City in 1994.

After a brief discussion, Commissioner Vigsnes made a motion, seconded by Commissioner Pletcher, to approve the COA application with the condition that brick option 1 be used. With a voice vote of all ayes the motion carried.

## **9. Adjournment**

With no further business to discuss, Vice Chair Cherrington made a motion, seconded by Commissioner Pletcher, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:43 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

