

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Historical Preservation Commission
Tuesday, November 22, 2022 - 6:00 p.m.
West Chicago City Hall – Council Chambers
475 Main Street
West Chicago, IL 60185

A G E N D A

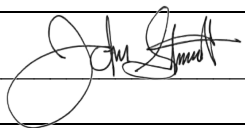
1. **Call to Order, Roll Call and Establishment of a Quorum**
 2. **Public Comment**
 3. **Certificate of Appropriateness Review**
 - A. C.O.A. 22-06 – 151 W Washington Street – Height Increase to the Existing Rear Addition to the Wiant House
 - B. C.O.A. 22-07 – 828 South Neltner Boulevard – Roof Replacement on the Gates Knoll Residence
 4. **Preliminary Review**
 5. **Historic District/Landmark Updates**
 6. **Approval of the Draft June 28, 2022 Meeting Minutes**
 7. **Other Business**
 - A. Approval of 2023 Meeting Dates
 8. **Adjournment**
- CC: Mayor
City Council
Michael Guttman, City Administrator
Historical Preservation Commission Members
Tom Dabareiner, Community Development Director
Mehul Patel, Public Works Director
John Sterrett, City Planner
Sara Phalen, City Museum Director
News Media

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Rear Building Addition – Height Increase
151 W Washington Street
Wiant House
C.O.A. # 22-06

AGENDA ITEM NUMBER: 2 a.**COMMISSION AGENDA DATE:** 11-22-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** **ITEM SUMMARY:**

Wiant House Properties, LLC, owner of 151 W Washington Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to increase the height of the existing rear addition to the building known as the Wiant House. The applicant intends to renovate the interior of the building for a future bakery/café. Included in the renovation is raising the floor within the existing rear addition so that it is even with the floor of the main structure. Currently, the floor in the existing rear addition and the floor in the main structure create a split-level floor plan. The back area of the entire structure will serve as the kitchen and the applicant desires to make this space more functional by removing the split-level aspect. To do so, the applicant must raise the overall height of the existing addition on the rear of the building.

The applicant intends to remove the roof of the existing rear addition and will raise the floor and walls in the existing rear addition to be level with the first floor of the main portion of the Wiant House. A new roof with a roofline and shingles that match the rear elevation of the Wiant House will be incorporated into the existing rear building addition. The applicant then intends to install hardwood siding, painted a dark red, on the raised exterior wall area of the existing building addition, approximately 5 feet. Please see attached detailed scope of work, architectural elevations, renderings, and photos for additional information.

Staff raised concerns with the applicant that the proposed hardwood, which was originally proposed to be painted white, will not be consistent with the existing materials on the overall structure. Although the portion of the building the hardwood is being added to is not the original structure, the new material will be publicly visible and may detract from the rest of the structure. The applicant and their contractor, at the suggestion of staff, began investigating using a thin brick veneer that would match the existing brick on the rear addition. The applicant has indicated that solid brick is not possible because of structural limitations to the existing rear building addition. Information on the thin brick veneer alternative was not yet available as of the writing of this memo.

The Wiant House is considered a candidate for local landmark status and is contributing to the Turner-Junction Historic District. Constructed in 1869, it consists of the Second Empire architectural style and was originally the home of Joel Wiant, an early settler of the City. The Wiant House remains an important historical asset of the Historic District and the City overall.

ACTION PROPOSED:

The HPC is being asked to consider approval of the proposed expansion of the existing rear addition to the Wiant House with a dark red hardwood siding. The HPC may wish to consider an alternative to the proposed hardwood, such as thin brick veneer to match the existing brick.



151 West Washington Street
The Wiant House



1 inch = 104 feet

Certificate of Appropriateness for 151 W. Washington Street

Photographs of the existing site conditions

(included in the packet, along with existing elevation)

Detailed scope of work

Summary: To raise up the floor on the rear addition to meet up with the existing floor from the main building. The purpose is to have the kitchen area at the same level for safety and ease of delivering food to front of the building.

- Remove the existing roof off the rear addition
- Raise the floor and walls to meet up with the floor of the main building's 1st floor
- Build a new roof with a roof line that matches the elevation of the middle of the building, using matching existing asphalt shingles
- Install hardwood siding, painted reddish-brown, on the new built-up area, approximately 5 feet
- Replace side windows with matching brick (as close as possible)
- Replace rear windows with matching cinder block
- Replace small round window in the rear of the building with a rectangular transom window

No changes will be made to the existing historic building.

Description of all proposed materials to be used

- Cinder block matching rear of building
- Matching brick (as close as possible) on sides of building
- Hardwood siding, painted reddish-brown to closely match the brick, on the new built-up area
- White rectangular 107.5" x 15" vinyl transom window facing rear of building
- Matching asphalt shingles on roof

Plat of survey

(included in the packet)

Proposed architectural elevations/blueprints

(included in the packet)

- South side elevation
- East side elevation
- West side elevation

Original:



Proposed:



N ALTA/NSPS LAND TITLE SURVEY

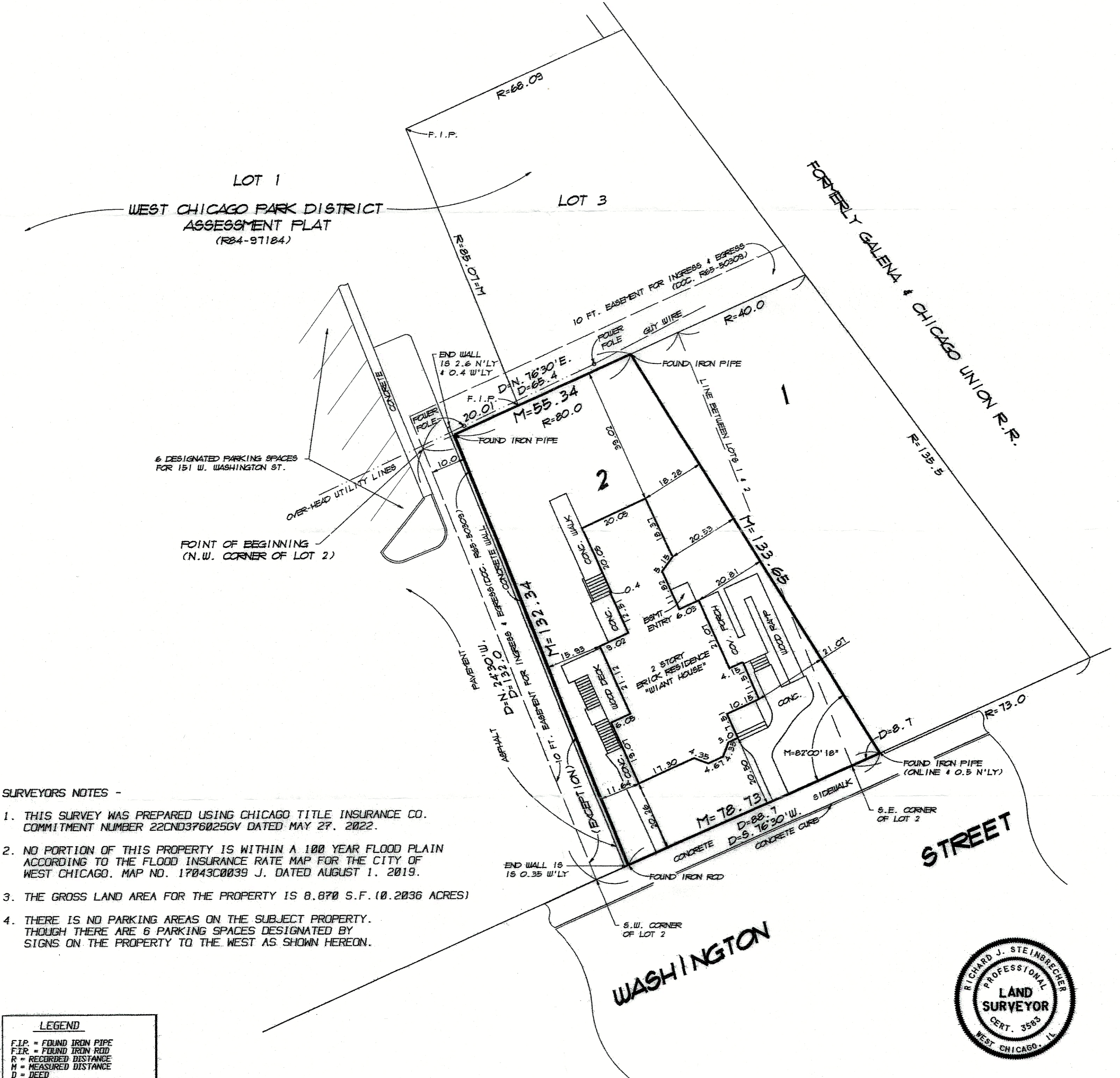
SCALE: 1" = 20 FEET

W E

OF A PART OF LOTS 1 AND 2 IN BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 1857 AS DOCUMENT 11467, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH 76 AND A HALF DEGREES EAST ALONG THE NORTHERLY LINE OF SAID LOT 2, AFORESAID, 65.4 FEET TO A POST; THENCE SOUTHERLY IN A DIRECT LINE TO A POINT 8.7 FEET EASTERLY OF THE SOUTHEAST CORNER OF SAID LOT AND IN NORTH LINE OF STREET; THENCE SOUTH 76 AND A HALF DEGREES WEST ALONG NORTH LINE OF SAID STREET, 88.7 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 2; THENCE NORTH 24 AND A HALF DEGREES WEST 132 FEET TO A PLACE OF BEGINNING, (EXCEPT THEREFROM THE SOUTHWESTERLY 10 FEET IN WIDTH OF LOT 2, MEASURED ON A PERPENDICULAR LINE DRAWN TO SAID SOUTHWESTERLY LINE AND DRAWN PARALLEL TO SAID SOUTHWESTERLY LINE, IN BLOCK 6 IN WINSLOW'S ADDITION TO TOWN OF JUNCTION), IN DU PAGE COUNTY, ILLINOIS.

This property is commonly known as 151 W. Washington Street, West Chicago, Illinois.

P.I.N 04-09-201-016



SURVEYORS NOTES -

1. THIS SURVEY WAS PREPARED USING CHICAGO TITLE INSURANCE CO. COMMITMENT NUMBER 22CND376025GV DATED MAY 27, 2022.
2. NO PORTION OF THIS PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WEST CHICAGO, MAP NO. 17043C0039 J, DATED AUGUST 1, 2019.
3. THE GROSS LAND AREA FOR THE PROPERTY IS 8,870 S.F. (0.2036 ACRES)
4. THERE IS NO PARKING AREAS ON THE SUBJECT PROPERTY. THOUGH THERE ARE 6 PARKING SPACES DESIGNATED BY SIGNS ON THE PROPERTY TO THE WEST AS SHOWN HEREON.

LEGEND

F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
R = RECORDED DISTANCE
M = MEASURED DISTANCE
D = DEED
R.O.V. = RIGHT OF WAY
RAD. = RADIUS
CONC. = CONCRETE
M.H. = MANHOLE
W.V. = WATER VALVE VAULT
INV. = INVERT
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

Prepared for:
David Sabathney w/
West Chicago Community Center, Inc.
306 Main Street
West Chicago, IL.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.

Certify to: Matthew Myers and Neha Myers
Chicago Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, NSPS, and includes 1, 2, 3, 4, 7(a) and 9 of table A thereof.

West Chicago, Illinois, July 13, 2022
Fieldwork was completed on July 12, 2022



Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2022

Steinbrecher Land Surveyors, Inc.
Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilson Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902



EXISTING EAST SIDE ELEVATION

Dowling Designs, Inc.
525 DUNHAM ROAD, SUITE #6
ST. CHARLES, ILLINOIS 60174
PHONE: 630-443-1599 FAX: 630-443-1598
WWW.DOWLINGDESIGNS.COM

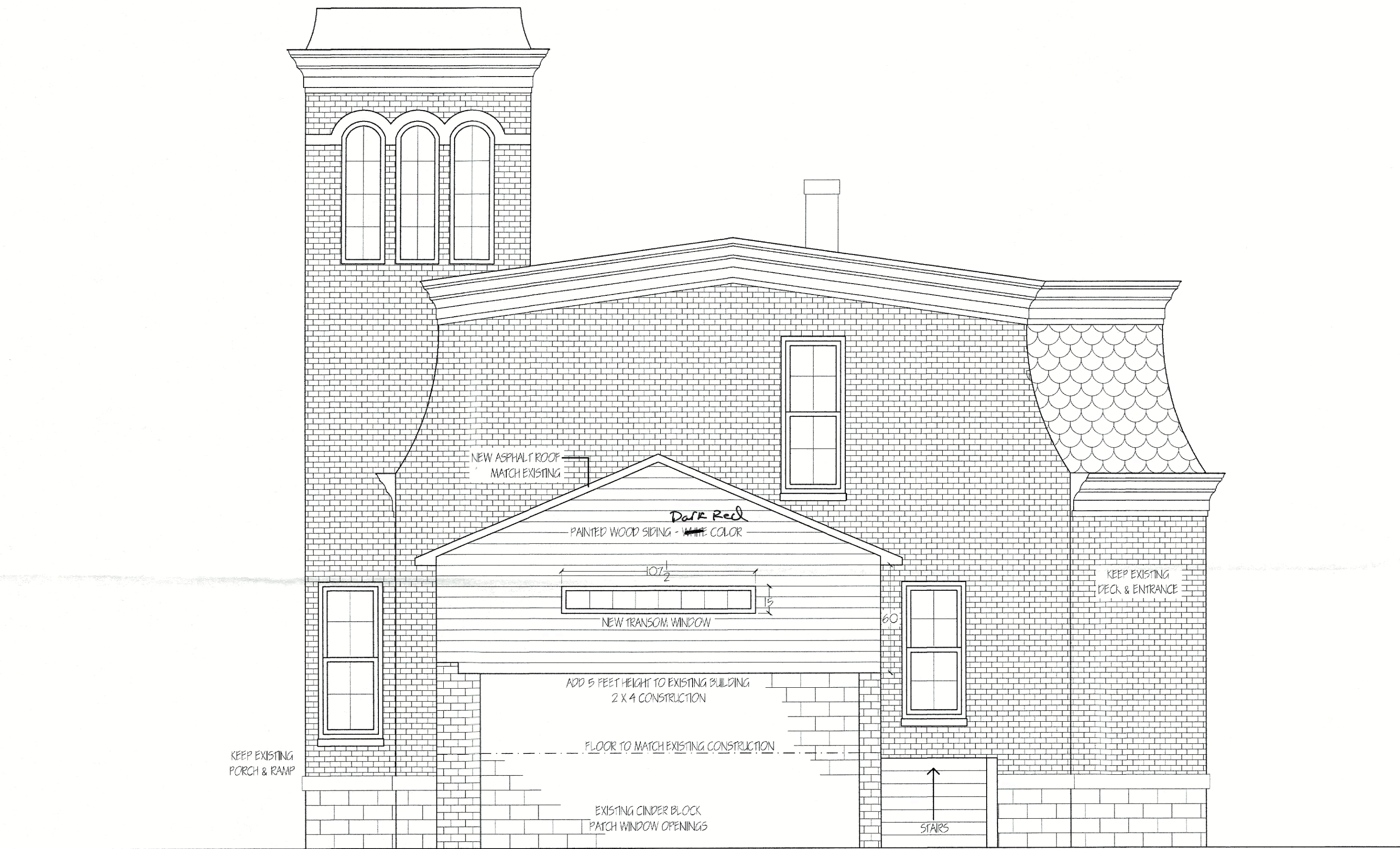
© COPYRIGHT 2022
DOWLING DESIGNS, INC.
JOB #: 101046
LAYOUT: EXISTING
SCALE: 1/4" = 1'-0"

EXISTING EXTERIOR ELEVATION
FOR THE RESIDENCE OF:
MYERS BAKERY
151 WASHINGTON STREET, WEST CHICAGO, IL 60656

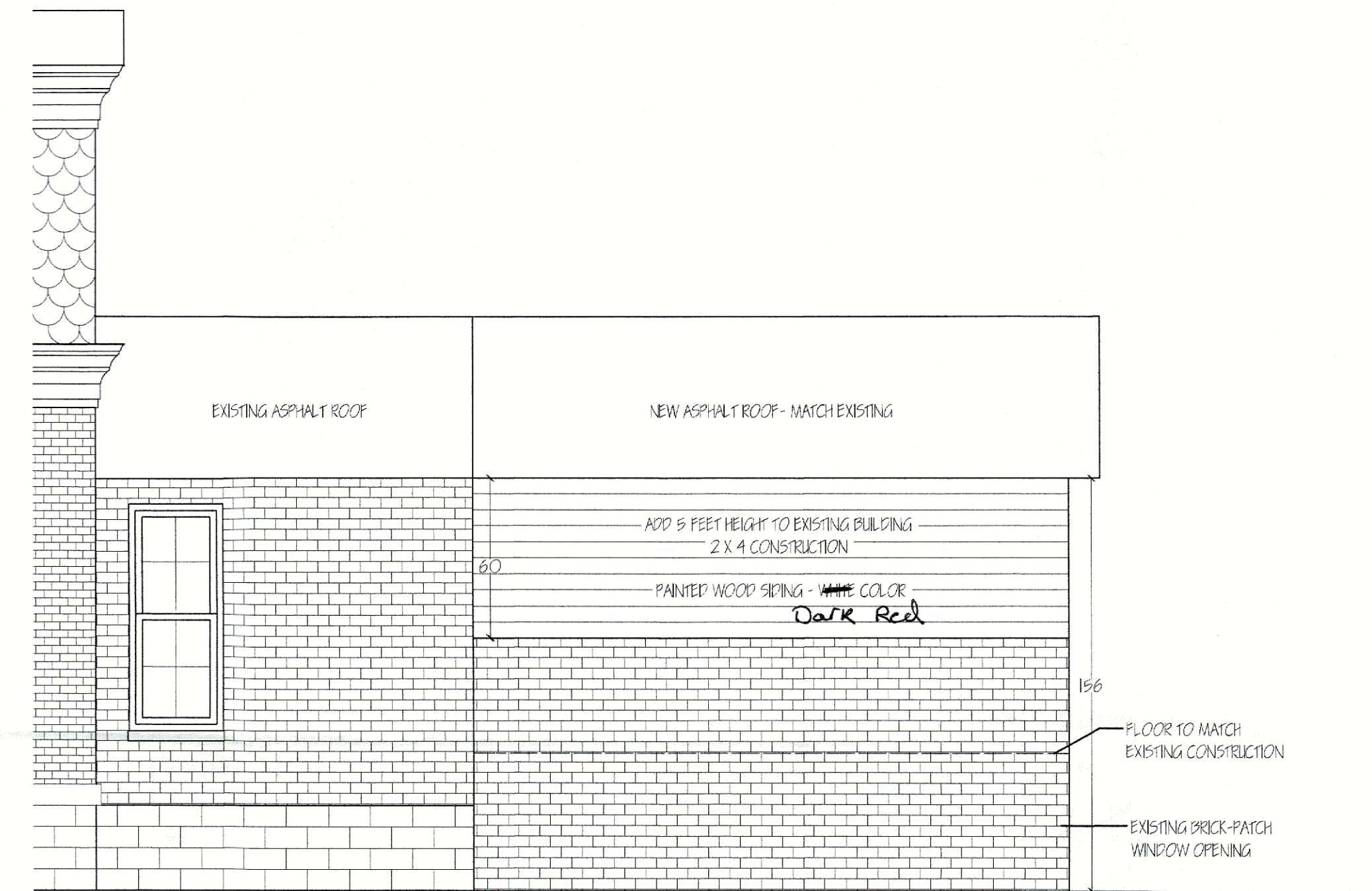
ORIG. DATE	BY
2-14-22	CMB
REVISIONS	BY
3-25-22	CMB
5-2-22	CMB
6-10-22	CMB
7-11-22	CMB
9-15-22 10-8-22	8-8-22 CMB

OWNER APPROVAL

SIGNATURE _____
DATE _____
SIGNATURE _____
DATE _____



NEW SOUTH SIDE ELEVATION



NEW WEST SIDE ELEVATION



NEW EAST SIDE ELEVATION

Dowling Designs, Inc.

525 DUNHAM ROAD, SUITE #6
ST. CHARLES, ILLINOIS 60174
PHONE: 630-443-1599 FAX: 630-443-1598
WWW.DOWLINGDESIGNS.COM

© COPYRIGHT 2022
DOWLING DESIGNS, INC.

JOB #: 101046

LAYOUT: A

SCALE: 1/4" = 1'-0"

NEW EXTERIOR ELEVATIONS
FOR THE RESIDENCE OF:
MYERS BAKERY
151 WASHINGTON STREET, WEST CHICAGO, IL 60615

ORIG. DATE	BY
2-14-22	CMB
REVISIONS	BY
3-25-22	CMB
5-2-22	CMB
6-10-22	CMB
7-11-22	CMB
8-18-22	CMB
1-11-22	CMB

OWNER APPROVAL

SIGNATURE

DATE

SIGNATURE

DATE

PAGE: 2 OF 2

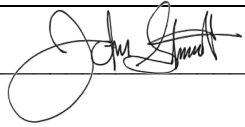
CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Roof Replacement
828 S. Neltnor Boulevard
Gates Knoll Residence

C.O.A. # 22-07

AGENDA ITEM NUMBER: 2 b.**COMMISSION AGENDA DATE:** 11-22-22**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE** **ITEM SUMMARY:**

Orange Elephant Roofing is requesting approval of a Certificate of Appropriateness to replace the existing roof on the house at 828 South Neltnor Boulevard, owned by Michael Gunther. The applicant is proposing to remove the existing shingles and decking and will install IKO Dynasty architectural shingles with a Frostone Grey color. The existing white gutters and downspouts will be replaced with 5-inch white gutters and downspouts. No other changes to the exterior of the house nor the property are proposed. Please see photos and detailed scope of work for additional information.

The property was locally landmarked in December of 1997 and is therefore subject to COA review and approval prior to any modifications to the exterior of the home or property. The Georgian home was built in the mid-19th Century. It is known as the "Gates Knoll Residence" after John "Bet a Million" Gates, the founder of Texaco Oil, who had previously lived in the house.

ACTION PROPOSED:

Consideration of a new roof at 828 South Neltnor Boulevard.



ORANGE ELEPHANT
ROOFING & CONSTRUCTION

(773) 382-1953

orangeelephantroofing.com
Residential & Commercial - Fully Insured

WORK ORDER & PRODUCT / COLOR-SELECTION FORM

H.O. NAME: <u>Mike Gunther</u>		JOB #: <u>8-271</u>	
ADDRESS: <u>828 South Melthor Boulevard</u>		S.R.: <u>Eric Orzco</u>	
CITY/ZIP: <u>West Chicago IL 60185</u>		F.S.: <u>Cox Glover</u>	
H.O. PHONE: <u>636-417-8165</u>		H.O. EMAIL:	

ROOFING - MFG	PRODUCT LINE	YEAR / STYLE	VALLEY/VENTS/FLASHINGS		
<u>IKO-</u>	<u>Dynasty</u>	<u>40/Atch</u>	<u>(BLACK)</u>	<u>(BRONZE)</u>	<u>(BROWN)</u>
			<u>(BLACK)</u>	<u>(BRONZE)</u>	<u>(BROWN)</u>
			<u>(BLACK)</u>	<u>(BRONZE)</u>	<u>(BROWN)</u>
SIDING - MFG	PRODUCT LINE	SIZE	X	UNDERLAYMENT	
				HOUSEWRAP	
				DROP-IN	
				1/4" FAN	3/8" FAN

	X	COLOR	FRONT	RIGHT	BACK	LEFT
ROOFING	<u>X</u>	<u>Frosted Grey</u>		<u>X</u>	<u>X</u>	<u>X</u>
SIDING						
OUTSIDE CORNERS						
FASCIA		<u>4" - 6" - 8"</u>	<u>(FLAT)</u>	<u>(GRAIN)</u>	<u>(RIBBED)</u>	MFG =
DRIP EDGE	<u>X</u>	<u>White</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
GUTTER APRON						
SOFFIT						
WINDOW WRAP						
DOOR WRAP						
GAR. WRAP						
POST WRAP						
OTHER WRAP						
SHUTTERS						
REMOVE/DISPOSE						
RESET EXISTING						
NEW (HO supply)						
GUTTERS	<u>X</u>	<u>White 5"</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
DOWNSPOUTS	<u>X</u>	<u>White 5"</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
OTHER:						
OTHER:						

Materials / Dump Location: South Drive way Forest Ave Right side Blackout Dates: N/A

Pre-Caution Letter: 0 N Keep Wood Trlm / Corners?: 0 N

Attic Inspection: 0 N new decking / 40S Roof Sheathing (\$65/sheet): 0 N

Satellite / Antenna: NO 5 Spaces Retail Work: 0 N Gutters & Downspouts

5" Gutters & Downspouts Potential Trades / Projects Pending: Flat Roof Impact resistant Shingles

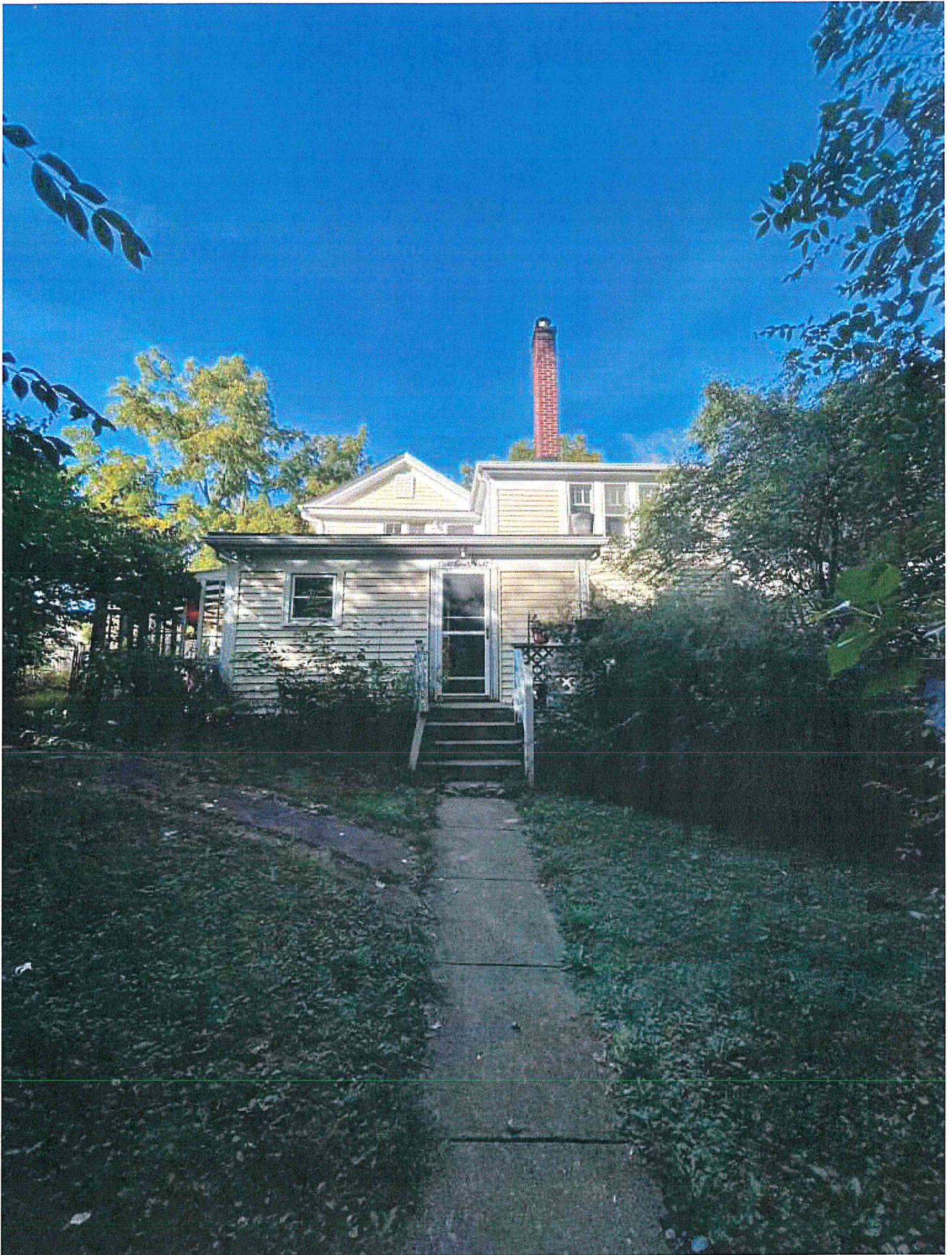
Trade / Project	Reason for Pending / Notes	Anticipated Form of Payment
<u>Roof / Gutters & Downspouts</u>		<u>Check</u>
<u>Drip edge / Flat roof</u>		

Accepted By: X [Signature]
Homeowner #1 Homeowner #2

Date: 10-25-22 Rep: E.O



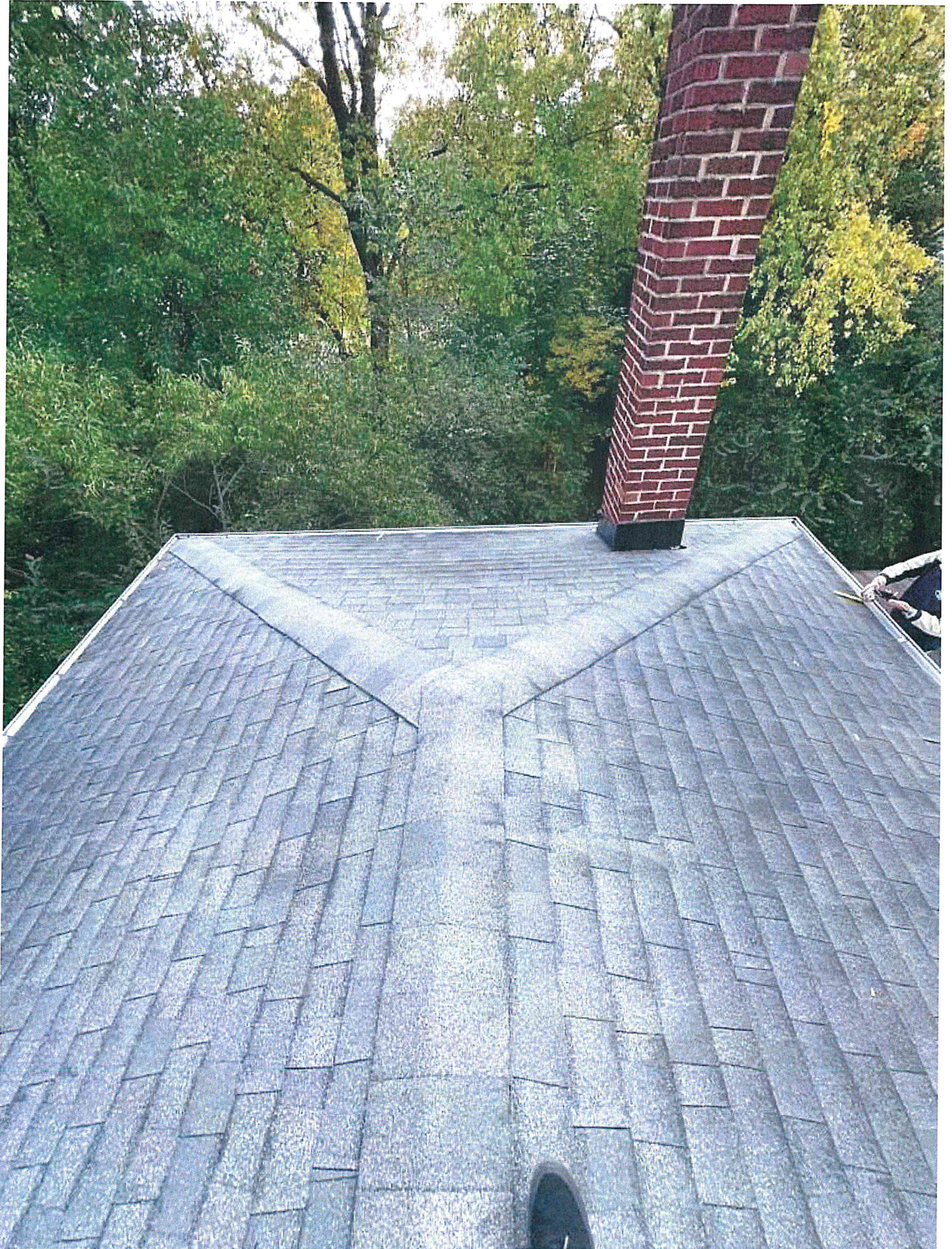




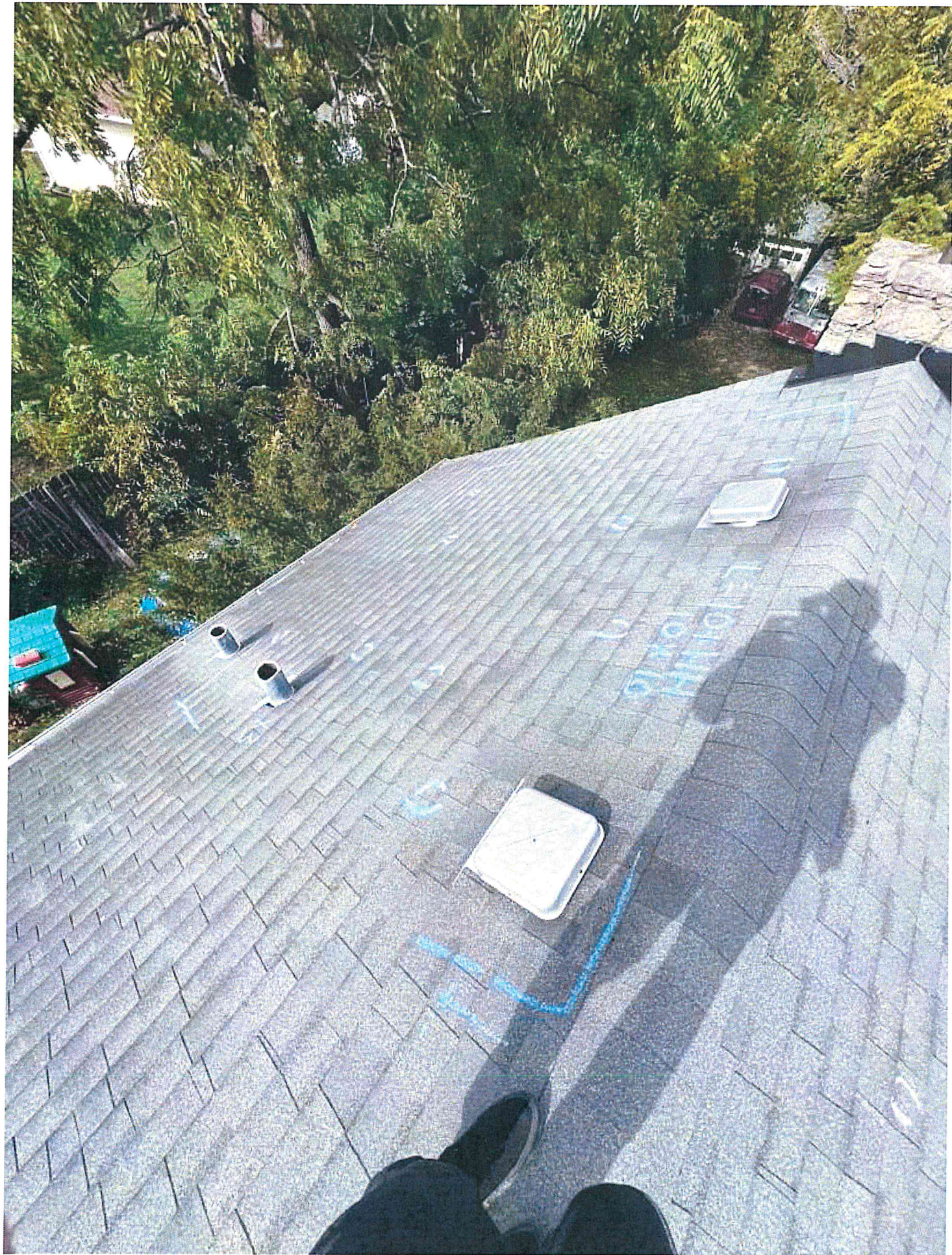














Dynasty®



Mother Nature can howl all she wants.

Lesser shingles may tear or blow off when Mother Nature starts to howl, but IKO Dynasty holds on tight. Our oversized Dynasty shingles feature IKO's ArmourZone®. It's a 1-1/4" nailing area, made with a tough reinforcing woven band for incredible nail-holding power. In high winds, it helps shingles resist nail pull-through and shingle blow-off so well that they carry a 130 mph (210 km/h) limited wind warranty. In qualifying Dynasty for a Class 3 impact resistance rating,^{5*} we've further elevated the peace of mind that comes from knowing your home and family are well protected against Mother Nature's fury.

IKO Dynasty shingles qualify for a **Class 3 impact resistance rating.**^{5*}

This may enable you to obtain a reduction in your homeowner insurance premium, if available.^{5*}

*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details⁵.

At the core of every Dynasty shingle is a durable fiberglass mat. This, along with its thick asphalt coating, makes it one of the heaviest shingles in its class. Dynasty's weight helps the shingles lie flat and stay put on your roof, thwarting the wind from prying them up. In addition, we apply IKO's proprietary FastLock® sealant along the bottom edge. When this special adhesive is activated by the radiant heat of the sun, it creates a super-strong bond to help shingles seal down to further defeat the wind.

To protect its asphalt and keep it performing its best, Dynasty is coated with colored granules. IKO's exclusive, advanced color-blending technology enables you to choose from high-definition hues to complement your home's style, enhance curb appeal and be the envy of the neighborhood.

BEAUTIFUL HI-DEF COLOR BLENDS

IKO's Dynasty Performance shingles are produced in a wide array of unique color blends. To discover the exact color availability in your region, visit IKO.com today.



Performance Elevated. IKO Performance-class asphalt shingles are industry heavyweights because the more we put into them, the more you'll get out of them. Here's what elevates the performance of Nordic and Dynasty shingles.

Performance Begins at the Core.

IKO Performance Shingles offer superior protection against wind uplift and water infiltration. Performance-class shingles are among the industry's heaviest thanks to a durable fiberglass mat covered with a thick coat of asphalt.

Impact Resistant Shingles



IKO Nordic Shingles Feature a Class 4 impact resistance rating.^{5*}

Their polymer-modified asphalt coating acts like a shock absorber.

IKO Dynasty Shingles Feature a Class 3 impact resistance rating.^{5*}

*This is not a guarantee of impact resistance against hail. Damage from hail is not covered under the limited warranty. See full details.⁵



Effective Sealing.

IKO's proprietary FastLock® sealant is among the industry's best for resisting wind uplift in hot or cold weather. When activated by the sun's heat, it gets extra-tacky and creates a strong bond to help ensure maximum protection against wind uplift and blow-off.

Granule Coverage and Adhesion.

We quarry, crush and colorize our granules to exact specifications. The granules' main purposes are to protect the underlying asphalt against damage from the sun's harmful rays and to help inhibit the natural weathering process.

Our exclusive, advanced color-blending technology creates beautiful, high-definition color blends you'll love to see on your home.

Laminate Adhesive. Five strips of our tough, construction-grade adhesive are used to laminate the shim to the tooth.

Built-in Algae Resistance. Colorfast algae-resistant granules help inhibit the growth of blue-green algae, which can cause unsightly black streaks, stains or discoloration.

Nail-Holding Power. Our Performance shingles are reinforced with IKO's 'ArmourZone®.' The 1 1/4-inch wide nailing surface for correct nail placement, with a tear-resistant, woven band on the back, provides even more fastening strength over a wider surface. Nails applied in this area are optimally positioned to help resist nail pull-through and shingle blow-off, even in high-wind conditions.

THE IKO ADVANTAGE^{3,4}

Limited Warranty¹
Iron Clad Protection¹
Limited Wind Warranty¹
Blue-Green Algae Resistant¹

Limited Lifetime²
15 Years
130 mph (210 km/h)
Yes

Length 40 7/8 in (1,038 mm)
Width 13 3/4 in (349 mm)
Exposure 5 7/8 in (149 mm)
Coverage per Bundle 33 1/3 ft² (3.1 m²)

ASTM D3462, ASTM D3018, ASTM D3161 — Class F, ASTM D7158 — Class H, ASTM E108/UL 790 — Class A, FM 4473 — (Class 4⁵ - Nordic, Class 3⁵ - Dynasty)

NOTE: Product and color availability may vary by region. Products with Miami Dade NOA and FBC product approval listings are available. Meets requirements of the Texas Department of Insurance. Please contact IKO for details. ¹See Limited Warranty at IKO.com for complete terms, conditions, restrictions and application requirements. Shingles must be applied in accordance with application instructions and local building code requirements. ²"Lifetime" means the period of time commencing on the date of the completion of the installation of the shingles on the building and continuing so long as the owner or the first transferee owns the building on which the shingles were installed. ³All values shown are approximate. ⁴Products are developed with reference to these standards. ⁵This impact rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer and damage from hail is not covered by the Limited Warranty. IKO recommends the use of its Class 4 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 4 impact resistance rated shingles, and the use of no less than its Class 3 impact resistance rated Hip and Ridge cap shingle in conjunction with the use of Class 3 impact resistance rated shingles. For further detail concerning the FM 4473 standards, visit the FM Approvals website.

Note: 3 bundles = 1 full square = 100 sq ft coverage



Frostone Grey

Dynasty®

SHINGLE COLOR:

Frostone Grey

Clean, contemporary, upscale,
unexpected.

PERFECT PAIRING:

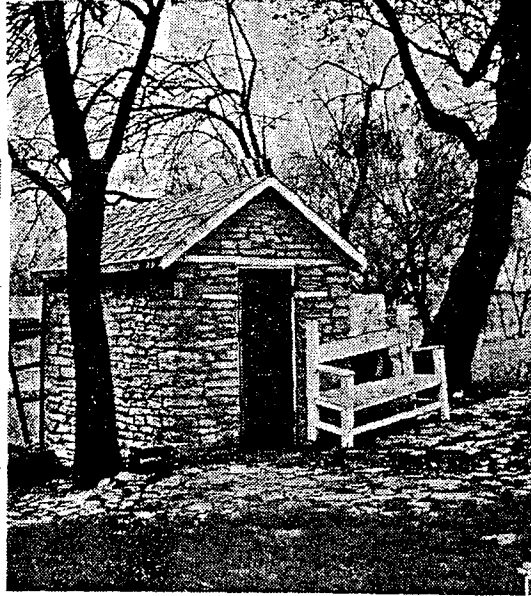
Natural stone, grey masonry, grey or
white siding.



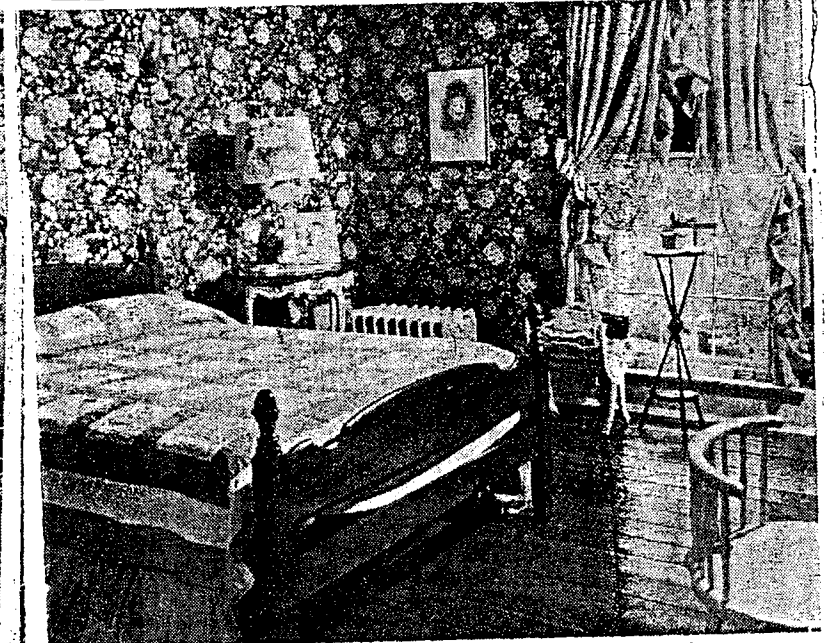
100 Year Old House, Once Home of Late Bet a Million Gates, Still Stands Near West Chicago



Now 100 years old is "Gates Knoll," once family home of John W. (Bet a Million) Gates. Thirteen room Georgian structure youth of West Chicago is owned by William A. Lucht family.



Smoke house reminiscent of early settlement still stands near home. Neighboring farmers helped Gates' parents erect house and farm buildings. (Story on page 4)



Believed to be part of original house, wide pine board floor is left uncovered to preserve antique flavor. Home, which has 35 doorways and 66 windows, has seen days as night club, orphanage, and home for aged.



Mrs. Lucht (left) and Mrs. Mark W. Eichelberger chat in master bedroom, which family redecorated following Chinese modern theme.

(TRIBUNE Photos by William C. Loewe)



Built from wood of original fruit cellar, shelves were made

DRAFT

**WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING
June 28, 2022**

Members Present:

Vince Malina
Wendy Christman
Richard Vigsnes
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner
Kelley Chrise, Economic Development Coordinator

Guests: Ronald Segert, Norris Segert Funeral Home

Members Absent:

Keith Letsche
Crystal Noland-Rianni
SueEllen Edwards

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00p.m. With four members present, a quorum was established. Chairman Malina introduced Wendy Christman as the new Commissioner and Kelley Chrise, new Economic Development Coordinator.

2. Public Comment – None.

2. Certificate of Appropriateness Review

A. C.O.A. 22-05 – 132 Fremont Street – Norris-Segert Funeral Home – Fence Replacement

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 replace an existing 6-foot tall shadowbox fence. The existing fence is located along the side property line south of the funeral home building, approximately 107 feet in length. This fence has begun to fall into disrepair. The petitioner is proposing to remove this existing fence and install a new 6-foot tall fence in the same location. The new fence will also be a shadowbox fence and will have a western red cedar color. The proposed fence complies with the City's Zoning Code.

The building is an Eclectic architectural style. According to the property survey for the Turner Junction Historic District, the building was constructed in 1946. At the time of the survey from 1991, the building was less than 50 years old and identified as non-contributing and not a candidate for local landmark status. Given its current age of 76 years, the building could be considered for local landmark status.

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

3. Historic District Boundaries

The Commission continued its discussion on amending the boundaries of the Turner Junction Historic District, including the process for amending the boundaries of the Historic District and other potential options for maintaining the historic character in the downtown. The Commission also discussed other various roles for encouraging preservation of historically significant homes.

4. Approval of the Draft May 24, 2022 Meeting Minutes

Commissioner Malina made a motion, seconded by Commissioner Vigsnes, to approve the draft meeting minutes of May 24, 2022. With a vote voice of three (3) ayes and one (1) abstention, the motion carried.

6. Adjournment

Chairman Malina a 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 6:41 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner



City of West Chicago Historical Preservation Commission 2023 Meeting Schedule

Tuesday, January 24, 2023

The Historical Preservation Commission
Meets the fourth Tuesday of each month.

Tuesday, February 28 2023

Meetings occur at 6:00 p.m.

Tuesday, March 28, 2023

Meetings will take place in the Council
Chambers of West Chicago City Hall – 475
Street, unless otherwise indicated.

Tuesday, April 25, 2023

Tuesday, May 23, 2023

Packets are sent electronically no later than
the Thursday prior to a meeting.

Tuesday, June 27, 2023

Tuesday, July 25, 2023

Notices for cancelled meetings will be sent
as soon as practical no later than the
Thursday before the scheduled meeting.

Tuesday, August 22, 2023

Tuesday, September 26, 2023

The Historical Preservation Commission
requires at least 4 members to be present to
constitute a quorum.

Tuesday, October 24, 2023

Tuesday, November 28, 2023

If a member is not able to attend a meeting,
the member should notify City staff as soon
as practical.

Tuesday, December 26, 2023

For questions, please contact John Sterrett,
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