

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

**Historical Preservation Commission
Tuesday, July 25, 2023 - 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. 23-10 – Fremont Street Water Tower – Fence Replacement
 - B. C.O.A. 23-11 – 102 Main Street – Non-Illuminated Wall Sign
 4. **Preliminary Review**
 5. **Historic District/Landmark Updates**
 - A. 200 Main Street Façade Renovation Update
 6. **Other Business**
 7. **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

DRAFT MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING May 23, 2023

Members Present:

Vince Malina
Reverend Bill Andrews
Keith Letsche
Richard Vigsnes
Wendy Christman
SueEllen Edwards

City Staff:

John Sterrett, City Planner

Guests:

Robert Collier, 425 E Washington Street
Holly Perez, 312 E Washington Street
Josiah Ostoich, 422 E Washington Street
Guillermo Gonzalez, 116 Main Street

Members Absent:

None

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, and Commissioners Letsche, Edwards, Vigsnes, Andrews, and Christman present. No commissioners were absent. With six members present, a quorum was established.

2. Public Comment

None

3. Certificate of Appropriateness Review

A. C.O.A. 23-07 – 129 Fremont Street – Anona West, Inc. – Concrete Stoop/Steps Replacement

Mr. Sterrett stated that Anona West, Inc., owner of 129 Fremont Street in the Turner Junction Historic District, is requesting approval to remove and replace the existing concrete stoop and steps at the entrance to the building along Fremont Street. The replacement stoop and steps will be concrete. The existing stoop and steps are cracking and in need of repair. The stoop and steps will not be altered in size. The existing tile on the top step directly in front of the entrance door is proposed to be removed and replaced entirely with concrete.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Christman, to approve the COA application with the condition that the existing railing be reused and any of the existing tile on the stoop that is salvageable be incorporated into the step to the extent it is practical. With a voice vote of all ayes the motion carried.

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 the property. Seven of these panels will be installed on the rear of the existing detached garage and will not be visible from public view along East Washington Street. The remaining three panels were originally to be installed on the roof of the garage facing East Washington Street and would have been visible from public view.

When first discussed at the March 28, 2023 meeting, the Commission had concerns with the solar panels being placed on the street side of the garage in public view and wanted an explanation from the solar company as to the why panels are necessary on the street side of the garage. The solar company has since amended their COA application so that none of the solar panels are located on street side of the garage. Instead, three panels are proposed to be placed on the roof on the rear of the house away from public view. Seven solar panels are still proposed on the roof of the garage on the south side.

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the COA application as amended. 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 (COA) to demolish the existing two-story detached garage on the property. The homeowner previously applied for and received approval of a COA to demolish the 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 that is experiencing wood rot in certain areas, and a gable roof covered in asphalt shingles. The condition of the garage has worsened since the COA approval in 2016. City staff has determined the garage lacks all structural components required to provide any structural integrity and that it is a safety hazard. When the new request to remove the detached garage came before the Commission in March of this year the Commission directed the applicant to obtain quotes to repair the garage versus demolishing and building a new garage. The applicant has engaged with a contractor, Formmz LLC, to obtain a quote for the demolition of the existing garage and quote for a new garage. Per the contractor, rebuilding/repairing the existing garage is not feasible because of the current condition of the garage as well as the need for the structure to be brought up to code.

Furthermore, the garage is classified as legal non-conforming as it does not comply with the current minimum side yard setback requirement of three feet from the side (west) lot line. In fact, the garage encroaches over the west lot line and onto the neighboring property. Section 8.6 (Non-conforming Structures) of the Zoning Code prohibits the garage from being rebuilt in the same location. If the garage were to be rebuilt, it would need to be moved entirely onto the subject property and would need to meet the required three foot side yard setback.

Commissioner Letsche pointed out that the petitioner had not fulfilled the direction given by the Commission to obtain quotes from contractors demonstrating the cost of repairing the garage versus the cost of demolishing and rebuilding a new garage.

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. 23-08 – 116 Main Street – Good Morning Family – Signage and Front Exterior Door

Mr. Sterrett stated that Guillermo Gonzalez, owner of the two-story commercial building at 116 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for the previous installation of two wall signs, two window signs, and an exterior door on the first floor of the building. The first floor of the building is used as a restaurant known as “Good Morning Family”, serving breakfast and lunch. The space was previously used as a restaurant known as “Taqueria El Resobado”.

The current restaurant opened in early 2023 and was utilizing only temporary signage, which does not require approval from the Historical Preservation Commission. Recently, two wall signs were installed on the façade of the building. They include an aluminum panel indicating the name of the restaurant and a separate sign that includes the logo of the business. Window signage was also installed featuring the name of the restaurant. The size of all four signs conform to the Sign Code and are less than the maximum amount of sign square footage permitted.

A new exterior door was also installed for the entrance to the restaurant. The new exterior door is actually the recently removed exterior door at 124 Main Street and is a black anodized commercial door with full glass. The previous door that had been removed from the subject building, also a black anodized commercial door, was not the original door to the building.

The members of the Commission discussed the main wall sign and requested that the applicant discuss with their sign contractor changing the color of the sign to a more muted color other than the current yellow shade. The members of Commission also instructed that the bottom portion of the main sign be cut slightly so it is not over the trim of the front window. The members of the Commission were fine with the other 3 signs on the building as well as the new door.

Chairman Malina made a motion, seconded by Commissioner Letsche, to approve the COA application of the logo sign, the two door signs, and the new door. With a voice vote of all ayes the motion carried. The main wall sign was deferred until additional information could be received from the sign company.

D. C.O.A. 23-09 – 422 E Washington Street – Ostoich – Roof Shingles and Gutter Replacement

Mr. Sterrett stated that Josiah Ostoich, homeowner of 422 E Washington Street in the East Washington Street Historic District, is requesting approval of a Certificate of Appropriateness (COA) to replace the roof shingles/flashing/and gutters on the roof of the front porch of the single-family home on the property. The front porch currently lacks the step flashings and roof-to-wall flashings needed to overlap shingles and rest behind the siding, which can cause drainage issues.

The petitioner intends to remove the shingles, step flashing, and underlayment down to plywood on the front porch where the shingles meet the siding. A new ice and water shield barrier will be installed along the wall and roof. New step flashing and shingles, matched to current color and manufacturer, will be installed. New 5-inch aluminum gutters and downspouts will be installed as well.

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

Fremont Street Water Tower Fence

Mr. Sterrett stated that Public Works will be replacing the existing fence at the City water tower on Fremont Street. The existing fence is a wooden shadowbox fence and the replacement fence will be a Solid Aluminum Core Vinyl Coated with a light brown color. Members of the Commission were generally in favor of the proposed fence and the approval of the Certificate of Appropriateness will occur at the next meeting.

5. Other Business

None

6. Adjournment

Chairman Malina made a motion, seconded by Commissioner Letsche, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 7:35 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Fence Replacement
Fremont Street Water Tower
City of West Chicago

C.O.A. # 23-10

AGENDA ITEM NUMBER: 3 A.**COMMISSION AGENDA DATE:** 7-25-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

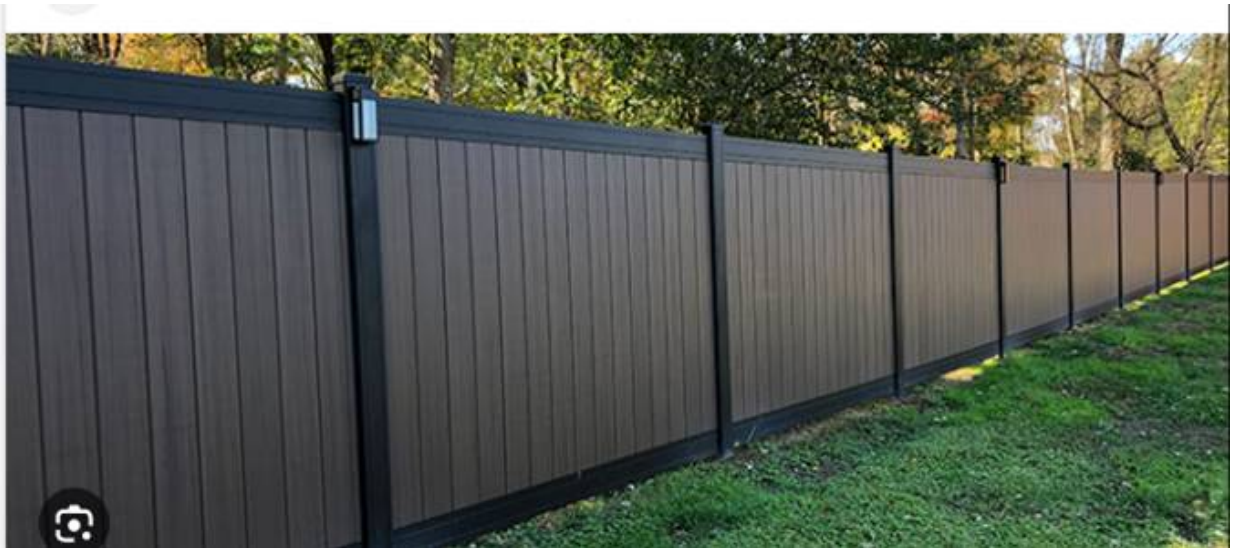
The West Chicago Public Works Department is proposing to replace the existing wooden shadowbox fence located around the City water tower on Fremont Street. The proposed fence will be a solid aluminum core vinyl coated with a light brown color. The application was reviewed preliminarily at the May 23, 2023 HPC meeting. Members of the Commission were generally in support of the proposal contingent on the application being approved officially at the next available meeting.

ACTION PROPOSED:

Consideration of the fence replacement at the Fremont Street Water Tower.

Proposed Fence at West Chicago Water Tower – Fremont Street

Solid Aluminum Core Vinyl Coated



Existing Fence at West Chicago Water Tower – Fremont Street

Shadowbox Wooden



CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

Non-Illuminated Wall Sign
102 Main Street
Puerto Rican Cultural Center

C.O.A. # 23-11

AGENDA ITEM NUMBER: 3 B.**COMMISSION AGENDA DATE:** 7-25-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

Dezarae Rodriguez, representing the Puerto Rican Cultural Center, current tenant of 102 Main Street, is requesting approval of a Certificate of Appropriateness for a previously installed non-illuminated aluminum wall sign on the front façade of the subject building. The Zoning Code allows 1.5 square feet of signage on a façade per 1 linear foot of building width. The subject building is 23.5 square feet which allows for a maximum of 35.25 square feet of signage. The existing sign is 23.58 square feet, which complies with the sign provisions of the Zoning Code. See attached photo of existing sign.

The subject building is a 1930's Art Moderne. Although the building is contributing to the historic district, it is not considered a candidate for local landmark status according to the District Property Survey.

ACTION PROPOSED:

Consideration of the existing non-illuminated aluminum wall sign to determine if it fits the character of the downtown historic district.



CITY OF WEST CHICAGO

HISTORICAL PRESERVATION COMMISSION AGENDA ITEM SUMMARY

ITEM TITLE:

200 Main Street
Façade Renovation Update and Discussion
City of West Chicago

AGENDA ITEM NUMBER: 5 A.**COMMISSION AGENDA DATE:** 7-25-23**STAFF REVIEW:** John Sterrett, City Planner**SIGNATURE****ITEM SUMMARY:**

The masonry contractor for the City's 200 Main Street façade renovation project demoed the existing stone façade and found the bricks underneath to be in poor condition. There was mastic/glue used to install the stone façade directly on the bricks and removing it from the bricks is difficult without compromising the bricks. Public Works is currently discussing options with the contractor on the best way to move forward. Public Works Director Patel will be present at the July 25th HPC meeting to discuss these options and general costs associated with them.

ACTION PROPOSED:

Discussion and recommendation on options for addressing the damaged brick on the front façade of 200 Main Street.