

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 10.29.24

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING September 24, 2024

Members Present:

Vince Malina, Chairman
SueEllen Edwards
Richard Vigsnes
Reverend Bill Andrews

City Staff:

John Sterrett, City Planner

Guests:

Jim Widlowski

Members Absent:

Wendy Christman
Keith Letsche, Vice Chairman

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

The meeting was called to order by Chairman Malina at 6:01 p.m. Roll call found Chairman Malina, and Commissioners Edwards, Vigsnes, and Andrews present. Commissioners Letsche and Christman was excused. With four members present, a quorum was established.

2. Public Comment

None

3. Certificate of Appropriateness (COA) Review

A. C.O.A. 24-14 – 108 Main Street – Façade Improvements

Mr. Sterrett stated that Dan Norton, owner of 108 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness for a façade renovation of the existing two-story mixed-use building. The applicant also intends to install wood dentil trim across the top of the second-story windows with a 1'X8' wood fascia and aluminum standing seam roofing located above. The existing stone cornice, stone accents, and brick soldiers near the parapet will remain. The applicant originally intended to install aluminum standing seam roofing panels mounted vertically over the existing glass block located across the top of the first floor. The applicant, however, is no longer pursuing this installation. No other changes to the building are proposed.

The building is vernacular commercial, constructed in the 1910's, and is contributing to the historic district though it is not a candidate for local landmark status.

After a brief discussion, Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the COA application as presented with the condition that the existing glass prism block not be covered. With a voice vote of all ayes the motion carried.

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B. C.O.A. 24-15 – 348 Arbor Avenue – Roof Shingle/Gutter Replacement

Mr. Sterrett stated that William Zimmerman, owner of 348 Arbor Avenue, a locally landmarked property, is requesting approval of a Certificate of Appropriateness for a shingled roof replacement and gutter replacement. The applicant is intending to tear off all old roofing material and will install Certainteed Landmark Lifetime architectural shingles with a Heather Blend color. The existing gutters will also be removed and replaced with 5” aluminum gutters with a Russet Red color. The color of both the new shingles and gutters will match the colors of the existing shingles and gutters. No other changes to the building are proposed. Please see attached scope of work and photos for more details.

The building received local landmark status in 1996. It is a Queen Anne constructed in 1891 and is considered a significant structure, known as the Henry Bradley House.

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. 24-16 – 210 Main Street – Awning Signage

Mr. Sterrett stated that Ismael Carcamo of Casa Leon, tenant of 210 Main Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to add signage on an existing awning above the entrance to the retail store space. The applicant intends to install 3 signage graphics on the awning that will identify the business and the include the logo. The total square footage permitted for the building façade is 30 square feet. The 3 signage graphics will total 22.5 square feet. The façade has 2 existing window signs totaling 14 square feet. The applicant will be removing the 2 window signs to comply with the maximum square footage permitted.

The subject building is a Spanish Colonial Revival constructed in the 1910s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

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

D. C.O.A. 24-17 – 110 Galena Street – Parking Lot Repair

Mr. Sterrett stated that Jose Antonio Arias, owner of 110-112 Galena Street in the Turner Junction Historic District, is requesting approval of a Certificate of Appropriateness to repair the existing parking lot, sidewalk, and two stoops serving the multi-tenant commercial structure. The existing concrete and asphalt will be removed from the site and will be replaced with concrete. No changes in the size of location of the parking lot, sidewalk, or stoops are proposed. No other changes to the property nor to the building are proposed. Although it is not a condition that needs to be approved by the Commission, staff will place a condition on the building permit requiring the parking lot to be restriped.

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The subject building is a Greek Revival constructed in the 1870s. According to the Historical District Property Survey, the building is non-contributing to the district and is not a candidate for local landmark status.

After a brief discussion, Chairman Malina 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

None

6. Approval of July 23, 2024 Meeting Minutes

Chairman Malina made a motion, seconded by Commissioner Vigsnes, to approve the July 23, 2024 meeting minutes. With a voice vote of all ayes the motion carried.

7. Other Business

Chairman Malina announced he would be stepping down from the Commission and thanked the Commissioners for being able to be Chairman and serve on the commission. The members of the Commission thanked Chairman Malia for his service and wished him luck in his new endeavors.

8. Adjournment

Chairman Malina made a motion, seconded by Commissioner Christman, to adjourn the meeting. With a voice vote of all ayes the motion carried and the Historical Preservation Commission, at 6:47 p.m., adjourned.

Respectfully submitted by John H. Sterrett, City Planner

