

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Approved 9/28/21

MINUTES

WEST CHICAGO HISTORICAL PRESERVATION COMMISSION MEETING

August 24, 2021

Members Present:

Vince Malina (Chairman)
Keith Letsche
Richard Vigsnes
SueEllen Edwards

City Staff:

John Sterrett, City Planner
Mehul Patel, Public Works Director

Guests:

Members Absent:

Reverend Bill Andrews

1. Call to Order and Establishment of a Quorum

The meeting was called to order by Chairman Malina at 6:00p.m. A quorum was established.

Commissioner Letsche recused himself prior to the discussion on COA 21-09.

2. Preliminary Review

A. 200 Main Street

Mehul Patel, Public Works Director, presented the Commission with the City's proposal to make significant improvements to the City-owned building at 200 Main Street. The building has fallen into disrepair and the City is using TIF funds to make structural and architectural improvements both interior and exterior. The Commission discussed these improvements and looked forward to working with Mr. Patel on this endeavor.

3. Certificate of Appropriateness Review

A. C.O.A. 21-10 – 207 Main Street – Gorditas Liselena – Awnings

Gorditas Liselena restaurant, represented by Maria Villareal, future tenant of 207 Main Street in the Turner Junction Historic District, is requesting approval to install 2 Sunbrella straight-slope awnings with black fabric on the front façade of the single story commercial building. The installation of the awning is to accommodate the future restaurant “Gorditas Liselena”. Two existing orange awnings that were approved by the HPC in July 2019 for a juice bar will be removed and replaced with the proposed awnings. The awnings will be placed on metal frames approximately 10 feet above grade. One of the awnings will extend across the length of the existing storefront windows - approximately 20 feet, and the second awning will be placed over the doorway further back from the sidewalk – approximately 8 feet in length. Wording and a logo for the business will be located on the awnings with the larger awning containing 30.25 square feet of signage and the smaller awning containing 9.25 square feet of signage. The length

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CITY ADMINISTRATOR

of the building allows for a maximum of 43.5 square feet of signage. The amount the applicant is proposing complies with the Zoning Code. With the exception of the awning color and the wording/logos, the new awnings will be similar to the previously approved existing awnings.

After a brief discussion by the Commission, Commissioner Letsche made a motion to approve C.O.A. 21-06. Commissioner Vigsnes seconded the motion. The motion passed with an all aye vote.

B. C.O.A. 21-11 – 130 Fremont Street – Pinata Marketing – Menu Board Signs

Piñata Marketing, represented by Victor Perez, on behalf of Jalapeno Burger restaurant, tenant of 130 Fremont Street in the Turner Junction Historic District, is requesting approval for 2 menu boards, 1 located on each side of the building, to serve the drive-thru lane for the restaurant. Each menu board is 48" x 48" and located directly on the wall of the building. The applicant had previously installed these menu boards without obtaining a building permit, and thus without HPC approval, and was notified of the violation. Several existing signs are located on the building advertising various food items. The menu boards signs, however, are permitted in addition to any other permitted signage on the building and do not count towards the number nor area of allowable wall signage.

After a brief discussion by the Commission, Chairman Malina made a motion to approve C.O.A. 21-06 with the following conditions:

- 1) The approved menu board signs shall, no later than February 24, 2022, be replaced with menu board signs that contain permanent, vinyl wording.
- 2) The handwritten menu located on the windows of the building shall be removed immediately.

Commissioner Letsche seconded the motion. The motion passed with an all aye vote.

4. Historic District/Landmark Update

Mr. Sterrett provided an update on the status of the proposed townhome development in the downtown as well as the proposed multi-use development along Main Street.

5. Other Business

The commission discussed various initiatives of potentially incorporating green space into the historic district as well as addressing underutilized properties and buildings. The Commission also discussed some of the rules and regulations for business in the Historic District.

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. The meeting, at 6:49 p.m., adjourned.

Respectfully submitted by,
John H. Sterrett, City Planner